

# CITY OF TRACY

## Parks Master Plan (New Developments)



Adopted April 16th, 2013  
Resolution 2013-056





Think Inside the Triangle™

## **PARKS MASTER PLAN (NEW DEVELOPMENTS)**

FINAL PLAN

**April 2013**

Prepared by:



MIG, Inc.  
815 SW 2nd Avenue, Suite 200  
Portland, Oregon 97204  
503.297.1005  
[www.migcom.com](http://www.migcom.com)



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## **MAYOR AND CITY COUNCIL**

Brent H. Ives, Mayor  
Michael Maciel, Mayor Pro Tem  
Robert Rickman  
Bob Elliott  
Steve Abercrombie

## **PARKS AND COMMUNITY SERVICES COMMISSION**

Linda Jimenez, Chair  
Gene Birk  
Tish Foley  
Walter Gouveia  
Alexander Holguin  
Tim Jayne  
Gloria Saltzman

## **COORDINATION TEAM**

Rod Buchanan, Director, Parks & Community Services  
Andrew Malik, Director, Development Services  
Kevin Tobek, Director, Public Works  
Bill Dean, Assistant Director, Development Services  
Kuldeep Sharma, Assistant Director/City Engineer, Development Services  
Alison Bouley, Harris & Associates

## **TECHNICAL ADVISORY COMMITTEE (TAC)**

Jim Atkins  
Elizabeth Baker  
Bonnie Carter  
Cheryl Fowler  
Walter Gouveia  
Ray Morales  
Scott McFarland  
Don Scholl

**TECHNICAL ADVISORY COMMITTEE (CONTINUED)**

Tammy Shaff  
Isaac Terry  
Dorlane Thrasher  
William Wilson

**DEVELOPERS**

Linda Gates, Consultant to Surland Companies and Cordes Ranch Project  
Chuck McCallum, Consultant to Cordes Ranch Project  
David Babcock, Consultant to Cordes Ranch Project  
Jeff Berberich, Consultant to Cordes Ranch Project  
Paul Starn, EF Communities  
Britt Evans, EF Communities  
Jerry Finch, EF Communities  
Norman Soares, Bright Development  
Mike Souza, Souza Realty  
Kirstie McKenzie, Surland  
John Palmer, Consultant to AKT





# CHAPTER 1: Introduction



## INTRODUCTION

In Spring 2010, the City of Tracy began updating its Parks and Recreation Master Plan to identify future needs for parks, recreation facilities, and programs at build-out. As part of this assessment, the *Parks Master Plan (New Developments)* was created to summarize community needs for neighborhood and community parks in new residential areas. This Master Plan updates existing policies, guidelines and probable construction costs for new park development. It provides guidance to develop vibrant, sustainable parks in future service areas to promote community livability and attract residents.



### PURPOSE OF THE PLAN

The *Parks Master Plan (New Developments)* is part of an overall City effort to identify Tracy's infrastructure needs for parks, public facilities, water, roadways, stormwater, waste water and public safety. These infrastructure plans

will help the City enhance community vitality to attract and retain residents and businesses. As a critical part of this master planning effort, the *Parks Master Plan* identifies specific policies, design guidelines, and preliminary capital costs associated with building new parks infrastructure to serve future residential areas. It includes an analysis of the existing park system, along with forecasted demographic and recreation trends, to identify parks needs for the future.

The *Parks Master Plan* specifically addresses the demand for park land and recreation facilities created by new residential development in future service areas. While parks, green space and trails may also support industrial and commercial development by serving employees and attracting customers and businesses, this *Master Plan* specifically addresses park requirements in residential areas.

### PLANNING PROCESS

The planning process for the *Parks Master Plan* included four major phases. Figure 1 illustrates the planning process, which is described below:

- Phase I: Existing Conditions:** In Phase I, City parks were inventoried and mapped to identify Tracy's existing level of service, which was presented in the *Existing Conditions Summary Report*. The planning team also met with several groups to identify a vision for the future park system. This included meetings with key City staff, department heads, developers, City Council members, and a Technical Advisory Committee comprised of park and recreation leaders in the community.
- Phase II: Needs Assessment:** To help forecast future park needs, Phase II included multiple forums for public outreach to assess community preferences for parks and recreation services and amenities in Tracy. Community feedback was combined with a GIS analysis of park access, a level of service analysis of park acreage, and a recreation facility analysis to identify future park and facility needs.

- **Phase III: Plan Development:** In Phase III, plan elements were developed to provide directions for park acquisition, design and development. Policies and actions, park design and development guidelines, park development opportunities, and preliminary park development costs were identified and reviewed by the City. This information was summarized in the *Draft Parks Master Plan*.
- **Phase IV: Refinement and Adoption:** In Phase IV, feedback on the *Draft Parks Master Plan* was incorporated into a *Final Plan* for adoption and implementation.

Figure 1: Planning Process



## PLAN ORGANIZATION

The *Parks Master Plan* includes seven chapters and one appendix:

- **Chapter 1: Introduction** describes the purpose of the plan, the planning process, and the organization of the *Parks Master Plan*.
- **Chapter 2: Planning Context** defines the future service areas and demographic changes that will affect park and recreation needs in Tracy.
- **Chapter 3: Vision for the Future** evaluates the City's level of service and community preferences to define a vision for park land in new residential areas.
- **Chapter 4: Future Park Development** identifies park and facility needs for new residential development and presents the policies and actions that will guide future efforts to meet those needs.
- **Chapter 5: Design and Development Guidelines** provides a set of guidelines for park planning, design, and development, noting system-wide requirements and specific guidelines for neighborhood and community parks.
- **Chapter 6: Park Location Opportunities** identifies potential opportunities for future park co-location and joint use.
- **Chapter 7: Capital Costs for Park Development** presents opinions for probable construction costs for new park development, including specific per-acre cost examples for neighborhood and community parks.
- **Appendix A: Park Inventory** presents a complete inventory of existing City parks and recreation facilities.





## CHAPTER 2: Planning Context



## PLANNING CONTEXT

The City of Tracy is located in San Joaquin County, east of the Coastal Range that separates California's Central Valley from the San Francisco Bay Area. The city lies 68 miles south of Sacramento and 60 miles east of San Francisco. It is connected to the surrounding areas by



three interstates that form the triangle noted on the city's logo. Interstate 205 bisects the northern part of the city; I-580 cuts through the southwest corner; and I-5 lies just beyond the eastern boundary of the city. The existing incorporated area of the city is approximately 22 square miles.

In addition to its interstates, the city is bisected by two aqueducts (California Aqueduct and Delta Mendota Canal) and three railroads. The California Aqueduct is paralleled by a regional trail and bikeway. The railroads are important functionally and historically, since Tracy was established by the Central Pacific Railroad as an ideal location for a transit hub. Today, Tracy still functions as a transit hub with its three major interstates and a municipal airport. In addition, the Altamont Commuter Express (ACE) transit station provides easy commuter rail service to the Silicon Valley.

Between 1990 and 2004, the city's population more than doubled as people arrived from the Bay Area seeking a hometown feeling and a more relaxed way of life. This growth brought increased numbers of young families to Tracy, broadened the city's ethnic diversity, and increased percentages of home ownership. The city's economy has also diversified since then, from its agricultural and railroad roots to its current identity as a distribution center for many corporations. Ongoing initiatives to attract future businesses, sustainable scientific industries, and new residents will increase needs for parks and recreation services as the city continues to grow.

To understand the planning context and its affect on park needs, this chapter describes the future service areas within Tracy's Sphere of Influence and summarizes relevant demographic data.

### FUTURE SERVICE AREAS

The study area for the *Parks Master Plan* is the City's Sphere of Influence, which includes 19 future service areas targeted for development through build-out. Twelve of these future service areas are anticipated to include residential development. These residential areas will need new neighborhood and community parks to meet the increased demand for recreation services created by this new growth.

The 19 future service areas are referenced throughout this *Master Plan*. Table 1 identifies each area, its estimated acreage, and projected number of housing units.

Table 1: City of Tracy Estimated Future Housing Units

FUTURE SERVICE AREA*	ESTIMATED LAND AREA (ACRES)	ESTIMATED ADDITIONAL HOUSING UNITS
Westside Residential	337	2,051
Alvarez & Others (UR1)	780	2,929
Ellis (UR10) **	--	--
South Linne	120	0
Tracy Hills	2,604	5,491
Tracy Gateway	410	0
Cordes Ranch (UR6)	1,723	0
Bright Triangle (UR4)	185	750
Catellus (UR3)	700	60
Filios (UR2)	43	0
I-205 Expansion	172	0
West Side Industrial	485	0
East Side Industrial	368	0
Larch Clover	498	0
Chrisman Road	113	0
Rocha	91	727
Berg/Byron	54	450
Kagehiro	47	250
Keenan	130	1,011
<b>TOTAL</b>	<b>8,860</b>	<b>13,719</b>

\* UR signifies urban reserve as defined in the General Plan.

\*\* Ellis was considered a prior approval at the time this *Master Plan* was developed.

Source: City of Tracy Infrastructure Master Plans Land Use Assumptions.

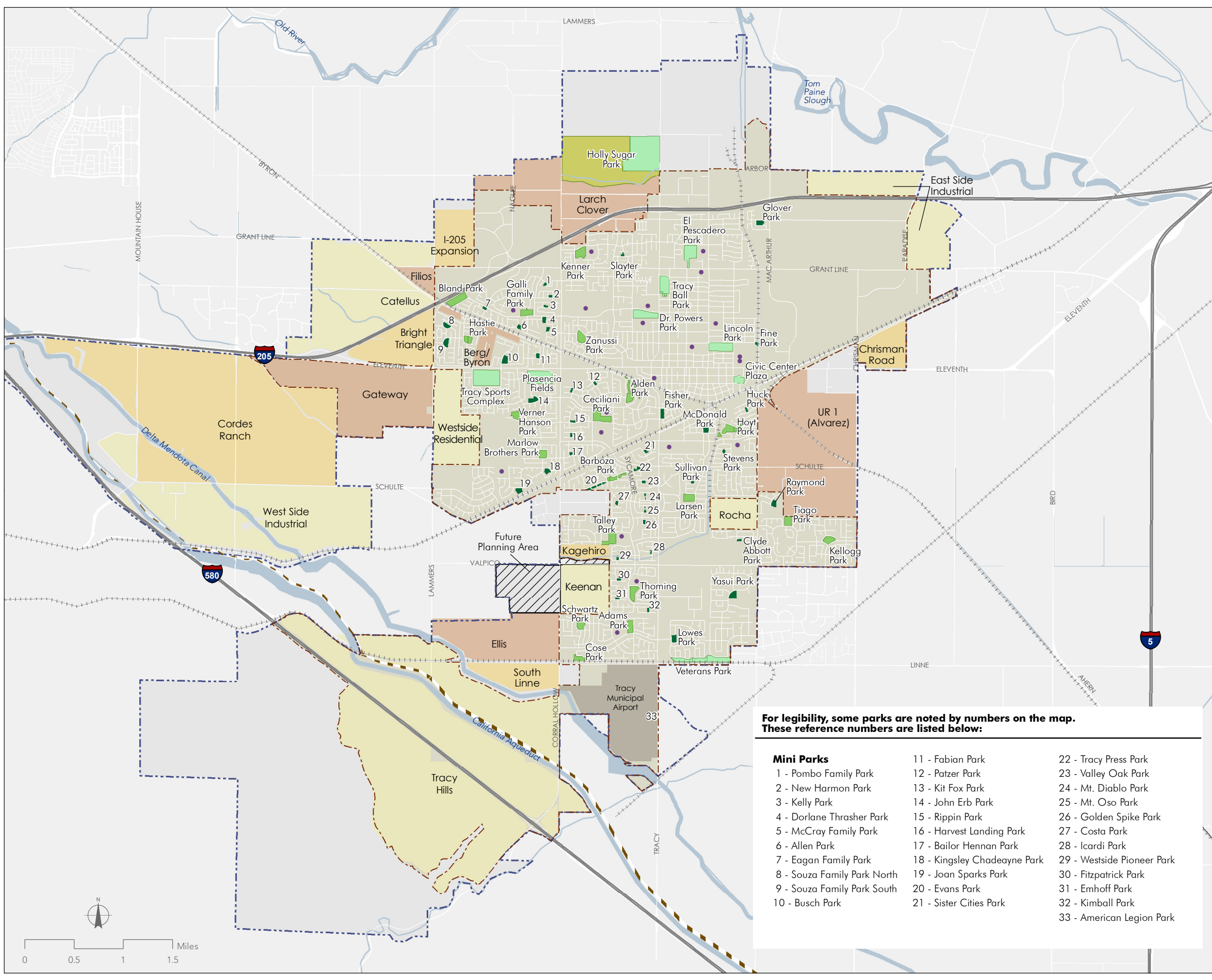
These 19 future service areas are mapped within Tracy’s Sphere of Influence on the next page (Map 1). A description of each service area follows the map.





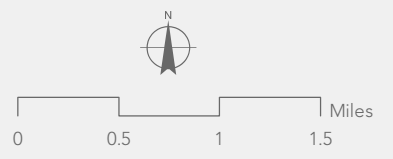
**Parks Master Plan  
(New Developments)**

- Mini Park
- Neighborhood Park
- Community Park
- Unclassified Park Land
- School
- Airport
- Future Service Area
- City Limits
- 2011 Sphere of Influence
- Freeway/Highway
- Railroad
- Water Body
- Aqueduct Trail



**For legibility, some parks are noted by numbers on the map. These reference numbers are listed below:**

<b>Mini Parks</b>		
1 - Pombo Family Park	11 - Fabian Park	22 - Tracy Press Park
2 - New Harmon Park	12 - Patzer Park	23 - Valley Oak Park
3 - Kelly Park	13 - Kit Fox Park	24 - Mt. Diablo Park
4 - Dorlane Thrasher Park	14 - John Erb Park	25 - Mt. Oso Park
5 - McCray Family Park	15 - Rippin Park	26 - Golden Spike Park
6 - Allen Park	16 - Harvest Landing Park	27 - Costa Park
7 - Eagan Family Park	17 - Bailor Hennan Park	28 - Icardi Park
8 - Souza Family Park North	18 - Kingsley Chadeayne Park	29 - Westside Pioneer Park
9 - Souza Family Park South	19 - Joan Sparks Park	30 - Fitzpatrick Park
10 - Busch Park	20 - Evans Park	31 - Emhoff Park
	21 - Sister Cities Park	32 - Kimball Park
		33 - American Legion Park



**Map 1: Planning Context  
and Existing Park System**



- **Westside Residential:** Located west of the current city limits, Westside Residential is bounded by I-205, Eleventh Street, and Lammers Road. Proposed land uses for this 337-acre service area include approximately 2,050 new residential units, plus office space and other commercial uses. Westside Residential is composed of three urban reserves: UR 5 (Bright), UR 7 (Bright), and UR 8 (Fahmy). With a proposed mixture of low, medium, and high density housing, new residents will need access to parks and recreation services.
- **Alvarez & Others (UR1):** Located on the eastern side of Tracy, Alvarez and Others is 780 acres in size. In the long term, this area is anticipated to include residential development supported by businesses, parks and public schools. More than 2,900 new residential units are forecasted for this future service area, which could make it the second largest in terms of new population growth. Upon development, this area will significantly increase the demand for parks and recreation services.



- **Ellis:** Ellis is a 321-acre future service area located between Lammers Road and Corral Hollow Road, north of the Union Pacific railroad. If developed as planned, Ellis would be the third largest residential growth area in Tracy, creating a strong demand for parks and recreation services. Currently, Ellis has an adopted Specific Plan (ESP) that proposes development as pedestrian-friendly urban village with a mix of residential housing, businesses, parks, and recreation facilities, including a Family Swim Center (Serpa Aquatic Center).
  - **South Linne (UR11):** Located west of Corral Hollow Road, the 120- acre South Linne service area is planned for industrial uses.
  - **Tracy Hills:** At approximately 2,604 acres, Tracy Hills is located on the south side of the city. Nearly 5,500 new residential units are forecasted for Tracy Hills, making it the largest future service area in terms of new residential growth. If developed as planned, there will be a significant need for neighborhood and community parks in Tracy Hills.
- A Tracy Hills Specific Plan (THSP), completed in 1998, is being updated. Originally the area was planned as a mix of residential, commercial, office and light industrial uses. Approximately 400 acres were designated for parks, schools, a golf course, and other open space. Additionally, over 3,500 acres (outside of the city limits) were proposed as permanent open space for habitat conservation and managed grazing.
- **Tracy Gateway:** At approximately 410 acres, Tracy Gateway is located at the western edge of the city, south of I-205 at the Eleventh Street off-ramp. This future service area is anticipated to include office space, commercial uses and retail uses that support residents and workers. If developed as planned, the service area may include a golf course.
  - **Cordes Ranch (UR6):** Also located on the western edge of Tracy, the 1,723-acre Cordes Ranch service area is zoned primarily for industrial uses. However, properties along Mountain House Parkway and I-205 are anticipated to include business development with an emphasis on commercial, low-rise office and

office/flex uses. Policies for this area require new development to include land for open space.

- **Bright Triangle (UR4):** Located just west of the current city limits, the 185-acre Bright Triangle is bounded by I-205, Eleventh Street and Lammers Road. Forecasted land uses include high-density residential, office and commercial space.
- **Catellus (UR3):** Located north of I-205, this 700-acre area is anticipated to support industrial and office uses, and potentially, low-density residential development. Plans also include low-intensity uses in the north and west, or a significant landscape buffer that may include low-maintenance landscaping and equestrian trails.
- **Filios (UR2):** This 43-acre, triangular area on the northwestern side of the city is bounded by Grant Line Road to the north, Lammers Road to the east and Byron Road and the Union Pacific railroad to the southwest. Given its proximity to the I-205 Regional Commercial Area and frontage along major arterials, a majority of this area is planned for commercial and office uses.
- **I-205 Expansion:** The I-205 Expansion service area includes approximately 172 acres of land in northwest Tracy, adjacent to the interstate. This area is zoned to support shopping centers, auto plazas, and general retail uses. It may also include residential and commercial development as well as light industrial uses.
- **West Side Industrial:** Located west of Lammers Road, the West Side Industrial area is zoned to support 485 acres of industrial development.
- **East Side Industrial:** The East Side Industrial area includes approximately 368 acres in the northeast corner of the City. Anticipated land uses include a mixture of manufacturing, warehousing, and distribution centers, including rail-dependent industries and “flex-tech” light industrial.
- **Larch Clover:** The Larch Clover area is approximately 498 acres in size, located north of Tracy along Larch and Clover Roads. The majority of the area (approximately 85 percent) contains existing residential ranchettes, scattered businesses and places of worship. Due to the area’s visibility from I-205 and its proximity to other commercial development, the long term vision is to gradually transition to commercial uses.
- **Chrisman Road:** The Chrisman Road service area includes 113 acres on the northeast corner of Chrisman Road and Eleventh Street. The property is planned to be sold in FY2013/2014.
- **Rocha:** At approximately 91 acres, the Rocha service area is located in the southeast portion of the City. Low-density and high-density development is planned for the Rocha area.
- **Berg/Byron:** The Berg/Byron service area is located north of Eleventh Street, south of Byron Road. At approximately 54 acres, this area is zoned to include 450 medium-density units on 50 acres, as well as retail space on four acres.
- **Kagehiro:** The 47-acre Kagehiro service area is located in central Tracy, west of Egret Drive. Part of this site is adjacent to the existing Gretchen Talley Park. This future service area is anticipated to include approximately 250 low-density residential units.

- **Keenen:** With 130 acres, the Keenen service area is due southeast of Valpico and Corral Hollow Roads. This area is planned to support residential development, with over 1,000 new housing units.

If developed as forecasted, four service areas will add the greatest number of new residents in need of parks and recreation services: Tracy Hills, Alvarez & Others (UR-1), Ellis, and Westside Residential.

While future industrial and commercial areas (without residential development) may provide opportunities to develop parks and trails, non-residential service areas are not subject to the park requirements in the *Parks Master Plan*. It is important to note that the proposed vision and plans for these future service areas may change prior to development or when specific plans are created. This change may affect anticipated needs for parks and recreation services.

## DEMOGRAPHIC PROFILE

Population growth is the key component of increasing demands for parks and recreation services. Demographic characteristics, such as age and ethnicity, also influence recreational interests and levels of participation. For this reason, demographic characteristics for Tracy are noted below.

### *Existing Population and Anticipated Growth*

The *Parks Master Plan (New Developments)* presents needs for new parks and recreation facilities to serve the city's anticipated population at build-out. Build-out is the point at which the city will have grown to its maximum anticipated size within the Sphere of Influence, which may take more than 30 years given current growth rates. According to city data, approximately 38,447 new residents will live in Tracy's future service areas at build-out. [This estimate does not include the estimated population of the Ellis service area, which was considered a prior approval at the time this *Master Plan* was developed.] In comparison, an estimated 81,548 people live in Tracy today, according to city population estimates.

### *Age*

Age plays a role in the recreation activities people choose. In general, youth participate in recreation activities more frequently than other age groups. Many youth favor active and competitive activities, such as traditional sports (e.g., basketball, baseball, and soccer) and extreme sports (e.g., mountain biking, skateboarding, rock climbing). As people age, their participation in competitive recreation typically decreases. However, many older adults and seniors continue to participate in recreation activities that promote health and wellness, social opportunities, and life-long learning. Intergenerational activities and family-oriented activities also appeal to residents in communities with a balanced age distribution.

Table 2 notes the general age distribution for current residents in Tracy. The city has many families, with a high percentage of children, youth, and middle-aged adults. Tracy's future service areas are anticipated to be developed to attract a similar mix of ages, including families who will need multi-generational recreation opportunities. City parks and facilities will also need to be able to serve older adults and seniors. This demographic group is growing nationwide and will have specialized recreation needs.

*Table 2: Tracy Age Distribution 2008*

AGE GROUP	TOTAL	% IN 2008
Under 5	7,496	9.21%
5-17	18,644	22.90%
18-24	7,714	9.48%
25-34	10,964	13.47%
35-54	25,898	31.81%
55-74	8,617	10.58%
75 and over	2,080	2.55%
<b>TOTAL</b>	<b>81,413</b>	<b>100%</b>

Source: Claritas, Profile of the City of Tracy, February 2009.

### *Race and Ethnicity*

Race and ethnicity also affect people's recreation preferences and participation. For example, adult soccer tends to be more popular with Hispanic groups than other cultural groups. Table 3, on the next page, summarizes the city's population by ethnicity. Tracy has continued to grow more racially and ethnically diverse as the city's population has grown. The percentage of White residents has been declining since the year 2000, and the percentage of Hispanic and Asian residents is increasing.

### *Household Type*

According to the recently completed City of Tracy Housing Element, Tracy has a much larger share of married couples and family households with children than the state average. In 2008, the average household size in Tracy climbed to 3.27 people. Approximately 92% of the city's population is in family households, as noted in the General Plan Supplemental EIR. These statistics underscore a need for multi-generational and family-oriented recreation opportunities.

*Table 3: Tracy Population by Race/Ethnicity, 2000-2008*

RACE/ETHNICITY	2000	2005	2008
White	70.9%	63.0%	51.7%
Black or African American	6.4%	11.5%	8.3%
Asian	10.3%	16.3%	15.4%
American Indian	2.0%	1.5%	.8%
All Other	17.5%	13.6%	23.9%
<b>Hispanic or Latino *</b>			
Hispanic or Latino	27.7%	30.3%	31.7%

Source: Claritas, Profile of the City of Tracy, February 2009. SJCOG.

\*Hispanic and Latino residents are collectively counted with White and Other groups, and presented separately as a sub-group.

### *Income and Poverty*

Income and poverty also affect recreation participation. Not surprisingly, people with more leisure time (non-work time) and disposable income tend to be more active and participate in more expensive types of recreation. Lower-income families tend to take advantage of free or low-cost recreation options, including opportunities to play in parks. Currently, Tracy has a mix of residents with lower and higher income levels. The average household income in 2008 was \$93,893. Generally speaking, new residential areas are anticipated to attract middle to higher income families, who typically desire high-quality, well-maintained parks.

### *Commuting*

Tracy is a commuter community, with many people traveling long distances to reach jobs outside of the city. The estimated average travel time for Tracy workers is just over 45 minutes. The implications of having a commuter community are varied. Many adults with longer commutes have less time for recreation. In families, children with commuting parents may have a greater need for nearby after-school activities, programs, and summer camps. Children and stay-at-home parents may have a greater need for off-street bikeways and pathways to be able to travel easily to parks, schools, and other nearby destinations. In addition, lighted recreation trails and facilities may be valuable in allowing commuters to exercise outdoors during non-work hours.

## C. CHAPTER FINDINGS

Tracy is a growing, diverse, family-oriented community that will add several new residential, commercial, and industrial areas in the next 30+ years. While the recession has slowed this timeline, a rebounding economy will strongly affect needs for parks, recreation facilities, and programs in Tracy as future service areas develop and grow. New neighborhood and community parks will be needed to serve residents in 12 of 19 new service areas, based on anticipated residential development.







## CHAPTER 3: Vision for the Future



## VISION FOR THE FUTURE

City parks allow residents to engage in various leisure pursuits, such as playing on playgrounds, walking or biking on trails, attending community events, going on picnics, and playing or watching sports. To assess future needs for these types of recreation opportunities and others, the planning process included community outreach and a



technical analysis of the existing park system. This analysis helped identify the City's vision for parks and recreation in the future.

This chapter summarizes the City's level of service and community vision, which provide a foundation for the development of guidelines for the future park system.

### PARK CLASSIFICATION

The City of Tracy has 335 acres of park land at 73 sites. As noted in the inventory in Appendix A, these parks are classified according to the following park types:

- **Mini Parks:** Mini parks are small-sized parks that provide basic recreation amenities for nearby residents in a specific neighborhood or subdivision.
- **Neighborhood Parks:** Neighborhood parks are medium-size parks that provide a variety of recreation opportunities within walking or biking distance of residents in one or more neighborhoods.
- **Community Parks:** Community parks are larger parks that include specialized attractions and/or a mix of active and passive recreation amenities to serve a substantial portion of the community or the entire city. These parks often include large group gathering spaces and specialized facilities, such as amphitheaters, swimming pools, sports complexes, community centers, and large-group venues.

### PARK LEVEL OF SERVICE

Existing City parks are provided at a level of service of 4.1 acres per 1,000 people.<sup>1</sup> As noted in Table 4, this park acreage is not distributed evenly by park type. Mini parks and neighborhood parks, which serve nearby residents, are provided at a service level of approximately 1.8 acres per 1,000 residents. Community parks are provided at a service level of 2.3 acres per 1,000 residents.

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<sup>1</sup> Park level of service (LOS) is a measurement of the supply of park land compared to the number of people served. It is expressed in terms of acres per 1,000 residents. Tracy's existing level of service is based on the City's current inventory of developed park land (335 acres) and a population of 81,548 people, as noted in the City of Tracy General Plan Draft Supplemental EIR (2010).

*Table 4: Park Land Existing Level of Service (LOS)*

PARK TYPE	NUMBER OF SITES	ACRES	EXISTING LOS (ACRES/1,000)*
Mini Parks	45	46.1	0.6
Neighborhood Parks	19	100.8	1.2
Community Parks	9	188.4	2.3
<b>TOTAL</b>	<b>73</b>	<b>335.3</b>	<b>4.1</b>

\*The existing level of service is based on the city’s current population of 81,548.

Map 1 illustrates the distribution of existing parks. Currently, smaller parks are spread throughout Tracy, and larger parks are concentrated in the northern part of the city. With the exception of Veterans Park, all existing parks larger than 10 acres in size are located north of Schulte Road. As a result, current residents have uneven access to community-scale recreation opportunities.

*Other Park and Recreation Space*

In addition to the park types noted above, the City owns 228.5 acres at Holly Sugar that has not yet been classified or designated for a specific type of park development. The City also has several off-street pathways and bikeways used for recreation and transportation, which are inventoried in the *Transportation Master Plan*. Recreation buildings that are not located within parks, such as the Historical Museum, are inventoried in the *Public Facilities Master Plan*.<sup>2</sup>

**FACILITY INVENTORY**

The City of Tracy provides a variety of recreation facilities, including indoor and outdoor facilities. On the next page, Table 5 summarizes the City’s inventory of recreation facilities. This information is presented by park in Appendix A.




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<sup>2</sup> The *Public Facilities Master Plan* counts buildings in terms of square footage, but not land acreage.

Table 5: Recreation Facility Summary

FACILITY TYPE	NUMBER
<b>Sport Fields</b>	
Baseball/Softball	11
Soccer	12
<b>Sport Courts</b>	
Basketball <sup>1</sup>	37
Bocce	2
Horseshoes	6
Tennis	16
Sand Volleyball	5
Shuffleboard	1
<b>Outdoor Recreation Facilities</b>	
Climbing Wall/Rock	8
Dog Park	1
Group Picnic	52
Playground	91
Roller Hockey	2
Shade/Picnic Shelter	95
Skate Element	6
Swimming Pool <sup>2</sup>	2
Water Play Area	3
<b>Trails/Pathways</b>	
Parks with Hard-Surfaced Paths	31
Parks with Soft-Surfaced Paths	0
<b>Indoor Space</b>	
Recreation Space	2 buildings
Meeting Space and Museums <sup>3</sup>	6 buildings

<sup>1</sup> Includes ½ and full courts.

<sup>2</sup> Includes the Pinkie Phillips Aquatic Center, which is owned by the School District and programmed by the City during summer as per a Memorandum of Understanding.

<sup>3</sup> Includes meeting rooms and museums managed by Parks & Community Services.

### Outdoor Facilities

As noted in Table 5, Tracy has many playgrounds, picnic areas, shade shelters and basketball courts. It has fewer sports fields and tennis courts, and it has a limited variety of other types of facilities. The numbers of different types of facilities are influenced by the fact that the City currently provides many mini parks. Generally speaking, most mini parks support basic recreation amenities (e.g., playground, shelter, and open turf area) and few or no active use features. Larger neighborhood and community parks have more space that



could support a greater variety of facilities. The provision of mini parks in the past has limited the types and variety of recreation amenities and facilities provided.

*Indoor Space*

The City of Tracy has several indoor facilities, managed by Parks and Community Services (PCS) for recreation, meeting space, and/or educational purposes. These include the Tracy Community Center, Lolly Hansen Senior Center, and specialized structures such as the Lammersville Schoolhouse and Historical Museum. In addition, meeting space is provided at the Tracy Public Library, City Hall, Transit Station, and Sports Complex. Few of these buildings were designed for recreation, and none have the capacity to support active recreation. The City does not have a large, multi-purpose indoor recreation facility.



*Other Facilities for City Recreation Programs*

In addition to PCS facilities, the City of Tracy offers programming at two other sites: 1) the Grand Theatre, which is managed by the City Manager’s Office; and 2) the Pinkie Phillips Aquatic Center, which owned and managed by the Tracy Unified School District. A Memorandum of Understanding (MOU) with the School District allows the City exclusive use of the pool on weekends Memorial Day through Labor Day and on summer weekdays while school is not in session.

**VISION FOR THE PARK SYSTEM**

To identify future needs for various types of parks and facilities, the Project Team talked to a variety of Tracy residents to better understand their recreation preferences and needs. Over 1,400 people participated in the planning process (Table 6).

*Table 6: Participation in Public Involvement Activities*

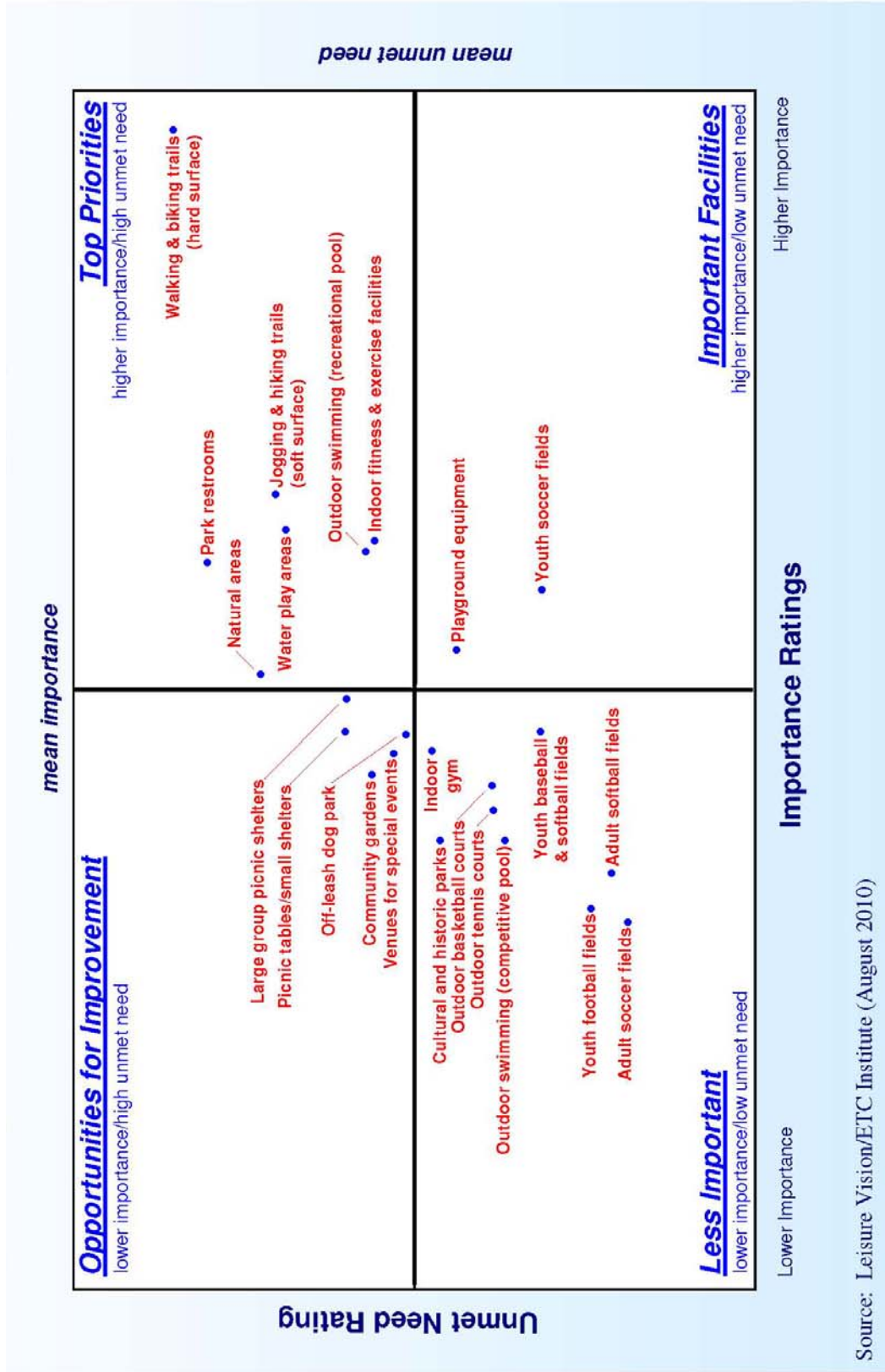
ACTIVITY	TOTAL PARTICIPANTS
Phone Survey	441
Online Questionnaire	182
Stakeholder Interviews	4
Focus Group Meetings	47
Intercept Events	709
Developers Meeting	15
TAC Meeting	14
<b>TOTAL</b>	<b>1,412</b>

### *Key Findings*

The following key findings emerged from the public involvement process.

- **Parks:** Parks are important to Tracy residents. As noted in the public involvement process, residents value the benefits that parks provide in supporting health and fitness, youth development, community livability and opportunities to enjoy nature/outdoors. Larger parks are popular and tend to be used more frequently. Respondents would like to see the City prioritize the development and maintenance of large community parks and mid-sized neighborhood parks. On the other hand, mini parks were not noted as a priority for future development. Community members indicated that they would like to see more natural areas incorporated into parks.
- **Facilities:** Residents desire a variety of recreation facilities, reflecting the different interests of a diverse community. The most needed types of recreation facilities, according to public involvement participants, are trails, water play areas, indoor fitness and exercise facilities, outdoor pools for recreational swimming, natural areas and park restrooms. Respondents also noted a need for outdoor gathering places, such as special event venues, picnic shelters, dog parks, and community gardens. New facilities are needed to support desired recreation programs and events. These facility needs are summarized in the assessment matrix in Figure 2.
- **Programs:** Respondents noted a wide variety of recreation programming needs. In many cases, new facilities will be needed to support desired types of programs. Desired programs (and facilities needed to support them) include: swimming (pool), performances/concerts (outdoor amphitheater, event space), youth and adults sports and fitness (sport fields and courts, indoor recreation center, gymnasium), family programs (picnic areas, event venues), and computer/afterschool programs (indoor recreation space). Programming needs are summarized in the program needs assessment matrix in Figure 3.
- **Safety and Maintenance:** Park safety, maintenance, and sustainability are community concerns that can be addressed through park design. In the future, residents would like to see more sustainable park elements and facilities that are cost effective to maintain, long-lasting, and well-positioned to promote park safety and encourage site use.

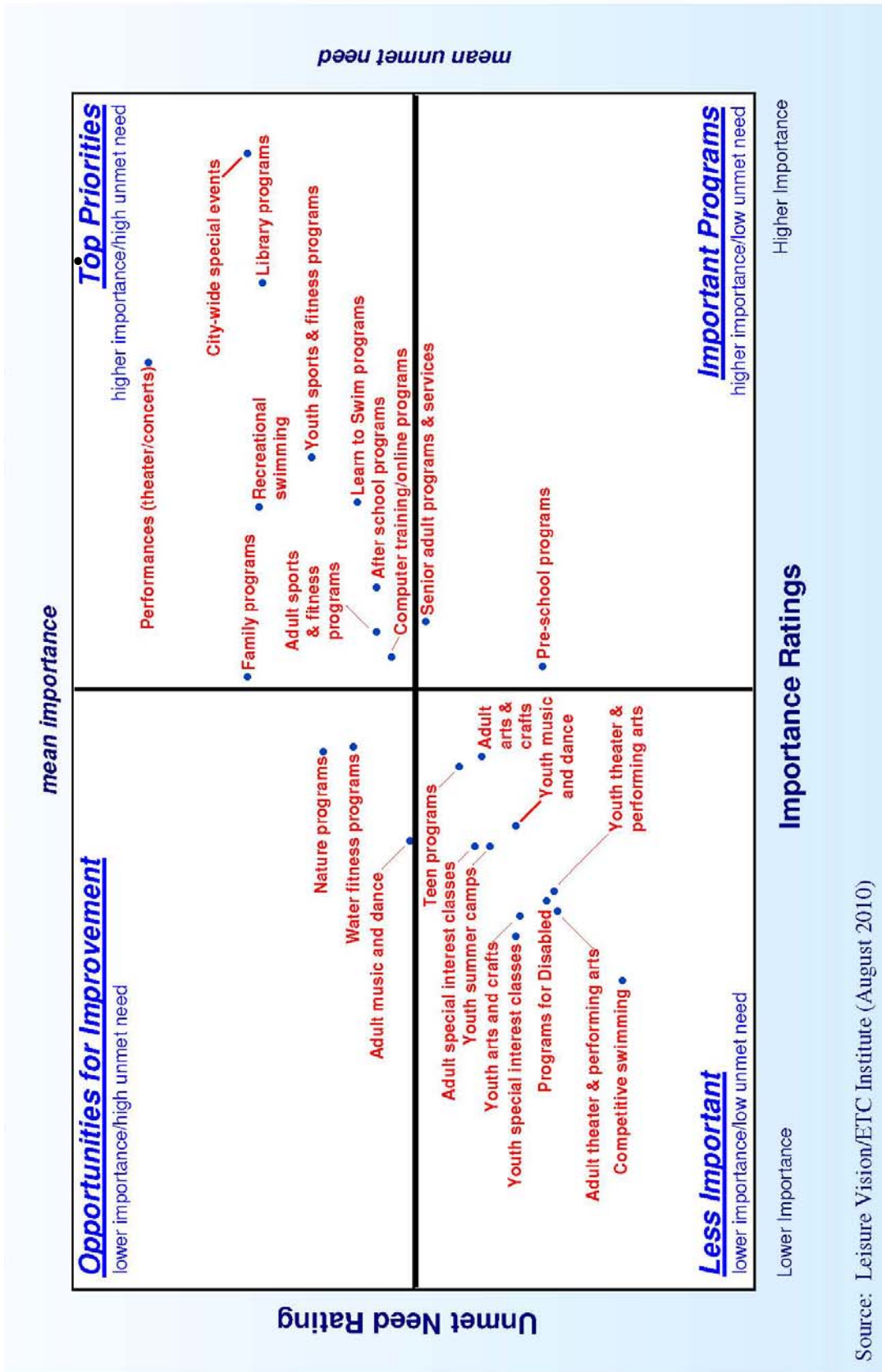
Figure 2: Importance/Unmet Needs Assessment Matrix for Recreation Facilities



Source: Leisure Vision/ETC Institute (August 2010)



Figure 3: Importance/Unmet Needs Assessment Matrix for Recreation Programs



Source: Leisure Vision/ETC Institute (August 2010)

### *Community Vision for the Park System*

Based on community feedback and an analysis of the existing park system, a new vision for the park system emerged. This vision is based on providing larger neighborhood and community parks with more active and self-directed opportunities to support health and fitness. A greater variety of facilities is desired to encourage recreation participation among diverse demographic groups. Residents want parks that are designed with park programming, safety and maintenance in mind. They want parks that include developed recreation space, natural open space, and basic amenities (e.g., restrooms and picnic tables), allowing park users and families to stay longer. Residents want parks that support more opportunities for group gatherings and special events. In addition, they need more specialized facilities, such as a multi-purpose indoor recreation center, an aquatic center, and a new sports complex. Residents prefer a park system connected by trails and off-street bikeways. These community preferences can be incorporated into policies and guidelines for the future park system to enhance recreation in Tracy.



## E. CHAPTER FINDINGS

The City of Tracy provides 335 acres of park land at 73 sites. Forty-five of these sites (62%) are mini parks with limited opportunities for active recreation and programming. Although neighborhood and community parks are preferred park types, these two park types together account for less than 40% of all sites. Existing parks provide a level of service of 4.1 acres per 1,000 residents.

Given the distribution of existing parks, the northern side of Tracy is better served by larger parks. The southern side of Tracy lacks similar access to community parks. This suggests a need to locate future parks in a way that balances distribution and access, based on the location of residential development in future service areas.

Participants in the public involvement process noted a preference for mid-sized neighborhood parks, since these sites support a variety of nearby recreation opportunities. The community also prefers multi-purpose community parks and specialized community facilities that are easily accessible and provide opportunities for large group gatherings and recreation programming. This vision is the basis for policies regarding new park development, as presented in Chapter 4.





## CHAPTER 4: Future Park Development



## FUTURE PARK DEVELOPMENT

The future park system of Tracy is envisioned as an integrated, well-distributed network of safe, attractive, well-maintained parks that provide a variety of recreation opportunities. Parks are distributed so that residents have access to neighborhood parks near their homes, and community parks a few miles away.



To create this system, City staff, developers, and key stakeholders will have to work together, with each considering the development, sustainability and stewardship of parks and facilities in the short and long term. This type of collaboration is needed to ensure that parks attract new residents and businesses, support a livable community, and enhance quality of life—not only when they are developed, but also in the future.

This chapter identifies future needs for park land and recreation facilities, along with the park policies and actions that should be implemented to meet these needs.

### FUTURE PARK NEEDS

The Community Needs Assessment, completed in Spring 2011, was a critical component in the parks master planning process. The needs assessment combined public feedback with a technical analysis of park access to determine the level of service at which parks and facilities should be provided in the future.

#### *Park Land Needs*

The City of Tracy currently provides park land at a service level of 4.1 acres per 1,000 residents. At a minimum, the City wants to maintain a service level of 4.0 acres/1,000 in the future. To maintain this service level as the community continues to grow, approximately 154 acres of new park land will be needed in future service areas at build out (Table 7).

*Table 7: Projected Park Land Needs in Future Service Areas*

	ESTIMATED HOUSING UNITS	FORECASTED POPULATION	ADDITIONAL PARK LAND NEEDS (ACRES) <sup>1</sup>
Future Service Areas	13,719	38,447	153.8
<b>TOTAL</b>			<b>153.8</b>

<sup>1</sup> Park land needs are based on a level of service of 4.0 acres per 1,000 people. These numbers do not reflect needs for parks in commercial, industrial, or infill areas.

Source: City of Tracy Infrastructure Master Plans Land Use Assumptions.

### *Park Land Allocation*

While park land needs continue to be based on a service level comparable to the existing LOS, acreage needs for neighborhood and community parks should be allocated differently to support the community's vision for larger parks and a greater variety of close-to-home recreation opportunities. Needs for neighborhood and community parks are based on the following allocation:

- **Three (3) acres per 1,000 residents for new neighborhood parks.** Based on population forecasts, approximately 115 acres of park land will be needed for new neighborhood parks at build-out.
- **One (1) acre per 1,000 residents for new community parks.** Based on population forecasts, approximately 38 acres of park land will be needed for a new community park(s) at build-out.

Consistent with the community's vision for the future, no new mini parks are needed. It is important to note that the population forecasts used in this analysis are at the conservative end of City growth estimates. These calculations should be updated if the number of proposed housing units in future service areas changes upon development.

### *Park Access and Service*

In the past, new parks were located and developed according to established City policies regarding park access and service area distances. A service area distance (also known as the service area reach or radius) is a measurement of the maximum distance residents are likely to travel from their homes to reach park amenities. As noted in the City's General Plan, previous service area distances were based on traveling approximately  $\frac{1}{4}$  mile to reach mini parks,  $\frac{1}{2}$  mile to reach neighborhood parks, and 2 miles to reach community parks (Objective OSC-4.1, Policy P-1).



These travel distances will change when larger parks are provided. Residents may have to travel a little farther—approximately  $\frac{3}{4}$  mile—to reach a neighborhood park. Similarly, the travel distance to community parks will increase, depending on where a new park is located. When locating parks, City staff and developers will have to work together to find the right balance between park size and travel distance, following the policies presented at the end of this chapter.

## FUTURE FACILITY NEEDS

Recreation facility needs were identified in the planning process by evaluating the provision of essential facilities in neighborhood and community parks (e.g., playgrounds, open turf play areas, and picnic areas); and analyzing recreation trends, participation and programs to assess specialized facility needs. Based on this analysis, facility needs include the following:



- A greater variety of amenities and facilities to serve diverse ages, cultures and interests
- More active use facilities to support fitness, exercise and sports
- More and a greater variety of facilities in neighborhood parks (a much greater level of development than found in current mini parks and small neighborhood parks)
- Facilities to support the City's program missions, including:
  - Strengthen community image and sense of place
  - Foster human development
  - Support economic development
  - Steward the environment
- Facilities to serve the City's four target markets:
  - Families
  - Teens
  - Senior/mature adults
  - Commuters

Based on these parameters, more specific facility needs were identified in two ways. First, design and development guidelines were created to define the types of facilities that should be included in all neighborhood and community parks. For these types of facilities, the actual number of parks will determine the total number of facilities needed. For example, in Chapter 5, Park Design and Development Guidelines indicate that each neighborhood park shall include a playground. Consequently, the total number of playgrounds needed in Tracy will be a factor of the total number of neighborhood parks developed.

Second, numerical level of service (LOS) guidelines were created to identify the anticipated numbers of facilities needed at build out. Presented in Table 8, these guidelines are based on the existing level of service, which was modified to account for new recreation trends and community preferences (as documented in the 2011 Community Needs Assessment Report). The LOS guidelines are presented in terms of the number of people served by one facility. The calculations present the total number of facilities needed in future service areas to serve an estimated increase in population of 38,447 at build-out.

Table 8: Facility LOS, Guidelines, and Future Needs

FACILITY TYPE	# OF EXISTING FACILITIES	EXISTING LOS <sup>3</sup>	DESIRED LOS GUIDELINE <sup>4</sup>	# OF NEW FACILITIES NEEDED TO MEET FUTURE DEMAND <sup>5</sup>
<b>Sports Fields</b>				
Baseball/Softball	11	7,413	4,000 <sup>6</sup>	10
Soccer	12	6,796	5,500	7
Turf fields (lacrosse, rugby football, Ultimate Frisbee)	0	--	8,500	5
<b>Sport Courts</b>				
Basketball	37 <sup>1</sup>	2,204	2,250	17
Bocce	2	40,774	20,000	2
Horseshoes	6	13,591	20,000	2
Tennis	16	5,097	5,000	8
Sand Volleyball	5	16,310	15,000	3
Shuffleboard	1	81,548	40,000	1
<b>Other Recreation Facilities</b>				
Climbing Wall/Rock	8	10,194	10,000	4
Community Garden	0	--	20,000	2
Disc Golf	0	--	40,000	1
Dog Park	1	81,548	15,000	3
Environmental Education Facility	0	--	40,000	1
Group Picnic Area (small or medium)	52	1,568	2,000	19
Group Picnic Shelter (large)	0	--	20,000	2
Multi-purpose Recreation Center	0	--	40,000	1
Roller Hockey	2	40,774	40,000	1
Skate Element	6	13,591	13,000	3
Special Event Venue	0	--	40,000	1
Swimming Pool	2 <sup>2</sup>	40,774	40,000	1
Water Play Area	3	27,183	20,000	2
<b>Paths and Trails</b>				
Hard-Surfaced Paths (Loop trails in parks)	31	2,631	3,000	13
Soft-Surfaced Paths (Fitness, nature, bike or interpretive trails in parks)	0	--	10,000	4

<sup>1</sup> Includes half and full courts.

<sup>2</sup> Includes the Pinkie Phillips Aquatic Center and the Joe Wilson Community Pool.

<sup>3</sup> Shows the number of people served by one facility based on the city's existing population of 81,548.

<sup>4</sup> Is expressed in terms of the number of people served by one facility.

<sup>5</sup> Is based on a forecasted population of 38,447 people at build-out.

<sup>6</sup> The needs identified in the 2006 Sport Field Needs Assessment support a guideline of 1 field per 2,850 people.



It is important to note that these numbers are *minimum general guidelines*. The facility needs identified in Table 8 are based on current assumptions about park development. The actual numbers of needed facilities may change during the creation of specific plans for each future service area for the reasons noted below:

- The actual number, size and types of parks developed will influence the number of facilities needed.
- The population forecasts used in this analysis are at the conservative end of city growth estimates. If more residential units are included in specific plans for the future service areas, then facility needs will be greater than indicated.
- The distribution of facilities will affect the number of facilities needed. As noted in park policies and design guidelines, facilities should be well-distributed geographically for equitable access. Since Tracy Hills, Alvarez & Others, Ellis, and Westside Residential are anticipated to add the greatest number of new residents respectively, this means that new facilities most likely will be needed in south Tracy, east Tracy, and west Tracy. However, if three new facilities are needed, and three new facilities were developed in new parks in south Tracy, then two additional facilities may still be needed to serve other areas of the city.
- Recreation trends and needs will change before some of the future service areas are expected to develop (in 30+ years). These changing trends will influence facility needs in the future.

#### *Specialized Facility Guidelines and Needs*

Highlights from Table 8 include the following:

- **Sports Fields:** More sports fields of all types will be needed to serve residents in future service areas in Tracy. Based on the guidelines presented in Table 8, approximately 10 new baseball/softball fields, seven new soccer fields, and five new multi-purpose turf fields (for football, lacrosse, soccer, rugby, and Ultimate Frisbee) will be needed to serve residents in future service areas.<sup>3</sup>

It is anticipated that Phase 1 development Youth Sports Park at Holly Sugar may help meet some of these future field needs. Following the development of the Youth Sports Park at Holly Sugar, the City will still need eight baseball fields, two soccer fields, and five turf fields in the future. Future fields ideally should be distributed around the City for close-to-home practice and game space, but also in complexes to support games and tournaments. Only part of these field needs will be met through the development of a new community park.

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<sup>3</sup> The guidelines noted in Table 8 for soccer and turf/football fields are based in part on the needs calculated in a 2006 Sport Field Needs Assessment, which identified a need for 31 baseball/softball fields, five football fields, and ten soccer fields through 2025. Since the planning horizon until build-out is anticipated to be 30+ years, the numbers presented in Table 8 should be used as minimum guidelines. Also, the baseball/softball guideline has been reduced (from 1 field per 2,850 people) to provide a more achievable guideline for the City of Tracy. If demand for baseball/softball continues as anticipated in 2006, the City will need to evaluate options to provide more ballfields.

- **Swimming Pool.** One (1) new pool for recreational swimming will be needed in future service areas. A funding mechanism will need to be in place to ensure that a swim facility can be maintained and operated affordably in the future.



- **Indoor Recreation Center:** One indoor multi-purpose recreation center will be needed to address increasing demands for indoor recreation programming (for all ages), as well as meet future needs for gymnasium space. As noted in the *Citywide Public Facilities Master Plan*, a new multi-purpose recreation center of approximately 45,000 square feet is needed, with dividable gym space, specialized indoor courts, fitness/exercise rooms, a multi-purpose room, social space, and dedicated space for seniors, teens, youth, and pre-school children. In addition, upgrades will be needed at the Lolly Hansen Senior Center and Tracy Community Center to enhance capacity and meet the needs of a growing community. A funding mechanism will need to be in place to ensure that this facility can be maintained and operated affordably in the future.

- **Special Events Venues/Group Shelters:** Outdoor event space will be needed in Tracy to support community events, fairs and festivals, and large-group gatherings. Table 8 notes a need for one large-scale special event venue (e.g., an outdoor amphitheater, event pavilion or festival space) and two large-group picnic shelters (capacity 100+ people) at build-out. These types of facilities are appropriate in community parks and will support City efforts to strengthen community image and sense of place.<sup>4</sup>

- **Trails and Pathways:** Both the *Transportation Master Plan* and the *Storm Drainage Master Plan* recommend trail development to support non-motorized transportation. In addition to those proposed pathways, hard-surfaced loop trails within parks will be needed to support trail-related recreation, such as walking, dog-walking, biking, rollerblading, skateboarding, scooter use, etc. In addition, soft-surfaced trails will be needed within parks to support exercise (jogging), bicycling (BMX or mountain bike), nature interpretation and hiking. Trails in natural areas (with associated facilities) also will support opportunities for environmental education and programming.

- **Community Gardens:** Two community gardens, with support amenities, will be needed to serve residents in future service areas. If geographically dispersed for easy access, community gardens will be needed in south and east Tracy.

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<sup>4</sup> A recently constructed Downtown Plaza provides an outdoor gathering space for current city residents.

- **Dog Parks:** Three fenced, off-leash dog areas will be needed to serve residents and their pets in future service areas. If geographically distributed for equitable access, new dog parks will be needed in south Tracy, east Tracy, and west Tracy.
- **Environmental Education Facility:** New facilities will be needed to support program development in environmental education/stewardship, one of Tracy’s mission-led program areas. In addition to interpretive trails and signage, one environmental education facility will be needed to support group-use for outdoor education. Although this facility may take many forms, it is envisioned to include (at a minimum) a rustic, open-air shelter with tables, storage, and nearby restrooms suitable for interpretive programs and nature classes.
- **Other Recreation Facility Needs:** A greater variety of recreation facilities will be needed in Tracy to support the diverse recreation interests of residents in future service areas. This includes facilities such as water play areas, disc golf courses, sport courts, and diverse play opportunities that reflect changing recreation trends and interests.

Many types of recreation facilities are not noted in the needs assessment; however, future city residents will still need a variety of facilities. In the 30+ years until build-out, recreation trends and needs may change. Developers and the City should continue to work together to determine the best mix of facilities for each park, depending on the types of recreation facilities already provided nearby, the desired character for the park in question, and changing needs as the community grows. The policies and actions presented below address several of these factors in meeting community needs.

## PARK DEVELOPMENT POLICIES

To meet the needs identified in this chapter, new parks and recreation facilities shall be developed in future service areas according to the following policies and actions. The policies support the City’s General Plan goals to provide parks, open space, and recreation facilities and services that maintain and improve the quality of life for Tracy residents.<sup>5</sup> They provide a framework for more specific policies relating to park design and development, which are presented in the next chapter. Both sets of policies should be taken into consideration when planning, designing, and developing parks and recreation facilities that support residential growth in future service areas.




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<sup>5</sup>These policies apply to parks serving residential development in future service areas. They do not apply to the development of new parks in commercial/industrial areas or other areas of the city.

*GROUP #1: Park Requirements for New Development*  
*Ensure that new development is responsible for providing appropriately designed and located parks and recreation facilities to serve new residential areas.*



### **Policies**

1-P1. New park development in future services areas shall include the following types of parks:

#### Neighborhood Parks

- Definition: Medium-sized parks that provide recreation opportunities within walking or biking distance for residents in one or more neighborhoods.
- Service Area: Approximately  $\frac{3}{4}$ -mile radius
- Size Range: 4 to 10 acres<sup>6</sup>

#### Community Parks

- Definition: Large parks that provide specialized opportunities or community-scale facilities to serve a substantial portion of the City. Community parks may include specialized facilities, such as aquatic centers, sports complexes, and community centers. They may also provide a mix of active and passive recreation amenities, including large-group gathering spaces and unique facilities to support diverse recreation opportunities.
- Service Area: Approximately 2-3 mile radius
- Size Range: 30 - 50 acres

1-P2. The City shall require that new developments provide neighborhood and community park acreage and park development impact fees at a service level of 4 acres per 1,000 residents.

1-P3. The dedication of resources for park land shall be based on an allocation of 3 acres per 1,000 residents for neighborhood parks and 1 acre per 1,000 residents for community parks.

1-P4. The City shall have the discretion to consider unique park types in exceptional cases. These exceptions for consideration are defined in Park Design and Development Guidelines (Chapter 5).

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<sup>6</sup> The layout and density of new residential areas will influence the desired park size. In general, parks are desired within  $\frac{3}{4}$  mile of most residents, and should be sized appropriately to maintain this travel distance. However, in high-density residential areas, where fewer residents have yards and more people are likely to rely on public transportation, neighborhood parks may be as small as 4 acres to decrease the travel distance to  $\frac{1}{2}$  mile and provide nearby recreation opportunities. Because this will affect the types of facilities that can be provided, two smaller parks (4-6 acres) located in the same vicinity should be co-planned to provide different recreation opportunities.

1-P5. New neighborhoods should be designed so that parks are located within walking or biking distance (approximately 3/4 mile) from most residents. New parks should be located and designed to maximize pedestrian and bicycle access from surrounding neighborhoods.

1-P6. New neighborhood parks should be located in areas that are reasonably central to the neighborhoods or subdivisions they are intended to serve, unless new parks can be co-located adjacent to schools, existing park sites (in adjacent service areas), storm drainage detention basins, public facilities, off-street trails, or park sites in adjacent neighborhoods to maximize usability. (Public facilities include libraries, police and fire stations, recreation buildings or other government or non-profit facility.)



1-P7. The parks development priority, for any residential project located within 3/4 mile of an existing park, shall be to increase the size of that existing park, unless restricted by existing development.

1-P8. All new neighborhood parks, wherever feasible, shall connect to Class I Bikeways (off-street pathways) or regional trails.

1-P9. Community parks should be located so that all residents have access within approximately 2-3 miles from their home. New parks should be located and designed to maximize pedestrian and bicycle access from surrounding neighborhoods.

1-P10. All new community parks and major recreation facilities shall connect to Class I Bikeways (off-street pathways) or regional trails.

1-P11. The City shall ensure that park acquisition, design, and development are consistent with all City standards, specifications and guidelines related to parks, right-of-way, and open space development (including minimum park size standards).

1-P12. The design and development of proposed new parks and facilities shall take into account City guidelines and goals for park maintenance, recreation programming, sustainability, ADA accessibility, connectivity, parking, resource conservation and community development. The City shall involve all affected or interested departments, and applicable stakeholders such as the Parks and Community Services Commission, in the review and approval of parks master plans to ensure that parks effectively address these elements.

1-P13. The City shall make every effort to complete timely construction of parks and recreational facilities serving new development concurrently with completion of those developments.

### **Actions**

1-A1. Establish impact fee methodology to reflect the desired level-of-service standards for amenities, maintenance, and renovation.

1-A2. Create a park plan review protocol to ensure that key City staff, including but not limited to, staff from Parks Maintenance, Parks and Community Services, and Development



and Engineering, and applicable stakeholders such as the Parks and Community Services Commission are involved in the review of proposed plans for new parks and facilities.

1-A3. Periodically assess recreation program needs and make this information available to the public and the development community to consider in planning, designing and developing parks.



1-A4. Identify maintenance costs for parks in each specific plan (in consultation with Parks Maintenance staff) and establish necessary funding mechanisms to support these operations on a long-term basis. Funding shall include preventative maintenance and scheduled renovation/rehabilitation.

1-A5. Locate one (1) new neighborhood park between the current terminus of westbound Schulte Road and Lammers Road (Westside Residential planning area).

1-A6. Locate one (1) new neighborhood park in the Tracy Hills planning area at the highest elevation where views of the city and surrounding region are provided.

1-A7. Locate one (1) new community park in the southern portion of the city (Tracy Hills planning area).

#### *GROUP #2: Facility Requirements for New Development*

*Provide diverse, geographically accessible recreation facilities in Tracy.*

#### **Policies**

2-P1. The City shall follow Park Design and Development Guidelines for meeting minimum facility requirements for each park type.

2-P2. The City shall provide specialized facilities according to the minimum level of service guidelines presented in this plan.

2-P3. The City should distribute specialized recreation facilities to ensure geographic accessibility and meet identified community needs, particularly in service areas with greater residential development. This shall include but not be limited to:

- New sports fields of all types (baseball/softball, soccer, and multi-purpose turf fields) throughout the city, but particularly in south Tracy. Where feasible, these may be provided in neighborhood parks for close-to-home practice and game space, but also should be provided in community parks to support games and tournaments.
- One (1) new pool for recreational swimming in a centralized or easily accessible location.
- One (1) new indoor multi-purpose recreation center in a centralized or easily accessible location.
- One (1) large-scale special event venue (e.g., an outdoor amphitheater, event pavilion or festival space) in a centralized or easily accessible location.



- Two (2) large-group picnic shelters (capacity 100 + people), with one in south Tracy and one in north or east Tracy.
- Two (2) new community gardens, with one in south Tracy and one in east Tracy.
- Three (3) new dog parks in south, east, and west Tracy.
- One (1) new environmental education facility adjacent to a large natural area.

2-P4. The City shall follow Park Design and Development Guidelines for providing additional active and passive recreation amenities in parks. This shall include a variety of indoor and outdoor facilities to support diverse programmed and unprogrammed recreation events and activities.

2-P5. The City shall continue to expand and build traditional recreational facilities, such as athletic fields, sports courts, swimming pools, skate parks and recreation centers to meet growing community needs.

2-P6. The City should provide non-traditional features in parks to respond to changing recreation trends and address specialized interests and needs. Non-traditional features, which include activities that appeal to a smaller segment of the community, should be determined by neighborhood- or community-wide needs and approved by the City.

2-P7. The City should design and develop distinctive or unique facilities in parks to reflect the character of the neighborhood and community, as per Park Design and Development Guidelines.

### **Actions**

2-A1. Update park design and development requirements on a regular basis.

2-A2. Conduct public outreach to periodically assess changing recreation needs and trends. Provide this information to developers to use in planning, designing and developing parks.

2-A3. Ensure that park design in future service areas supports programmable outdoor space for outdoor camps, classes and special events, such as sports fields, practice space, shelters or plazas for group gatherings and organized activities, performance and event venues, etc.

2-A4. Ensure that park design in future service areas supports self-directed recreation, such as disc golf, unprogrammed sports (field space and sport courts), interpretive trails, outdoor fitness, etc.

2-A5. Incorporate recreation programming into park design and development to create parks and spaces that support environmental stewardship, education, and interpretation. These may include self-directed opportunities (e.g., nature trails, interpretive signage, trail brochures, community gardens) and directed programs (e.g., guided nature hikes, horticultural and gardening programs, wildlife viewing) where feasible.

2-A6. Design and develop a multi-purpose recreation/community center that includes space for all ages (especially teens and seniors), gymnasiums and specialized areas for fitness and recreation, classrooms and social space, and staffing/administrative space. Locate this facility in a centralized location, on an arterial street, linked to a Class I Bikeway and on a transit route, to ensure easy access by pedestrians, bicycles, automobiles, and transit. Consider the integration of a branch library or other compatible joint-use opportunity.

*Group #3: Sustainable Park Development*  
*Design and develop new parks to promote resource conservation and sustainability.*

**Policies**

3-P1. New parks should incorporate and protect existing natural elements, such as hillsides, creeks, channels, and natural areas. (See Chapter 5 regarding the percentage of park acreage credits that may be given for natural areas.)

3-P2. New park development should incorporate native plant species.

3-P3. The design, development, and construction of park and recreation facilities shall be based on sustainable guidelines that support resource, water and energy conservation practices.

3-P4. The City shall develop a tree maintenance and management plan to expand and enhance the existing urban forest.

**Actions**

3-A1. Implement Park Design and Development Guidelines that are consistent with City guidelines and support the inclusion of natural areas within neighborhood parks and community parks.

3-A2. Explore potential partnerships to create farm parks that support community gardens, urban agriculture, environmental and horticultural education, interpretation, and programming.

3-A3. Collaborate with the San Joaquin Council of Governments to preserve and protect undeveloped lands inside of the City's SOI and within future service areas. Include natural areas within parks, and consider the role of park land in the implementation of the San Joaquin Multi-Species Habitat Conservation and Open Space Plan and any future Habitat Conservation Plans.

3-A4. Consider opportunities for natural area parks that include trails, interpretive signage, nature kiosks, and similar features to promote environmental education and passive recreation.

3-A5. Ensure that all landscape projects comply with the City's Water Ordinance and requirements of AB 1881.

3-A6. Implement other resource conservation strategies noted in Park Design and Development Guidelines (Chapter 5).





*Group #4: Park Maintenance  
Plan, design and develop new parks and facilities to  
be able to maintain these resources as City assets.*

4-P1. The City shall review all park plans and designs to assess requirements for long-term maintenance and stewardship. Design modifications may be proposed where needed.

4-P2. The City shall determine the maintenance needs and costs for all new parks and major public facilities prior to development, identifying funding mechanisms for preventative maintenance, routine maintenance, and life-cycle costs such as long-term renovation and capital replacement.

4-P3. Maintenance funding shall be provided by establishing funding mechanisms for all neighborhood parks in future service areas. Maintenance funding shall cover preventative maintenance, routine maintenance, and life-cycle costs such as long-term renovation and capital replacement.

4-P4. The City should implement strategies to decrease the level of effort needed for system-wide maintenance, such as developing larger parks, standardizing (within an acceptable range) park site furnishings for ease of maintenance, and integrating low-maintenance plantings and non-turf (no-mow) areas.

**Actions**

4-A1. Design new parks for efficient maintenance by involving Park Maintenance and program staff (operations and financial administration) in the design process, evaluating operational impacts and feasibility prior to final design approval, and developing maintenance management plans prior to construction.

4-A2. Continue to improve maintenance cost estimating for new parks. Ensure that maintenance costs include a built-in, sustainable inflationary clause, capital replacement costs, and cost estimates based on full site development, rather than development phases.

4-A3. Update the list of approved amenity and facility styles, plant/landscaping palettes, color choices, etc., to create a more standardized maintenance approach to parks in future service areas. Address needs for accessible and vandalism-resistant structures and amenities.

4-A4. Establish a funding mechanism for preventative maintenance, routine maintenance, and capital costs for renovation and replacement after the end of the facility's life cycle.

## CHAPTER FINDINGS

As Tracy grows, new parks and recreation facilities will be needed in new residential areas to sustain the City's current level of service for park land at 4 acres per 1,000 residents. To achieve the community's vision for the future, approximately 115 acres of new neighborhood parks and 38 acres of new community parks will be needed in future service areas. According to this vision, more mid-sized neighborhood parks will be needed to provide close-to-home recreation opportunities, and a community park will be needed especially in southern Tracy to address the needs of new residents in this part of the city.

A variety of recreation facilities will be needed to serve new residents in Tracy. General level of service guidelines are provided in this chapter to indicate the number of specialized facilities needed in future service areas at build-out. The distribution of new facilities will be an important factor to take into account when developing parks.



Park policies presented in this chapter ensure that new parks are designed to address City needs for recreation facilities, programming, maintenance and sustainability. With these new policies, the minimum size for new parks is 4 acres. New parks should provide more active and diverse recreation opportunities, including connections where feasible to the City's Class I Bikeways (off-street pathways). The policies require more coordination with City Park Maintenance and programming staff to help ensure that new parks continue to be successful, well-used, well-maintained assets into perpetuity.





## CHAPTER 5: Design and Development Guidelines





## DESIGN AND DEVELOPMENT GUIDELINES

The strength of a successful park system is that it provides diverse recreation opportunities throughout the community to encourage recreation participation among all residents. The ideal park system will provide an array of park sites with amenities and facilities appropriate to the unique culture of their surroundings. While the character of each park



will be unique, park elements will reflect specific standards and guidelines that address park safety, usability, maintenance efficiencies, sustainability, layout and location, and accessibility. Site selection, park design, and development choices should support each park's function so that diverse recreation opportunities are provided and sustained into the future.

To support a successful park system, Park Design and Development Guidelines are presented below to document City expectations and requirements. These specific guidelines supplement the park policies and

actions noted in the previous chapter, and shall be followed in addition to other state and federal mandates for park development. General planning and development guidelines for all parks are presented first, followed by specific guidelines by park type.

### GENERAL PARK GUIDELINES

#### *Land Acceptability*

- G1. Ensure that all land within park site is of a size and shape suitable for park use. Proposed park sites that are too small (less than 4 acres), non-contiguous or of an irregular shape not conducive to park use will not be considered for credit or acceptability.
- G2. Avoid elements that restrict the function, development or usability of the land, such as underground or overhead utilities, unsuitable topography, or contamination.
- G3. Identify sites with easements or other development restrictions. The City shall not approve a park site that is too restrictive for its intended use.
- G4. Follow individual park type requirements regarding the percentage of each park that shall support active recreational uses (e.g., formal ball fields, courts, and playgrounds). Golf courses shall not be counted towards any park acreage for new development.
- G5. Avoid park sites with extensive or excessive slopes, swales, drainage courses, creeks, wetlands/biological habitat and similar landscapes, which may be unacceptable for park dedication credit. However, allow natural areas for passive recreation as defined within the requirements for each park type.
- G6. Do not allow full park acreage credit for storm water detention basins. A partial credit up to 30% may be considered by the City depending upon the improvements constructed in the basin.

- G7. Locate each park site so that it has a minimal negative impact on surrounding residential areas due to park uses, lighting, noise, traffic, etc. Accordingly, residential back-on lots against parks and side-on lots are discouraged.

*Park Planning and Design*

- G8. For each proposed park, prepare a site master plan. Master planning, phasing, timing, finance and maintenance responsibilities must be defined and resolved by the developer(s) to the City's satisfaction prior to approval of the site master plan.

- G9. Involve all key players in the master planning and design process to address the following issues: maintenance, renovation and replacement costs, funding availability, public safety, recreation programming, and ADA accessibility.



- G10. Provide opportunities for nearby neighbors (if any), and applicable stakeholders such as the Parks and Community Services Commission, to be involved in the master planning and design of neighborhood and community parks.
- G11. When master planning and designing parks, be cognizant of local conditions, including topography, site context, and neighborhood character.
- G12. Where feasible, incorporate unique or significant natural elements in proposed parks, including existing vegetation, hillsides, creeks, and channels as per design guidelines noted below.
- G13. Where feasible, incorporate unique cultural, historical, or agricultural areas and/or features for recreation purposes.
- G14. Promote individual character in the development of each park. Items of historic or cultural significance, public art and historic and environmental interpretive elements should be considered for inclusion in all park sites to contribute to park identity and individual character.
- G15. Develop distinct themes for each park site to establish a unique character and identity. Contingent with approved city palettes, themes may be highlighted through the use of colors, materials, furnishings, equipment and plant selections. Details, colors and materials should be consistent throughout the individual park sites.
- G16. Ensure that proposed park design and construction, including park amenities and facilities, are consistent with City design detail and specifications.
- G17. Ensure that all elements, facilities, materials and equipment are in compliance with all current safety, accessibility and design standards, laws, regulations and any other mandated requirements.
- G18. Balance maintenance impact with creative park design, ensuring that park design is also efficient, sustainable and affordable to maintain in the long-term.
- G19. Incorporate new technologies into park designs to facilitate operational efficiency.

- G20. Emphasize public safety and security by considering Crime Prevention through Environmental Design (CPTED) guidelines in the design and operations of parks and facilities. Guidelines include the appropriate use or exclusion of lights to deter crime, landscaping to allow unobstructed views of surrounding areas, and the location of play equipment and other recreation facilities in areas that are highly visible from the street.

*Sustainable Planning and Design*

- G21. Implement a water efficiency program in compliance with AB 1881, the Water Conservation in Landscaping Act, and all other water efficiency legislation in effect at the time of design such as:



- Incorporate water-efficient fixtures in all new restrooms and water fountains.
  - Develop water-efficient irrigation systems linked to a centralized, irrigation control system.
  - Use filtered water recycling or holding systems in all new water play areas and fountains.
  - Use reclaimed water for park irrigation where appropriate. (Note: Reclaimed water cannot be used in water play areas.)
- G22. Use environmentally sustainable park development practices, materials, and green building techniques such as::
- Use local and recycled materials in buildings and park furnishings where appropriate.
  - Pursue LEED-compliant construction in the development of indoor facilities. This does not require LEED certification.
- G23. Encourage environmentally sustainable landscape designs that minimize surface water runoff.
- Use permeable surfacing in new paved trails and parking lots where feasible.
  - Incorporate bioswales and drainage channels as a functional and aesthetic park feature where appropriate.
- G24. Preserve habitat and natural resources within parks.
- Design “no-mow” zones within parks in appropriate places.
  - Protect existing habitat for native species where appropriate.
  - Plant natural vegetation in parking lot islands where appropriate.
- G25. Integrate sustainable plant materials in landscaping where feasible.
- Use drought tolerant plants where appropriate.
  - Minimize turf areas that are not designed to support active or passive recreation use.

- Use lawn/turf substitutes in all park areas not required for recreation. These include grasses and ground cover plants that require less water, fertilizers, and maintenance (mowing) than traditional turf.
- Provide mulch in plant beds and tree rings to help conserve water and suppress weeds.

### *Park Amenities/Layout*

- G26. Ensure that all park elements, facilities, materials and equipment comply with current safety, accessibility and design standards, laws, regulations and any other mandated requirements.
- G27. Create a circulation system that provides direct access to restrooms, play areas and sports fields, but permits users to bypass other amenities.
- G28. Minimize the impacts of park development on adjacent land uses, including impacts associated with noise, traffic and lights. Locate active amenities, such as basketball courts and sports fields, away from neighboring homes. Avoid sports field lighting in neighborhood parks.
- G29. Locate amenities, such as playground equipment and basketball courts, in areas that are visible from adjoining streets while considering impacts, such as noise and lighting, on neighboring properties to promote safety and encourage use.
- G30. Locate sports courts in areas of the park that maximize visibility to promote security and provide immediate access to users.
- G31. Design sports fields and sports courts with a north-south orientation.
- G32. Position play spaces a minimum of 50' from street or parking areas, when park configuration permits. Enclose play areas that are closer than 25' to arterial or collector streets and parking areas with 3' high non-climbable fence.
- G33. Locate permanent restrooms in highly utilized and visible areas to reduce vandalism risks and deter undesirable behavior.
- G34. Where appropriate, consider lighting to extend the use of outdoor facilities at night, such as sports fields, skate parks, basketball courts and children's play areas.
- G35. Design lighting systems and select fixtures to minimize light pollution/spillage.
- G36. Integrate non-lattice structures to provide adequate shade. Include shade covers in playground designs as deemed necessary by City.
- G37. Integrate park equipment that is specifically designed to withstand vandalism, graffiti, and fire, as noted on a City-approved list of site furnishings.
- G38. Provide a minimum of 5 parking spaces on site per park acre. Parking requirements may be met using onsite parking in accordance with the guidelines provided with each park type. If sports fields are provided, 50 spaces per field should be a minimum guideline. Sufficient parking spaces shall be provided at each park to comply with ADA requirements.





*Entry/Accessibility*

- G39. Connect parks to surrounding neighborhoods by sidewalks, bicycle lanes and/or off-street trails to provide multiple ways of accessing parks. Where possible, locate entry near bus stop or crosswalk, or incorporate these into the neighborhood design.
- G40. Design parks using universal access principles to facilitate access and movement within parks for people of all ages and abilities.
  - o Elements within the park should be connected with an accessible hard-surfaced trail.
  - o Primary pathways should be a minimum of 10 feet wide to accommodate maintenance and emergency vehicles. Secondary pathways should be a minimum of 5 feet wide to minimize user conflicts.
  - o Park amenities such as playgrounds, picnic tables, drinking fountains and benches shall be accessible to all users and abilities and meet ADA requirements.
  - o Ensure that the safety surfacing beneath swings and playground equipment meets safety and ADA requirements, without a drop-off from the surrounding surface.
- G41. Provide a main entry which gives a sense of arrival and entry. Entry point should include park signage consistent with City standards and may include special features.
- G42. Design pathways to accommodate maintenance and emergency vehicle access. When feasible, include a separate entry for maintenance vehicles away from the main entry and away from active play areas.
- G43. Locate garbage dumpsters for easy access by trash pick-up vehicles, yet away from the park’s main entry and away from active play areas.

**GUIDELINES BY CLASSIFICATION**

Design and development guidelines for new neighborhood and community parks specify the following:

- **Description:** This section defines the park classification and describes the typical length of use and means of travel to these types of parks.
- **Benefits:** The key benefits provided by this park type are noted.
- **Site Selection Considerations:** Criteria to consider in the acquisition and development of new parks include location, site size, and site access guidelines.
- **Required Amenities:** These amenities should be provided in every new park of this classification.
- **Amenities to Consider:** These amenities and facilities are appropriate for this type of park and should be considered during the master planning and design process to enhance park opportunities and provide more diverse recreation experiences.



(Note: This list is not exclusive and other types of appropriate amenities and facilities may be considered.)

- **Amenities to Avoid:** These elements are not compatible with the park classification and should not be included.
- **Exceptions:** In a few cases, the City may consider a few allowable exceptions to the stated guidelines for neighborhood and community parks. Exceptions that the City *may consider* are noted after guidelines for each park type.
- **Images:** Images of typical park features are presented.

### *Neighborhood Parks*

#### **Description**

- Neighborhood parks are medium-size parks (4-10 acres) that provide varied recreation opportunities within walking or biking distance of residents in one or more neighborhoods.
- The typical neighborhood park user:
  - Comes from approximately ¾ mile of the park.
  - Arrives on foot or bicycle.
  - Visits the park for two hours or less.

#### **Benefits**

- Provides close-to-home recreation opportunities for residents of all ages.
- Contributes to neighborhood character and identity.
- Serves the recreation needs of families.
- Supports individual health and wellness by providing nearby active recreation opportunities.
- Provides open space and protects/restores natural areas.

#### **Site Selection**

The following site selection criteria shall be met:

- NP1. **Minimum Size:** 4 acres, with at least 5-6 acres preferred in single-family residential areas
- NP2. **Maximum Size:** 10 acres
- NP3. **Frontage:** Provide two street frontages.
- NP4. **Vehicle Access:** Where possible, access to the site should be provided via a local or collector street with sidewalks, not an arterial.
- NP5. **Bike/Pedestrian Access:** Access routes should encourage pedestrian and bicycle entry by minimizing physical barriers, such as steep slopes and the crossing of major arterials.



- NP6. **Connectivity:** Where feasible, the park should be linked to the City’s trail and bikeways system (preferred), or located within ½ mile of a Class I bikeway.
- NP7. **Configuration:** The site should be a contiguous, usable shape as determined by the City.
- NP8. **Development Capacity:** At least 80% of the site should be relatively level, developable and usable.
- NP9. **Natural Areas:** Should contain natural areas (through protection or restoration) for passive recreation, resource/habitat protection, windbreaks, and site aesthetics/character on 10-20% of the site.
- NP10. **Open Space:** Non-developed, non-natural park areas should be designed as attractive open space, with appropriate ground cover, grasses, and plantings consistent with City water conservation and landscaping guidelines.

### **Required Amenities**

All new neighborhood parks shall include the following amenities:

- NP11. Site identification signage consistent with City standards.
- NP12. Appropriate site furnishings (benches, bike racks, drinking fountains, trash receptacles, picnic tables, etc.) for the intended size and use of the park, as per City approval.
- NP13. Playground equipment or comparable creative play environment for ages 2-5 and ages 6-12 (or a play environment serving ages 2-12), including climbing apparatus and swings.
- NP14. Flat, open, contiguous turf area for unstructured play; minimum one acre.
- NP15. At least one small picnic/shade shelter with tables (serving 25-30 people).
- NP16. At least one active use amenity, such as a sport court, skate spot, or other compatible active use facility.
- NP17. Accessible pathway connecting park elements.
- NP18. Hard-surfaced looped pathway. This pathway may be part of the accessible pathway connecting park elements.
- NP19. Permanent restrooms (minimum of two unisex accessible stalls).
- NP20. Natural area on 10-20% of the site.
- NP21. General landscape improvements in open space areas, including ground covers, plantings and trees for shade and windbreaks.
- NP22. On-street and/or off-street parking to adequately meet the demand generated by park elements and minimize the impact on neighborhood parking and traffic. At a minimum, 5 spaces should be provided per developed park acre. At least half of these spaces must be provided on-site.
- NP23. Garbage dumpsters (located away from main entry and play areas).

### **Additional Amenities to Consider**

All new neighborhood parks shall include some of the following additional amenities as approved by the City:

- NP24. Additional contiguous turf area for unstructured play (to create a larger play space than required).
- NP25. Individual covered picnic tables.
- NP26. Additional small or mid-sized picnic shelter and barbecues (serving 25-30 people or 40-60 people).
- NP27. Basketball court (full or half court).
- NP28. Tennis courts (single or paired; unlighted).
- NP29. Volleyball court (sand).
- NP30. Skate features.
- NP31. Non-lighted sports fields for organized league practice and play (e.g. baseball/softball, soccer, or multi-purpose field overlays), strongly considered in parks of 8-10 acres in size.
- NP32. Small-scale spray or water-play area.
- NP33. Other neighborhood-compatible sports facilities, such as handball courts, tennis wall, track, bocce, shuffleboard, horseshoes, roller hockey, etc.
- NP34. Seatwalls or hillside seating.
- NP35. Gazebo trellis or arbor.
- NP36. Interpretive signage.
- NP37. Public art.

### **Amenities to Avoid**

The following amenities shall not be provided in neighborhood parks:

- NP38. Community or regional-scale recreation facilities, such as recreation centers, stadiums, sports complexes, synthetic turf fields, swimming pools, aquatic centers or other indoor activity space.
- NP39. High-maintenance landscaping improvements (e.g., rose gardens).

### **Exceptions**

The City of Tracy may consider partial credits (up to 30% of the park acreage requirement) for linear parks in lieu of neighborhood parks for dedication requirements. Linear parks are more likely to be approved where needs for neighborhood parks can also be met or where linear parks are built in connection with the development of neighborhood parks. Like other neighborhood parks, the maintenance of linear parks will be funded through Landscape Maintenance Districts. This park type and its requirements are defined below:

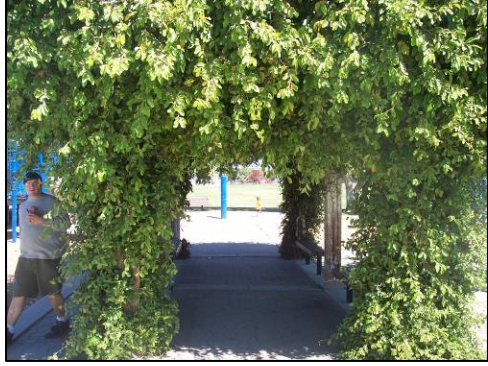
- **Linear Park:** A linear park is an elongated park that provides trail-related recreational opportunities, allows for uninterrupted and safe pedestrian and bicycle movement throughout the community, and protects open space corridors. The City may approve construction of linear parks on a case-by-case basis if they meet the requirements of this section. Linear parks shall provide off-road trail corridors that include pedestrian and bike pathways that connect to a Class I Bikeway and/or other key community destinations (e.g., park, school, library, marketplace, or California Aqueduct trail). The linear park must also provide drivable access for maintenance and emergency vehicles. Proposed linear parks cannot be located within active transportation, utility, or stormwater corridors. However, they may be adjacent to these features or connect to proposed trails in these areas. The linear park shall be of sufficient width to provide a maximum amount of usage to accommodate both bicycles and pedestrians. If linear parks are designed to be integrated into utility easements and corridors, the park widths shall be in addition to widths of the easements. Lengths or segments less than 0.5 miles may not be able to support the intended recreational use and purpose of linear parks. The linear park shall include facilities such as trails, viewpoints, seating areas, interpretive signage, par course/outdoor fitness equipment, mileage markers, disc golf, landscaping amenities, etc.

The City may consider the development of a smaller neighborhood park provided it can be co-located adjacent to schools, existing park sites (in adjacent service areas), storm drainage detention basins and public facilities that provide a dual-use opportunity, off-street trails, or park sites in adjacent neighborhoods to maximize usability.

### Neighborhood Park Images







## Community Park

### Description

- Community parks are large parks (30 to 50 acres) that provide specialized or community-scale facilities to serve a substantial portion of the city. Community parks may include specialized parks, such as aquatic centers, sports complexes, and community centers. They may also include multi-purpose parks that provide a mix of active and passive recreation amenities, including large-group gathering spaces and unique facilities to support diverse recreation opportunities.
- The typical community park user:
  - Comes from within 2-3 miles of the park.
  - Arrives by auto, bus, bicycle or foot.
  - Visits the park for one to three hours.

### Benefits

- Provides a variety of accessible recreation opportunities for all ages.
- Provides opportunities for large group gatherings and community events.
- Supports organized sports, fostering a sense of belonging and sportsmanship.
- Provides diverse recreation opportunities to support a variety of interests.
- Supports individual and community health and wellness, by providing active recreation opportunities.
- Contributes to community character and identity.
- Supports community livability.
- Fosters a sense of community and civic pride.
- Provides open space and enhances the environment.
- Protects/restores natural areas and habitat.

### Site Selection

The following site selection criteria shall be met:

- CP1. **Minimum size:** 30 acres, with 40 acres preferred.
- CP2. **Maximum Size:** 50 acres
- CP3. **Frontage:** Site should front a collector or arterial street, with at least 200 feet of frontage. A minimum of two major street frontages are required.
- CP4. **Access:** Site access shall be provided via a collector or arterial street with sidewalks and bicycle lanes. Transit stop should be incorporated.
- CP5. **Connectivity:** The site should be connected via a Class I Bikeway to the City's trail system.
- CP6. **Configuration:** The park should be a contiguous, usable shape as determined by the City.

- CP7. **Development Capacity:** Approximately 75% of the site should be relatively level, developable and usable.
- CP8. **Natural Areas:** Natural areas are highly desirable. Community parks should (through protection or restoration) contain natural areas for passive recreation, resource/habitat protection, windbreaks, and site aesthetics/character on 15-25% of the site.
- CP9. **Open Space:** Non-developed, non-natural park areas should be designed as attractive open space, with appropriate ground covers, grasses, and plantings consistent with City water conservation and landscaping guidelines.

### **Required Amenities**

All new community parks shall include the following amenities:

- CP10. Site identification signage consistent with City standards.
- CP11. Appropriate site furnishings (benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended size, scale and use of the park.
- CP12. Larger, unique, thematic, or innovative play equipment for ages 2-5 and ages 6-12, including climbing apparatus, swings, and shade structures over play area.
- CP13. Larger sprayground or water play area.
- CP14. Flat, open, contiguous turf area for unstructured play; minimum one or more acres.
- CP15. At least one large group picnic area, with shade shelter, tables, barbecues, and appropriate amenities to serve a minimum of 100 people.
- CP16. At least one family picnic area with a minimum of 10 tables, barbecues and individual shade structures for at least half of all tables.
- CP17. At least two dedicated lighted, regulation sports fields for league practice and games for youth/adult softball, baseball, football, and/or soccer.
- CP18. Sports courts provided with the following as a minimum:
- One full basketball court (with four preferred in larger parks)
  - One sand volleyball court
  - Two lighted tennis courts (with four preferred in larger parks)
- CP19. One recreation amenity, such as a community garden, climbing spire/wall, disc golf course, skate park, or dog park.
- CP20. Permanent restrooms; minimum one accessible unisex stall per 5 acres and additional restrooms and/or stalls to support large group facilities.
- CP21. Accessible pathway system connecting park elements.
- CP22. Looped pathway (hard-surfaced), minimum one mile long. (Longer is preferable). This pathway may be part of the accessible pathway connecting park elements.
- CP23. Soft-surfaced jogging path or nature trail. One-half mile (or longer) is preferable.
- CP24. Natural area on 15-25% of the site.



- CP25. General landscape improvements in open space areas, including ground covers, plantings and trees for shade and windbreaks.
- CP26. On-site parking to adequately meet the demand generated by park elements. Not more than 20% of total parking spaces may be allowed off-site on collector streets. At a minimum, 5 spaces should be provided per developed park acre, with additional parking provided to support large group facilities and/or multiple sport fields.
- CP27. Garbage dumpsters (located away from main entry and play areas).

**Additional Amenities to Consider**

All new community parks shall include some of the following additional amenities:

- CP28. Additional contiguous turf area for unstructured play (to create a larger play space than required)
- CP29. Destination playground.
- CP30. Shade cover for playground.
- CP31. Climbing wall or spire.
- CP32. Large berm (e.g., tumbling hill, viewpoint, hillside slide).
- CP33. Sports fields for scheduled organized sports play or practice. Fields may be in complexes within the park, if space permits. Lighting should be provided.
- CP34. Sports stadium, grandstand, synthetic turf field.
- CP35. Additional sports courts (lighted or unlighted), such as basketball, tennis, volleyball, handball, bocce, shuffleboard, horseshoes, etc.
- CP36. Indoor recreation center, gymnasium, or community center.
- CP37. Additional recreation amenities, such as a community garden, disc golf course, running track, skate park, freestyle BMX park, dog park, roller hockey, par course, or outdoor fitness equipment.
- CP38. Specialty facilities, such as R/C car track or airfield, miniature golf, fishing pond, mountain bike trail, BMX dirt track, or other compatible use.
- CP39. Outdoor amphitheater or hillside seating.
- CP40. Display gardens; permaculture.
- CP41. Interpretive signage.
- CP42. Interpretive trail, environmental education facility, nature kiosk.
- CP43. Public art or memorial.
- CP44. Specialty landscaping (flower beds, rose gardens, etc.). These must be consistent with higher maintenance and funding expectations for this site.
- CP45. Storage or maintenance buildings and yard. If visible, these should be architecturally compatible with other park elements. Any exterior work areas should be screened from view.

### Amenities to Avoid

The following amenities shall not be provided in community parks:

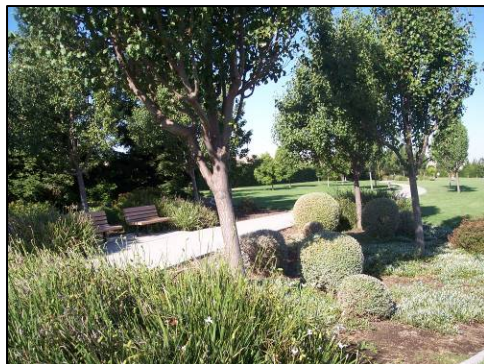
CP46. Regional-scale facilities, unless park has sufficient access and size.

### Exceptions

The City of Tracy may at its discretion consider developing special-use community parks or facilities in lieu of traditional multi-purpose community parks. Special-use community parks are designed around a specialized facility or site use, such as an aquatic center, sports complex, stadium, or indoor recreation /community center. The ideal size of a special-use community park/facility will vary depending on the purpose and function of the site. Special-use community parks/facilities do not have the same amenity and facility requirements as multi-use community parks. Instead, they may incorporate a variety of specific active and passive use opportunities. Not more than one stand-alone special-use community park/facility should be provided to serve future service areas, but a variety of special-use facilities may be included in regular multi-purpose community parks, along with other features.

### Community Park Images











## CHAPTER 6: Park Location Opportunities





## PARK LOCATION OPPORTUNITIES

A strong park system supports the equitable distribution of parks and facilities throughout the city. It also takes advantage of other opportunities, such as the location of detention basins and compatible facilities when locating parks. While Park Design and Development Guidelines present some criteria for site selection, this chapter highlights opportunities to



locate new parks in conjunction with other existing and proposed parks, detention basins, facilities, and bikeways.

City policies state that new parks should be located in areas that are reasonably central to the neighborhood or subdivision they are intended to serve—unless new parks can be co-located adjacent to existing park sites, detention basins, public facilities, off-street trails, or park sites in adjacent neighborhoods to maximize usability. As residential developments are planned in future service areas, opportunities for co-location and joint use may be taken into

consideration when identifying sites for future neighborhood and community parks. The difference is explained below:

- **Co-Location:** The City may locate a park adjacent to another “opportunity” to enhance recreation experiences at the park. However, these opportunity areas themselves may not be suitable for recreation. For example, it is desirable to locate a park adjacent to a Class I Bikeway to improve park access. However, the transportation corridor itself is not counted or developed as park land. Similarly, a park may be located next to a detention basin, even if the detention basin itself is not suitable for recreation development and only functions as stormwater control.
- **Joint-Use:** A joint-use opportunity must be able to function as fully-developable and programmable recreation space while also serving another purpose. At the City’s discretion, partial land acreage credit may be given for joint-use areas or facilities that can be amenitized as park land. For example, a partial credit up to 30% may be considered by the City for stormwater detention basins developed as park land. (See G6 in Chapter 5.)

### A. DETENTION BASINS

The *Storm Drainage Master Plan (SDMP)* has identified the location of existing and proposed detention basins in Tracy. Existing and proposed detention basins in residential areas, larger than five acres in size, may be considered for co-location and/or joint use. As noted in the SDMP, three detention basins are proposed for future service areas that are anticipated to have residential development. These include the following:



- A proposed 35-acre basin in the Catellus planning area is rated as a fair candidate for joint park use because of high groundwater.
- A proposed 5-acre basin in the Rocha planning area is rated as a good opportunity for joint use because it is not far from a proposed Class I Bikeway that could potentially connect this site to Tiago Park.
- A proposed 30-acre basin in UR 1 (Alvarez and Others) is considered to be a poor candidate for joint use because of boundary constraints and little differential grading.

In addition to these three, additional detention basins are planned for non-residential service areas. Detention basins in commercial and industrial areas, while potentially suitable for park land, are not subject to the requirements described in this plan.

## B. PROPOSED FACILITIES

Facilities such as fire stations, libraries, and community centers may provide future opportunities to co-locate park land. For example, a fire station located adjacent to a park can contribute to a perception of enhanced park safety. In some communities, fire stations also provide meeting rooms for community use. Current recreation trends also support the development of parks adjacent to branch libraries and community/recreation centers. This arrangement allows a site to provide a variety of recreation and leisure-based opportunities at one location, plus support both indoor and outdoor programming. These opportunities shall be considered when identifying sites for future facility and park development.

## C. OTHER OPPORTUNITIES

There are a few other sites in Tracy that present unique opportunities for park development:

- Holly Sugar Park includes 228 acres of unclassified space, suitable for additional park development. This City-owned property may be developed to help meet facility needs. However, its location on the north side of Tracy prevents it from meeting community park needs for residents in future service areas in south or east Tracy (within the desired travel distance).
- Gretchen Talley Park is a 7-acre neighborhood park in an area that is underserved for community parks. Its location on the northern edge of the Kagehiro planning area creates an opportunity to add park land to this same site, which could provide access to neighborhood-based recreation opportunities and help address community park needs.
- The Tracy City Council has expressed an interest in creating a trailhead that provides better access to the California Aqueduct Regional Trail. There are two good opportunities for this trailhead: 1) A site on Lammers and Linne at the junction of two proposed Class I Bikeways and the Regional Trail; and 2) a site on Corral Hollow at the end of a proposed Class I Bikeway, adjacent to the Regional Trail. Both of these sites are located in the Tracy Hills future service area.
- As noted in Chapter 4, a community park is desired in the Tracy Hills service area. If located adjacent to the extensive mitigation area that is anticipated to be set aside for wildlife conservation and open space, this site could provide programming opportunities to support the City's goals of environmental stewardship. A well-located community park in this area could also be connected via a proposed Class I Bikeway to the California Aqueduct Regional Trail.

#### D. TRAIL CONNECTIVITY OPPORTUNITIES

Off-street trails and pathways, when connected to park land, provide important recreation opportunities and also enhance park access. Proposed trails have been identified in several planning efforts, creating potential opportunities to locate parks near existing or proposed Class I Bikeways,<sup>7</sup> Greenbelt Parkways and Channel Parkways.<sup>8</sup> Opportunities to locate parks adjacent to these trail corridors should be considered to connect park sites to the City's pedestrian and bike circulation system. In addition to co-locating parks adjacent to proposed trail corridors, the City may consider opportunities to develop linear parks in residential areas where these corridors could connect two off-street trails and/or connect parks to the trail system.



#### E. CHAPTER FINDINGS

As parks are planned for specific future service areas, potential joint-use and co-location opportunities shall be considered.

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<sup>7</sup> Class I Bikeways are off-street bike and pedestrian trails as proposed in the *Transportation Master Plan*.

<sup>8</sup> Greenbelt Parkways and Channel Parkways, which include trails, are proposed in the *Storm Drainage Master Plan*.







## CHAPTER 7: Capital Costs for Park Development



## CAPITAL COSTS FOR PARK DEVELOPMENT

The City of Tracy funds the acquisition and development of neighborhood and community parks through impact fees associated with new residential development. This long-standing practice has been very successful in many ways, attracting new homeowners to the city and providing recreation opportunities for a diverse community as it grows.



This chapter presents the probable construction costs associated with park acquisition and development to serve residential growth in future service areas in Tracy. The costs shown in this chapter are preliminary estimated costs and subject to change as more detailed park plans are prepared. In addition, these costs shall be updated in accordance with annual construction costs, as established by the Engineering News Record Index.

### A. PARK COST ASSUMPTIONS

The City's policies and guidelines for park development allow some flexibility in the construction of new parks. To assess costs for future neighborhood and community parks, hypothetical examples of neighborhood and community parks were created. These parks 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 and 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 costs per acre.

Tables 9 and 10 present the estimated capital costs associated with the development of a hypothetical 5-acre neighborhood park and a 40-acre, multi-use community park. Land acquisition costs for both types of parks are based on a City standard of \$100,000 per acre. As noted in the tables, preliminary per-acre construction costs are estimated at approximately \$480,000 per acre for neighborhood parks and \$450,000 per acre for community parks.

### B. PRELIMINARY CAPITAL COSTS

Table 11 summarizes the total capital costs to meet the neighborhood and community park needs identified in this plan. Park costs through build-out are estimated at approximately \$66.9 million for neighborhood parks and \$21.1 million for community parks. These costs are estimated for planning purposes only and may change when specific plans are created and again when site master plans are approved.

Table 9: Capital Cost Assumptions for a Typical 5-Acre Neighborhood Park

SITE FEATURE	ESTIMATED COST/ ALLOWANCE	DESCRIPTION
Site Infrastructure	\$600,000	Grading, landscape, irrigation, trees, lighting, site utilities, open space improvements, and off-street parking (estimated at \$120,000/acre)
Site Furnishings	\$40,000	Approximately 6 benches, 8 trash receptacles, 2 park rule signs, 1 entry sign, 2 bike racks, and 3 picnic tables
Children's Play Area (Small)	\$200,000	Playground equipment ages 2-5 and 6-12, with climber, swings, and non-synthetic surfacing
Turf Area for Play	\$120,000	2 acres graded, irrigated grass area for unstructured play
Group Picnic Shelter (Basic)	\$100,000	Serves 30-32 people
Allowance: Active Use	\$60,000	Sports court (single tennis, full-court basketball, sand volleyball), skate spot or other active use feature
Hard-surfaced Looped Path	\$120,000	8' wide x 3,000 lf, concrete perimeter path
Restroom	\$375,000	Double unisex including utilities
Natural Area	\$35,000	Restoration of 1-acre natural area
Interpretive Signage	\$8,000	Basic design, text development, fabrication and installation for two signs
<b>SUBTOTAL</b>	<b>\$1,658,000</b>	
Design	\$165,800	10% of total development cost
Contingency	\$331,600	20% of total development cost
Construction Management	\$248,700	15% of total development cost
<b>TOTAL</b>	<b>\$2,404,100</b>	
<b>NEIGHBORHOOD PARK</b>	<b>COST PER ACRE</b>	
<b>Site Acquisition</b>	<b>\$ 100,000</b>	
<b>Site Development</b>	<b>480,000</b>	
<b>Total Cost</b>	<b>580,000</b>	

Note: Not all of the elements noted above are required in neighborhood parks. The number and types of amenities and facilities in parks proposed for development will be influenced by park size, topography, character, etc.

Table 10: Capital Cost Assumptions for a Typical 40-Acre Community Park

SITE FEATURE	ESTIMATED COST/ ALLOWANCE	DESCRIPTION
Site Infrastructure	\$5,600,000	Grading, paving, landscape, irrigation, trees, open space improvements, lighting, site utilities, parking (estimated at \$140,000/acre)
Site Furnishings	\$200,000	24 benches, 32 trash receptacles, 8 park rule signs, 2 entry sign, 8 bike racks, 12 picnic tables
Children's Play Area (Large)	\$600,000	Thematic playground area ages 2-5 and 6-12, including climbing apparatus, swings, surfacing
Interactive Water Feature	\$500,000	Sprayground with filtration and recirculation
Turf Area for Play	\$120,000	2 acres graded, irrigated grass area for unstructured play
Group Picnic Shelter (Large)	\$500,000	3,000 sf shelter for 100 people (12 tables, barbecue, food preparation area with sink)
Family Picnic Area	\$80,000	10 tables with barbecues; 5 have individual shade structures
Soccer Fields (3) with Softball Overlay (2)	\$1,760,000	Lighted, sand-based turf field including drainage and irrigation; softball overlay on outfield with backstop, side fencing, dugout, bleachers
Basketball Court (Full & Half)	\$120,000	Sports court surfacing, viewing seating
Tennis Courts (4)	\$210,000	Concrete tennis courts with lights
Recreation Amenity (Allowance)	\$100,000	Allowance for sand volleyball, climbing spire, disc golf, outdoor exercise equipment, etc.
Hard-surfaced Looped Pathway	\$300,000	8' wide x 6,400 lf concrete perimeter path
Natural Area	\$350,000	Restoration of 10-acres natural area
Soft-surfaced Nature Trail	\$90,000	2,400 lf x 6 feet wide
Interpretive Signage	\$25,000	Basic design, fabrication and installation for 5 signs, plus tree markers
Restroom (Large)	\$850,000	8-unit single occupancy restroom building, plumbing chase and storage
Maintenance Facility	\$750,000	Staff office, restroom, covered equipment storage, parking and fencing
Sustainable Design (Allowance)	\$300,000	Permeable paving, water recycling, solar lights, etc.
<b>SUBTOTAL</b>	<b>\$12,455,000</b>	
Design	\$1,245,500	10% of total development cost
Contingency	\$2,491,000	20% of total development cost
Construction Management	\$1,868,250	15% of total development cost
<b>TOTAL</b>	<b>\$18,059,750</b>	
<b>COMMUNITY PARK</b>	<b>COST PER ACRE</b>	
<b>Site Acquisition</b>	<b>\$100,000</b>	
<b>Site Development</b>	<b>\$450,000</b>	
<b>Total</b>	<b>\$550,000</b>	

Note: Not all of the elements noted above are required in community parks. The number and types of amenities and facilities in parks proposed for development will be influenced by park size, topography, character, etc.



Table 11: City of Tracy Estimated Costs for Park Development at Build-out

	COST PER ACRE	ACREAGE NEEDS	ESTIMATED COSTS*
<b>Neighborhood Parks</b>			
Acquisition	\$100,000	115.4	\$11,540,000
Development	\$480,000	115.4	\$55,392,000
Total			\$66,932,000
<b>Community Parks</b>			
Acquisition	\$100,000	38.4	\$3,840,000
Development	\$450,000	38.4	\$17,280,000
Total			\$21,120,000
<b>TOTAL</b>			<b>\$88,052,000</b>

\*Note: Costs are presented in 2012 dollars and do not account for inflation.

### C. CHAPTER FINDINGS

High-quality parks are valued investments that are attractive to relocating families and businesses. A strong park and recreation system can position Tracy favorably in comparison to other municipalities and enhance the quality of life for its residents. Planning costs for neighborhood and community parks presented in this chapter take into account the community’s vision for future parks and needs for more diverse recreation opportunities.



The cost for acquisition and development for neighborhood parks is estimated at approximately \$580,000 per acre. A new community park for residents in future service areas will cost approximately \$550,000 per acre. These estimates present a baseline for the assessment of land dedication requirements and impact fees for the development of parks for new residential growth in future service areas.



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# APPENDIX A: Park Inventory



Table A-1: City of Tracy Park and Recreation Facility Inventory

PARK NAME	GIS ACRES	SPORT FIELDS			SPORT COURTS						OTHER OUTDOOR RECREATION FACILITIES									TRAILS/PATHS			OTHER FEATURES/CRITERIA				
		BASEBALL/ SOFTBALL FIELD	SOCCER FIELD	TOTAL FIELDS	BASKET-BALL (1/2 OR FULL)	BOCCE	HORSESHOES	SHUFFLE-BOARD	TENNIS	SAND VOLLEY- BALL	CLIMBING WALL/ ROCK	DOG PARK	GROUP PICNIC AREA	PLAY-GROUND	SWINGS (TODDLER)	SWINGS (BELT)	ROLLER HOCKEY	SHADE/ PICNIC SHELTER	SKATE ELEMENT	SWIMMING POOL	WATER PLAY AREA	HARD- SURFACED TRAIL	SOFT-SURFACED TRAIL	INDOOR SPACE <sup>2</sup>	ADJACENT TO SCHOOL	NOTES/ OTHER	
MINI PARKS																											
Abbott (Clyde) Park	0.54											1	1				1										
Allen (Dr. Ralph) Park	0.81				0.5							1	1				1										
American Legion Park	1.84																2										Maintenance building
Busch (Daniel) Park	2.42				0.5							1	2				2										
Chadeayne (J. Kingsley) Park	1.73											1	1				2										✓
Costa Park	0.53				0.5							1	1				2										Gazebo
Eagan Family Park	0.53											1	1				1										
Emhoff Park	0.48				0.5							1	1				1										Checkerboard table
Erb (John) Park	2.53				1.0							1	1				2										✓
Evans (Dorothy) Park	1.87				0.5							1	1				2										Trail along power lines
Fabian Park	1.01				1.0							1	1				1										
Fine Park	0.76											1	1				2										✓
Fisher (Jack) Park	2.00				0.5							1	1				2										Near HS; no facilities
Fizpatrick Park	0.46				0.5							1	1				1										
Glover Park	2.14				0.5							1	2				2										
Golden Spike Park	0.50				0.5							1	1				1										
Harvest (Landing) Park	0.47				0.5							1	1				1										
Hennan (Bailor) Park	0.48				0.5							2	1				1										
Huck Park	0.51											1	1				2										
Icardi Park	0.34											1	1				2										
Kelly Park	0.50				0.5							1	1				2										
Kimball Park	0.51				0.5							1	1				2										
Kit Fox Park	0.50											1	1				2										
Lowes (William Kendall) Park	2.00											1	1				1										
McCray Family Park	0.80				0.5							1	1				1										✓
McDonald Park	1.46				1.0							1	1				2										2 handball courts
Mt Diablo Park	0.38											1	1				2										
Mt Oso Park	0.40											1	1				2										
New Harmon Park	0.51				0.5							1	1				2										
Patzer Park	0.50											1	1				1										
Pombo Family Park	0.51				0.5							1	1				1										
Raymond (Jim) Park	1.67				0.5							1	1				2										
Rippin Park	0.56											1	1				2										
Sister Cities Park	0.50											1	1				2										
Slayter Park	0.49											1	1				3										
Souza Family Park North	1.59											1	1				2										
Souza Family Park South	2.30				0.5							1	1				4		1								Decorative fence along road
Sparks (Joan) Park	1.78				1.0							1	1				4										Interactive sun dial
Stevens Park	0.48				0.5							1	1				1										✓
Sullivan Park	0.51											1	1				2										
Thrasher (Dorlane) Park	1.19											1	1				1										
Tracy Press Park	0.83											1	1				2										✓
Valley Oak Park	0.50				0.5							1	1				2										
Westside Pioneer Park	0.51											1	1				2										Train theme
Yasui (Ken) Park	3.13											2	1				2										✓
Subtotal	46.1	0	0	0	24	0	2	0	0	0	2	0	23	45	18	48	0	43	1	0	0	9	0	0	2		
NEIGHBORHOOD PARKS																											
Adams (William) Park	4.69							1	1			1	2				2										✓
Alden Park	6.24											1	1				2										✓
Barboza Park	3.39				0.5							1	1				4		1								The green space between Tracy Press Park and this site is known as Sienna Park.
Bland (Clyde) Park*	8.65	1		1	0.5							1	2				2									✓	Lammersville School House
Ceciliani Park*	10.50											2	2				2										✓
Cose (Don) Park	3.79				1.0							2	2				2										Public art (statue)
Galli Family Park*	4.67	1		1								2	1				2										✓
Hanson (Verner) Park	3.53				1.0							1	2				4										
Hastie (Richard) Park	3.43				0.5							2	2				2										
Hoyt Park	7.56											1	3				1										Powerline fort (bushes), xeriscape garden
Kellogg (Robert) Park*	4.08				0.5							2	2				2										✓
Kenner Park*	6.01				1.0							2	2				1									✓	Hillside seatwalls create amphitheater-like facility
Larsen Park*	5.10											1	3				2										Public art (statue)
Marlow Brothers Park*	3.87				1.0							1	2				2										✓
Schwartz (Bill) Park	3.47											1	2				2										
Tally (Gretchen) Park*	7.28				1.0							2	2				2			1							✓
Thoming Park*	5.44				1.0							1	1				2										Par course/fitness trail
Tiago (Joseph) Park*	4.14	2	1	2	1.0							1	2				2										✓
Zanussi Park*	4.99											1	2				2										Gazebo
Subtotal	100.8	4	1	4	11	2	4	1	13	5	4	0	24	36	28	34	2	45	3	0	3	17	0	1	7		

**Table A-1: City of Tracy Park and Recreation Facility Inventory**

PARK NAME	GIS ACRES	SPORT FIELDS			SPORT COURTS						OTHER OUTDOOR RECREATION FACILITIES										TRAILS/PATHS		OTHER FEATURES/CRITERIA		NOTES/ OTHER	
		BASEBALL/ SOFTBALL FIELD	SOCCER FIELD	TOTAL FIELDS	BASKET-BALL (1/2 OR FULL)	BOCCE	HORSE-SHOES	SHUFFLE-BOARD	TENNIS	SAND VOLLEY- BALL	CLIMBING WALL/ ROCK	DOG PARK	GROUP PICNIC AREA	PLAY-GROUND	SWINGS (TODDLER)	SWINGS (BELT)	ROLLER HOCKEY	SHADE/ PICNIC SHELTER	SKATE ELEMENT	SWIMMING POOL	WATER PLAY AREA	HARD- SURFACED TRAIL	SOFT-SURFACED TRAIL	INDOOR SPACE <sup>2</sup>		ADJACENT TO SCHOOL
COMMUNITY PARKS																										
Civic Center Plaza*	4.53																				✓		✓		Water tower, fountain, war memorial, amphitheater, Tracy Community Center, Lolly Hansen Senior Center, Parks & Community Service Administrative Building, City Hall.	
Dr. Powers Park*	11.18								3												✓			✓	Train engine, Joe Wilson Community Pool. Tennis courts are lighted.	
El Pescadero Park	12.07																							✓	Skatepark; dog park	
Holly Sugar Park <sup>3</sup>	72.00																									
Lincoln Park*	13.74																				✓		✓		Library; gazebo; rose garden; public art (sculpture)	
Plasencia Fields*	20.78		5	5																					Retention basin; drainage channel; cricket pitch	
Tracy Ball Park	11.27	2	2	2																					Shaded bleachers; lighted fields	
Tracy Sports Complex	27.03	4	4	8																	✓		✓		Lighted fields; community meeting room	
Veterans Park <sup>2</sup>	15.80	1		2	2																✓				Water reservoir; lighted ball field; veterans memorial	
Subtotal	188.4	7	11	17	2	0	0	0	3	0	2	1	5	10	10	2	0	7	2	1	0	5	0	3	2	
<b>Total Developed</b>	<b>335.3</b>	<b>11</b>	<b>12</b>	<b>21</b>	<b>37</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>16</b>	<b>5</b>	<b>8</b>	<b>1</b>	<b>52</b>	<b>91</b>	<b>56</b>	<b>84</b>	<b>2</b>	<b>95</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>31</b>	<b>0</b>	<b>4</b>	<b>11</b>	
UNCLASSIFIED SITES																										
Holly Sugar Park	228.5																									
<b>Total Unclassified</b>	<b>228.5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL PARK LAND</b>	<b>563.8</b>	<b>11</b>	<b>12</b>	<b>21</b>	<b>37</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>16</b>	<b>5</b>	<b>8</b>	<b>1</b>	<b>52</b>	<b>91</b>	<b>56</b>	<b>84</b>	<b>2</b>	<b>95</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>31</b>	<b>0</b>	<b>4</b>	<b>11</b>	

\*Parks noted with an asterisk are reservable sites.

<sup>1</sup> Specific information on indoor recreation space is presented in Table A-3.

<sup>2</sup> Veterans Park includes the water utility building on the east end.

<sup>3</sup> The City is moving forward with the design and construction of 72 acres of Holly Sugar Park. Phase 1 development is anticipated to include approximately 12 baseball fields, 8 soccer fields, and parking.

**Table A-2: City Recreation Amenities Inventory**

PARK NAME	GIS ACRES	RECREATION AMENITIES <sup>1</sup>											
		BARBECUE	BENCH	FLAG POLE	OFF-STREET PARKING	OPEN GRASS AREA	OPEN GRASS (Suitable for Practice)	PICNIC TABLES	REST-ROOM (Mens)	REST-ROOM (Womens)	REST-ROOM (Unisex)	SEAT-WALL	WATER FEATURE
<b>MINI PARKS</b>													
Abbott (Clyde) Park	0.54		3			✓		2					
Allen (Dr. Ralph) Park	0.81		2			✓	Y	3					
American Legion Park	1.84		6			✓		4	1	1			
Busch (Daniel) Park	2.42		4			✓	Y	7					
Chadeayne (J. Kingsley) Park	1.73		3			✓	Y	4					
Costa Park	0.53		3					3					
Eagan Family Park	0.53		2			✓		2					
Emhoff Park	0.48		3			✓		4					
Erb (John) Park	2.53		3			✓	Y	7					
Evans (Dorothy) Park	1.87		5			✓		3				2	
Fabian Park	1.01		7			✓		2				1	
Fine Park	0.76					✓							
Fisher (Jack) Park	2.00		8			✓	Y	4					
Fizpatrick Park	0.46	2				✓		3					
Glover Park	2.14	1	2			✓		3				1	
Golden Spike Park	0.50		7			✓		2					
Harvest (Landing) Park	0.47		6					2					
Hennan (Bailor) Park	0.48		5					2					
Huck Park	0.51		8			✓		4					
Icardi Park	0.34		1			✓		2				3	
Kelly Park	0.50		1					3				3	
Kimball Park	0.51	2	4			✓		3					
Kit Fox Park	0.50		6			✓		3				2	
Lowes (William Kendall) Park	2.00		9			✓	Y	4					
McCray Family Park	0.80		2			✓		2					
McDonald Park	1.46	1	7			✓		4	1	1			
Mt Diablo Park	0.38		8			✓		2					
Mt Oso Park	0.40		8			✓		2					
New Harmon Park	0.51	2	3					4					
Patzer Park	0.50		2			✓	Y	2				1	
Pombo Family Park	0.51		4					2					
Raymond (Jim) Park	1.67		2			✓	Y	2					
Rippin Park	0.56		7			✓		2					
Sister Cities Park	0.50	2	2			✓		4				1	
Slayter Park	0.49		3					3				1	
Souza Family Park North	1.59		9					6					
Souza Family Park South	2.30	2	7			✓	Y	4					
Sparks (Joan) Park	1.78		6			✓	Y	4					
Stevens Park	0.48		5			✓		1				1	
Sullivan Park	0.51		6			✓		5				2	
Thrasher (Dorlane) Park	1.19		3			✓	Y	3					
Tracy Press Park	0.83		3			✓		2					
Valley Oak Park	0.50		7					1				3	
Westside Pioneer Park	0.51		3			✓		6					
Yasui (Ken) Park	3.13		6			✓	Y	14					
Subtotal	46.1	12	201	0	0	36	12	151	2	2	0	21	0
<b>NEIGHBORHOOD PARKS</b>													
Adams (William) Park	4.69	3	10			✓	Y	5					
Alden Park	6.24	1				✓	Y	3				1	
Barboza Park	3.39	2	8			✓	Y	5					
Bland (Clyde) Park*	8.65	2	4	1	✓	✓	Y	6			2	4	
Ceciliani Park*	10.50	4	14		✓	✓	Y	11			3	2	
Cose (Don) Park	3.79		6			✓	Y	8					
Galli Family Park*	4.67		12		✓	✓	Y	11			2		
Hanson (Verner) Park	3.53		8			✓		7				4	
Hastie (Richard) Park	3.43		9			✓	Y	8					
Hoyt Park	7.56	2	23		✓	✓	Y	12			3	4	
Kellogg (Robert) Park*	4.08		9			✓		10					✓
Kenner Park*	6.01	1	6			✓	Y	6			2	7	
Larsen Park*	5.10	3	10		✓	✓	Y	6			3		
Marlow Brothers Park*	3.87		10			✓	Y	8				13	
Schwartz (Bill) Park	3.47		4			✓	Y	7					
Tally (Gretchen) Park*	7.28	1	19			✓	Y	23				5	
Thoming Park*	5.44	6	20		✓	✓	Y	12			3		
Tiago (Joseph) Park*	4.14		7		✓	✓	Y	4					
Zanussi Park*	4.99	3	4			✓	Y	6			3	1	
Subtotal	100.8	28	183	1	7	19	17	158	0	0	21	41	1



**Table A-2: City Recreation Amenities Inventory**

PARK NAME	GIS ACRES	RECREATION AMENITIES <sup>1</sup>											
		BARBECUE	BENCH	FLAG POLE	OFF-STREET PARKING	OPEN GRASS AREA	OPEN GRASS (Suitable for Practice)	PICNIC TABLES	REST-ROOM (Mens)	REST-ROOM (Womens)	REST-ROOM (Unisex)	SEAT-WALL	WATER FEATURE
<b>COMMUNITY PARKS</b>													
Civic Center Plaza*	4.53		1	5	✓	✓	Y	1				3	1
Dr. Powers Park*	11.18	4	3		✓	✓	Y	18	1	1	2		
El Pescadero Park	12.07		6		✓	✓	Y						
Holly Sugar Park	72.00												
Lincoln Park*	13.74	6	10	1	✓	✓	Y	11	3	3			
Plasencia Fields*	20.78				✓	✓	Y						
Tracy Ball Park	11.27				✓	✓	Y		1	1			
Tracy Sports Complex	27.03	2	8		✓	✓	Y	23	3	3			
Veterans Park	15.80	2	26	1	✓	✓	Y	13			2	2	
Subtotal	188.4	14	54	7	8	8	8	66	8	8	4	5	1
<b>Total Developed</b>	<b>335.3</b>	<b>54</b>	<b>438</b>	<b>8</b>	<b>15</b>	<b>63</b>	<b>37</b>	<b>375</b>	<b>10</b>	<b>10</b>	<b>25</b>	<b>67</b>	<b>2</b>
<b>UNCLASSIFIED SITES</b>													
Holly Sugar Park	228.5												
<b>Total Undeveloped</b>	<b>228.5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL PARK LAND</b>	<b>563.8</b>	<b>54</b>	<b>438</b>	<b>8</b>	<b>15</b>	<b>63</b>	<b>37</b>	<b>375</b>	<b>10</b>	<b>10</b>	<b>25</b>	<b>67</b>	<b>2</b>

\*Parks noted with an asterisk are reservable sites.

<sup>1</sup> A check indicates that this amenity is present.

**Table A-3: Inventory of Indoor Recreation and Meeting Space**

SITE	DEPT / OFFICE	DIVISION / PROGRAM <sup>1</sup>	LOCATION	AREA (SF) <sup>2</sup>	Multi-Purpose Room	Stage	Meeting Room	Specialized Activity Room	Kitchen	NOTES/OTHER
<b>PCS INDOOR RECREATION SPACE</b>										
Lolly Hansen Senior Center	PCS	Recreation	Civic Center Plaza	5,224	1			2	1	
Tracy Community Center <sup>3</sup>	PCS	Community Facilities	Civic Center Plaza	10,480	1	1	2		1	
<b>Subtotal</b>				<b>15,704</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	
<b>PCS MEETING SPACE AND MUSEUMS</b>										
City Hall (Meeting Rooms)	PCS	Community Facilities	Civic Center Plaza	42,000			3	1		Lobby, Council Chambers, 2 Conference Rooms
Historical Museum	PCS	Community Facilities	Street	9,654				6		Six display rooms
Lammersville Schoolhouse	PCS	Community Facilities	Clyde Bland Park	989				1		
Tracy Public Library (Wadsworth Room)	PCS	Community Facilities	Lincoln Park	17,058			1			Book sale in the back of the meeting room
Tracy Transit Station (Meeting Rooms)	PCS	Community Services	Tracy Transit Station	6,000			2			Theater screen
Tracy Sports Complex (Meeting Room)	PCS	Community Facilities	Tracy Sports Complex				1			
<b>Subtotal</b>				<b>75,701</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>8</b>	<b>0</b>	
<b>OTHER CITY BUILDINGS (Arts Programming)</b>										
Grand Theater Complex	City Manager	Cultural Arts	7th and Central	34,026		1		15		Specialized activity rooms include the theater, studio theater, children's studio, music studios (4), dance studio, ceramics studio, visual arts studios (2), galleries (3), and patio.
<b>Subtotal</b>				<b>34,026</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>15</b>	<b>0</b>	
<b>TOTAL PARK FACILITIES</b>				<b>125,431</b>	<b>2</b>	<b>3</b>	<b>9</b>	<b>25</b>	<b>2</b>	

<sup>1</sup> The Parks & Community Services Department is divided into the Recreation Division, Community Services Division, and Director's Office. The Director's Office is divided into three program areas: PCS Administration, Community Facilities, and Library Liaison (for the County-operated library and programming).

<sup>2</sup> Square footage, where noted, represents the size of the entire building.

<sup>3</sup> While primarily operated as a reservable community facility, the Community Center provides space suitable for some types of indoor recreation programming.