

Legend

- Specific Plan Boundary
- Single Family Homes: Large Lot
- Single Family Homes: Medium Lot
- Single Family Homes: Small Lot
- Multi-Family Homes
- Mixed Use
- Commercial
- Light Industrial
- Neighborhood Park
- Community Park
- Recreation Open Space
- Conservation Easements
- Roads
- Elementary School
- Retention Basin
- Pipeline Easement Multi-Use Trail

NOTES:
 1. The locations, numbers, and configurations of public schools, park sites, and public utilities are conceptual and subject to change.
 2. This exhibit is for conceptual purposes to show approximate locations.



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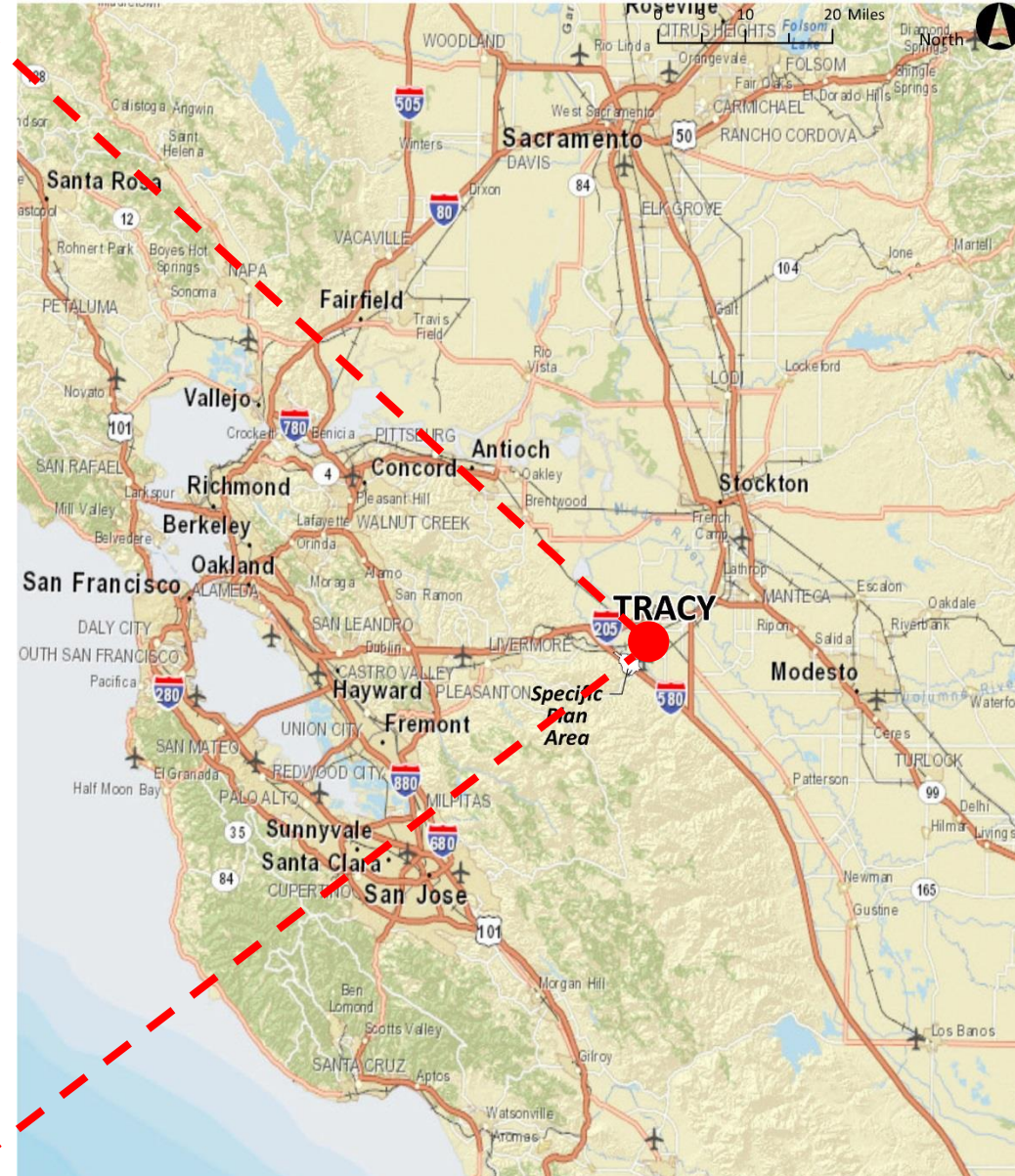
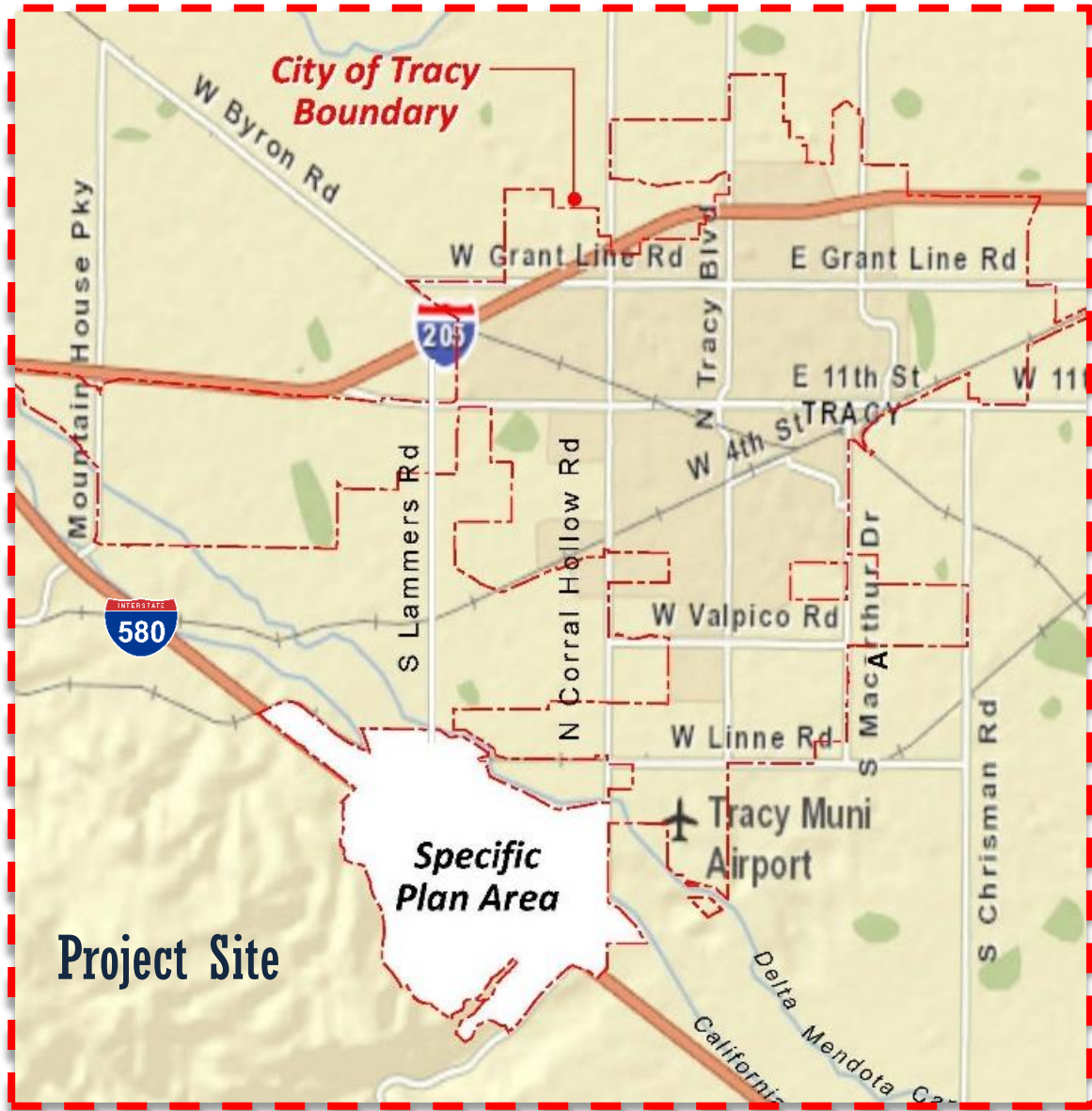
Land Use Concept



TRACY HILLS

Parks Commission Presentation
June 2, 2016





Regional Location Map ²



Phase 1A Community Plan ³



Phase 1A Park and Public Trail Amenities

| HOA/PUBLIC PARK AMENITIES MATRIX | | | |
|----------------------------------|----------------------------|---------------------------------|---|
| LOT | DESCRIPTION | ACREAGE | AMENITIES |
| LOT XXI | HOA PASSIVE PARK | 0.28 ACRES | BENCHES, TRASH RECEPTACLES, DOG BAG DISPENSER, OPEN TURF AREA |
| LOT UU | HOA ACTIVE PARK | 0.71 ACRES | BENCHES, TRASH RECEPTACLES, DOG BAG DISPENSER, OPEN TURF AREA, PICNIC TABLES, SHADE TRELLIS, BIKE RACK, TOT LOT |
| LOT RR | HOA PASSIVE PARK | 0.15 ACRES | BENCHES, TRASH RECEPTACLES, DOG BAG DISPENSER, OPEN TURF AREA, EYEBROW TRELLIS |
| LOT QQ | HOA PASSIVE PARK | 0.15 ACRES | BENCHES, TRASH RECEPTACLES, DOG BAG DISPENSER, OPEN TURF AREA, EYEBROW TRELLIS |
| LOT PPI | HOA PASSIVE PARK | 0.16 ACRES | BENCHES, TRASH RECEPTACLES, OPEN TURF AREA |
| LOT PP2 | HOA PASSIVE PARK | 0.18 ACRES | BENCHES, TRASH RECEPTACLES, OPEN TURF AREA |
| LOT Q | HOA DOG PARK (FENCED) | 0.24 ACRES | BENCHES, TRASH RECEPTACLES, OPEN DOG PLAY AREA, DRINKING FOUNTAIN, DOG BAG DISPENSER |
| LOT II | HOA PASSIVE PARK | 0.24 ACRES | BENCHES, TRASH RECEPTACLES, OPEN TURF AREA |
| SPINE ROAD | MULTI-USE TRAIL | 1.73 ACRES | 10' TRAIL AND BIKE PATH AND PLANTING BOTH SIDES OF STREET |
| PIPELINE EASEMENT | MULTI-USE TRAIL | 2.34 ACRES | 16.5' WIDE DECOMPOSED GRANITE TRAIL |
| PROJECT ENTRY TRAIL | CLASS 1 TRAIL INTO PROJECT | 0.96 ACRES | 16.5' WIDE DECOMPOSED GRANITE TRAIL |
| PUBLIC PARK 1 | ENTRY SPLASH PARK | 4.16 ACRES (0.46 ACRES PARKING) | SEE CITY PARK AMENITIES MATRIX |
| PUBLIC PARK 2 | DISCOVERY MEADOWS | 3.74 ACRES (0.37 ACRES PARKING) | SEE CITY PARK AMENITIES MATRIX |
| PUBLIC PARK 3 | INCLUSIVE PLAY | 4.2 ACRES (0.54 ACRES PARKING) | SEE CITY PARK AMENITIES MATRIX |
| SCHOOL RD 4 SPINE RD | WELCOME HOME CENTER | APPROX. 3.2 ACRES | BENCHES, TRASH RECEPTACLES, OPEN TURF AREA |
| SCHOOL SITE | SCHOOL SITE | 14 ACRES | TO BE DETERMINED |
| TOTAL: | | 42.5 ACRES | <small>PARK MATRIX</small> |

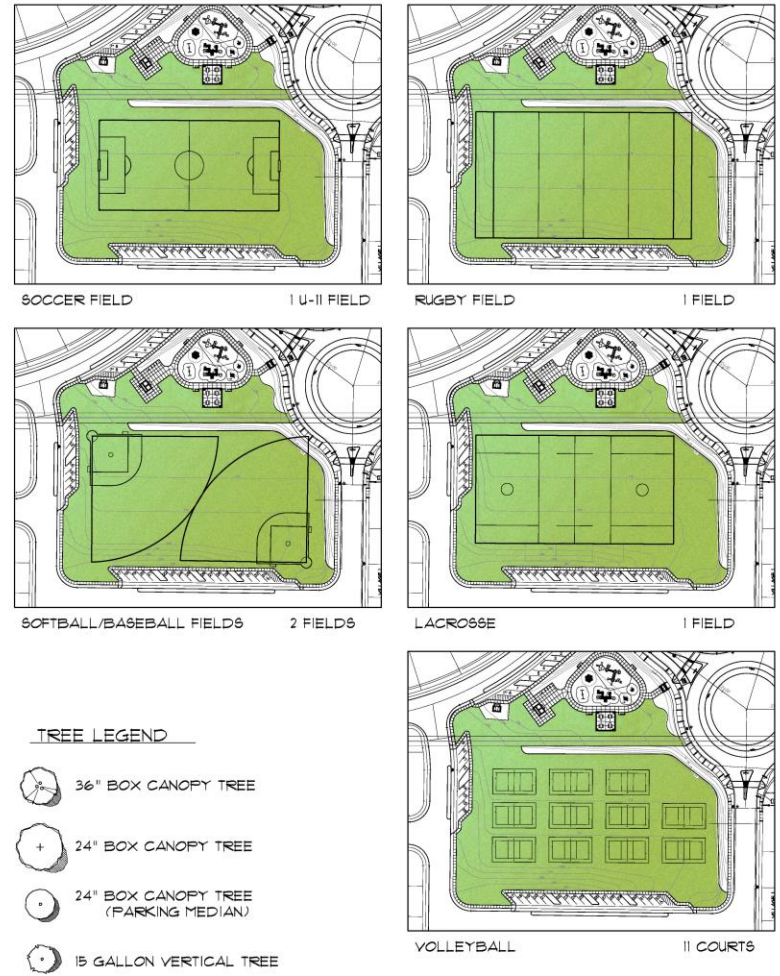


Overall HOA/Public Park Amenities Matrix ⁵

CONCEPTUAL DESIGN - ENTRY SPLASH PARK



SPORTS FIELD OVERLAYS SCALE: 1"=20'



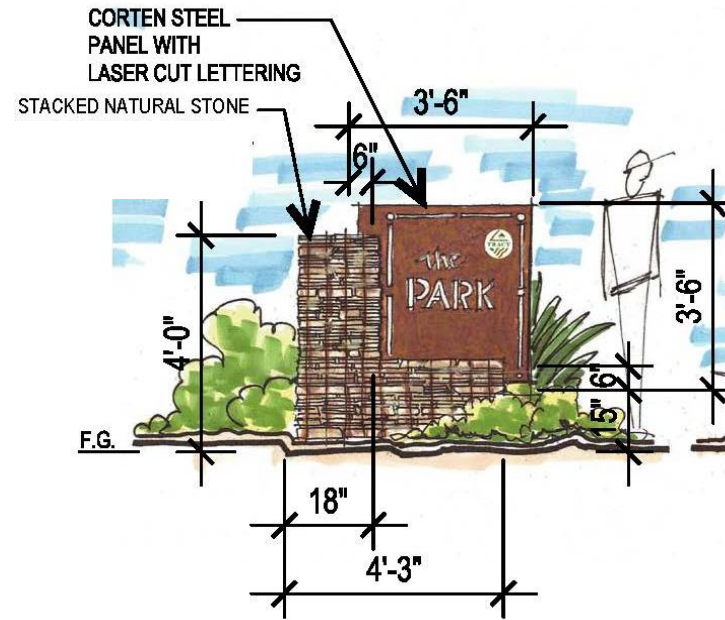
Park 1 — Entry Splash Park Concept Plan ⁶



Park 1 — Entry Splash Park Imaging ⁷



Example of Double Unisex Restroom Building



Park Signage, as approved within the Specific Plan



Example of Prefabricated Steel Shade Structure with Upgraded Column Treatments





Powder Coat Color: Rust (textured)
(To complement the Corten Steel Elements throughout Phase 1A)

Site Furnishings
(Per City-approved manufacturer)

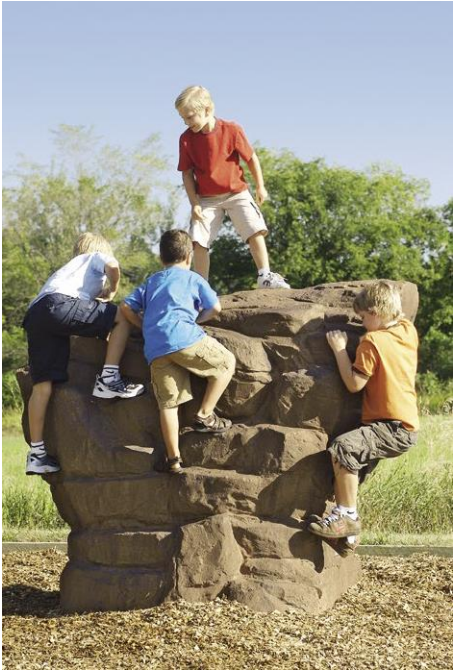
Park 1 — Entry Splash Park Site Furniture

| | CITY REQUIRED Based on City Parks Master Plan for Neighborhood Parks, Medium-size (4-10 acres) | CONCEPT PROVIDED Based on Conceptual Park Designs previously submitted | ADDITIONAL AMENITY PROVIDED |
|-------------------|--|--|--|
| PARK 1 | ENTRY SPLASH PARK | | |
| 4.16 Acres | | | |
| NP 11 | Site Identification Signage | Site Identification Signage | |
| NP 12 | Site furnishings | Bike Rack, Benches, Drinking Fountains, Picnic Tables, and Trash Receptacles | |
| NP 13 | Playground equipment for ages 2-5 & 5-12 | Equipment Provided in Splash Pad | Recirculated Water |
| NP 14 | Flat Open Turf Area - 1 Acre minimum | Flat Open Turf Area with Soccer Field overlay - 1.92 Acres | .92 Additional Acres of Open Turf Area |
| NP 15 | One (1) small picnic/shade shelter with tables (25-30 people) | One (1) picnic/shade shelter with Picnic Tables (seats 24 people + 4 ADA places) | |
| NP 16 | One (1) active use amenity | One (1) Splash Pad (Small-scale water-play area) | |
| NP 17 | Accessible pathway connecting park elements | Accessible pathway connecting park elements | |
| NP 18 | Hard-surfaced looped pathway | Hard-surfaced looped pathway | |
| NP 19 | Permanent Restroom with Two (2) Unisex Stalls | Permanent Restroom with Two (2) Unisex Stalls | |
| NP 20 | Natural Area (10-20%) | Natural Area (10-20%) | |
| NP 21 | General landscape improvements in open space areas, including groundcovers, plantings, and trees for shade and windbreaks. | General landscape improvements in open space areas, including groundcovers, plantings, and trees for shade and windbreaks. | |
| NP 22 | On-Street & Off-Street Parking-20 stalls required | 33 Parking Stalls (off-street) | .46 Acres of Off-street Parking |
| NP 23 | Garbage dumpsters | Garbage Dumpster with Enclosure | |



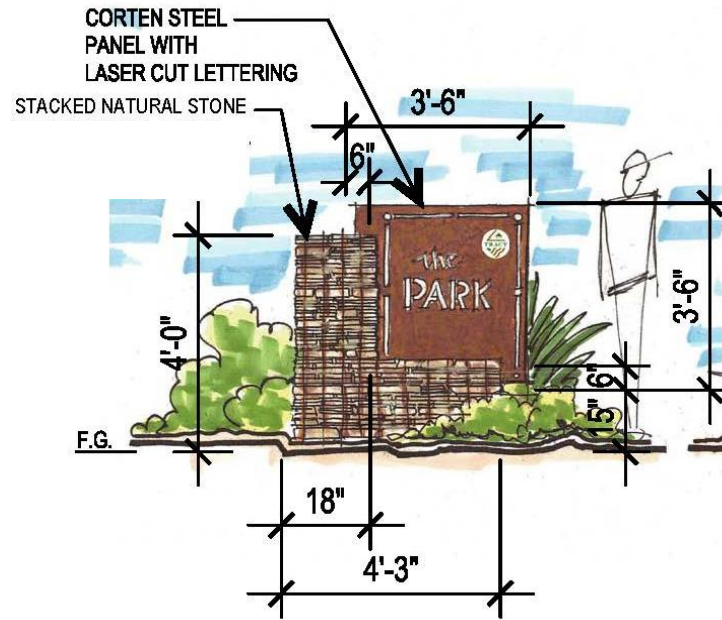
Park 1 — Entry Splash Park Amenity Matrix







Example of Double Unisex Restroom Building

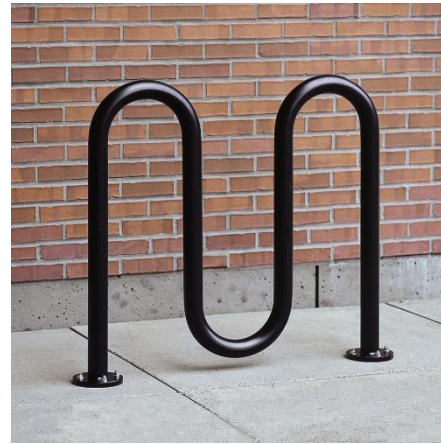


Park Signage, as approved within the Specific Plan



Example of Prefabricated Steel Shade Structure with Upgraded Column Treatments





Powder Coat Color: Rust (textured)
*(To complement the Corten Steel
Elements throughout Phase 1A)*

Site Furnishings
(Per City-approved manufacturer)

Park 2 — Discovery Meadows Site Furniture ¹⁴



| | CITY REQUIRED Based on City Parks Master Plan for Neighborhood Parks, Medium-size (4-10 acres) | CONCEPT PROVIDED Based on Conceptual Park Designs previously submitted | ADDITIONAL AMENITY PROVIDED |
|-------------------|--|--|--|
| PARK 2 | DISCOVERY MEADOWS | | |
| 3.74 Acres | | | |
| NP 11 | Site Identification Signage | Site Identification Signage | |
| NP 12 | Site furnishings | Bike Rack, Benches, Drinking Fountains, Picnic Tables, and Trash Receptacles | |
| NP 13 | Playground equipment for ages 2-5 & 5-12 | Discovery Play Area for ages 2-5 and 5-12 | |
| NP 14 | Flat Open Turf Area - 1 Acre minimum | Flat Open Turf Area with Soccer Field overlay - 2.15 Acres | 1.15 Additional Acres of Open Turf Area |
| NP 15 | One (1) small picnic/shade shelter with tables (25-30 people) | One (1) small picnic/shade shelter with Picnic Tables (seats 24 people + 4 ADA spaces) | |
| NP 16 | One (1) active use amenity | One (1) Basketball Full Court | |
| NP 17 | Accessible pathway connecting park elements | Accessible pathway connecting park elements | |
| NP 18 | Hard-surfaced looped pathway | Hard-surfaced looped pathway | Adjacent Pipeline Trail=6865 SF (.15 Acre) |
| NP 19 | Permanent Restroom with Two (2) Unisex Stalls | Permanent Restroom with Two (2) Unisex Stalls | |
| NP 20 | Natural Area (10-20%) | Natural Area (10-20%) | |
| NP 21 | General landscape improvements in open space areas, including groundcovers, plantings, and trees for shade and windbreaks. | General landscape improvements in open space areas, including groundcovers, plantings, and trees for shade and windbreaks. | |
| NP 22 | On-Street & Off-Street Parking-20 stalls required | 25 Parking Stalls (off-street) | .37 Acres of Off-street Parking |
| NP 23 | Garbage dumpsters | Garbage Dumpster with Enclosure | |

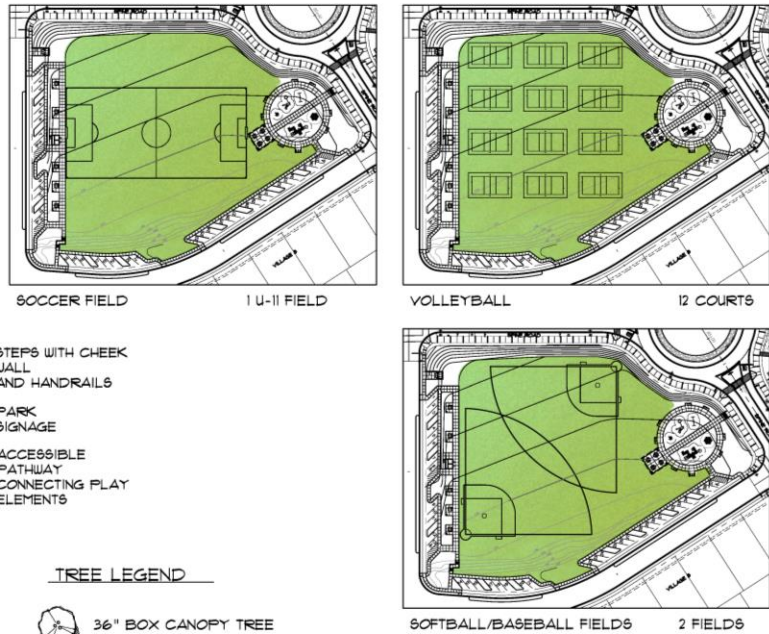


Park 2 – Discovery Meadows Amenity Matrix ¹⁵

CONCEPTUAL DESIGN - INCLUSIVE PLAY



SPORTS FIELD OVERLAYS SCALE: 1"=20'



SECTION - INCLUSIVE PLAY





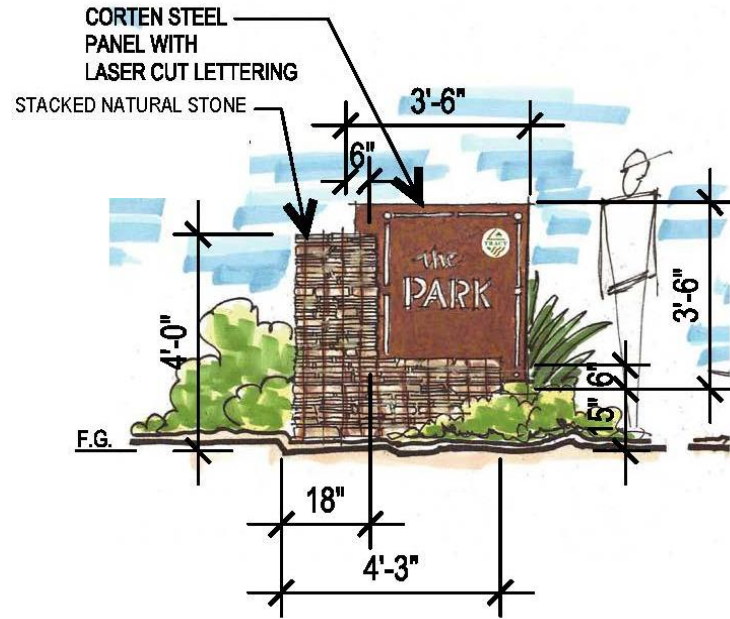
Park 3 — Inclusive Park Imaging ¹⁷



Example of Double Unisex Restroom Building



Example of Prefabricated Steel Shade Structure with Upgraded Column Treatments



Park Signage, as approved within the Specific Plan



Powder Coat Color: Rust (textured)
*(To complement the Corten Steel
Elements throughout Phase 1A)*

Site Furnishings
(Per City-approved manufacturer)



| | CITY REQUIRED Based on City Parks Master Plan for Neighborhood Parks, Medium-size (4-10 acres) | CONCEPT PROVIDED Based on Conceptual Park Designs previously submitted | ADDITIONAL AMENITY PROVIDED |
|------------------|--|--|---|
| PARK 3 | INCLUSIVE PLAY | | |
| 4.2 Acres | | | |
| NP 11 | Site Identification Signage | Site Identification Signage | |
| NP 12 | Site furnishings | Bike Rack, Benches, Drinking Fountains, Picnic Tables, and Trash Receptacles | |
| NP 13 | Handicapable Playground equipment for ages 2-5 & 5-12 | Age-Separated Tot Lots for ages 2-5 & 5-12 | |
| NP 14 | Flat Open Turf Area - 1 Acre minimum | Flat Open Turf Area with Soccer Field overlay- 2.13 Acres | 1.13 Additional Acres of Open Turf Area |
| NP 15 | One (1) small picnic/shade shelter with tables (25-30 people) | One (1) picnic/shade shelter with Picnic Tables (seats 24 people + 4 ADA spaces) | |
| NP 16 | One (1) active use amenity | Handicapable Tot Lot | |
| NP 17 | Accessible pathway connecting park elements | Accessible pathway connecting park elements | |
| NP 18 | Hard-surfaced looped pathway | Hard-surfaced looped pathway | |
| NP 19 | Permanent Bathroom with Two (2) Unisex Stalls | Permanent Bathroom with Two (2) Unisex Stalls | |
| NP 20 | Natural Area (10-20%) | Natural Area (10-20%) | |
| NP 21 | General landscape improvements in open space areas, including groundcovers, plantings, and trees for shade and windbreaks. | General landscape improvements in open space areas, including groundcovers, plantings, and trees for shade and windbreaks. | |
| NP 22 | On-Street & Off-Street Parking-20 stalls required | 37 Parking Stalls (off-street) | .54 Acres of Off-street Parking |
| NP 23 | Garbage dumpsters | Garbage Dumpster with Enclosure | |



Park 3 — Inclusive Park Amenity Matrix ²⁰



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