PHASING AND IMPLEMENTATION APPROACH

section 4

4

section 4 . PHASING AND IMPLEMENTATION APPROACH

The analyses and recommendations contained in the East Downtown Visalia Parks and Infrastructure Master Plan are based on the Strategic Plan implementation horizon of 2025, or essentially a 15 to 20 year period. The potential amount of growth that may occur over that time period is substantial and dependant on a number of factors. To fully achieve all that the Parks and Infrastructure Plan recommends will take careful coordination along with several major actions.

The following section describes the relative sequence of actions that will be required to implement the Plan's recommendations in the various sectors of the East Downtown Visalia area. Additionally, it provides an initial estimate of probable cost for the open space and infrastructure improvements recommended in the Master Plan.

PHASING STRATEGY

As discussed on the Strategic Plan 2025, different principles could be applied to provide an implementation framework. One of those principles is the use of "*focused catalyst sites*", referring to "sites positioned for redevelopment [...] to create synergy and achieve greater benefit from the potential public investment" (Strategic Plan, pg 3-5).

At the core of this Master Plan lies the idea that the proposed open spaces in East Downtown Visalia will play a key role on developing a revitalized identity for the area, ultimately becoming an amenity for strengthening community pride and attracting potential investors. With that in mind, the Master Plan proposes two phasing scenarios centered on the large core parks of the Plan, proposing specific program areas within such parks as alternative "focused catalysts sites".

OPPORTUNITY SITES

An indicator of where possible new development could begin in the East Downtown area is described in the Strategic Plan 2025. The Strategic Plan identifies a number of parcels as *Opportunity Sites*, estimating that they could be redeveloped within the next 20 years. The diagram on the next page represents the parcels identified as "ready for reinvestment" on the Strategic Plan under two classifications: short term and mid-term. Additionally, the diagram shows the almost 40 acres that the City of Visalia already owns within the East Downtown area.

The relevance of this information for the development of a phasing strategies (scenarios) for parks and infrastructure is two-fold:

1) early opportunity sites (and also property owned by the City) include areas where the core parks are to be located, suggesting that initial phases of development in East Downtown Visalia could be triggered by the construction of key open space elements; and

2) the aggregate of opportunity sites and their location suggest that the northeast corner of the site (area along Ben Maddox Ave), being the largest contiguous parcels owned by the City, could kick-off the redevelopment, requiring the installation of initial infrastructure on that part of the study area.

OPPORTUNITY SITES DIAGRAM

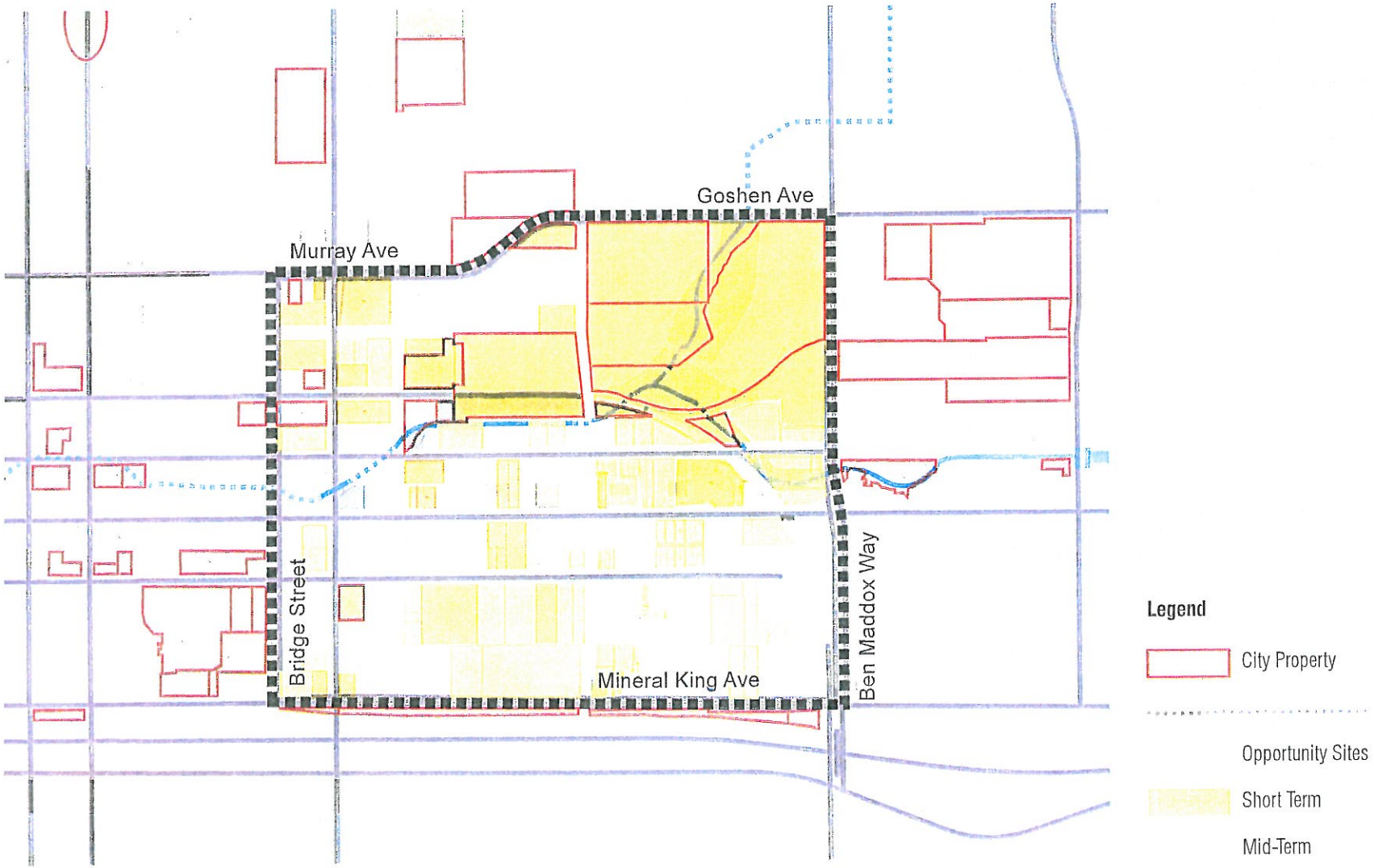


Figure 75 . Opportunity Sites Diagram

PHASING STRATEGY

PHASING STRATEGY SEQUENCE SCENARIO 1: CIVIC CENTER AREA

KEY INFRASTRUCTURE: OAK STREET ① access

- Install Electrical Conduit along School Avenue (School Avenue as "transmission corridor" for dry utilities)
- Construction of Oak Street and School Avenue between Tipton and Burke Streets
- Upgrade of utilities between Tipton and Burke Streets
- Pedestrian crossing at City Hall (establish pedestrian train connectivity)
- Install large plant materials

LANDSCAPE: OAK STREET CORRIDOR ② public program

- Rough grading
- Fine grading along Oak St (Mill Creek in existing alignment)
- Install irrigation in upland area along Oak Street zone (north of water fountain)
- Hydroseed area
- Install large plant material
- Construction of paved event terrace

AMENITIES: EVENT PLAZA ②

- Outdoor Lighting
- Site Furnishings (benches, trash receptacles, etc)
- Commission of one piece of public art

SITE HYDROLOGY: FOUNTAIN ③ iconic element

- Artificial Fountain construction

KEY INFRASTRUCTURE ④

- Flood wall construction

SITE HYDROLOGY: FOUNTAIN ④

- Realignment of Mill Creek
- Grading of riparian terraces (north bank)

LANDSCAPE: MILL CREEK ⑤ public program

- Installation of planting materials on newly created riparian terraces
- Installation of large planting material along creek
- Hydroseed event lawn between creek and water feature

AMENITIES: EVENT PLAZA ⑥

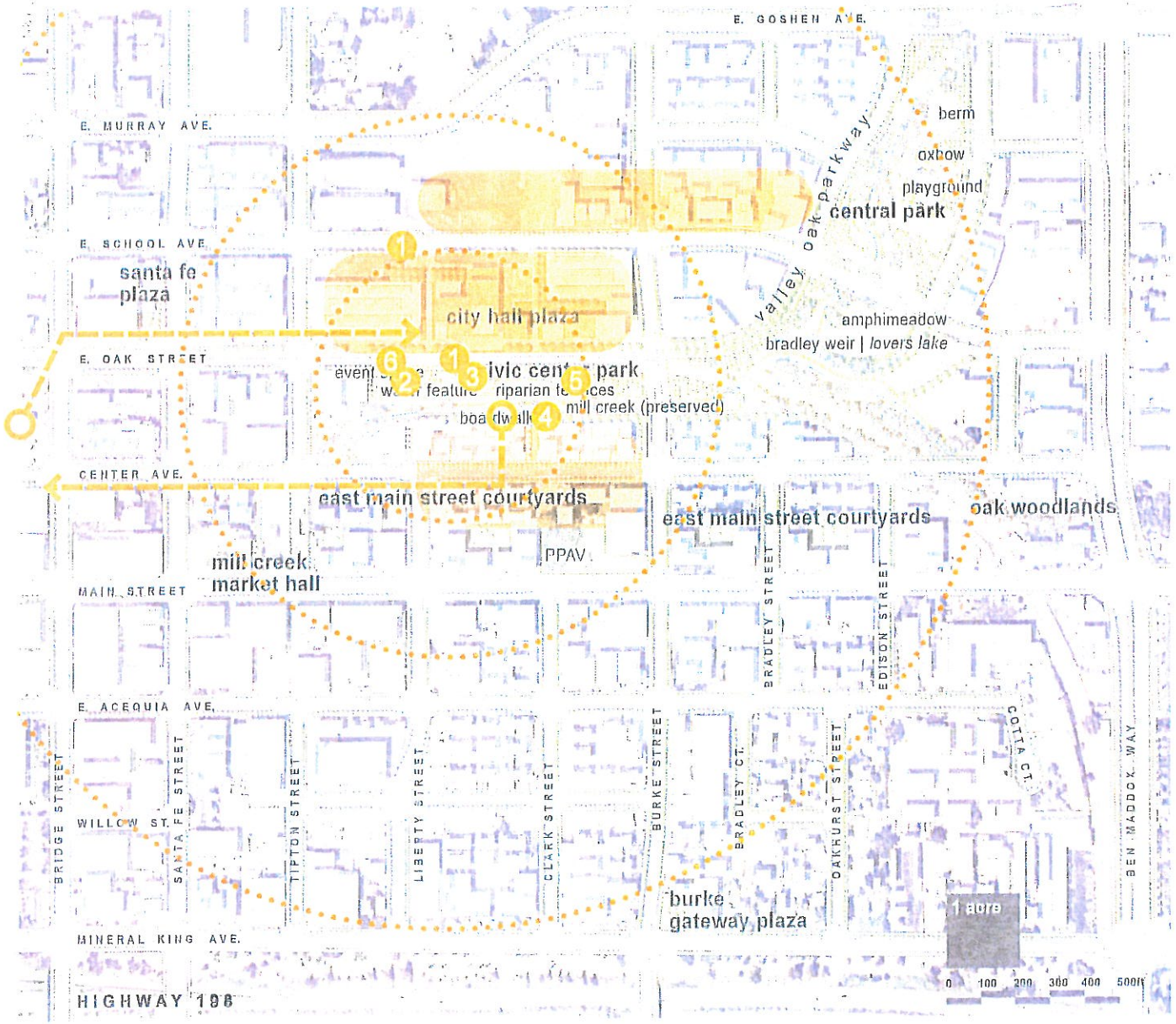
- Landscape Lighting
- Site Furnishings (benches, trash receptacles, etc)
- Art
- Picnic facilities
- Educational Kiosks
- Material upgrades (more permanent)
- Wi-fi access

Chart 1 . Phasing Scenario 1 Flow Chart

The open space and infrastructure adjacent to the proposed Civic Center blocks is proposed as an initial implementation phase in this sequence scenario. The idea is to create a small community gathering area to establish the public space character for the park.

Key infrastructure (streets and utilities) required as initial step for development will be servicing primarily the new Civic Center buildings.

PHASING STRATEGY DIAGRAM for SCENARIO 1



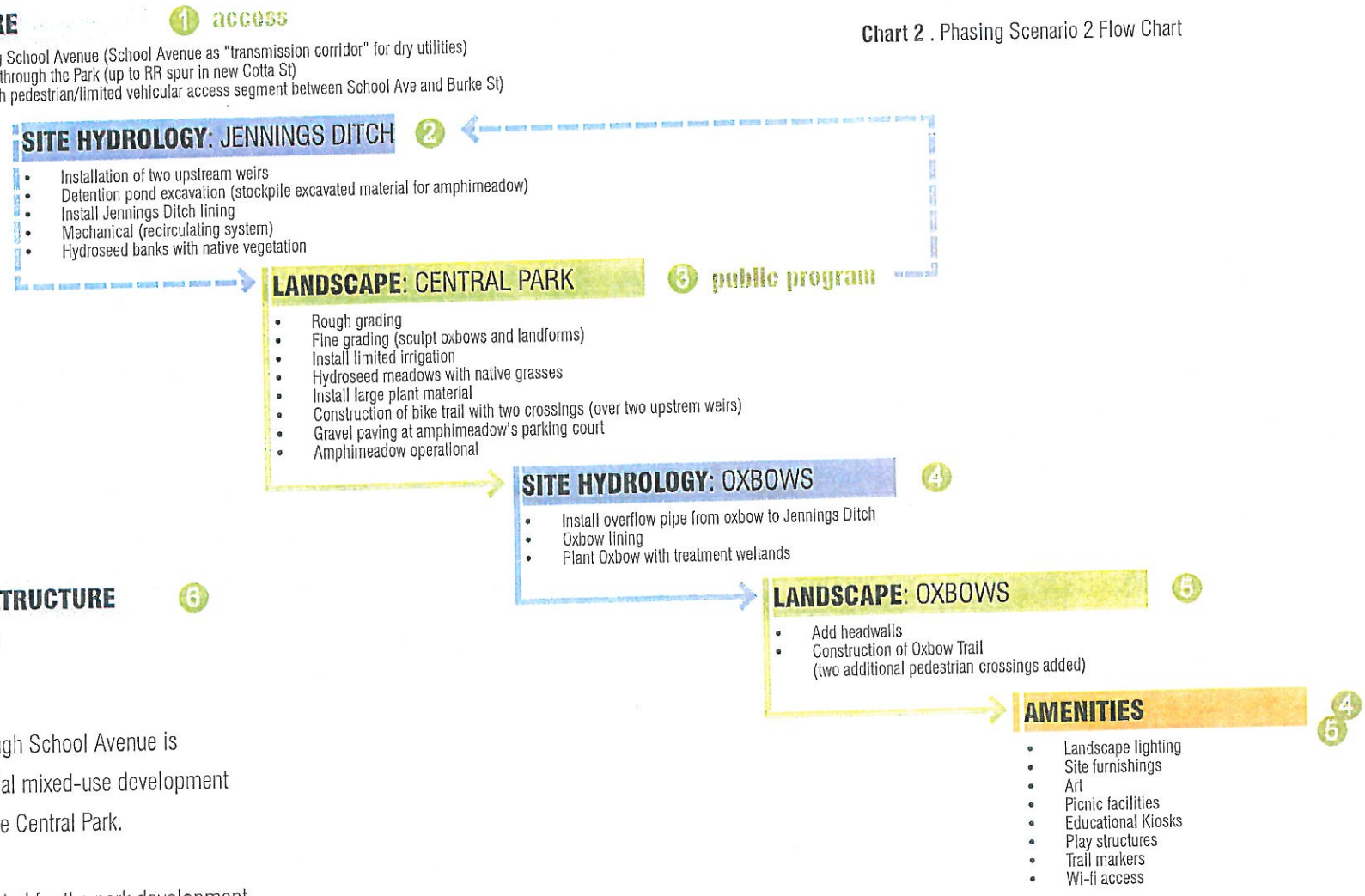
The diagram of phasing scenario 1 suggests that the development of the Civic Center Park will attract development into East Downtown. Since the initial phase will include public/institutional buildings (police and safety buildings), access from Oak Street and School Avenue will be required, opening development opportunities primarily along School. The development of park amenities, and the potential re-alignment of Mill Creek would encourage redevelopment of parcels along Main Street between Burke and Tipton, reinforcing connections to downtown.

Figure 76 . Phasing Scenario 1 Diagram

PHASING STRATEGY

PHASING STRATEGY SEQUENCE SCENARIO 2: CENTRAL PARK AREA

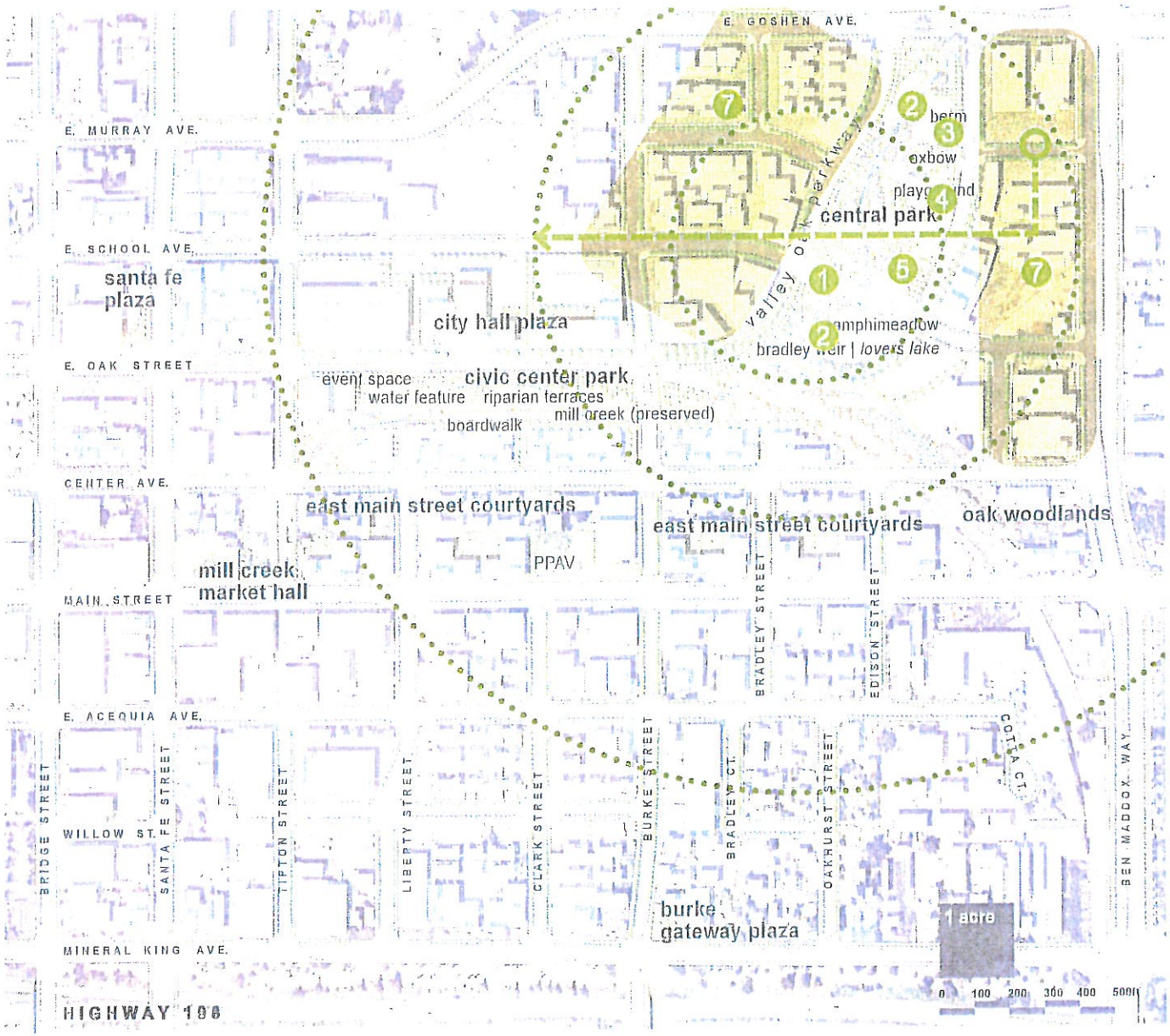
Chart 2 . Phasing Scenario 2 Flow Chart



In scenario 2, access through School Avenue is provided to encourage initial mixed-use development in parcels adjacent to future Central Park.

Two alternatives are presented for the park development sequence: beginning with the construction of Jennings Ditch water feature, followed by the grading of oxbows and amphimeadow; or viceversa.

PHASING STRATEGY DIAGRAM for SCENARIO 2



In the case of the Central Park area (scenario 2), the potential demand for commercial development along Ben Maddox would trigger the initial extension of School Street and the parkways. The park development in turn will create an amenity and *center of gravity* for new mixed-use development on the parcels between Burke Street and the new Valley Oak Parkway. Growth is supposed on a westward direction in this scenario.

Sequence scenarios 1 and 2 can be implemented simultaneously if adjacent development triggers it.

Figure 77. Phasing Scenario 2 Diagram

ESTIMATE OF PROBABLE COST

The long time frame for the East Downtown Visalia Parks and Infrastructure Master Plan and the unpredictable nature of real estate trends make the preparation of precise cost estimates for future development impractical. However, it is possible to project an order of magnitude cost for infrastructure upgrades and general site improvements.

As suggested in the phasing part of this report, East Downtown Visalia will be an opportunity-based redevelopment, where key catalyst sites could be developed to attract investors and new residents to the area. As a result, an attempt was made to divide the cost estimate shown in the following pages into distinct project scope areas that could be phased in response to changes in the market.

Although some scope items overlap zones, the following Cost Estimate is organized in 3 main scope elements -parks, streets, infrastructure- and includes the following divisions:

PARKS
- Civic Center Park (including Mill Creek restoration work, option 2)
- City Hall Open Spaces (landscape)
- Central Park (landscape and infrastructure)
- Secondary Parks (order of magnitude cost of landscape)

STREETS AND STREETSCAPE
- School Avenue (streetscape and infrastructure)
- Oak Avenue (streetscape and infrastructure)
- New Streets (balance of new streets, including streetscape and infrastructure)
- Existing Streets (LID retrofit to implement sustainability principles)

INFRASTRUCTURE
- Electrical
- Telephone
- Natural Gas
- Storm Sewer
- Sanitary Sewer
- Water System

ESTIMATE OF PROBABLE COST SUMMARY TABLE

Table 1: Estimate of Probable Cost Summary Table

ESTIMATE SUMMARY

	Project:	East Downtown Visalia Parks and Infrastructure Master Plan					PUBLIC REALM SF	2,972,871
	Scope:	PARKS, STREETSCAPE AND INFRASTRUCTURE					PUBLIC REALM AC	68.2
	Phase:	Concept / Master Plan					$/SF*	$13.74
	Date:	April 4, 2008					$/AC (in Millions)*	$0.6
	Prepared by:	EDAW, P&P, M&N					* no escalation	
Prep By	Work Sheet	Description	Area	Unit	Sub Total		Total Cost	Notes
	PARKS		17.6	AC		$	16,818,093	
EDAW	1	CIVIC CENTER PARK	122,050.0	SF	$ 3,754,194			
EDAW	2	CITY HALL OPEN SPACE	77,075.0	SF	$ 2,619,361			
EDAW+M&N	3	CENTRAL PARK	516,727.0	SF	$ 7,953,910			Inc. Jennings Ditch Water Feature
EDAW	4	SECONDARY PARKS	49,400.0	SF	$ 2,490,629			
	STREETS + STREETSCAPE		50.7	AC		$	16,435,721	Avg. ROW = 56.3ft
EDAW+P&P	5	SCHOOL AVENUE	1,970.0	LF	$ 3,063,201			
EDAW+P&P	6	OAK AVENUE	980.0	LF	$ 1,417,083			
EDAW+P&P	7	PARKWAYS	1,940.0	LF	$ 2,075,033			
EDAW+P&P	8	NEW STREETS	13,135.0	LF	$ 7,665,918			
EDAW	9	LID RETROFIT ON (E) STREETS	21,200.0	LF	$ 2,214,486			
	INFRASTRUCTURE					$	7,588,578	
M&N	10	ELECTRICAL			$ 1,210,488			Appendix 4; Dry Utilities Estimate
M&N	11	TELEPHONE			$ 586,985			Appendix 4; Dry Utilities Estimate
M&N	12	NATURAL GAS			$ 169,063			Appendix 4; Dry Utilities Estimate
P&P	13	STORM SEWER			$ 566,661			Appendix 3; Table 3
P&P	14	SANITARY SEWER			$ 2,999,555			Appendix 3; Table 4
P&P	15	WATER SYSTEM			$ 2,055,826			Appendix 3; Table 7
		TOTAL WITH MARK-UPS				$	40,842,392	
		ESCALATION				$	6,126,359	
		Escalation 3 years @ 5% annual		15%	$ 6,126,359			Per Department of Finance
		TOTAL WITH MARK-UPS AND ESCALATION				$	46,968,751	

ESTIMATE OF PROBABLE COST

ESTIMATE OF PROBABLE COST ASSUMPTIONS

COST ESTIMATE SOURCES

The following documents were utilized to determine the project costs for the East Downtown Visalia Parks and Infrastructure Master Plan:

1) Preferred alternative illustrative site plan, as shown in section 3 of this document

2) Site Hydrology & Hydraulics Report for East Downtown Visalia Parks and Infrastructure Master Plan (prepared by Moffatt & Nichol)

3) Infrastructure Master Plan Technical Report for Streets and Wet Utilities (prepared by Provost & Pritchard; Tables 1, 3, 4, 6, 7, 8 and 5)

4) Dry Utilities Master Planning Criteria Memorandum (prepared by Moffatt & Nichol; Dry Utilities Engineering Estimate Table)

COST ESTIMATE ASSUMPTIONS

- The estimate assumes that the infrastructure and open space development will be a Public Works project.
- Site work includes site restoration and enhancement.
- An off-site mitigation allowance for Valley Elderberry Longhorn Beetle (VELB) has been included.
- Phasing allowance has been included.
- Estimate includes labor rates utilizing State prevailing wages.
- Estimate includes an allowance for complexity factor.
- Contingencies are as noted within the estimate.
- See Estimate Worksheets in Appendix 6 for specific exclusion and qualifications to the estimate.