



CITY OF TRACY

CITYWIDE PARKS, RECREATION & TRAILS MASTER PLAN UPDATE



DRAFT

NOVEMBER 2021



CITY OF
TRACY
Think Inside the Triangle™

CALIFORNIA

ACKNOWLEDGMENTS



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PARKS AND COMMUNITY SERVICES COMMISSION

- Linda Jimenez
- Jacy Krogh
- Todd Lieberg
- Rajdeep Singh
- Lori Souza
- Jill Costa (former)
- Conrad Levoit III (former)
- Yolanda Magana (former)
- Mark Miller (former)

PARKS & RECREATION STAFF

- Brian MacDonald, Director
- Richard Joaquin, Parks Planning & Development Manager
- Jolene Jauregui-Correll, Recreation Services Manager
- Thien Nguyen, Recreation Services Supervisor

PUBLIC WORKS STAFF

- Don Scholl, Director
- Todd Rocha, Superintendent
- David Murphy, Superintendent/ City Arborist
- John Newman, Supervisor
- Robin Kloepper, Management Analyst II

DEVELOPMENT SERVICES STAFF

- Robert Armijo, City Engineer/ Assistant Director
- Bill Dean, Assistant Director
- Lyle Campbell, Landscape Architect/Project Manager

CONSULTANT TEAM



with

PROS Consulting
LSA Associates
NBS
EMC Research
Cultiva la Salud

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STAKEHOLDER ORGANIZATIONS

- Nor Cal Concessions
- San Joaquin County Parks & Recreation
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- Tracy Babe Ruth
- Tracy City Center Association
- Tracy Express (Softball)
- Tracy Friends for Parks, Recreation & Community Services
- Tracy High School Athletics
- Tracy Landmarks Committee
- Tracy Little League
- Tracy Nature Park Advocates
- Tracy Tree Foundation
- Tracy Unified School District
- Tracy Transportation Advisory Council
- Tracy Youth Advisory Commission
- Tracy Youth Soccer League

MEMBERS OF THE TRACY COMMUNITY

All of you who participated in workshops, responded to surveys, and showed an interest in the future of parks and recreation in Tracy.

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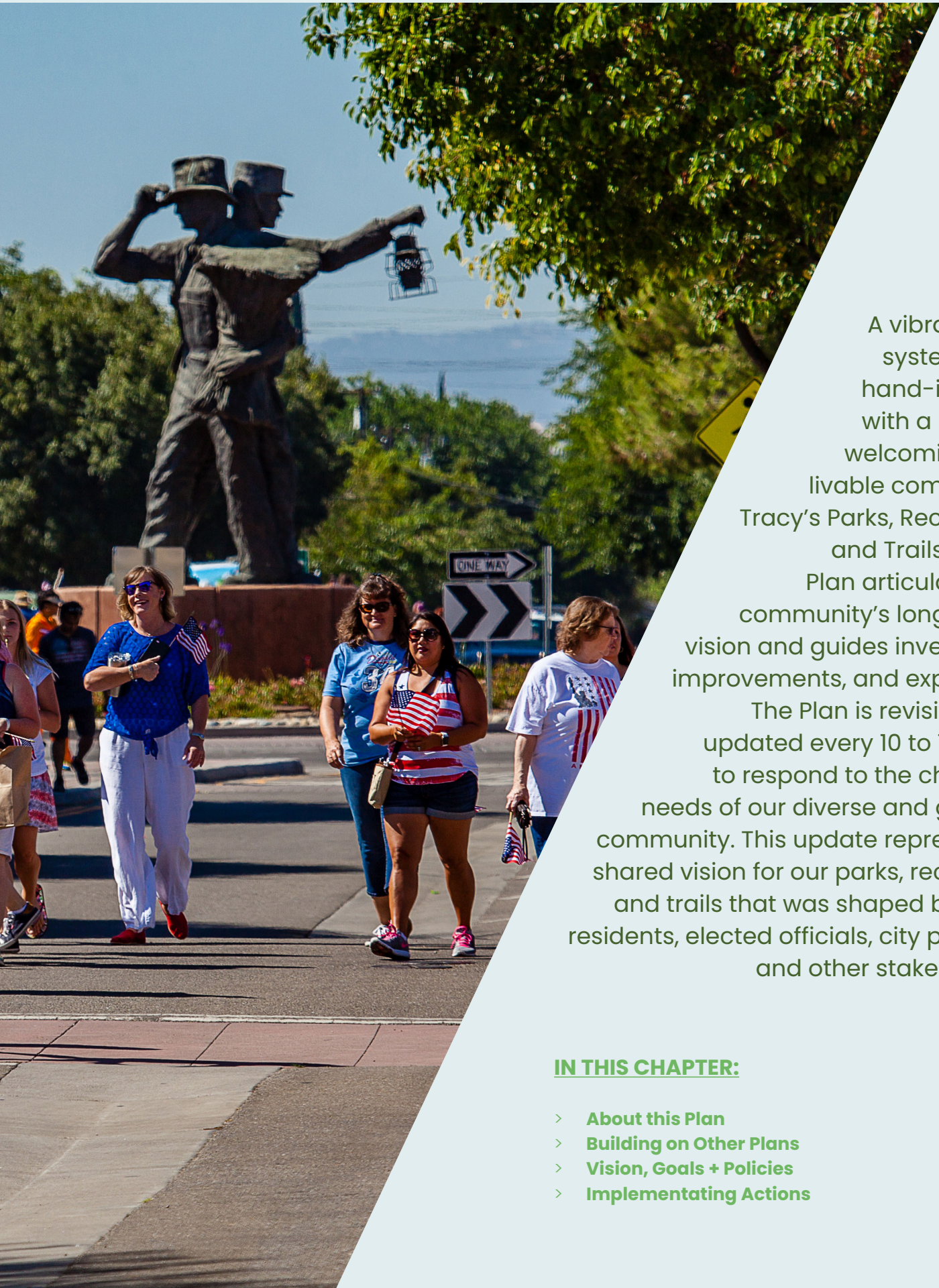
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EXECUTIVE SUMMARY

CHAPTER 01





A vibrant park system goes hand-in-hand with a healthy, welcoming, and livable community. Tracy's Parks, Recreation, and Trails Master Plan articulates the community's long-range vision and guides investment, improvements, and expansion.

The Plan is revisited and updated every 10 to 15 years to respond to the changing needs of our diverse and growing community. This update represents a shared vision for our parks, recreation and trails that was shaped by Tracy residents, elected officials, city partners, and other stakeholders.

IN THIS CHAPTER:

- > **About this Plan**
- > **Building on Other Plans**
- > **Vision, Goals + Policies**
- > **Implementing Actions**

ABOUT THIS PLAN



TRACY PARKS & RECREATION

One of the most welcoming small cities in California, Tracy is a place where residents may strike a balance among family and friends, work and play, education and the arts. It is a growing and evolving community with strong values at its heart and possibilities around every corner.

Access to parks, recreation and trails is a vital part of the quality of life in Tracy. As the community continues to expand and flourish, these resources will play an even more important role in shaping the character and preserving the essence of everyday life in Tracy.

WHAT IS THE PARKS, RECREATION & TRAILS MASTER PLAN?

A Master Plan outlines a long-range vision for the city-wide system of parks and trails that responds to the community's aspirations. It helps prioritize investments, align available funding, and build a road map to guide the efforts of the City and its partners.

Why Update the Master Plan?

The park system in Tracy has big aspirations.

Tracy is growing and diversifying with the expected addition of 16,919 new residents between 2010 and 2025, or 54,532 new residents between 2010 and 2040. The parks and recreation system needs to grow along with it. This Citywide Parks, Recreation and Trails Master Plan Update will lay the groundwork for improvements over the next 15 years (through 2035).

In the same way that fashions may

change, so can preferences in exercise habits and trends in sports and fitness. Revisiting the Master Plan offers a way to see if the current offerings are meeting residents' needs. It's also a way to learn about the community's changing preferences and map out a course to respond to these desires.

Updating the plan provides an opportunity to analyze the City's parks, facilities, trails, and recreation programs as a whole to understand how the resources are distributed across the community, to identify gaps and reduce redundancies, and to explore ways to develop new and/or unique amenities. A comprehensive master plan also considers the lifecycle of park features and sets a strategy for replacement while at the same time tying into the City's overall goals such as those relating to climate change, resiliency, transportation, health and wellness.

The updated Plan establishes a set of priorities for the years ahead and identifies strategies to leverage partnerships and financing to achieve these priorities. The Plan identifies clear policy guidance for our development partners as they propose new residential developments.



Legacy Fields Sports Complex

Time flies!

Since our last Parks Master Plan in 2011 we've created Legacy Fields, Village Green Park, and Front Street Plaza, each contributing new pieces to the park system and new energy to our community.



Village Green Park opened in 2019 in the Ellis neighborhood.



Front Street Plaza

WHY ARE PARKS IMPORTANT?

You might wonder, why do we need parks? What value does a recreation system provide?

Parks, trails, and recreation programs provide a wide array of benefits to people of all ages by bringing families and friends together, creating opportunities to develop new skills and self-confidence, improving the air we breathe and water we drink, adding trees and greenery to our neighborhoods, and enriching our lives by making it easier to take a bike ride or exercise with a friend.

Take a look at the some of the ways parks shape our community:

DID YOU KNOW THAT PARKS AND TRAILS ALSO IMPROVE MENTAL HEALTH BY ALLOWING PEOPLE TO ENGAGE WITH NATURE & INTERACT WITH OTHERS?



Improving Community Health

The link between having access to places for physical activity and improved physical and mental health is documented thoroughly in research by the Centers for Disease Control and Prevention, along with other federal, state, and non-profit organizations, including the Trust for Public Land (TPL), the Robert Wood Johnson Foundation, and the National Recreation and Park Association (NRPA).

Parks and recreation give people of all ages opportunities to walk, play, exercise, and participate in sports. These activities promote not just physical fitness but also self-confidence and happiness. Parks can improve concentration for children with attention deficit disorder, enhance relaxation, and promote self-esteem and resilience. Physical activity reduces the risk of chronic disease while improving brain function like learning and memory. This Master Plan Update identifies specific new investments in the City's active recreational facilities, from sports fields to aquatics to exercise tracks, as well as a new focus on trails.



Bringing the Community Together

There is growing awareness of parks as a source of community cohesion and improved safety. Comfortable, attractive parks give people places to spend time with neighbors, family, and friends, and to interact with the broader community in common public spaces. This activity strengthens the connection we feel to our neighbors and our community and at the same time, instills a sense of pride and stewardship. As a result, research indicates that parks can counter stress and social isolation, and reduce violent crime.



Connecting People with Nature

As any neighborhood, city or region grows, there is concern that residents may be distanced from undeveloped open spaces. Parks and trails can give people access to diverse natural environments—open hillsides, wet meadows, grasslands—and reinforce a sense of how people and nature are interrelated across the region. This Master Plan Update provided an opportunity to develop the trail system and work closely with regional partners to ensure that as the city grows, access to green spaces is preserved and enhanced.



Protecting Natural Resources

Parks and open spaces are invaluable for their ability to enhance air and water quality, promote water infiltration and reduce flood hazards, create a tree canopy that reduces the urban “heat island” effect, and provide habitat to protect the local ecosystem. Vegetation in parks absorbs carbon dioxide in the atmosphere, and can protect shoreline and upland environments to help us adapt to a changing climate. The Master Plan Update will guide the City to improve its practices to conserve water and energy.



Enhancing the Local Economy

Quality parks and recreation systems also bring economic benefits in the form of increased property values, tourism dollars, and business attraction and retention. Home buyers want to live near attractive neighborhood parks, and businesses want to locate where skilled employees want to be. In addition, parks are major assets for the agencies that manage them. Many of the goals in the Master Plan Update will help the City achieve its economic development goals, and also strengthen the City’s approach to asset management.

YOUR GUIDE TO THE DOCUMENT

The **Citywide Parks, Recreation & Trails Master Plan Update** is summarized here. In brief...

- > Chapters 1 and 2 lay the foundation.
- > Chapters 3, 4 and 5 lay out the Plan's goals and policies.
- > Chapter 6 identifies specific park improvements, their costs, and how to pay for them.



Chapter 1 defines the purpose of the Master Plan, the process of updating it, and its relationship to other City efforts. The chapter summarizes the key goals, policies, and implementation actions.



Chapter 2 describes what we learned about Tracy's people, our park system today, and our recreation needs and opportunities.



Chapter 3 lays out the Plan's goals and policies for **parks** in Tracy, including how much park land to create and what our existing and new parks should be like.



Chapter 4 features our goals and policies for **recreation programs** in Tracy, including what to prioritize to best serve everyone.



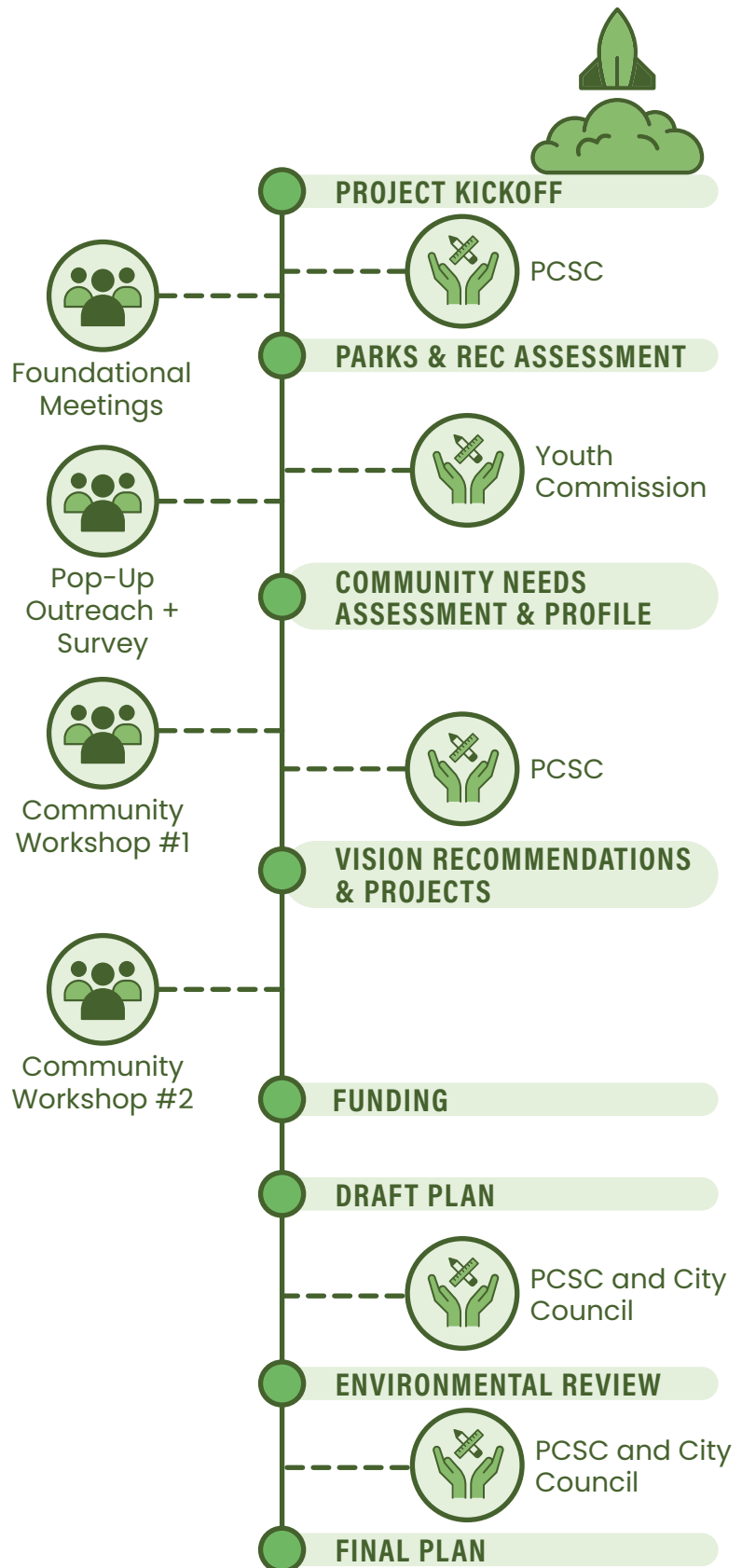
Chapter 5 establishes goals and policies for **trails** in Tracy, including how trails can serve us and where they should be created.



Chapter 6 provides a detailed list of **planned park improvements**, estimates how much these improvements will cost, and suggests a funding strategy.

HOW WE UPDATED THE PLAN

The planning process kicked off in April of 2019 and was organized into five main phases: Project Initiation; Community Needs Assessment; Vision, Recommendations and Projects; Draft Master Plan and Review; and Final Master Plan, and is anticipated to be complete in early 2022. Tracy's Parks and Community Services Commission (PCSC) selected a consultant team, led by WRT, to engage the community, evaluate existing conditions, and ultimately, develop the plan.



COMMUNITY ENGAGEMENT

Hearing from residents of all ages, as well as park staff, stakeholders, and City representatives was critical to updating the Master Plan in a way that reflects and responds to the aspirations of the Tracy community. The robust engagement strategy strived to reach every corner of the population by hosting a wide variety of meetings, workshops, and events that made it easier for people to participate.

Foundational Meetings

At the outset of the planning process in June 2019, the consultant team met with community leaders and park users during a series of foundational meetings to begin to identify issues and opportunities of the park, recreation and trail system. In August, the consultant team held individual interviews with four members of the Parks and Community Services Commission. These meetings explored a wide variety of themes including access, downtown activation, climate response, intergenerational and teen amenities, safety and inclusion, as well as public art. (Summaries of these meetings can be found in the Appendix.)

JUNE 2019	JULY 2019	AUGUST 2019
JUNE 13TH Community Partnership for Families Tracy FRC	JULY 6TH Tracy Farmers Market Downtown	AUGUST 10TH Tracy Farmers Market Downtown
JUNE 14TH Block Party, Front Street Plaza	JULY 13TH Tracy Farmers Market Downtown	School Presentations PTAs & other booster clubs
JUNE 15TH Foundational meetings with stakeholders	JULY 20TH Tracy Farmers Market Downtown	AUGUST 15TH Back to School Events at Tracy Schools
JUNE 15TH Tracy Farmers Market Downtown	Presentations to Boys & Girls Club, Tracy Rotary Club, Tracy Chamber of Commerce	Presentation to Tracy School District Administrators

Advisory Commissions

The consultant team met with the Parks & Community Services Commission (PCSC) at key milestones to explore the Master Plan Update within the context of Tracy’s current stage of development, the community’s values, and other strategic initiatives. The PCSC, as the guiding advisory body for parks, recreation and trails, was critical in shaping the plan. The city’s younger voices were heard during a meeting with the Youth Advisory Commission to understand what is working well, what could work better, and how Tracy parks, recreation programs and trails can nurture and support youth development more meaningfully.

Pop-Up and Targeted Outreach

Pop-up engagement stations are a great way to gather quick feedback by meeting people where they are and connecting with those who may not be able to, want to, or feel comfortable participating in more structured meetings. For the most part, these events tied into other events or were situated in busy locations. A block party, pop ups at the Tracy Farmers Market downtown, and several presentations enabled the consultant team to learn first-hand from the community what is important to them and what should be priorities for the park system.

Surveys

To reach an even broader audience, the consultant team conducted a statistically-valid survey (by email-to-web and by phone) of a randomly-selected group of 472 residents.

The same set of questions were made available online from July 15 to September 3, 2019 for people who wanted to share their thoughts. Some 118 people took the online survey.

Questions inquired about user satisfaction, maintenance, cleanliness, and safety of the parks, trails and recreational facilities. Survey takers were also asked about desired programs, new facilities and amenities and what should be prioritized. Results of the surveys were shared with the public and used to assemble a comprehensive

profile of the community's needs and preferences that in turn, helped form the basis of the updated plan. As a part of the iterative process, a third survey held online late in the process invited participants to weigh in on the Draft Plan goals and park improvement priorities.

Community Workshops

Two community workshops were held at key milestones. The first workshop was held on October 2, 2019 at the Lolly Hansen Senior Center to introduce the project, gather feedback about existing conditions and set goals for the park system.

A second workshop was held nearly a year later on August 27, 2020, and

what a difference a year makes. Because of the COVID-19 pandemic, this was a virtual workshop using Zoom. The workshop was supplemented with an online survey to increase participation.

Chapter 2: Tracy Today includes more on what we learned from our engagement with Tracy residents.



Our October 2019 community workshop gave Tracy residents a chance to think creatively about opportunities for this Plan update.

BUILDING ON OTHER PLANS

CITYWIDE PLANS

Parks Master Plan (New Developments) (2013)

Adopted in 2013, the Parks Master Plan (New Developments) is the predecessor to this document. The 2013 Plan was part of an overall city effort to identify Tracy's infrastructure needs for parks, public facilities, water, roadways, stormwater, waste water, and public safety to enhance community's vitality, and attract and retain residents as well as businesses. A particular focus of the plan was addressing the demand for park and recreation facilities created or anticipated by new residential development in areas of growth.

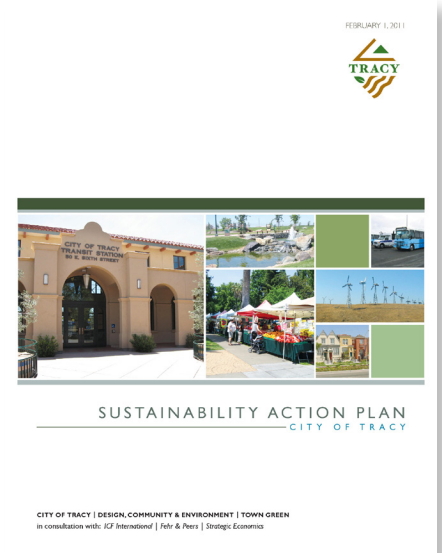
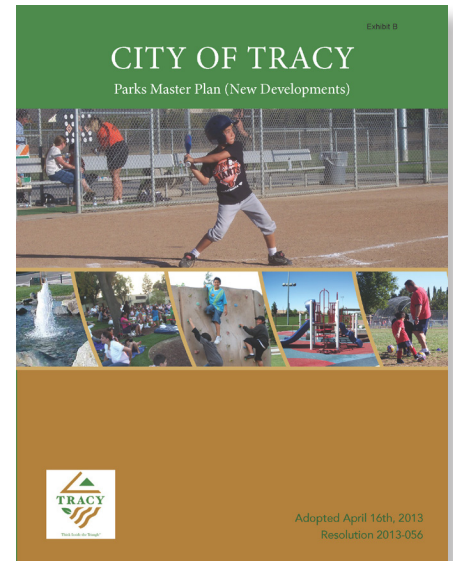
Sustainability Action Plan (2011)

Recognizing the need to strike a balance among its economic, environmental and social sectors to achieve a healthy and prosperous community, the City of Tracy adopted a Sustainability Action Plan (SAP) in 2011. The plan set sustainability targets for 2020, and outlines 84 measures the City will undertake to achieve them. The Citywide PRTMP helps the City achieve many of these sustainability measures, including:

- > Promote support for bicycling.
- > New development with pedestrian-friendly network of streets and parks.
- > Natural landscape and minimal turf in city parks.
- > Recreational programs and activities for residents of all ages and incomes.
- > Grants to fund projects that increase park capacity.

City of Tracy General Plan (2011)

Every county and city in the state of California is required to have a comprehensive long-range plan—a General Plan—that lays out a vision for the future with goals, objectives, policies and actions that empower the City and community to work towards this vision. Adopted in February 2011, the General Plan is the principal policy and planning document guiding conservation,



The Citywide PRTMP takes into account all of the citywide and specific plans that may impact the system.

CITY OF TRACY GENERAL PLAN
DRAFT SUPPLEMENTAL EIR
STATE CLEARINGHOUSE NUMBER: 2008092006



City of Tracy | July 22, 2010



DESIGN, COMMUNITY & ENVIRONMENT

enhancement and development across the City through 2025. The plan addresses elements such as land use, transportation, housing, economic development, public facilities, open space, and circulation that shape the community's character. The Tracy PRTMP Update is carefully aligned with the goals of the General Plan, specifically:

- > Protecting its unique identity through the preservation of agricultural lands and the creation of new park and open space lands;
- > Providing beautiful parks, exciting cultural and recreational amenities, and civic institutions that inspire community pride; and
- > Meeting the transportation challenges of the future, so that people can travel safely and conveniently on foot or by car, air, bicycle, and transit.

Urban Forestry Management Plan (In Progress)

Recognizing the importance of the tree canopy, green corridors and green infrastructure to the quality of life in Tracy, the Public Works Department has embarked on the development of an Urban Forestry Management Plan. Presentation of the final plan to Council is anticipated in the summer of 2021. The UFMP maps out policies, ordinances, and a management strategy to achieve a vision for a sustainable urban forest. The plan includes a public tree inventory, design and species specifications, natural resources management plan, and an urban forest cost/benefit analysis. The UFMP identifies opportunities to expand and nourish the urban forest in the city's parks, along its trails and elsewhere throughout the community.

**Urban Forestry Management Plan
Community Outreach**

 **Wednesday, May 1st, 2019**
6:00 pm to 7:30 pm
Tracy Transit Center
50 E. 6th St - Room 105

Do you have questions & ideas about:

- What is an urban forest?
- Why are urban forests important?
- What programs are available for the care of the City's urban forest?
- What level of care does the urban forest receive?
- How and what urban forestry education should the City provide to the public?

ATTEND THE EVENT!
Want your ideas heard? Join the Public Works Department for a community outreach meeting to be a part of the future of the City's urban forest!

Funding for this California Climate Investment grant project has been provided through the California Department of Forestry and Fire Protection (CAL FIRE), Urban and Community Forestry Program.





City of Tracy Bikeways Master Plan (In Progress)


The City is in the process of revising its Bikeways Master Plan, last updated in 2005. The emphasis of the prior plan was on developing a unified network of bikeway routes to serve both recreational and commuter needs by facilitating travel within the city limits to resources such as schools, parks, and employment centers, and also to adjacent city and county routes. The focus of the current update will be on creating a network of low-stress bike facilities throughout the city. The Bikeways Master Plan and PRTMP intersect around the trail system.

City of Tracy Parks ADA Transition Plan (In Progress)

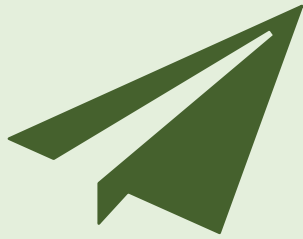
The city is in the process of updating its ADA Transition Plan. The purpose of the document is to plan accessibility compliance for the City of Tracy parks with the requirements of Title II of the Americans with Disabilities Act (ADA) and applicable state regulations. Transition Plan is a snapshot in time to evaluate and prioritize accessibility barrier removal throughout the City of Tracy Park system.

**City of Tracy
Bikeways Master Plan**


City of Tracy
Parks and Community Services
Creating Community in Tracy
by Connecting People to Places

April 2005
With assistance from RRM Design Group, San Luis Obispo, California



OUR STRATEGIC PLAN

The Parks and Recreation Department regularly reflects on what we do, why we do it, and what we need to do in the near term and long term to better serve Tracy residents. We call this strategic planning. Our most recent Strategic Plan, from 2018, lays out our mission, vision, values, goals, and strategies to guide decision-making in the next 3 to 5 years.

Our Mission

To ensure access to outstanding programs, services and community amenities that contribute to quality of life in Tracy.

Our Vision

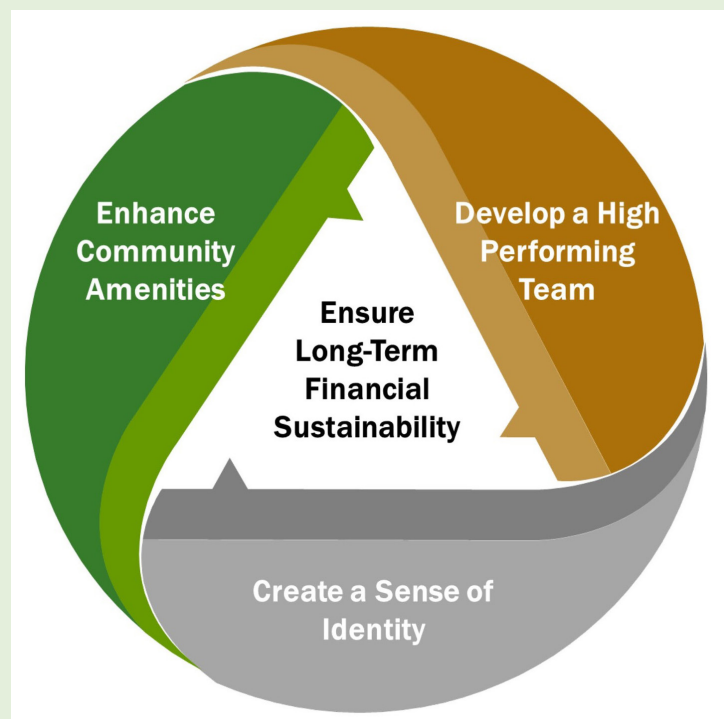
Together we create memorable experiences that link Tracy's past, present, and future.

Our Strategic Goals

Provide the direction and focus for the organization, including resource decisions.

Each of these strategic goals is supported by a series of actions.

This Master Plan is aligned with our Strategic Plan, while looking longer term and in more detail..



VISION, GOALS + POLICIES

Lively conversations and exchanges of ideas between the consultant team, project partners, city departments, and Tracy residents of all ages took place through meetings, activities, and events over the two-year planning process. The result is a shared vision for the future of a healthy, active, socially intertwined community. The vision and goals are summarized below. A total of 11 goals address parks, recreation and trails. Each goal is described in more detail along with corresponding strategies and policies in chapters 3, 4 and 5.

VISION

- ▶ **Tracy provides great recreational opportunities at parks, sports complexes, greenbelts, trails and open space that are diverse and connected, building quality of life now and for the future.**
- ▶ **Tracy's parks are inviting, well-maintained, safe, aesthetically-pleasing and comfortable, with features to mitigate climate extremes and extend use.**
- ▶ **Parks balance the need for programmed recreation and casual enjoyment. They include both state-of-the-art recreation facilities and features that make parks special and memorable.**
- ▶ **Recreation programs offer something for everyone.**
- ▶ **Tracy's parks are linked with a trail system that provides active recreation opportunities and linked to preserved natural areas.**

PARKS

GOALS



A Park System for a Growing City

Tracy's racially and ethnically diverse population is projected to grow by 16,500 between 2018 and 2033. Tracy's park system will continue to grow and be enriched to meet the needs of a growing community with a high quality of life.



Well-Maintained Parks

The City of Tracy will remain committed to maintaining our existing parks at a high level. This includes design that considers maintainability, achieving efficiency in operations, and providing equitable and reliable funding for both maintenance and capital replacement of amenities and infrastructure.



Safe Parks

Tracy residents must feel safe in our parks. The City will continue to embed safety into park design, programming and operations.

POLICIES

1A. Park Types

1B. Park Acreage Level of Service

1C. Access to Parks

1D. Park Land Dedication and Park Development Impact Fees

1E. Flexibility to Meet City Goals

1F. Conformance with City Standards and Guidelines

1G. Concurrent Development

1H. Public Access

1I. Specific Plans and the Master Plan

2A. Maintainable Design, Planting and Amenities

2B. Efficient Operations

2C. Adequate Funding for Park Improvements and Maintenance

3A. Design for Safety

3B. Park Activation

3C. Lighting for Safety

3D. Security Cameras

3E. Park Monitoring

GOALS

4



Equitable & Inclusive Parks

The Parks and Recreation Department is committed to creating and promoting inclusion across all the public spaces, facilities and programs we manage. We aim to ensure that everyone has access to the benefits of quality parks and recreation, including persons of color, persons with cognitive and physical disabilities, LGBTQ+ individuals, and people who have immigrated from other countries.

POLICIES

4A. Equitable Distribution of Parks and Facilities

4B. Inclusive Places

4C. Accessibility and Universal Design

5



Comfortable & Attractive Parks

Tracy's parks will feature an expanded tree canopy, shaded amenities, and restrooms located in close proximity to play areas when installed. Lighting will extend parks' usability to winter evenings and nights year-round.

5A. Expanded Tree Canopy

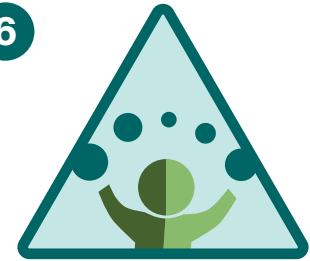
5B. Shaded Amenities

5C. Water Features

5D. Restrooms

5E. Lighting for Activation

6



Interesting & Diverse Parks

Tracy's parks will provide recreational opportunities for everyone. They will support a diversity of experiences, have multi-generational appeal, and be successful gathering places for the whole community.

6A. Balance of Programmed and Unprogrammed Spaces

6B. Non-Traditional Elements

6C. Downtown Plazas and Community Gathering Spaces

6D. Nature Park and Preserved Open Spaces

6E. Gardens

RECREATION

GOALS



Sustainable Parks

Parks can have great ecological value by preserving natural vegetation, providing suitable habitat, and cooling the air. By enabling more people to walk and bike, our trail system will help us reduce greenhouse gas emissions. The City will preserve and enhance natural environments in future parks and employ ecological strategies in the design and maintenance of existing parks.

7A. Create Habitat Value

7B. Support Water Quality and Groundwater Recharge

7C. Water and Energy Conservation

7D. Support Walking and Biking



Full Range of Recreation Facilities

Tracy's profile indicates a high demand for sports and fitness activities across the board. The City will deliver new facilities for aquatics, indoor recreation, and sports, while broadening our recreation amenities to keep pace with changing preferences and new trends. Recreation facilities will also be updated to provide full accessibility.

POLICIES

8A. Recreation Facility Level of Service

8B. Diverse Recreation Needs

8C. Equitable Access



Recreation Programs that Fit the Community

The Department will continue to evaluate and refresh its recreation program offerings to ensure that community demand is being met. The Department will align its cost recovery goals and pricing strategy so that the resources are focused on essential programs, while also enabling "value-added" programs to emerge.

9A. Recreation Program Priorities

9B. Service Classification and Cost Recovery

9C. Pricing Policy

9D. Pricing Strategies

9E. Program Monitoring and Updating

9F. Equitable and Inclusive Programming

9G. Staff Training and Organizational Support

9H. Inclusion Policy

9I. Performance Measures

TRAILS

GOALS



Trails for Recreation and Active Transportation

Tracy's trail system will be planned and designed to support both recreation and travel, serving everyone from casual walkers to high school cross-country teams and cycling clubs to people of all ages who could use trails as a healthy transportation option.



A Complete and Connected Trail System

The City recognizes the strong community desire for trails, and will work to create a connected and complete network of multiuse trails along roadways, rail rights-of-way, and canals, and in future development areas..

POLICIES

10A. Trails that Support Recreation

10B. Trails that Support Active Transportation

11A. Coordinate to Create a Complete Network

11B. Linear Park and Open Space Trails

11C. Canalside and Railside Trails

11D. Trails along Multimodal Corridors

11E Trails with New Development

11F. Signage for Wayfinding, Interpretation and Identity

11G. Safety on Trails

11H. Comfort on Trails

IMPLEMENTING ACTIONS

To meet the goals and policies established in this plan, Tracy will need a combination of improvements to existing parks, development of new parks and trails, and investment in recreation facilities and programs. These are laid out in detail in Chapter 6, along with estimated costs and funding strategies. The implementation program is summarized here.

IMPROVING EXISTING PARKS

A park-by-park assessment was conducted in August 2019, identifying the general condition of each site; issues pertaining to site access and use; and park-specific needs, wants, and aspirations.

The Plan identifies three categories of park improvements: "critical"

Table 1-1
Estimated Improvement Costs by Tier

TIER	ESTIMATED TOTAL COST
Tier A: Critical	\$19,210,000 to \$30,642,000
Tier B: Strategic	\$28,300,000 to \$32,960,000
Tier C: Visionary	\$16,471,000 to \$23,344,000
TOTAL	\$63,981,000 to \$86,946,000

(maintaining what we have); "strategic" (improving what we have); and "visionary" (park transformations). The Plan also suggests a phasing approach to these improvements over the next 15 years.

A rough order-of-magnitude cost estimation of park improvements finds a total of approximately \$63 million to \$87 million in costs over the next 10 to 15 years, with costs spread across park tiers and implementation phases (Tables 1-1 and 1-2).

Table 1-2
Estimated Improvement Costs by Timing

TIMING	ESTIMATED TOTAL COST
Short-Term (Years 1-5)	\$39,597,500 to \$53,395,000
Mid-Term (Years 6-10)	\$22,960,000 to \$31,640,000
Long-Term (Years 11+)	\$1,423,500 to \$1,911,000
TOTAL	\$63,981,000 to \$86,946,000

Notable projects include:

- > Expansion of Gretchen Talley Park;
- > Completion of Phase 1 and Phase 2 of Legacy Fields Sports Complex;
- > New park master plans and improvements to Lincoln Park, El Pescadero Park, and Ritter Family Ballpark.
- > Strategic enhancements to Clyde Bland and Robert Kenner parks, adding recreational amenities;
- > Critical improvements to parks across the system, with more significant improvements at Veterans Park and Front Street Plaza.

A summary of park improvement recommendations for all parks is provided in Chapter 6.

Table 1-3
Estimated Improvement Costs by Funding Source

FUNDING SOURCE	ESTIMATED TOTAL COST
General Fund	\$50,291,000 to \$64,802,000
Landscape Maintenance Districts (LMDs)	\$13,240,000 to \$21,604,000
Various (Citywide)	\$450,000 to \$550,000
TOTAL	\$63,981,000 to \$86,946,000

BUILDING NEW PARKS + TRAILS

The City of Tracy is planning the expansion of Legacy Fields as well as an Aquatics Center; a multi-generational recreation center; and the Tracy Nature Park, improvements totalling 202 acres.

As of this writing, some 63 acres of new park land is planned as part of specific plans and development proposals for Avenues, Ellis, Hillview, Rocking Horse, Tracy Hills, and Tracy Village. Future development at the "Bowtie" could add park land Downtown.

New parks in future development areas will be required to provide 4 acres of new park land per 1,000 residents, allocated, located, and designed according to the policies of

this Plan. Estimated costs for future neighborhood, linear, and community parks are summarized in Table 1-3.

In addition to future developer-provided parks in urban expansion areas, the City will pursue land acquisition and park development opportunities in areas of the City that are more than ½ mile from an existing neighborhood or community park. Park access gaps and opportunity areas are shown on Figure 1-3. Funding for future parks in these areas may come from a variety of sources including future development; existing LMDs; and the General Fund.

The Storm Drainage Master Plan (SDMP) identifies the location of existing and proposed detention basins in Tracy. Detention basins in residential areas, especially when larger than five acres in size, should be considered for joint recreational use where feasible; this will require

an integrated design approach that elevates recreational experience.

Trail Opportunities

This Plan proposes a trail system that builds on the City's existing linear parkways, multiuse paths, the planned bikeway system, opportunities for trails along rail, irrigation, and utility corridors, and opportunities for trails in existing or future preserved open spaces. The trail system should also be seen as a "co-location" opportunity for future parks. Off-street trails and pathways, when connected to park land, provide important recreation opportunities and also enhance park access.



Phase 1 development of Legacy Fields Sports Complex has created new lighted fields for baseball and soccer.

Figure 1-1

Concept for Improvements to Ritter Family Ball Park

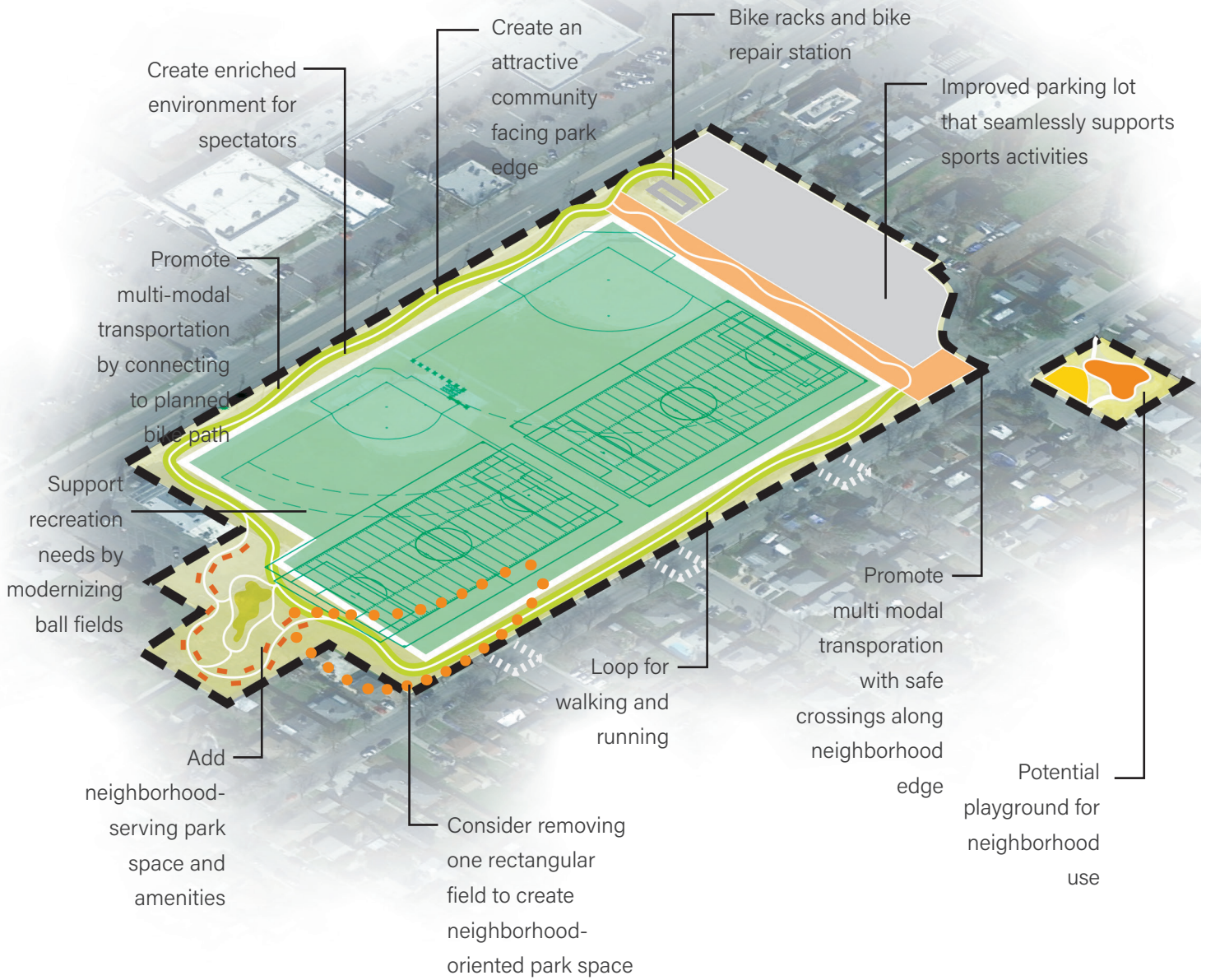


Figure 1-2

Multiuse Trail through Park or Open Space (Typical)

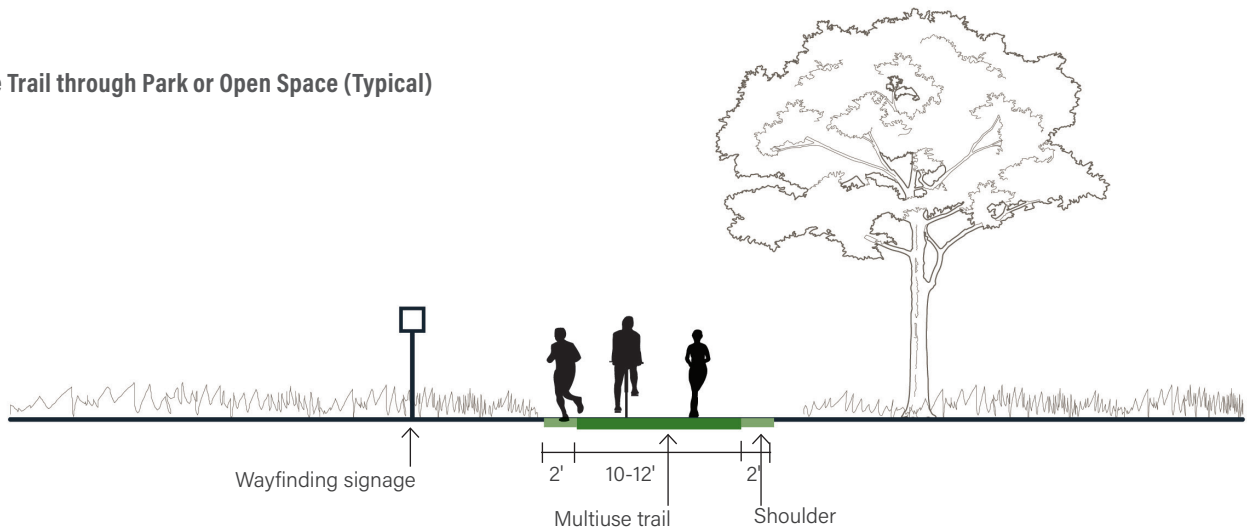
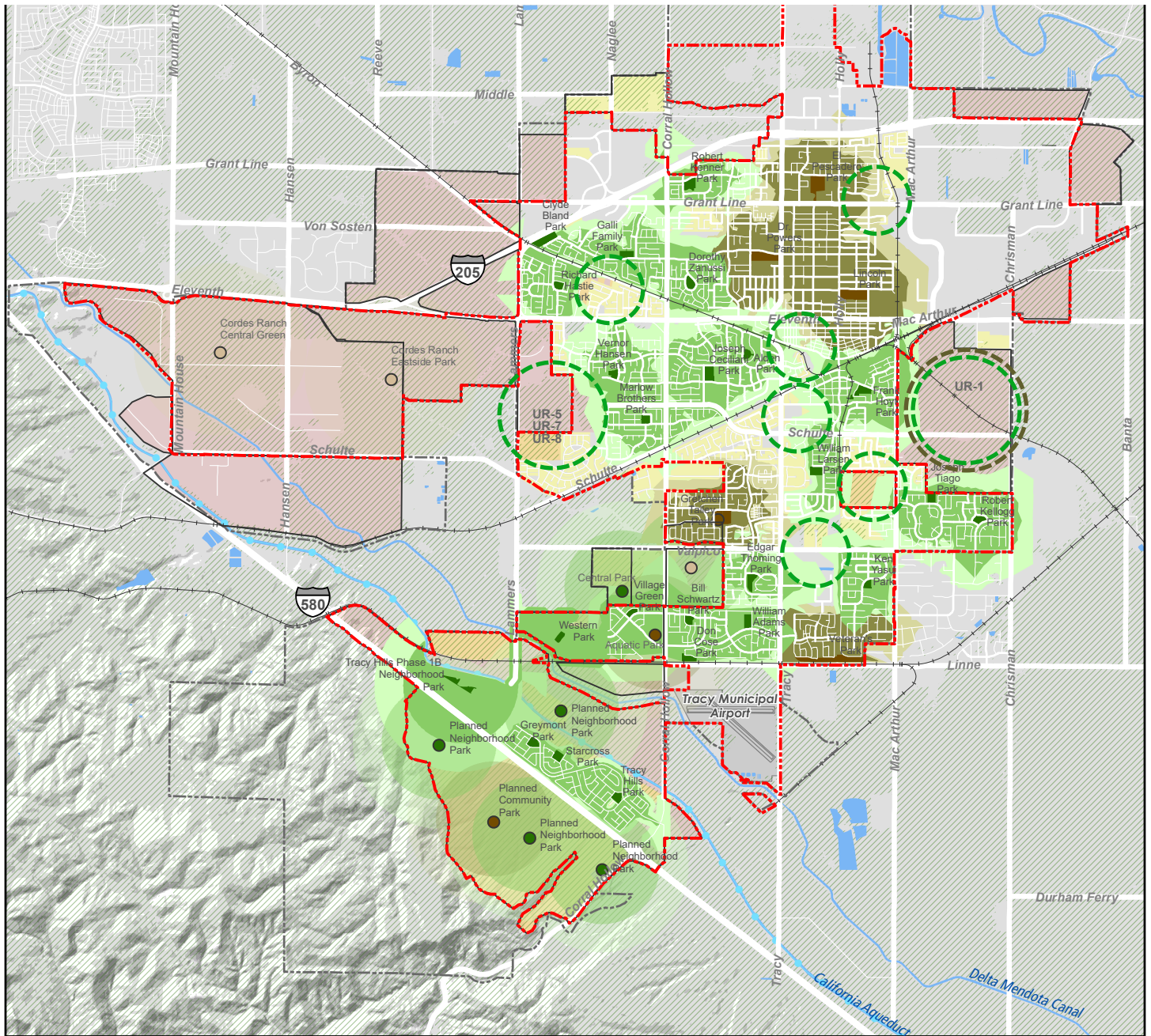


Figure 1-2
Park Access Gaps and Neighborhood Park Opportunity Areas



- Tracy City Limit
- Sphere of Influence
- Aqueduct
- Rivers/ Canals/ Ponds
- Agriculture / Undeveloped
- Airport
- Future Development Area (Outside Service Areas)
- Residential
- Neighborhood Park
- Service Area: 1/2 Mile
- Service Area: 3/4 Mile
- Planned Neighborhood Park
- Neighborhood/Linear Park Opportunity Area
- Community Park
- Service Area: 1/2 Mile
- Service Area: 3/4 Mile
- Planned Community Park
- Planned Private Park
- Community Park Opportunity Area

UR-1 should include a minimum of 4 neighborhood parks and 1 community park.
UR-5, UR-7 and UR-8 must be served by adequate neighborhood parks.



RECREATION AMENITY NEEDS

This Master Plan provides new population-based standards for an array of amenities, to ensure that we are serving the recreation needs of the community. The standards are based on a range of factors, from national and regional best practices to demonstrated local demand. This section summarizes how many additional amenities of each type would be needed to meet needs in 2035, assuming that the parks currently being planned will have been completed.

Priority and location characteristics for each amenity are also outlined. Our prioritization is informed by the level of need, the location of access gaps, and public input provided during the Plan Update process.

A summary table of recreation amenity needs is provided in Chapter 4: Recreation.

Sports Fields

Today, Tracy has 19 baseball/softball fields and 20 soccer fields. An additional 13 baseball/softball and seven soccer fields are planned, all as part of the Legacy Fields sports complex expansion. Tracy will not need any additional sports fields beyond those planned in order to meet the standards of this master plan. However, additional facilities

may be needed to host adult softball tournaments on a larger scale, and the City currently lacks 90' base path baseball fields.

Sports Courts

Today, Tracy has 36 basketball courts (half or full), 16 tennis courts, six horseshoe courts, five sand volleyball courts, and four bocce courts. Additional basketball courts (2), and tennis, horseshoe, and bocce courts (one each) are planned. Tracy should focus on providing pickleball courts (12). There will also be demand for additional tennis courts (4), sand volleyball (2), shuffleboard (2), and basketball courts (1). The City lacks indoor recreational facilities, including basketball.

Other Recreational Facilities

To meet standards, Tracy needs 160,000 square feet of additional indoor recreation space, six dog parks, four group picnic shelters, three playgrounds, two climbing walls/rocks, two community gardens, two disc golf courses, and an environmental education facility. Some of these may be privately operated and not located on City land.

See Chapter 4 for more detail.



13
BASEBALL/
SOFTBALL
FIELDS



7
SOCCER
FIELDS



6
DOG
PARKS



5
TENNIS
COURTS
(**& 12**
PICKLEBALL
COURTS)



4
LARGE
GROUP
PICNIC
AREAS



2
DISC
GOLF
COURSES



1
ENVIRON-
MENTAL
CENTER



160K
SF OF
INDOOR REC
SPACE

UNDER-STANDING COSTS

Capital Improvement Costs

Rough order of magnitude costs for each proposed park amenity are provided in Chapter 6, to assist the City with planning and prioritizing future park and recreation improvements. These probable costs may rise or fall based on a variety of factors, including, but not limited to, final finish selections, unique site conditions, and coordination with comprehensive park improvements.

Maintenance Costs

It is critically important to view the financial sustainability of the Parks and Recreation System through the concept of "Total Cost of Ownership" as shown in the graphic below.

The City will need to closely monitor resources to ensure that the assets of the park system reach the anticipated lifecycles. Maintenance funding should grow to accommodate new

park amenities and development in the future. Maintenance standards and expectations are a major driver of costs.

The Master Plan estimates the cost to maintain each type of park in the system. It compares Tracy's park system with those of five benchmark cities, and makes recommendations for maintenance standards, a work order management system, and taking a cost of service approach to contracting.

Lifecycle Replacement

Tracy parks and landscape maintenance operations will need to closely monitor the assets of the park system throughout their lifecycle to ensure the safety of park patrons. It is highly recommended that assets be replaced to ensure efficient and effective utilization of operational dollars. The lifecycle replacement schedule found in Chapter 6 should be utilized as a guide for the creation of an asset management system that will guide future actions.

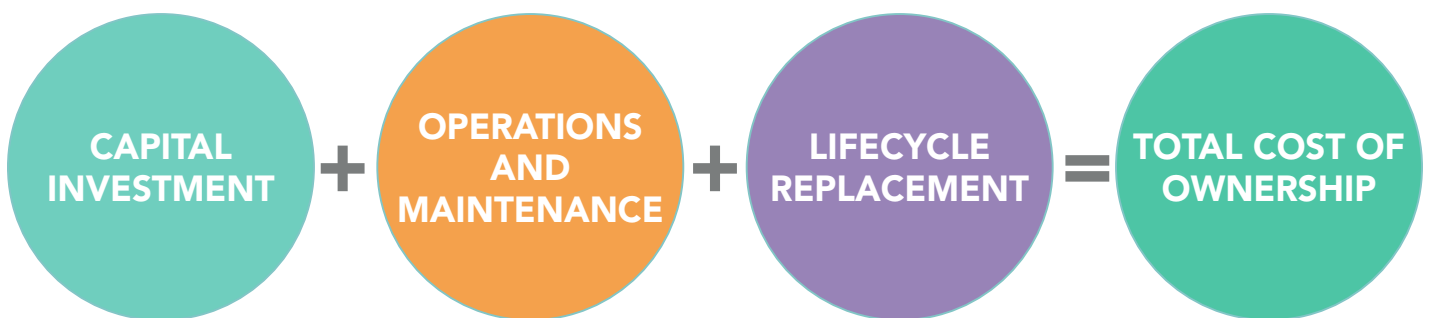
FUNDING STRATEGY

The Citywide Parks, Recreation & Trails Master Plan identifies various mechanisms for funding the construction and acquisition of new park facilities as well as the continued operation and maintenance of existing facilities and recreational programs. These include:

- > Capital financing sources such as General Obligation bonds, Limited Obligation bonds, revenue bonds, and land dedication or in-lieu fees; developer impact fees; pay-as-you-go; public-private partnerships; and grants.
- > Maintenance and operations funding sources including special financing districts and user or property-related fees.

The type of financing mechanism or mechanisms needed will depend on the types of facilities and improvements to be constructed and maintained. The pattern, timing, and predictability of expenses will also affect the choice of revenue mechanism(s).

TOTAL COST OF OWNERSHIP



PARKS PLANNING AND DEVELOPMENT IN TRACY

Parks Planning & Development is a division within the Parks & Recreation Department that is responsible for park and recreation facility planning, parkland acquisition, park master planning and the design and development of new – or renovation of existing parks and landscaping. Additionally, the Division ensures that projects fulfill the needs of the community, meet City standards for design, and comply with land use regulations. Parks Planning & Development ensures that all parks and recreation development within the City supports sustainable, innovative, accessible, safe and responsive facilities through community participation and transparent practices.

City-Built Park Projects

The City of Tracy can build parks using various funds including fees that are collected from residential development that accumulate over time. Planning our parks from start to finish is approximately a two year process.

- > Step 1: Public Workshops (2-3 months)
- > Step 2: Conceptual Plan Approval and Environmental Review (2 months)
- > Step 3: Design Development (3-4 months)

- > Step 4: Citywide Plan Review (3-4 months)
- > Step 5: Bid and Award of Construction Contract (1-2 months)
- > Step 6: Construction (8 months)
- > Step 7: Establishment (3-4 months)
- > Step 8: Project Dedication and Opening

Developer- Built Park Projects

In many cases in the City, developers build new parks on behalf of the City as a condition of residential subdivision construction. California law requires that either land or fees be dedicated for park or recreational use. Developer-built parks can oftentimes be delivered faster than a City-built park project. Below is an outline of the various steps and milestones for a Developer to build a park.

- > Step 1: Project Initiation
- > Step 2: Master Plan and Park Naming
- > Step 3: Construction Document Preparation
- > Step 4: Plan Approval
- > Step 5: Park Improvement & Refund Agreement
- > Step 6: Bid and Award of Construction Bid
- > Construction

- > Step 8: Establishment (3-4 months)
- > Step 9: Project Completion
- > Step 10: Project Dedication and Opening

Park Type and Size Requirements – Overview of Policy 1A

An updated park classification system and updated park definitions and standards are included in this Master Plan Update. Parks will now be classified according to the table below with associated size requirements.

Table 1-4
Park Type and Size Requirements

PARK TYPE	SIZE REQUIREMENTS
Neighborhood Parks	4 to 10 acres*
Linear Parks	3 acres + (at least 50 feet wide by 0.5 miles long minimum)
Community Parks	10 to 30 acres
Sports Complexes	10 to 100+ acres
Special Use Parks	Less than 1 acre to 100+ acres
Mini Parks	Less than 4 acres

* Neighborhood Parks under 4 acres may be considered if connected via linear park, multi-use trail and/ or open space to another existing or planned park.

Park Acreage Level of Service – Overview of Policy 1B

Tracy currently provides 4 acres of park land per 1,000 residents. This level of service will continue to be the standard for new development while also working to diversify the types of parks.

Park allocations shall be as follows:

- > 3 acres per 1,000 residents for new neighborhood parks and linear parks
- > 1 acre per 1,000 residents for new community parks, sports complexes and special use parks
- > City has discretion over the mix of park types (e.g. the mix of neighborhood and linear park land) that may be eligible for credit.

To calculate the park acreage requirement for a given residential project, the average residents per household shall be calculated at the time of final subdivision map approval using the most recent California Department of Finance, Demographic Research Unit, Table E-5 per household estimate.

Park acreage that is collocated with stormwater detention basins will be counted at a percentage of equivalent to the percentage of the year the basin is designed to be available for recreation based on anticipated drainage.

Snapshot of Estimated Capital Costs for New Parks

The City's policies and guidelines for park development allow for flexibility in the construction of new parks. To assess costs for future parks, hypothetical examples of the preferred park types were created. These examples are based on typical park sizes, facility requirements, and other development considerations as outlined in this plan. It is important to recognize that the design development of actual parks will vary from these examples, based on factors such as site topography, character, local recreation preferences, and facility needs that vary geographically. However, development costs are anticipated to be similar in terms of average cost per acre. The table below represents the estimated total cost per associated with three hypothetical park examples.

Table 1-5
Estimated Capital Costs for New Parks

PARK TYPE	ESTIMATED TOTAL COST PER PARK
Neighborhood Park (5 acre)	\$5,495,000
Linear Park (1 mile)	\$3,570,000
Community Park (15 acre)	\$17,450,000



FOR OUR DEVELOPER PARTNERS

The Citywide Parks, Recreation and Trails Master Plan Update provides critical community-based design, planning, and policy direction for our development partners. The goal of this section is to provide a synopsis of the most critical developer-related information and policies related to park planning and development. This section includes:

- Overview of Developer-Built Park Project Process
- Park Type and Size Requirements – Overview of Goal 1, Policy 1A
- Park Acreage Level of Service – Overview of Goal 1, Policy 1B
- Snapshot of Estimated Capital Costs for New Parks

For more detailed information related to these topics, refer to the associated sections within the Master Plan.