Parks Impact Fee Nexus Study

City of Tracy
Master Plan Area

June 2025

Prepared for:

TRACY

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EXECUTIVE SUMMARY AND INTRODUCTORY SECTIONS

INTRODUCTION

The City of Tracy (City) is located in the Central Valley and is the second most populated city in San Joaquin County (County). The City spans an area of about 26 miles within a triangle formed by Interstate 205 to the north, Interstate 580 to the southwest, and Interstate 5 to the east. The City is located near both fertile and infertile agricultural lands, due to a region of hills west of Tracy. The City is a railroad town that came from the mid-19th century construction.

The City was founded in 1878 and incorporated as a city in 1910. The City of Tracy grew rapidly and prospered as the center of an agricultural area, even when larger railroad operations began to decline in the 1950s. Competition with trucking and automobiles resulted in widespread railroad restructuring. The City has its origins associated with the Central Pacific Railroad, which ran from Sacramento through Stockton to the San Francisco Bay area. The City's ties to the agriculture industry allowed for steady growth in early to mid-20th century but growth accelerated starting in the 1980's as the City served as an extended bedroom community to the San Francisco, Oakland, and Silicon Valley metropolitan areas.

The City is part of the San Jose-San Francisco-Oakland, California Combined Statistical Area, an extension of the Bay Area. At the time of the 2020 U.S. Census, the City population was 93,000. The California Department of Finance estimates that as of January 1, 2023, the City population is 95,615, incorporating the 2020 Census benchmark.

As the resident population and non-resident employment in the City increase, there exists a correlating rise in the demand for public infrastructure and services to support the increased demand on the City. California's Assembly Bill 1600 (AB 1600) adopted in 1987 and codified as California Government Code Section 66000 et. seq., allows the City to impose Development Impact Fees on new development within the City. Development Impact Fees (DIFs) are one-time charges on new development that are collected and used by the City to cover the cost of capital facilities, vehicles, and equipment that are required to serve new growth.

In April 2013, the City adopted the Parks Master Plan (New Developments) completed by MIG, Inc. Following the adoption of the Master Plan, the City hired Harris & Associates to complete the Parks Impact Fee Program (May 2013) and calculate the Parks Fee under AB1600. The Park Fee was adopted in January of 2014 along with other Master Plan Fees and established the fees for development in the new areas of the City that were not already covered in one of the City's existing fee programs. The Parks Fee is comprised of two components: Neighborhood Parks and Community Parks. In the years since, the City has applied an annual Engineering News Record (ENR) Construction Cost Index (CCI) increase to the fees but has not completed a comprehensive update.

In 2022, the City hired WRT to complete the City's Citywide Parks, Recreation, and Trails Master Plan Update (August 2022) (PRTMP) and adopted Resolution 2022-150 on October 4, 2022, approving the update. The purpose of this Nexus Study is to incorporate the findings from the completed PRTMP and update the Parks Fee Program to ensure that future park facilities will be constructed to serve new development.

The goal of the City is to develop a fee program that achieves the funding objectives required to fund facilities identified in the master plans, balances fee levels with desired economic growth, and complies with the legal requirements of Assembly Bill 1600 (AB 1600) and Assembly Bill 602 (AB 602).

NEXUS STUDY

Purpose

As development occurs in the City, new backbone infrastructure and capital facilities are required to mitigate the increased demand created by new residents and workers. DIFs fund this required backbone infrastructure and capital facilities as well as the related administrative costs through the City's fee program. The Master Plan fee program contains separate fee categories for each type of infrastructure and capital facilities. This Nexus Study updates the Parks Impact Fee.

This report is designed to satisfy AB 1600 Nexus requirements, AB 602 guidance, and provide the necessary technical analysis to support the adoption of the updated fees. The fees will be effective 60 days after the City's final action establishing and authorizing the collection of the fees.

Updated Fees

Pursuant to AB 602, residential development fees are to be assessed on a per square foot basis. Park Fees are not charged on non-residential land uses. **Table ES-1** shows the proposed updated Parks Impact Fees broken out between Neighborhood Park and Community Park.

Table ES-1: Proposed Parks Impact Fees

	Parks	
Land Use	**Neighborhood**	**Community**
Residential (per SF)		
Single Family Residential	$6.30	$2.21
Multi-Family Residential (Attached 2-4)	$8.41	$2.94
High Density Residential (Attached 4+)	$12.32	$4.31

Proposed Fees Comparison with Existing Fees

Table ES-2 compares the proposed total Parks Fees to the existing total Parks Fees (as of July 1, 2023). The existing Parks Fees per unit were converted to fees per square foot using the same unit size assumptions used for the proposed fees. The Program Management component of the existing Parks Fees was removed to provide an accurate comparison as the Program Management components of each Master Plan Fee has been consolidated into one Program Management standalone fee. Further information on the comparison is described within Section 2 of this report.

Table ES-2: Proposed Parks Fees Comparison to Existing Parks Fees

			Total Parks Fee		
Land Use	**Proposed Neighborhood Parks**	**Proposed Community Parks**	**Proposed Parks Fee**	**Existing Parks Fee[2]**	**Percent Change**
Residential (per SF) [1]					
Single Family Residential	$6.30	$2.21	$8.51	$4.11	107%
Multi-Family Residential (Attached 2-4)	$8.41	$2.94	$11.35	$5.60	103%
High Density Residential (Attached 4+)	$12.32	$4.31	$16.63	$7.21	131%

[1] Residential fee is calculated on habitable square footage.

[2] Program Management (5%) removed from Construction Cost of Existing Fee for an accurate comparison.

NEXUS STUDY REQUIREMENTS (ASSEMBLY BILL 1600)

AB 1600 was enacted by the State of California in 1987 creating the Mitigation Fee Act - Section 66000 et seq. of the Government Code. The Mitigation Fee Act requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified.
3. Determine how there is a reasonable relationship between the fees use and the type of development project on which the fee is imposed.
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.
5. Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this report is to demonstrate that the Parks Fees comply with the Mitigation Fee Act.

ASSEMBLY BILL 602

Assembly Bill (AB) 602, enacted by the State of California in 2021, amended Sections 65940.1 and 66019 of, and added Section 66016.5 to the Government Code. AB 602 requires that if a local agency conducts and adopts an impact fee nexus study after January 1, 2022, the local agency shall follow all of the following standards and practices:

1. Before the adoption of a development fee, an impact fee nexus study shall be adopted.
2. When applicable, the nexus study shall identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is appropriate.
3. A nexus study shall include information that supports the local agency's actions, as required by subdivision (a) of Section 66001 of the Government Code.
4. If a nexus study supports the increase of an existing fee, the local agency shall review the assumptions of the nexus study supporting the original fee and evaluate the amount of fees collected under the original fee.
5. A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development. A local agency that imposes a fee proportionately to the square footage of the proposed units of the development shall be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by the development. A nexus study is not required to comply with the requirements to calculate a fee imposed on a housing development project proportionally to the square footage of the proposed units if the local agency makes the following findings:
    - An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
    - An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
    - That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.
6. Large jurisdictions shall adopt a capital improvement plan as a part of the nexus study.
7. All studies shall be adopted at a public hearing with at least 30 days' notice, and the local agency shall notify any member of the public that requests notice of intent to begin an impact fee nexus study of the date of the hearing.
8. Studies shall be updated at least every eight years, beginning on January 1, 2022.
9. The local agency may use the impact fee nexus study template developed by the Department of Housing and Community Development pursuant to Section 50466.5 of the Health and Safety Code.

This report demonstrates that all fee components comply with AB 602.

Section 1 POPULATION AND LAND USE ASSUMPTIONS

LAND USE TYPES

To ensure a reasonable relationship between each fee and the type of development paying the fee, different land use types must be distinguished. The land use categories used in this analysis are defined below.

- **Single Family Residential (SFR)**: Detached single-family dwelling units. Includes very low density, low density, and age-restricted units.
- **Multi-Family Residential (MFR)**: Attached residential project consisting of 2 to 4 units.
- **High Density Residential (HDR)**: Attached residential project consisting of 4 or more attached units.

Non-residential land uses do not pay the fee since they do not generate additional residents and it is assumed workers have minimal impact on the City's park system.

GROWTH FORECASTS

Growth projections are used as indicators of demand. The City's buildout population projections help guide the City's park planning goals to maintain park acreage ratio standards. The following resources were used as a part of this analysis:

- Estimates of population projections and total development through buildout were based on the City's Land Use Plan by TAZ provided by the City's Planning Department and updated to remove permits that were pulled between the time the projections were made and May 23rd, 2023.
- Estimated persons per household data were based on the 2021 US Census American Community Survey.

Table 1-1 identifies the estimated growth projections to buildout.

Table 1-1: Projected New Population Growth

Land Use	Density	Total Projected New Development at Buildout	
Residential	*Persons Per Household*[1]	*Dwelling Units*	*New Population*
Single Family Residential[2]	3.50	15,539	54,387
Multi-Family Residential (Attached 2-4)	2.80	875	2,450
High Density Residential (Attached 4+)[3]	2.60	3,871	10,065
Subtotal Residential		**20,285**	**66,902**

Source: City provided land use TAZ data. Updated to remove developments that have pulled permits as of 05/23/2025.

[1] Persons per household assumption using data from the US Census American Community Survey (2021).

[2] Includes Very Low Density, Low Density Residential, and Single Family Age Restricted.

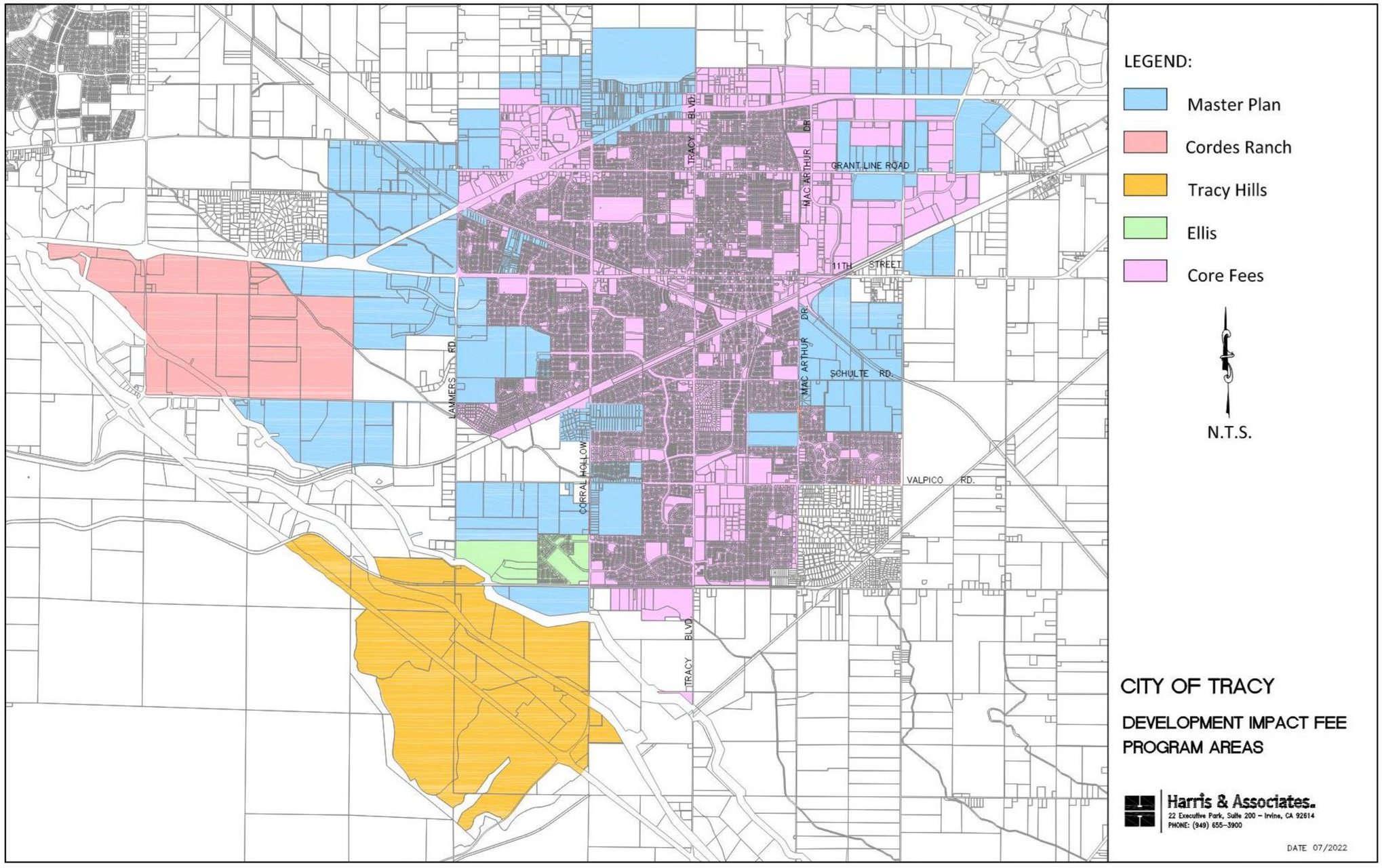
[3] Includes High Density and Very High Density Residential. 1,685 units shifted from Buildout to 2040 to match Master Plan assumptions.

SERVICE POPULATION

The Parks Fee is collected to fund the acquisition and construction of neighborhood and community parks to serve the residents of the City of Tracy. The Parks Fee does not apply to non-residential development based on the assumption that workers typically do not use park facilities. Assembly Bill 1191, commonly referred to as the Quimby Act, outlines the requirements for imposing fees for park purposes with a minimum of three (3) acres and a maximum of five (5) acres of green space per 1,000 residents. The City of Tracy has a current and proposed level of service standard of 4 acres of parkland per 1,000 residents, comprised of 3 acres of neighborhood park and 1 acre of community park.

Figure 1-1 shows the Master Plan fee program areas. Cordes Ranch and Tracy Hills are depicted in separate colors to differentiate that while they are generally subject to the Master Plan fees, they have agreements in place with the City that details their specific fees. The Core Fees program area has their own set of fees as outlined in the "Core Fees Development Impact Fee Study" adopted August 2021 and the Ellis program area has their own set of fees as outlined in the "Ellis Program Area Finance and Implementation Plan" adopted August 2013.

Figure 1-1: City of Tracy Fee Program Areas



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RESIDENTIAL DENSITY

Using persons per household (PPH) data for residential units is a common metric used to establish a reasonable relationship between the demand created by the development project and the fees charged. The residential density factors were derived using information from the US Census American Community Survey (2021). The following average density factors are used.

Residential	Density
Single Family	3.50 residents per dwelling unit
Multi-Family (Attached 2-4)	2.80 residents per dwelling unit
High Density (Attached 4+)	2.60 residents per dwelling unit

AVERAGE UNIT SIZES

To meet AB 602 requirement five (5), that states that a fee imposed on a housing development project shall be calculated proportionately to the square footage of proposed units of the development, this Nexus Study calculates a fee per unit and then uses the average unit size for Single Family Residential, Multi-Family Residential (Attached 2-4), and High Density Residential (Attached 4+) based on the estimated average size of planned new development within each land use category in the City to convert to a fee per square foot. The average unit size is based on the livable square footage of the residential units.

Basing the average unit size on livable square footage for all residential units is not only consistent with industry standard for fee calculations, but it also provides a strong nexus between the impact of the unit and the fee amount. A good example of industry standard are school fees in California. In California, school fees are based on assessable space, which means a quantity equal to the area (expressed in square feet) within the perimeter of a residential structure, not including the carport, communal walkway, garage, overhang, patio, enclosed patio, detached accessory structure or similar structure.

Multi-Family and High-Density Residential projects that include communal spaces (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees on such areas as the impact is considered to be captured within the residential fees. Areas that contain employees and are accessible by the public will be charged impact fees according to use (i.e., leasing office would pay office fees).

Based on the estimated average size of planned new development within each land use category in the City of Tracy, the following average unit sizes are utilized in this study.

Single Family Residential…… 2,500 Square Feet Per Unit
Multi-Family Residential (Attached 2-4)…….. 1,500 Square Feet Per Unit
High Density Residential (Attached 4+)...……. 950 Square Feet Per Unit

The City will monitor the average size of new housing units in the City on an annual basis and if the average size of units is significantly less than anticipated, the fees will be updated as part of the annual update to reflect this change in order to ensure the fee program does not fall short.

As detailed in the next sections, the fee per square foot is calculated by dividing the fee per unit by the average size shown above for each residential unit type. Fees for Multi-Family Residential and High-Density Residential result in a higher fee per square foot than Single Family Residential due to the higher density of people per square foot of space.

Section 2 PARKS FEE

The City of Tracy's current park system includes some 85 parks covering 364 acres, with numerous athletic courts, sports facilities, and fields. The City currently meets the goal of 4 acres per 1,000 established in the City of Tracy Parks Master Plan (New Developments) adopted April 16, 2012, by Resolution 2013-056. The City aims to continue to meet this standard for new development, while working to diversify the types of park experiences that are created.

PARK CLASSIFICATIONS

The Parks, Recreation & Trails Master Plan Update defines six types of parks: neighborhood parks, community parks, linear parks, sports complexes, special use parks, and mini parks.

Neighborhood Parks

Neighborhood parks should be provided within walking or biking distance for residents in one or more neighborhoods. Parks shall be between 2 and 10 acres. Parks between 2 and 4 acres in size must be connected via a continuous accessible route through a linear park or greenbelt/open space to another existing park or planned park at or above 4 acres in size. Proposed connections using standard city sidewalks will not be considered. Typically, developers will build and dedicate their neighborhood parks and in exchange, can receive fee credits in accordance with the City's municipal code. Further neighborhood park guidelines are provided in the City's Park Master Plan.

Linear Parks

Linear parks are recognized by the City as a type of neighborhood park and treated as such for park planning and development. Linear parks should be at least 50 feet wide and at least 0.5 miles long. If linear parks are designed to be integrated into utility easement and corridors, the park widths shall be in addition to the widths of the easements. Developers may be eligible to receive fee credits for building linear parks that align with the guidelines in the City's Park Master Plan.

Community Parks

Community parks are large parks that provide opportunities for community-scale facilities and are typically 10 to 30 acres. These parks are typically built by the City, however at times, developers may fund a community park that meets the guidelines of the City's Park Master Plan.

Sports Complexes

Sports complexes are parks that are primarily devoted to sports fields, play courts, and other facilities for organized athletics and are recognized as a type of community park. They are typically 10 to 100+ acres in size. These are classified under community parks for development impact fee purposes and are typically built by the City.

Special Use Parks

Special Use parks are designed around a specialized facility or site such as an aquatic center or indoor recreation/community center and are recognized as a type of community park. Special use parks can vary from 1 acre to over 100 acres. These are considered community parks and are typically built by the City.

Mini Parks

Mini parks are small-sized parks that provide basic recreation amenities for nearby residents in a specific neighborhood or subdivision. New mini parks may be provided as part of new development but will not earn credit towards park fee requirements and shall be the sole responsibility of an HOA to manage and maintain.

EXISTING LEVEL OF SERVICE

When the Master Plan Parks Fee was created in May 2012, the City maintained a level of service of 4.1 acres per 1,000 residents. As of 2021 when the Master Plan was completed, Tracy's park system had a collection of 364.3 acres of community, neighborhood, and mini parks, providing 4.05 acres of park land per 1,000 residents and meeting its current standard of 4 acres of park per 1,000 residents.

PLANNED LEVEL OF SERVICE

The PRTMP aims to maintain a 4 acre per 1,000 residents ratio. The following park allocations and policies have been established:

- 3 acres per 1,000 residents for new neighborhood parks and linear parks. Up to half of this amount may be provided in the form of linear parks, at the City's discretion, and provided that the parks meet size, locational and access characteristics and typical amenities defined in the Master Plan Policy 1A.
- 1 acre per 1,000 residents for new community parks, sports complexes, and special use parks.
- Parks that are collocated with schools or other community facilities must be fully open to the public during regular park hours to be counted as park acreage.
- Park acreage that is collocated with stormwater detention basins may be counted if it is designed and programmed for recreational use. This acreage shall be counted as a percentage equivalent to the percentage of the year the basin is designed to be available for recreation based on anticipated drainage.
- Parks that are collocated with trails must meet park size and locational characteristic requirements.

FEE METHODOLOGY

The Parks Fee uses the Planned Facility methodology for calculating the fee. As stated in the "Impact Fee Nexus Study Template" prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, with the Planned Facility Method "New development will fund the planned expansion of facilities at the future standard attributable to new development." The fees are based on the future park facilities needed to maintain the adopted General Plan standard of 3 acres of neighborhood park per 1,000 residents and 1 acre of community park per 1,000 residents.

Based on the updated Parks Master Plan, the estimated cost per acre for neighborhood parks is approximately $1.49 million and the estimated cost per acre for community parks is approximately $1.56 million. These cost estimates include the construction cost, soft costs, and land acquisition costs. The cost estimates from the Parks Master Plan are in 2021 dollars and have been updated by the ENR CCI for San Francisco from June 2021 to February 2024 for the fee calculation. Due to the delay in the adoption of the Nexus Study, the ENR CCI change from February of 2024 to April of 2025 was analyzed, but due to the fact that there has not been a significant change in the index, the costs are not further being updated. The original cost estimates in 2021 dollars can be found in **Table A-1, Table A-2,** and **Table A-3** located in **Appendix A.**

Table 2-1 summarizes the cost per acre for park construction, soft costs, and land acquisition and then converts these into a cost per resident. The cost per resident is calculated by taking the total cost per acre, multiplying it by the required acres per 1,000 residents, and then dividing it by 1,000 to arrive at the cost per resident. It should be noted that land dedication is a requirement under Quimby, however land costs are included in the fees and the developer will receive credit for dedicating land.

Table 2-1: Park Cost Per Resident

	Neighborhood Parks[5]	Community Parks	Total
Costs[1, 2]			
Park Construction Cost per Acre	$926,751	$981,397	
Mark-Up			
Design and Planning (10%)	$92,675	$98,140	
Construction Management (10%)	$92,675	$98,140	
General Contingency (15%)	$139,013	$147,210	
Total Park Construction Cost per Acre	**$1,251,114**	**$1,324,887**	
Land Cost[3]	$250,000	$250,000	
Total Park Cost per Acre	**$1,501,114**	**$1,574,887**	
Required Acres/1,000 Residents[4]	3.0	1.0	4.0
Park Construction Cost per Resident	$3,753	$1,325	$5,078
Land Acquisition Cost per Resident	$750	$250	$1,000
Total Park Cost per Resident	**$4,503**	**$1,575**	**$6,078**

Source: City of Tracy Citywide Parks, Recreation & Trails Master Plan Update prepared by WRT (August 2022).

[1] Park construction costs are from the Tracy Parks Master Plan prepared by WRT, August 2022. Per the Master Plan, the capital improvement costs are established in 2021 dollars and should be adjusted annually for inflation. Estimated construction costs are escalated to current dollars using the San Francisco ENR CCI.

[2] Includes site work (temporary protection, clear and grub, clean and structural fill, storm water allowance, drainage allowance, laser grading) at 45 percent of other construction cost.

[3] Based on discussions with City staff.

[4] Requirement from the City of Tracy General Plan.

[5] Up to half the required neighborhood parks may be built as Linear Parks.

FEE SUMMARY

The Neighborhood Park Fee and the Community Park Fee per unit is calculated by multiplying the cost per resident by the average number of residents per unit type (density). The fee per unit must then be converted to a fee per square foot. **Table 2-2** and **Table 2-3** calculates the Neighborhood Park Fee and the Community Park Fee per square foot by taking the cost per unit and dividing by the estimated average unit square footage size for each land use.

Developers who build and dedicate Neighborhood parks can receive Neighborhood Park Fee credits. The acreage requirements are determined by multiplying the population densities, identified in **Table 1-1**, by the corresponding number of proposed residential units to be developed to get the total population growth. Once the population growth is determined, the acreage requirement is calculated using the standard of 3 acres of neighborhood park per 1,000 people.

Table 2-2: Neighborhood Park Fee Calculation

Land Use	Construction Cost per Resident	Land Cost per Resident	Density	Construction Cost	Land Cost	Total Neighborhood Park Fee	Average Size[1]	Construction Cost	Land Cost	Total Neighborhood Park Fee
Neighborhood Park Facilities and Parkland Acquisition										
Residential				*(per Unit)*				*(per SF)*		
Single Family Residential	$3,753	$750	3.50	$13,136	$2,625	**$15,761**	2,500	$5.25	$1.05	**$6.30**
Multi-Family Residential (Attached 2-4)	$3,753	$750	2.80	$10,508	$2,100	**$12,608**	1,500	$7.01	$1.40	**$8.41**
High Density Residential (Attached 4+)	$3,753	$750	2.60	$9,758	$1,950	**$11,708**	950	$10.27	$2.05	**$12.32**

[1] Average size based on the average unit size of planned new development in the City of Tracy.

[2] The fee for residential will be applied to the livable square footage.

Table 2-3: Community Park Fee Calculation

Land Use	Construction Cost per Resident	Land Cost per Resident	Density	Construction Cost	Land Cost	Total Community Park Fee	Average Size[1]	Construction Cost	Land Cost	Total Community Park Fee
Community Park Facilities and Parkland Acquisition										
Residential				*(per Unit)*				*(per SF)*		
Single Family Residential	$1,325	$250	3.50	$4,638	$875	**$5,513**	2,500	$1.86	$0.35	**$2.21**
Multi-Family Residential (Attached 2-4)	$1,325	$250	2.80	$3,710	$700	**$4,410**	1,500	$2.47	$0.47	**$2.94**
High Density Residential (Attached 4+)	$1,325	$250	2.60	$3,445	$650	**$4,095**	950	$3.63	$0.68	**$4.31**

[1] Average size based on the average unit size of planned new development in the City of Tracy.

[2] The fee for residential will be applied to the livable square footage.

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CAPITAL IMPROVEMENT PROJECTS & REVENUE PROJECTIONS

Based upon the projected new population growth in the Master Plan fee program area (**Table 1-1**), new development (from June 2025 to buildout) will contribute roughly 267.6 acres to the City's park system, as shown in **Table 2-4.** Given the nature of new development and the fact that neighborhood parks are typically built and dedicated by the developer, the exact identification of future parks is difficult to predict.

Table 2-4: Projected Park Acreage Addition

Park Type	*Standard Acre per 1,000 People*	*Buildout Population Growth*	*Buildout Park Acreage Addition*
Neighborhood Park	3.00	66,901	200.70
Community Park	1.00		66.90
Total	**4.00**		**267.60**

In most cases, developers build new neighborhood parks on behalf of the City as a condition of residential subdivision construction and to fulfill their Quimby park acreage dedication requirements. Developer-built parks can often be delivered faster than City-built park projects due to economies of scale as developers are already building within their subdivisions and the constraint in city staff resources. Developers who build and dedicate parks, will be given credits against their neighborhood park fees as outlined in the City's Municipal Code. Due to this requirement, it is not possible nor necessary to include a CIP list for neighborhood parks. Should neighborhood park fees be collected, the City will allocate these to new parks through the City's CIP process.

Developers typically choose to satisfy their community park obligation through payment of the Community Park Fee due to the large size and advanced planning community parks require, however in some cases community parks are built by developers. **Table 2-5** lists the planned Community Parks and serves as the CIP List as required by AB 602. The exact start date for each park is difficult to determine due to the fact that revenue collection varies based on the timing of new development and the needed facilities depend on the location of new development within the City. The City will use the CIP facilities identified here to guide their five-year Capital Improvement Plan based upon city need and timing of securing adequate revenue. The City has 30 acres of community park planned in Tracy Hills, 15 acres to be constructed by the developer and 15 acres to be constructed by the City. The City is starting discussions on the first phase of this park and the second phase is set to begin when the 3,600th residential permit is pulled. As future developments come online, the City will identify future community park sites to program the remaining 36.90 acres.

Table 2-5: Community Park Facilities Summary

Community Park	Location	Acres	Estimated Start Date
Tracy Hills Community Park - Phase 1	Tracy Hills	15.00	2025
Tracy Hills Community Park - Phase 2	Tracy Hills	15.00	Issuance of the 3,600th permit in Tracy Hills
Future Community Park	TBD	36.90	TBD
Total	**-**	**66.90**	**-**

Table 2-6 summarizes the potential park revenue from projected future development identified in **Table 1-1**. The anticipated revenue does not take into account the City's current fund balance which is currently $14,624,765. The revenue collected from the Parks Fees will be available to expand the City's Park facilities to meet the needs of new residents in the City. However, as described above, it is anticipated that the neighborhood parks will primarily be built and dedicated by developers within each development and fee revenues never collected.

Table 2-6: Neighborhood and Community Park Fee Potential Revenue

Land Use	Buildout Units	Average Size[1]	Construction Cost [2]	Land Cost [2]	Total Anticipated Fee Revenue [3]
Neighborhood Park Facilities and Parkland Acquisition					
Residential (Fee per Dwelling Unit)			*(per SF)*	*(per SF)*	
Single Family Residential	15,539	2,500	$5.25	$1.05	$244,739,250
Multi-Family Residential (Attached 2-4)	875	1,500	$7.01	$1.40	$11,038,125
High Density Residential (Attached 4+)	3,871	950	$10.27	$2.05	$45,306,184
Total	**20,285**				**$301,083,559**
Community Park Facilities and Parkland Acquisition					
Residential (Fee per Dwelling Unit)			*(per SF)*	*(per SF)*	
Single Family Residential	15,539	2,500	$1.86	$0.35	$85,852,975
Multi-Family Residential (Attached 2-4)	875	1,500	$2.47	$0.47	$3,858,750
High Density Residential (Attached 4+)	3,871	950	$3.63	$0.68	$15,849,810
Total	**20,285**				**$105,561,535**

[1] Average size based on the average unit size of planned new development in the City of Tracy.

[2] The fee for residential will be applied to the livable square footage.

[3] Total rounded to the nearest dollar.

FEE COMPARISON

Table 2-7 compares the proposed Parks Fees (summing the neighborhood and community park components) to the existing Parks Fees (as of July 1, 2024). For comparison purposes, the existing per unit fees were converted to a fee per square foot using the same average unit sizes as the

proposed fees. The Parks Fees are increasing due to significant increases in estimated costs to build parks and the cost of land. Furthermore, the population assumptions from the previous master plan changed based on the US Census American Community Survey, increasing the persons per household from the prior master plan, thus increasing the park acreage that is required to serve each new unit. Most developers will build and dedicate their neighborhood parks and will not be required to pay the neighborhood park component. The Parks Fees also include land costs that would otherwise be required to be dedicated under Quimby, which is typically a requirement outside of the fee program.

Table 2-7: Parks Fee Comparison

Land Use	Proposed Neighborhood Parks	Proposed Community Parks	Total Parks Fee		
			Proposed Parks Fee	Existing Parks Fee[2]	Percent Change
Residential (per SF) [1]					
Single Family Residential	$6.30	$2.21	$8.51	$4.11	107%
Multi-Family Residential (Attached 2-4)	$8.41	$2.94	$11.35	$5.60	103%
High Density Residential (Attached 4+)	$12.32	$4.31	$16.63	$7.21	131%

[1] Residential fee is calculated on habitable square footage.

[2] Program Management (5%) removed from Construction Cost of Existing Fee for an accurate comparison.

NEXUS REQUIREMENT SUMMARY

AB 1600 requires that public agencies satisfy five requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project. The required findings are as follows.

Requirement 1: Identify the purpose of the fee.

The purpose of the Parks Fee is to fund the park needs generated by new development in the City. Each new resident creates a demand for additional neighborhood and community parks. The City's adopted standard is to provide three acres of neighborhood park and one acre of community park per 1,000 new residents. In order to accommodate these needs, new parks must be built and/or existing parks must be expanded**. Table 2-1** shows the cost per acre identified in the *Citywide Parks, Recreation, and Trails Master Plan Update* (PRTMP), prepared by WRT (August 2022) for the construction of neighborhood and community parks to meet this need.

Requirement 2: Identify the use of the fee.

The Parks Fee will be used to fund new park development in order to meet the City's standards discussed in this chapter and the PRTMP. Park expansion is necessary to meet the City's adopted standards of three acres of neighborhood park and one acre of community park for each 1,000 new

residents. In most cases, developers build new neighborhood parks on behalf of the City as a condition of residential subdivision construction and to fulfill their Quimby park acreage dedication requirements. The location of the neighborhood parks will be determined based on the location of the new development project, as they are typically located within each development. The City has 30 acres of community park planned in Tracy Hills, 15 acres to be constructed by the developer and 15 acres to be constructed by the City. As future developments come online and Community Park Fees collected, the City will identify future community park sites to program the remaining 36.90 acres. Community Parks planned facilities are shown in **Table 2-5**. The potential fee revenue is shown on **Table 2-6** and it is anticipated that an additional 200.70 acres of neighborhood park and 66.90 acres of community park are needed to meet the needs of future development.

Requirement 3: Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.

The Parks Fee will be used to fund new neighborhood and community parks that are necessary to serve the increased residents in the City. New residential development generates additional residents which increases the demand for park facilities. The Parks Fee is calculated using the City's general plan standard of four (4) acres of park per 1,000 residents. Residential development is responsible for paying its fair share to maintain the City's standard. Non-residential uses do not pay the fee since they do not generate additional residents and it is assumed workers have minimal impact on the City's park system. **Table 2-1** calculates the cost per resident. The cost per resident is then allocated to each development type based on the estimated persons per household. **Table 2-2** and **Table 2-3** then calculate the cost per square foot for the residential units based on the estimated average unit size. By basing the fee on the size of the unit and the estimated number of new residents that is anticipated to be generated by the addition of that square footage, the fee is directly correlated to the increased need for new parks.

Requirement 4: Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

Each new residential development is anticipated to generate new residents. The addition of new residents creates the need for additional neighborhood and community parks to maintain the City's General Plan park standard of four (4) acres per 1,000 residents. The fee is directly correlated to the number of new residents expected to be generated by each type of development. These calculations are shown in **Table 2-2** and **Table 2-3**. Non-residential development does not pay for parks as non-residential developments do not generate demand for park facilities.

Requirement 5: Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The Parks Fee will fund the park facilities that are required to serve the new development in the City. As new residential units are constructed, new park facilities are necessary to maintain the City's General Plan standard of four (4) acres per 1,000 residents. The City is currently providing a level of service exceeding this standard, so new development is not funding existing deficiencies.

The neighborhood park fee component is calculated by taking the per acre neighborhood park and land acquisition costs times three acres of park per 1,000 residents and then dividing that by 1,000 to determine the cost per resident. The cost per resident is then spread to each development type based on the estimated persons per household. **Table 2-2** calculates the cost per square foot for each land use based on the estimated average unit size for each land use. For developments that dedicate park land and/or construct parks, the developer will receive fee credits in accordance with the municipal code.

The community park fee component is calculated by taking the per acre community park and land acquisition costs times one acre of parks per 1,000 residents and then dividing that by 1,000 to determine the cost per resident. The cost per resident is then spread to each development type based on the estimated persons per household. **Table 2-3** then calculates the cost per square foot for each land use based on the estimated average unit size for each land use.

By spreading the fees based on the estimated new residents that would be generated, each new residential unit is paying only its fair share of the facilities required to maintain the City's Parks Master Plan Standard. Non-residential land uses do not have a Park Fee as non-residential development will not generate an increase in park facility demand.

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Section 3 IMPLEMENTATION AND ADMINISTRATION

IMPLEMENTATION

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting with at least 30 days' notice. In addition, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. Two publications, with at least five days intervening between the dates of first and last publication not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the tenth day, including therein the first day. The new or increased fees shall be effective no earlier than 60 days following the final action on the adoption or increase of the fees. Following adoption of the fees, the fees and supporting information must be placed on the City's website.

FEE PROGRAM ADMINISTRATIVE REQUIREMENTS

The Government Code requires the City to report every year and every fifth-year certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. Brief description of the type of fee in the account or fund
2. Amount of the fee
3. Beginning and ending balance in the account or fund
4. Amount of fees collected and the interest earned during the previous year
5. Identification of each public improvement for which fees were expended and the amount of expenditures, including the total percentage of the cost of the public improvement that was funded with fees
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete

7. Description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended, and when each loan will be repaid and the rate of interest the account will receive on the loan
8. Identification of any refunds made once determined that sufficient monies have been collected to fund fee-related projects

On October 11, 2023, California Governor Gavin Newson signed into law AB 516 which amended certain portions of the Mitigation Fee Act related to the annual and five-year reporting requirements. Under AB 516, Requirements 6 and 8 have been expanded to include the following:

6a. Identification of each public improvement identified in the previous report and whether construction began on the approximate date noted.
6b. For previously identified projects that did not start construction on the approximate date in the previous report, the reason for the delay and a revised approximate date that the local agency will commence construction, if applicable.
6c. For any refunds made, the number of persons or entities identified to receive those refunds.

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put.
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
3. Identify all sources and amounts of funding anticipated to complete financing any incomplete improvements.
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account.

As with the annual disclosure, the five-year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting.

FEE ADJUSTMENT PROCEDURES

The Parks fees may be adjusted periodically to reflect revised facility requirements, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities or costs, changes in demographics, changes in the average unit square footage, or changes in the land use plan. In

addition, the fees will be automatically updated each year on July 1st based on the June ENR CCI for San Francisco. Due to the timing of when the fees will take effect, the next fee adjustment will occur July 2026.

TIMING OF FEE PAYMENT

Fees will be collected at the time the building permit for the project is issued. All residential projects will pay a fee based on the livable square footage of the residential units. For residential projects that include multiple buildings, fees will be due at the time the building permit is issued for each building. The non-residential communal portion for high-density residential projects (i.e., clubhouse, maintenance facility, gym, etc.) will not be assessed impact fees as the impact is considered to be captured in the residential fees. Areas that are accessible by the public (i.e., a leasing office) will be charged impact fees according to use. Further information on what portion of a project may be subject to fees is discussed within Section 1 – Average Unit Sizes.

DESIGNATED RESIDENTIAL PROJECTS DEFERRED FEE PAYMENTS

California Senate Bill 937 (SB 937), which became effective on January 1, 2025, significantly delays the collection of fees for residential projects defined as "Designated Residential Development Projects." Specifically, SB 937 states that public agencies may not impose development impact fees on Designated Residential Development Projects until the project receives a Certificate of Occupancy or Temporary Certificate of Occupancy. Furthermore, local agencies may not charge interest on the delayed fee payments for such projects; rather, the fees must reflect the fee amount in place at the time the project's building permits are issued. In addition, the bill extends housing entitlements by 24 months for projects with entitlements issued prior to January 1, 2024, and set to expire on or before December 21, 2025.

SB 937 was designed to incentivize housing production by mitigating the effects of rising construction costs and interest rates, which hinder the financial feasibility of new housing projects. By deferring fee payments with zero interest, SB 937 can help to incentivize housing developers, who must demonstrate financial feasibility to investors and lending institutions before receiving necessary funding. Additionally, by extending entitlements, the bill allows developers more time to raise funding before constructing the project. By providing these incentives to developers, the bill strives to increase housing production, allowing local jurisdictions to fulfill their housing goals.

Housing projects must meet one of the following conditions to be considered a Designated Residential Development Project:

1. 100% of residential units (excluding the manager's unit) are reserved for low-income households.
2. The project meets the requirements regarding a Low Barrier Navigation Center Developments, per Government Code Section 65662.

3. The project is approved by a local government and meets all site-specific criteria, affordability criteria, and objective development standards pertaining to affordable housing developments located in commercial zones or mixed-income housing developments along commercial corridors, as specified by Article 2 (commencing with Section 65912.110) or Article 3 (commencing with Section 65912.120) of Chapter 4.1 of the Government Code.
4. The project is subject to a streamlined ministerial approval process, per Government Code Section 65913.4.
5. The project meets the criteria specified in the Affordable Housing on Faith and Higher Education Lands Act of 2023 (SB4)
6. The project is entitled to a Density Bonus, per Government Code Section 65915.
7. The project features 10 or fewer units.

Although fees are deferred for Designated Residential Development Projects until the project receives a Certificate of Occupancy or Temporary Certificate of Occupancy, it is important to note that public agencies may still collect utility service fees after receiving an application for utility services. In addition, developers may be required to pay development impact fees prior to the Certificate of Occupancy if construction does not commence within five years of the building permit issue date.

PROGRAM MANAGEMENT

The City, with assistance from consultants, oversees the implementation and administration of the Master Plan Fee Program, consistent with the requirements of the Mitigation Fee Act. For all Master Plan fees, a Program Management Fee is added to fund the costs of City's management and ongoing fee program administration, collection, and reporting. This includes costs associated with City staff and consultant time, studies, and administration to support the program. Industry standard ranges from three to six percent (3-6%) for the administrative component of a development fee program. The City has historically collected five percent (5%) for administrative costs on each fee, which was previously included as a soft cost mark-up. Administratively, the five percent (5%) charge per fee was difficult to account for throughout the numerous fee funds.

Thus, a separate Program Management Fee was created and will be collected in a separate fund for ease of administration. Additional information regarding the Program Management Fee can be found in the Program Management Impact Fee Nexus Study, prepared by Harris & Associates (March 2024). The administrative functions of the Program Management Fund include, but is not limited to, the following:

- Annual fee adjustments
- Annual fee reporting
- Additional fee reporting every five years

- Application and tracking of fee credits and reimbursements
- Posting of nexus studies and fee schedules on the City's website
- Periodic nexus study updates
- Staff and consultant time related to fee preparation, collection, tracking, and administration

CREDITS AND REIMBURSEMENT POLICIES

Fee credits and reimbursements may be allowed for developer-constructed facilities in compliance with Title 13 of the Tracy Municipal code and other applicable polices. Credits and reimbursements shall be calculated specifically for each project as applicable. It should be noted that per Section 13.08.020 (e) of the Tracy Municipal Code "The Subdivider shall not be entitled to any credit for program implementation or contingencies."

PROGRAMMING REVENUES WITH THE CIP

The City should maintain its Capital Improvement Program (CIP) to adequately plan for future park infrastructure needs. The CIP should commit all projected fee revenues and fund balances to specific projects that are necessary to serve growth. The CIP provides documentation necessary for the City to hold funds in a project account for longer than five years if necessary to collect sufficient funds to complete a project. The PRTMP identifies the future acreages needed to serve new development based on the general plan standard. It is anticipated that the neighborhood parks will primarily be built and dedicated by developers within each development. Based on the population estimates in this Nexus Study and using the City General Plan standard of 3 acres per 1,000 residents for Neighborhood Parks and 1 acre per 1,000 residents for Community Parks, it is anticipated that an additional 207.96 acres of Neighborhood Park and 69.32 acres of Community Park are needed to meet the needs of future development. This is calculated in **Table 2-4** and will be used to guide the City's five-year Capital Improvement Plan budget.

FEE REPORTING

Assembly Bill No. 1483, which became effective January 1, 2020, requires that public agencies make the following information available on their website. The following information must be provided:

1. A current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special districts, of the city or county applicable to a proposed housing development project, which shall be presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel.
2. All zoning ordinances and development standards, which shall specify the zoning, design, and development standards that apply to each parcel.
3. The list of information required to be compiled pursuant to Section 65940.

4. The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to AB 1600.
5. An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by the city, county, or special district on or after January 1, 2018.

Any updates to the above information must be available within 30 days.

ACCESSORY DWELLING UNITS

An accessory dwelling unit (ADU) is a second unit that is attached or detached from a single-family home. In accordance with Assembly Bill No. 881 approved on October 9, 2019, Master Plan Program Area fees will not be charged for an ADU that is less than 750 square feet. For an ADU that is 750 square feet or larger, the ADU will be charged proportionately in relation to the square footage of the primary dwelling unit. Since the Master Plan Program Area residential fees are now being charged on a square footage basis, ADU fees will be calculated by multiplying the Single-Family Residential fee by the ADU's square footage.

SPECIALIZED DEVELOPMENT PROJECTS

The fees in this report may not apply to specialized development projects such as golf courses, cemeteries, sports stadium, truck lots, or other specialized land uses. For specialized development projects the City will review the development's impacts to determine the applicable fees. The fee rates presented in this Nexus Study may be reduced, exempted, or waived under certain circumstances as determined by the City. Any exemption or reduction in fees will be based on the City's independent analysis and review of the subject property. In addition, specialized land uses may be calculated utilizing the cost per person applied to the number of people the specialized land use generates as determined by the City's independent analysis.

Some developments may include more than one land use type. In these cases, the fee is calculated separately for each land use. The City has the discretion to impose the fees based on the specific aspects of a proposed development regardless of zoning. The fee imposed should be based on the land use type that most closely represents the impacts of the development.

Section 4 APPENDICES

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Appendix A: Estimated Capital Improvement Costs for Parks (2021$)

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Table A-1: Estimated Capital Improvement Cost for Typical 5-Acre Neighborhood Park (2021$)

SITE FEATURE	ESTIMATED COST	DESCRIPTION
Fencing	$300,000	Access Control, 2-Rail Wood Fence, Access Control Gate, Maintenance
Playground with Shade Structure and Accessible Surfacing	$450,000	Playground equipment ages 2-5 and 6-12 with swings, and synthetic surfacing
20' x 20' Shelter	$150,000	Serves 30-32 people
Double Multipurpose Court (Lighted)	$300,000	Sports Court (basketball) with lights and bleachers
Walkway	$600,000	Concrete Walkway, 1/2 Mile x 8 ft. wide (Lighted)
Parallel Street Parking (Not Lighted)	$40,000	Unlighted Parallel Street Parking, Assumed 5 Ea.
Site Furniture	$130,000	5 park benches (5 on concrete slabs), 8 trash cans; 4 bike racks, 2 accessible picnic tables, 9 picnic tables, 3 bbq grills
Recreation Amenity Allowance	$250,000	Allowance to add amenities per community input during planning process
Landscaping, Turf and Signage	$550,000	2 acres of turf, entrance sign, rule signage, wayfinding signage
Sitework	$1,246,500	Includes temporary protection, clear and grub, clean and structural fill (1.5"), storm water allowance, drainage allowance, laser grading. Assumed at 45% of other construction costs.
Subtotal	*$4,016,500*	
Design & Planning	$401,650	Assumed at 10%
Construction Management	$401,650	Assumed at 10%
Contingency	$602,475	Assumed at 15%
Subtotal	*$1,405,775*	
Total Probable Cost (Neighborhood Park)	**$5,422,275**	**$1,084,455 per acre**

Table A-2: Estimated Capital Improvement Cost for Typical 15-Acre Community Park (2021$)

SITE FEATURE	ESTIMATED COST	DESCRIPTION
Fencing	$425,000	Access Control, 2-Rail Wood Fence; Access Control Gate(s), Maintenance; Access Control Gate(s), Park Entrance-Exit, assumed 2-locations
Playground with Shade Structure and Accessible Surfacing	$600,000	"Playground equipment ages 2-5 and 6-12, with climber, swings, and synthetic surfacing"
40' x 40' Shelter	$200,000	Serves 60-75 people
One Natural Turf Multi-Use Field (Lighted)	$1,225,000	"Lighted, sand-based turf field including drainage and irrigation;"
One Double Multipurpose Court (Lighted)	$300,000	Sports Court (basketball) with lights and bleachers
Restroom/Storage Building	$1,250,000	"8-unit single occupancy restroom building, plumbing chase and storage (2,500 sq. ft.)"
Lighted Parking	$500,000	150 parking stalls (145 Std & 5 HC Accessible)
Access Road, (500'L x 25'W)	$350,000	Access Road, (500'L x 25'W)
Nature Trail	$200,000	1/2 Mile (Not Lighted); soft surface
Walkways	$1,100,000	Concrete Walkways, 1 Mile x 8 ft. wide (Lighted)
Site Furniture	$350,000	15 park benches (10 on concrete slabs), 15 trash cans; 10 bike racks, 10 accessible picnic tables, 15 picnic tables, 5 bbq grills
Recreation Amenity Allowance	$300,000	Allowance to add amenities per community input during planning process
Landscaping, Turf and Signage	$2,000,000	5 acres of turf, entrance sign, rule signage, wayfinding signage
Sitework	$3,960,000	Includes temporary protection, clear and grub, clean and structural fill (1.5"), storm water allowance, drainage allowance, laser grading. Assumed at 45% of other construction costs.
Subtotal	*$12,760,000*	
Design & Planning (10%)	$1,276,000	Assumed at 10%
Construction Management (10%)	$1,276,000	Assumed at 10%
Contingency (15%)	$1,914,000	Assumed at 15%
Subtotal	*$4,466,000*	
Total Probable Cost (Community Park)	**$17,226,000**	**$1,148,400 per acre**

Table A-3: Estimated Capital Improvement Cost for Typical 1-Mile Linear Park (2021$)

SITE FEATURE	ESTIMATED COST	DESCRIPTION
Trail and Sitework	$1,200,000	Asphalt 1 mile x 12 ft. wide not lighted)
Site Furniture	$80,000	5 park benches (5 on concrete slabs), 5 trash cans; 2 bike racks
Recreation Amenity Allowance	$200,000	Allowance to add amenities per community input during planning process
Landscaping, Turf, Sitework and Signage	$1,000,000	2 acres of turf, interpretive signage, wayfinding signage, mile markers
Subtotal	*$2,480,000*	
Design & Planning	$248,000	Assumed at 10%
Construction Management	$248,000	Assumed at 10%
Contingency	$372,000	Assumed at 15%
Subtotal	*$868,000*	
Total Probable Cost (Linear Park)	**$3,348,000**	**$3,348,000 per mile**

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Appendix B: City of Tracy Citywide Parks, Recreation & Trails Master Plan Update (August 2022)

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CITY OF TRACY

CITYWIDE PARKS, RECREATION & TRAILS MASTER PLAN UPDATE

DRAFT

AUGUST 2022

CITY OF TRACY CALIFORNIA

Think Inside the Triangle™

ACKNOWLEDGMENTS

CITY OF TRACY
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The City of Tracy thanks the community members, stakeholders, elected officials, and public agencies who participated in the development of this Comprehensive Profile for the Parks Master Plan Update.

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- Tracy African American Association
- Tracy Babe Ruth
- Tracy City Center Association
- Tracy Express (Softball)
- Tracy Friends for Parks, Recreation & Community Services
- Tracy High School Athletics
- Tracy Landmarks Committee
- Tracy Little League
- Tracy Nature Park Advocates
- Tracy Tree Foundation
- Tracy Unified School District
- Tracy Transportation Advisory Council
- Tracy Youth Advisory Commission
- Tracy Youth Soccer League

MEMBERS OF THE TRACY COMMUNITY

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

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City Council Resolution

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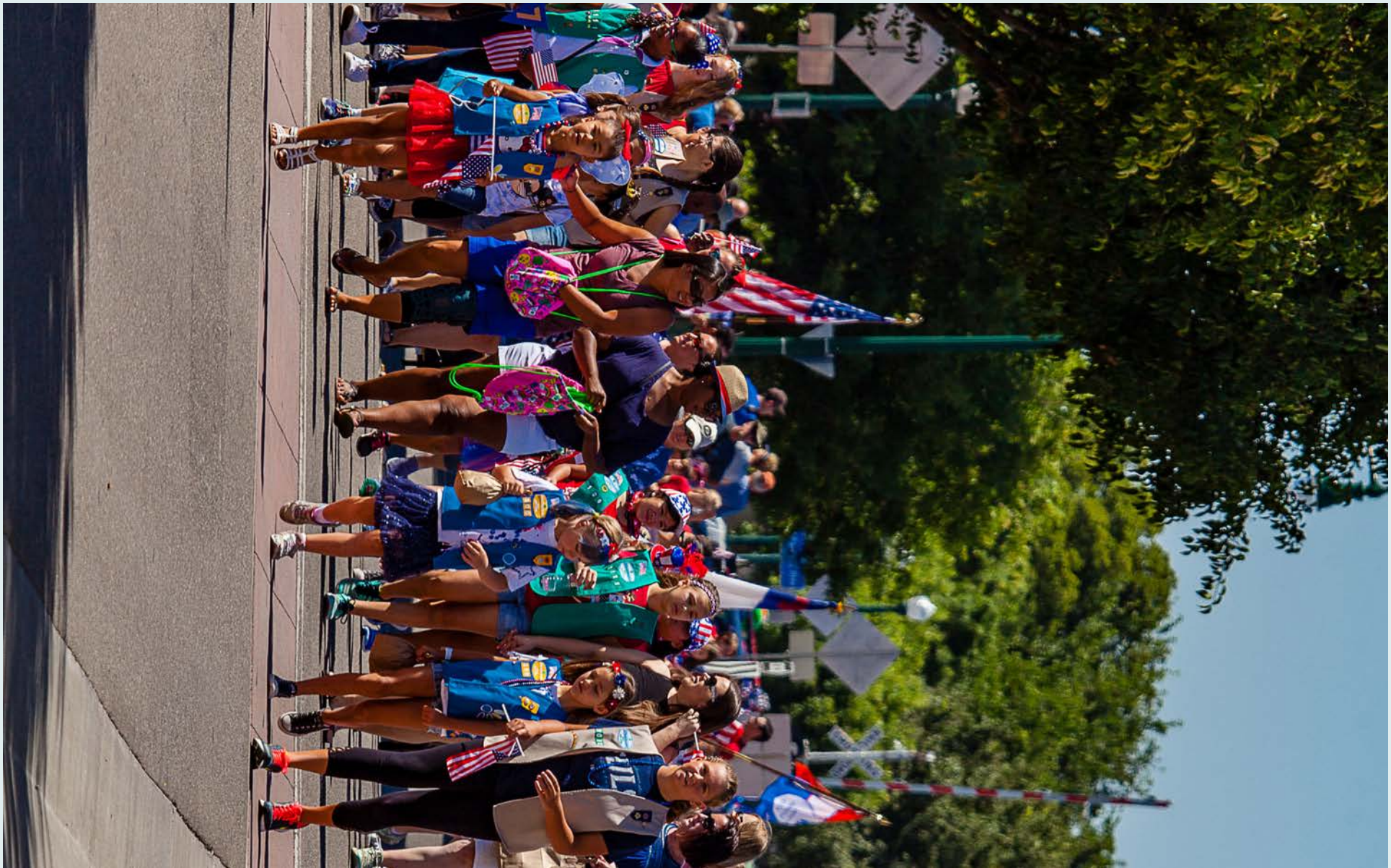
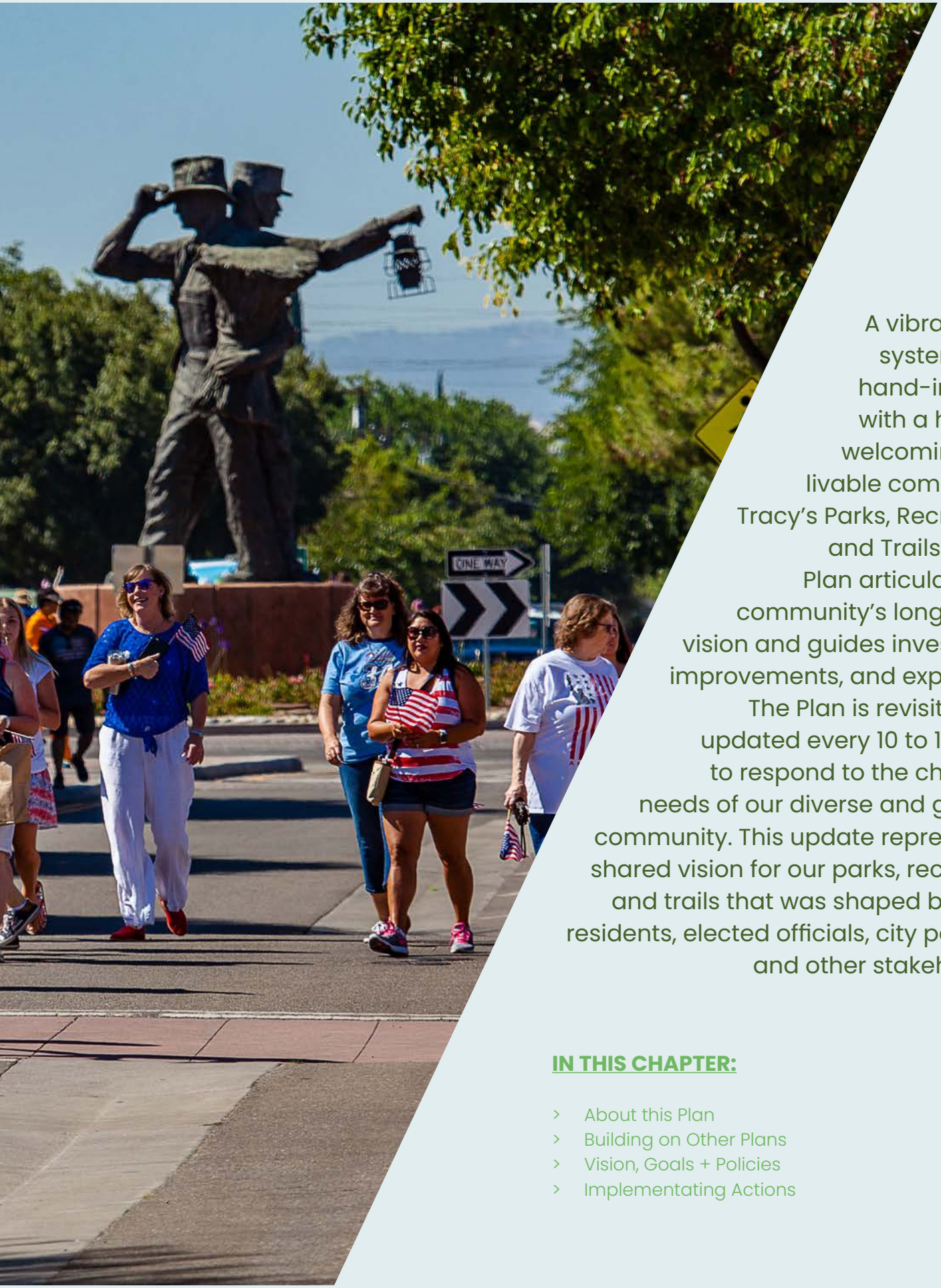
CHAPTER
01

EXECUTIVE SUMMARY





A vibrant park system goes hand-in-hand with a healthy, welcoming, and livable community. Tracy's Parks, Recreation, and Trails Master Plan articulates the community's long-range vision and guides investment, improvements, and expansion. The Plan is revisited and updated every 10 to 15 years to respond to the changing needs of our diverse and growing community. This update represents a shared vision for our parks, recreation and trails that was shaped by Tracy residents, elected officials, city partners, and other stakeholders.

IN THIS CHAPTER:

- About this Plan
- Building on Other Plans
- Vision, Goals + Policies
- Implementating Actions

ABOUT THIS PLAN

TRACY PARKS & RECREATION

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

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

WHAT IS THE PARKS, RECREATION & TRAILS MASTER PLAN?

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

Why Update the Master Plan?

The park system in Tracy has big aspirations.

Tracy is growing and diversifying with the expected addition of 16,919 new residents between 2010 and 2025, or 48,341 new residents between 2020 and 2040. The parks and recreation system needs to grow along with it.

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

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

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

Legacy Fields Sports Complex

Time flies!

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

Village Green Park opened in 2019 in the Ellis neighborhood.

Front Street Plaza

WHY ARE PARKS IMPORTANT?

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

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

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

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

Improving Community Health

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

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

Bringing the Community Together

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

Connecting People with Nature

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

Protecting Natural Resources

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

Enhancing the Local Economy

Quality park systems also bring economic benefits in the form of increased property values, tourism dollars, and business attraction and retention. Home buyers want to live near attractive neighborhood parks, visitors to destinations like Legacy Fields bring spinoff benefits to the local economy, and businesses want to locate where skilled employees want to be.

Parks are major assets for the agencies that manage them, and require stable funding for operations and maintenance, even in difficult times.

The Master Plan Update will help the City achieve its economic development goals, and also strengthen the City's approach to asset management.

YOUR GUIDE TO THE DOCUMENT

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

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

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

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

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

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

Chapter 5 establishes goals and policies for **trails** in Tracy, including how trails can serve us and where they should be created. *This Plan will work in tandem with the Citywide Roadway and Transportation Master Plan.*

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

HOW WE UPDATED THE PLAN, AND HOW WE'LL KEEP IT UP TO DATE

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

City Staff and the Parks Commission will conduct an annual review, evaluating current projects and programs alongside Plan goals and policies, and making adjustments as needed to keep them aligned.

COMMUNITY ENGAGEMENT

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

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

Foundational Meetings

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

Advisory Commissions

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

Pop-Up and Targeted Outreach

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

be priorities for the park system.

Surveys

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

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

Questions inquired about user satisfaction, maintenance, cleanliness, and safety of the parks, trails and recreational facilities. Survey takers were also asked about desired programs, new facilities and amenities and what should be prioritized. Results of the surveys were shared with the public and used to assemble a comprehensive profile of the community's needs and preferences that in turn, helped form the basis of the updated plan. As a part of the iterative process, a third survey held online late in the process invited participants to weigh in on the Draft Plan goals and park improvement priorities.

Community Workshops

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

A second workshop was held nearly a year later on August 27, 2020, and what a difference a year makes. Because of the COVID-19 pandemic, this was a virtual workshop using Zoom. The workshop was supplemented with an online survey to increase participation.

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

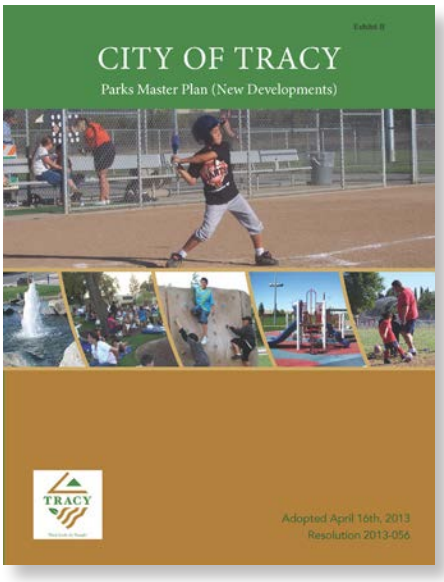
Our October 2019 community workshop gave Tracy residents a chance to think creatively about opportunities for this Plan update.

BUILDING ON OTHER PLANS

CITYWIDE PLANS

Parks Master Plan (New Developments) (2013)

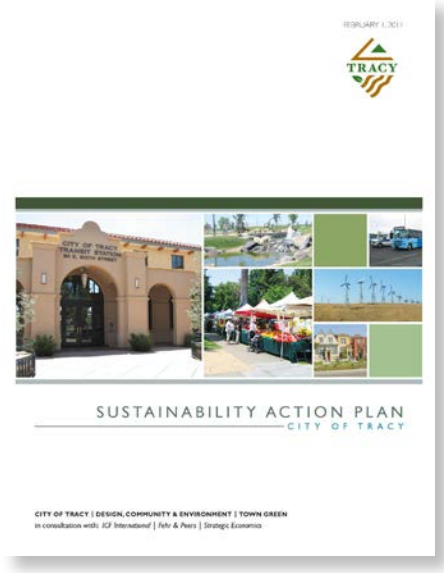
Adopted in 2013, the Parks Master Plan (New Developments) is the predecessor to this document. The 2013 Plan was part of an overall city effort to identify Tracy's infrastructure needs for parks, public facilities, water, roadways, stormwater, waste water, and public safety to enhance community's vitality,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



Sustainability Action Plan (2011)

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

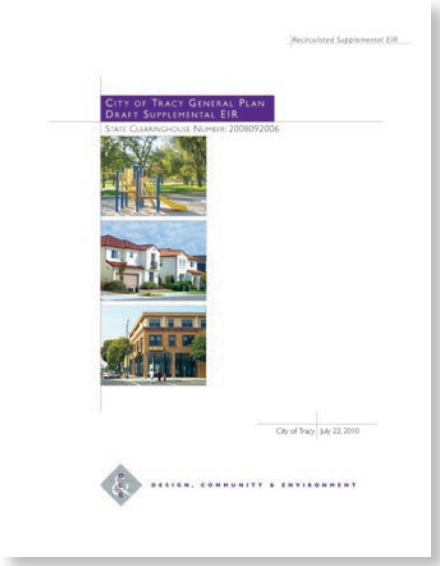
- Promote support for bicycling.
- New development with pedestrian-friendly network of streets and parks.
- Natural landscape and minimal turf in city parks.
- Recreational programs and activities for residents of all ages and incomes.
- Grants to fund projects that increase park capacity.



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

City of Tracy General Plan (2011)

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



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

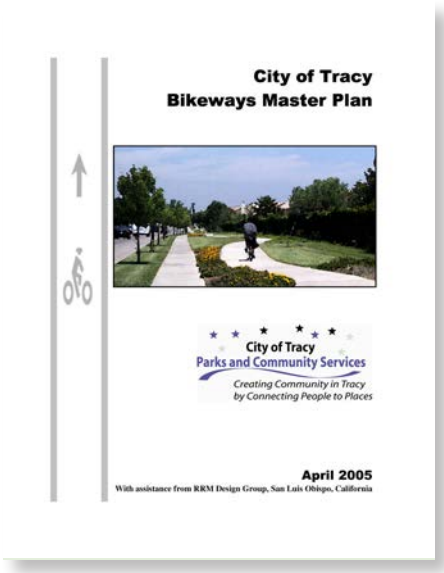
- Protecting its unique identity through the preservation of agricultural lands and the creation of new park and open space lands;
- Providing beautiful parks, exciting cultural and recreational amenities, and civic institutions that inspire community pride; and
- Meeting the transportation challenges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

Urban Forestry Management Plan (In Progress)

Recognizing the importance of the tree canopy, green corridors and green infrastructure to the quality of life in Tracy, the City is creating an Urban Forestry Management Plan. The UFMP features policies, ordinances, and a management strategy to achieve a vision for a sustainable urban forest. The plan includes a public tree inventory, design and species specifications, natural resources management plan, and an urban forest cost/benefit analysis. The UFMP identifies opportunities to expand and nourish the urban forest in the city's parks, along its trails and elsewhere throughout the community.

Citywide Roadway and Transportation Master Plan (In Progress)

The Citywide Roadway and Transportation Plan (CRTP) includes updated direction for the bikeway network, replacing the Bikeways Master Plan from 2005. The emphasis of the prior plan was on developing a unified network of bikeway routes to serve both recreational and commuter needs by facilitating travel within the city limits to resources such as schools, parks, and employment centers, and also to adjacent city and county routes. The focus of the current update will be on creating a network of low-stress bike facilities throughout the city. The CRTP and the PRTMP will be used together to create the trail system.



City of Tracy Parks ADA Transition Plan (In Progress)

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

OUR STRATEGIC PLAN

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

Our Mission

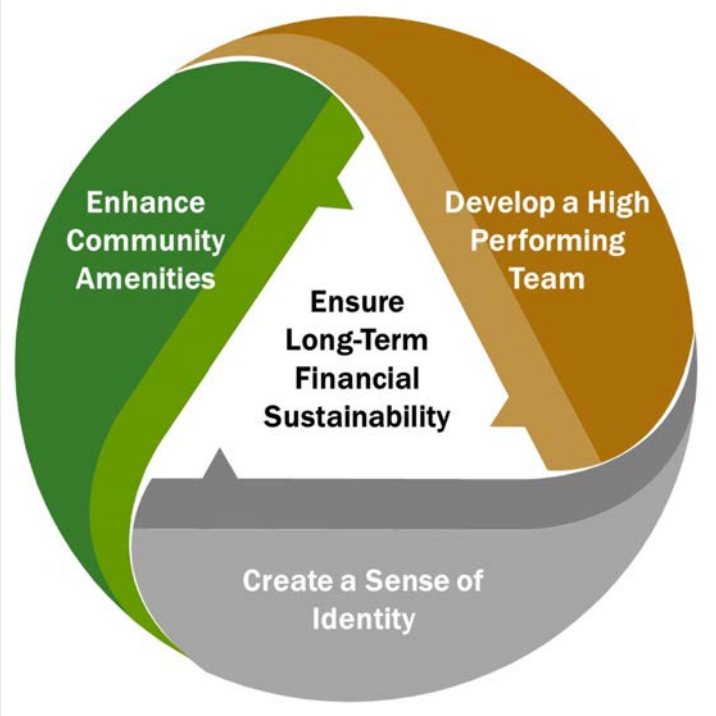
To ensure access to outstanding programs, services and community amenities that contribute to quality of life in Tracy.

Our Vision

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

Our Strategic Goals

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



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

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

VISION, GOALS + POLICIES

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

VISION

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

PARKS

GOALS

A Park System for a Growing City

Tracy's racially and ethnically diverse population is projected to grow by 48,341 between 2020 and 2040. Tracy's park system will continue to grow and be enriched to meet the needs of a growing community with a high quality of life.

Well-Maintained Parks

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

Safe Parks

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

POLICIES

1A. Park Types

1B. Park Acreage Level of Service

1C. Access to Parks

1D. Park Land Dedication and Park Development Impact Fees

1E. Build in Flexibility

1F. Conformance with City Standards and Guidelines

1G. Concurrent Development

1H. Public Access

1I. Specific Plans and the Master Plan

2A. Maintainable Design, Planting and Amenities

2B. Efficient Operations

2C. Adequate Funding for Park Improvements and Maintenance

3A. Design for Safety

3B. Park Activation

3C. Lighting for Safety

3D. Security Cameras

3E. Park Restroom Safety

3F. Park Monitoring

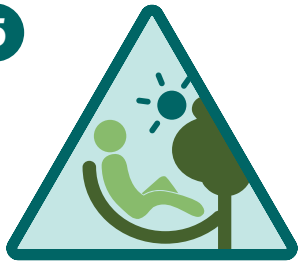
GOALS

4

Equitable & Inclusive Parks

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

5



Comfortable & Attractive Parks

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

6

Interesting & Diverse Parks

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

POLICIES

4A. Equitable Distribution of Parks and Facilities

4B. Inclusive Places

4C. Accessibility and Universal Design

5A. Expanded Tree Canopy

5B. Shaded Amenities

5C. Water Features

5D. Restrooms

5E. Lighting for Activation

6A. Balance of Programmed and Unprogrammed Spaces

6B. Non-Traditional Elements

6C. Downtown Plazas and Community Gathering Spaces

6D. Nature Park and Preserved Open Spaces

6E. Gardens

6F. Public Art

RECREATION

GOALS

7

Sustainable Parks

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

8

Full Range of Recreation Facilities

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

9

Recreation Programs that Fit the Community

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

POLICIES

7A. Create Habitat Value

7B. Support Water Quality and Groundwater Recharge

7C. Water and Energy Conservation

7D. Support Walking and Biking

8A. Recreation Facility Level of Service

8B. Diverse Recreation Needs

8C. Equitable Access

9A. Recreation Program Priorities

9B. Service Classification and Cost Recovery

9C. Cost of Service Analysis

9D. Pricing Policy and Strategies

9E. Program Monitoring and Updating

9F. Equitable and Inclusive Programming

9G. Staff Training and Organizational Support

9H. Inclusion Policy

9I. Performance Measures

TRAILS

GOALS

10

Trails for Recreation and Active Transportation

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

11

A Complete and Connected Trail System

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

POLICIES

10A. Trails that Support Recreation

10B. Trails that Support Active Transportation

11A. Coordinate to Create a Complete Network

11B. Linear Park and Open Space Trails

11C. Canalside and Railside Trails

11D. Trails along Multimodal Corridors

11E Trails with New Development

11F. Signage for Wayfinding, Interpretation and Identity

11G. Safety on Trails

11H. Comfort on Trails

IMPLEMENTING ACTIONS

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

IMPROVING EXISTING PARKS

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

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

A rough order-of-magnitude cost estimation of park improvements finds a total of approximately $56 million to $75 million in costs over the next 10 to 15 years, with costs spread across park tiers and implementation phases (Tables 1-1 and 1-2).

Table 1-1
Estimated Improvement Costs by Tier

TIER	ESTIMATED TOTAL COST
Tier A: Critical	$7,435,000 to $10,202,000
Tier B: Strategic	$14,200,000 to $18,125,000
Tier C: Visionary	$34,846,000 to $46,444,000
TOTAL	**$56,481,000 to $74,771,000**

Table 1-2
Estimated Improvement Costs by Timing

TIMING	ESTIMATED TOTAL COST
Short-Term (Years 1-5)	$43,135,000 to $57,205,000
Mid-Term (Years 6-10)	$11,672,500 to $15,055,000
Long-Term (Years 11+)	$1,673,500 to $2,511,000
TOTAL	**$56,481,000 to $74,771,000**

Notable projects include:

- Expansion of Gretchen Talley Park;
- New park master plans and improvements to Ritter Family Ballpark, Lincoln Park, and El Pescadero Park.
- Strategic enhancements to Clyde Bland, Robert Kenner, and Joseph Ceciliani parks, and Tracy Sports Complex, adding recreational amenities and undertaking major renovations;
- Critical improvements to parks across the system, with more significant improvements at Arnulfo Plasencia Fields and Dorothy Evans, Bailor/Hennan, and Veterans parks .

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

Table 1-3
Estimated Improvement Costs by Funding Source

FUNDING SOURCE	ESTIMATED TOTAL COST
General Fund	$44,966,000 to $58,667,000
Landscape Maintenance Districts (LMDs)	$8,315,000 to $11,354,000
Various (Citywide)	$3,200,000 to $4,750,000
TOTAL	**$56,481,000 to $74,771,000**

BUILDING NEW PARKS + TRAILS

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

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

New parks in future development areas will be required to provide 4 acres of new park land per 1,000 residents, allocated, located, and designed according to the policies of this Plan. Estimated costs for future neighborhood, linear, and community parks are summarized in Table 1-3.

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

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

Trail Opportunities

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

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

Figure 1-1
Concept for Improvements to Ritter Family Ball Park

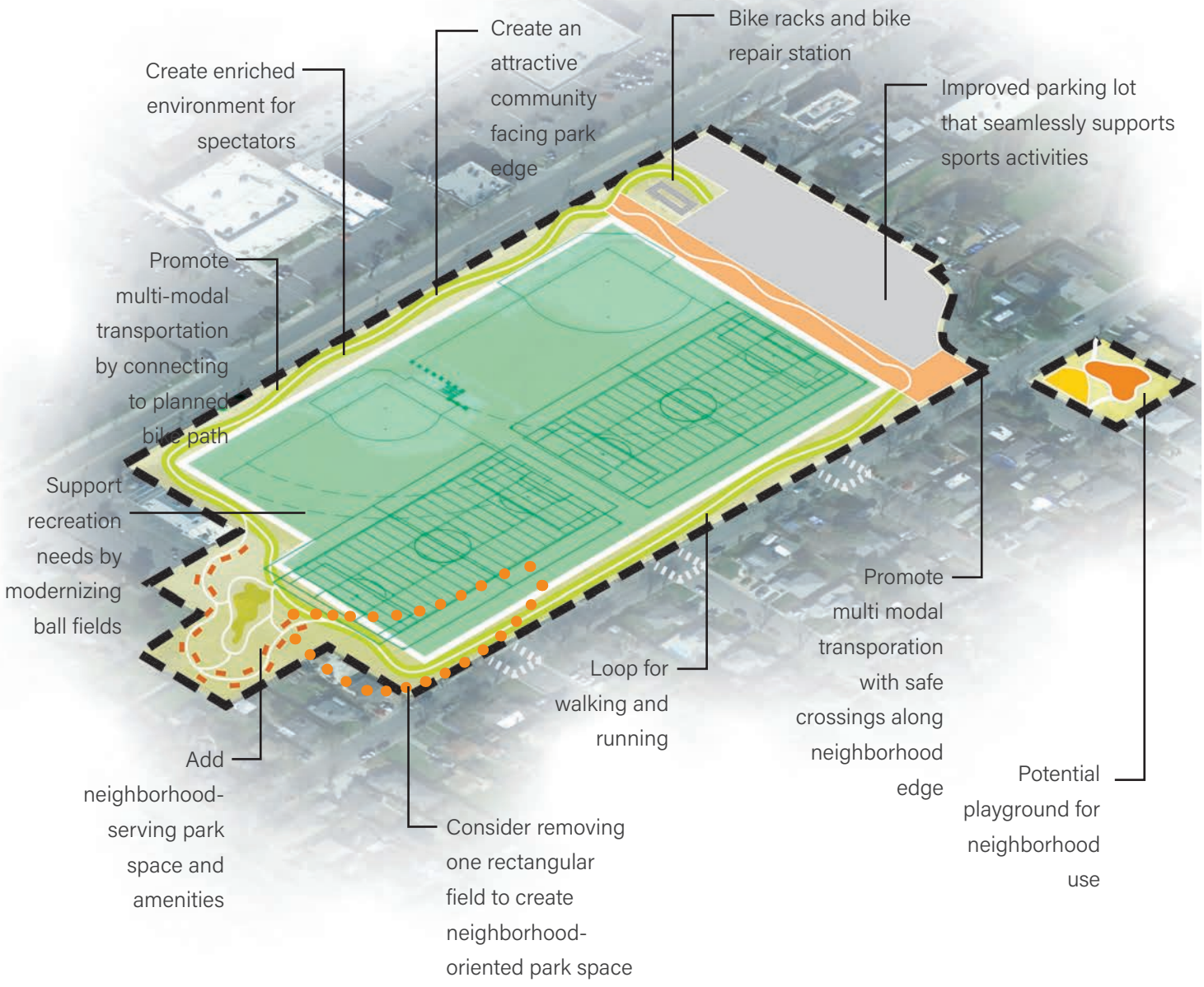


Figure 1-2
Multiuse Trail through Park or Open Space (Typical)

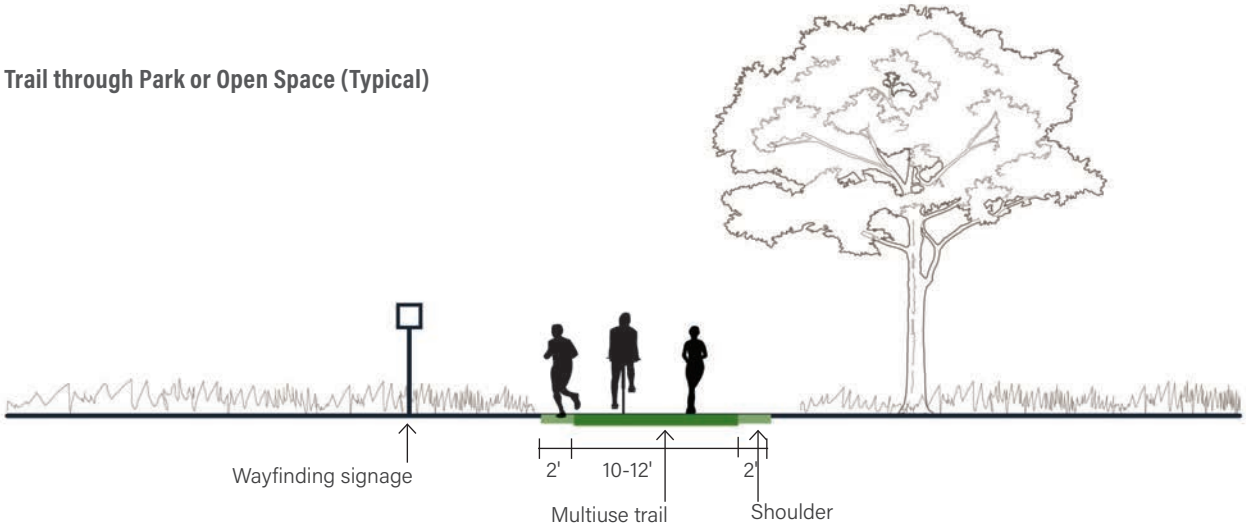
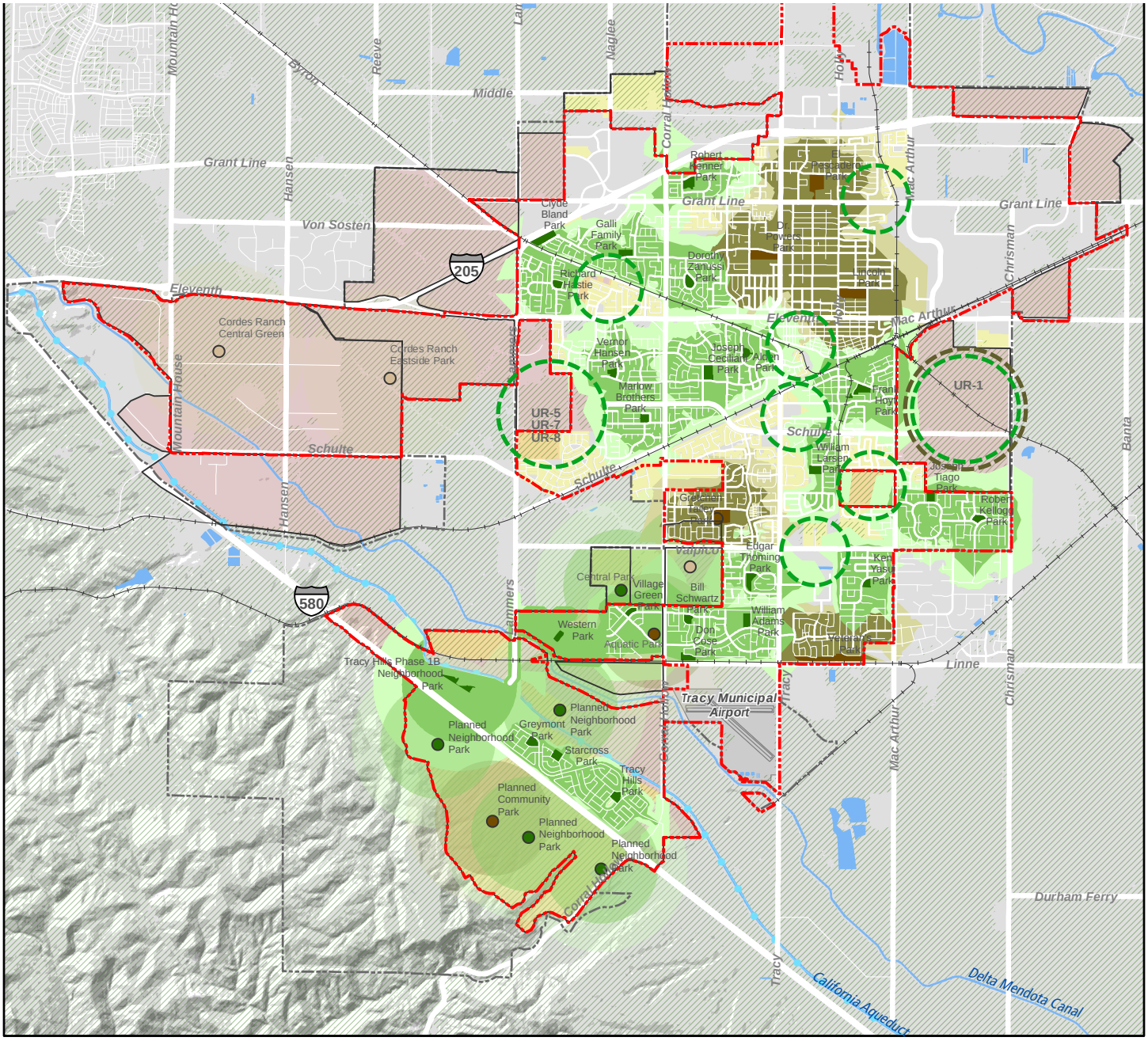


Figure 1-3

Park Access Gaps and Neighborhood Park Opportunity Areas



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

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

N

0 0.325 0.65 1.3 Miles

RECREATION AMENITY NEEDS

This Master Plan provides new population-based standards for an array of amenities, to ensure that we are serving the recreation needs of the community. The standards are based on a range of factors, from national and regional best practices to demonstrated local demand. This section summarizes how many additional amenities of each type would be needed to meet needs in 2040, assuming that the parks currently being planned will have been completed.

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

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

Sports Fields

Today, Tracy has 19 baseball/softball fields and 20 soccer fields. An additional 13 baseball/softball and seven soccer fields are planned, all as part of the Legacy Fields sports complex expansion. An estimated 3 additional facilities may be needed, including fields that can host adult softball tournaments on a larger scale, and the City currently lacks 90' base path baseball fields.

Sports Courts

Today, Tracy has 36 basketball courts (half or full), 16 tennis courts, six horseshoe courts, five sand volleyball courts, and four bocce courts. Additional basketball courts (2), tennis, horseshoe, and bocce courts (1 each) are planned. Tracy should focus on providing additional basketball courts (13), tennis and pickleball courts (11 and 14, respectively). There will also be demand for additional sand volleyball (4), shuffleboard (3) and bocce courts (2), and a roller hockey court. The City lacks indoor recreational facilities; beyond the planned 30,000-square foot multigenerational recreation center, there will be demand for an additional 182,,000 square feet of indoor recreation space.

Other Recreational Facilities

To meet standards, Tracy will need 46 playgrounds, eight dog parks, six large group picnic shelters, five climbing walls/rocks, three community gardens, three disc golf courses, three BMX bike parks/bike pump tracks, two pools, a water play area, and an environmental education facility. Some of these may be privately operated and not located on City land.

See Chapter 4 for more detail.

16
BASEBALL/ SOFTBALL FIELDS

6
SOCCER FIELDS

12
TENNIS COURTS (& **14** PICKLEBALL COURTS)

8
DOG PARKS

6
LARGE GROUP PICNIC SHELTERS

3
DISC GOLF COURSES

1
ENVIRON-MENTAL CENTER

182K
SF OF INDOOR REC SPACE

&
MORE

UNDER-STANDING COSTS

Capital Improvement Costs

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

Maintenance Costs

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

The City will need to closely monitor resources to ensure that the assets of the park system reach the anticipated lifecycles. Maintenance funding should grow to accommodate new park amenities and development in the future. Maintenance standards and expectations are a major driver of costs.

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

Lifecycle Replacement

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

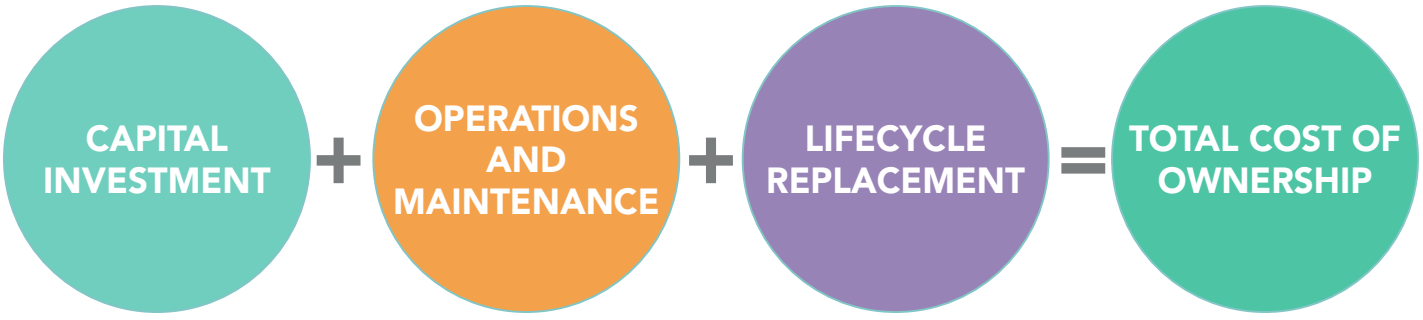
FUNDING STRATEGY

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

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

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

TOTAL COST OF OWNERSHIP



PARKS PLANNING AND DEVELOPMENT IN TRACY

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

City-Built Park Projects

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

Developer- Built Park Projects

In many cases in the City, developers build new parks on behalf of the City as a condition of residential subdivision construction. California law requires that either land or fees be dedicated for park or recreational use. Developer-built parks can often be delivered faster than a City-built park project.

To ensure successful, usable parks, the City will not accept for reimbursements or payment:

- Land that has any easements (underground or overhead) that precludes the City from building or using the easement space;
- Any area that useability less than 50 feet wide;
- Any grade or slope that does not allow full use and access;
- Any land or area that has hazardous or environmental limitations;
- Land that is otherwise serving a conservation purpose aside from a useable park;
- Land that could not be developed for any other purpose other than a non-useable park space.

Park Type and Size Requirements - Overview of Policy 1A

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

Table 1-4
Park Type and Size Requirements

PARK TYPE	SIZE REQUIREMENTS
Neighborhood Parks	2 to 10 acres*
Linear Parks	3 acres + (at least 50 feet wide by 0.5 miles long minimum)
Community Parks	10 to 30 acres
Sports Complexes	10 to 100+ acres
Special Use Parks	Less than 1 acre to 100+ acres
Mini Parks	Less than 2 acres

* Neighborhood Parks must be of a shape suitable for park use. Neighborhood Parks between 2 and 4 acres must be connected via a continuous accessible route through a linear park or greenbelt/ open space to another existing park or planned park at or above 4 acres in size. Proposed connections using standard city sidewalk will not be considered.

Park Acreage Level of Service – Overview of Policy 1B

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

Park allocations shall be as follows:

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

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

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

Snapshot of Estimated Capital Costs for New Parks

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

Table 1-5
Estimated Capital Costs for New Parks

PARK TYPE	ESTIMATED TOTAL COST PER PARK
Neighborhood Park (5 acre)	$5,422,275*
Linear Park (1 mile)	$3,348,000*
Community Park (15 acre)	$17,226,000*

* Capital costs may be expected to increase over time by an estimated 2 to 3% annually.

FOR OUR DEVELOPER PARTNERS

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

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

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

CHAPTER 02

TRACY TODAY

Tracy's Parks, Recreation, and Trails System reflects much of what makes the community so special. Taking stock of the existing system is an important first step. This goes beyond counting acres, buildings, and amenities to understand how our facilities are being used and maintained; what programs are not to be missed; what activities would be welcomed. Do all residents have access to parks and recreational programs nearby, and do they feel safe using them? Understanding Tracy today helps us address our concerns and aspirations as we enrich our parks, trails, and programs over the next 15+ years and continue to foster a socially connected, healthy, and growing community.

IN THIS CHAPTER:

- 15 Key Findings
- Our Community
- Our Park System
- Our Needs
- Our Aspirations

New homes come with new parks in the Ellis neighborhood.

15 KEY FINDINGS

The first phase of the Master Plan Update entailed data gathering, technical analysis, and community engagement examining all aspects of Tracy's Parks, Trails, and Recreation System. Fifteen key findings stood out and have formed the basis for the Master Plan Update's goals, policies, and proposed park improvements and programming changes.

1. TRACY CONTINUES TO GROW

Tracy's population is projected to grow by 48,341 between 2020 and 2040, as it is increasingly recognized for its high quality of life and location within the larger Bay Area commute shed. The population is racially and ethnically diverse and will become more so. Tracy's median household income is significantly higher than the State's overall, while the per capita income is lower. This suggests the prevalence of young professional families with two income earners, and extended families living under one roof.[1]

2. WE ARE COVERING THE BASICS

Tracy's park system has a collection of community, neighborhood, and mini parks, providing 4.05 acres of park land per 1,000 residents—meeting its current standard of 4 acres per 1,000 and fairly typical for similarly sized cities in California. According to the statistically-valid survey conducted for the Master Plan Update, residents are most likely to visit our parks to bring children, to exercise, and to participate in sports. Households with children and with adults in their 30s are most likely to use parks. In other words, Tracy's park system seems to be designed and programmed today in a way that meets the needs of youth and adults with small children.

3. PARK SYSTEM GROWING PAINS

Tracy's park system is beginning to feature more types of parks and public spaces to serve what has become a larger and more diverse community. This process needs to be supported by an updated park classification system, updated park definitions and standards that define how the City should invest in new parks, from downtown activated plazas, to sports complexes, to open spaces featuring natural conditions.

4. MAINTENANCE IS A TOP PRIORITY

Our park-by-park site assessment found most parks to be in fair to good condition, and community members recognize the great work of the Public Works Department's parks, sports facility and landscape maintenance team. Still, improving and maintaining existing parks was identified as a high or very high priority by nearly 4 out of 5 residents who responded to the survey. The various Landscape Maintenance Districts and Community Facilities Districts that support over half of Tracy's parks do so at varying funding levels, resulting in inconsistency across the system. Finding a way to provide adequate and equitable funding for maintenance will be an important challenge.

5. PARKS MUST BE SAFE AND ACCESSIBLE

Safety was identified as a high priority by community members in the survey and in our engagement activities. It will be critical for Tracy to incorporate safety features into park patrol, maintenance, lighting, design and programming. Tracy's parks also need to be universally accessible; many fall short of this today.

6. NEIGHBORHOOD PARKS NEEDED

While Tracy meets its overall park acreage standard today, it falls short in the Neighborhood Parks category. Many Tracy residents do not live within a 3/4-mile walk of a Neighborhood Park, much less the more typical standard of 1/2 mile. Gaps in Neighborhood Park access should be addressed where possible, by rethinking existing parks and/or by finding new park land opportunities.

7. MAKING MINI PARKS WORK

Many Tracy neighborhoods have "mini parks" (typically less than an acre). Community members question the value of these parks, and the current Master Plan does not endorse creating more of them—but they have continued to be added. How can these parks contribute more to quality of life?

1 *See Citywide Parks, Recreation & Trails Master Plan Update Comprehensive Profile (January 2020) for more detail.*

8. INTERESTING AND DIVERSE PARKS FOR ALL

Stakeholders, Parks Commissioners, and community members all communicated the desire for parks that created a better experience for a diversity of people. Parks should have areas for informal recreational use, more enriching playgrounds, and playgrounds with elements that include and invite children of all abilities.

Parks should have multi-generational appeal, and be more successful gathering places for the community. Indeed, "ensuring recreation opportunities are available for everyone" ranked among the top priorities for Tracy residents in our survey. Stakeholders talked about special events, concerts and performances as an area Tracy could focus on more to build community and keep people around on weekends.

9. EXTENDING PARK USE: EVENINGS AND SUMMERS

Community members spoke about the need for more shaded areas and more access to water, to make parks comfortable on hot summer days. More trees and shaded areas were identified as the improvement most likely to make more people use parks. More lighting in parks would also allow parks to be usable at night and in the evenings on short winter days—especially valuable in a commuting town like Tracy. Adequate and equitable funding for on-going maintenance will be an important challenge to sustain and continue the conditions/service levels of parks.

10. ENTHUSIASM FOR NATURAL AREAS

Creating open space areas and nature trails came in as a high priority of Tracy residents overall in the survey. The proposed nature park just south of Legacy Fields and the preserved open spaces proposed as part of the Tracy Hills and Cordes Ranch specific plans can become a vital new element of the parks and recreation picture in Tracy.

Water helps to make parks comfortable on hot summer days.

11. A TRAIL SYSTEM WOULD BE HIGHLY VALUED

Stakeholders showed a strong interest in developing a network of multiuse trails in Tracy, noting the value of trails for everyone from casual walkers to high school crosscountry teams to people of all ages who could use trails as a healthy transportation option.

12. MEETING OUR RECREATION FACILITY NEEDS

Tracy's demographic profile indicates a high "market potential index" for sports and fitness activities across the board, including for such core, high-participation sports as basketball, soccer and baseball. Tracy's planned aquatics center, the planned multigenerational recreation center, and expansion of Legacy Fields appear justified based on projected need. The current standards also show a need for dog parks, community gardens, tennis courts, large group picnic shelters, disc golf, environmental education, and soft-surfaced paths. The Master Plan Update should revisit these standards and direct resources to recreation facilities that are most needed.

Connecting neighborhoods and parks with trails is a high priority for Tracy residents.

13. RECREATION PROGRAM REFRESH

Tracy offers a good mix of recreation programs in a range of core program areas that will be defined in the Master Plan Update. Our findings suggest that programs in the "saturated" or "decline" stage of their lifecycle are somewhat overrepresented. This is an opportunity for the Department to refresh its program offerings. Expanding recreation and activity programs for teens was the highest programming priority according to the survey, echoing themes we heard from stakeholders – but programs and activities for kids, seniors and adults were also broadly supported.

14. THINKING STRATEGICALLY ABOUT SERVICES

With the Master Plan Update, the Department has begun the process of classifying its services according to a pyramid with "essential" services at its base, "important" ones in the middle, and "value added" services at the top.

Tracy can align its cost recovery goals and pricing strategy to support this, so that Department resources are focused on "essential" programs, while "value added" programs can be expected to recover more of their costs with user fees.

15. MULTIPLE SUSTAINABILITY BENEFITS

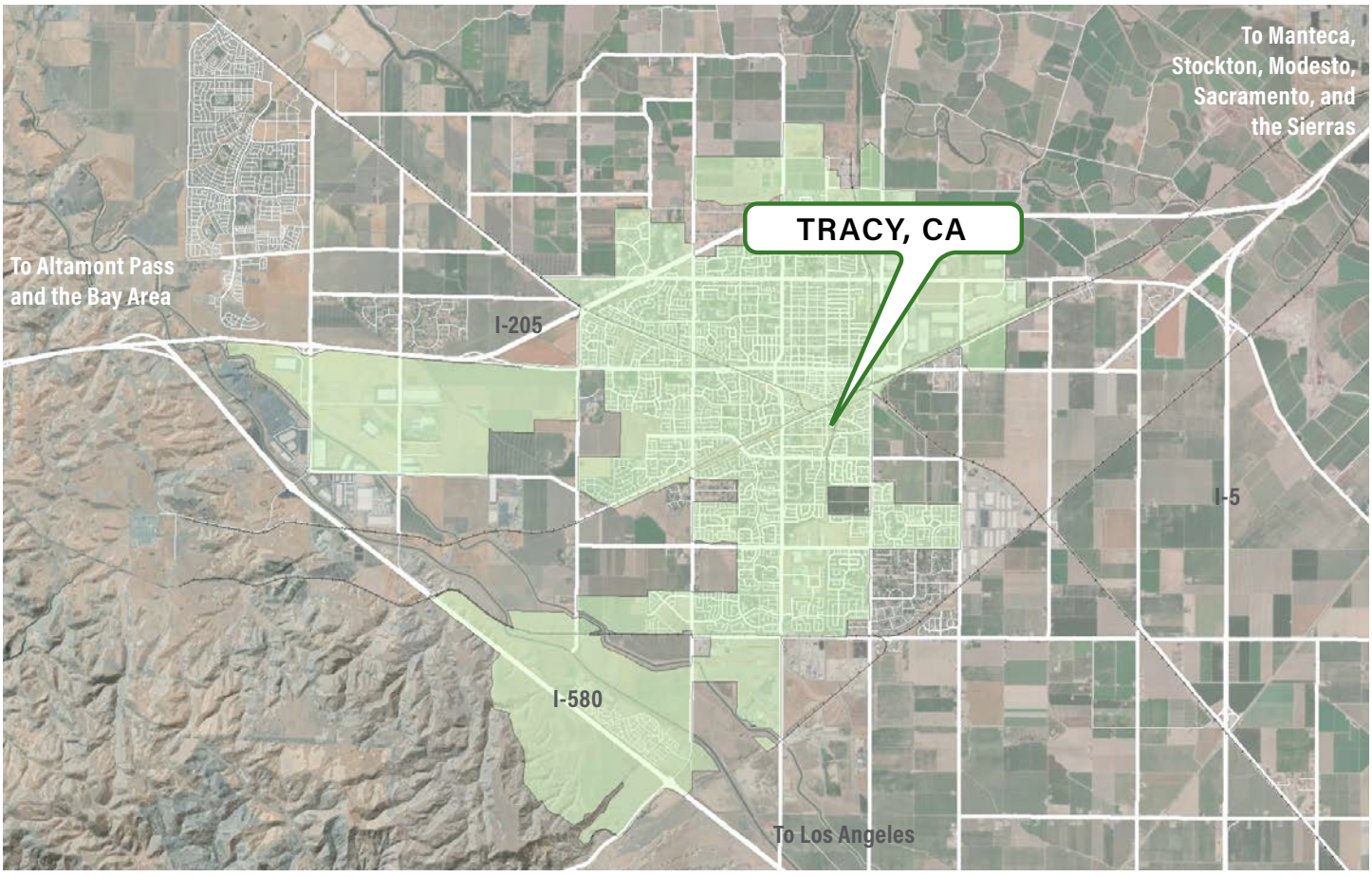
Tracy's parks feature mainly planted native and ornamental trees and shrubs as well as turf grass; they do not support any rare or endangered plant species, and most wildlife species in parks are those that have adapted to human-modified habitats. Still, there are "special status" (i.e., rare or endangered) animals that occur in the vicinity of Tracy and which could make use of parks and open spaces. Further, we have gained awareness of the multiple ecological benefits that parks can offer: by providing suitable habitat, but also by using low-water-use plants, promoting stormwater infiltration and groundwater recharge, and cooling the air. Tracy has the opportunity to preserve and enhance natural environments in future parks, and employ ecological strategies in the design and maintenance of existing parks.

Civic Center Plaza

OUR COMMUNITY

Who are we planning for? In a growing community like Tracy, it is necessary to understand the makeup of the population and how the demographics are changing to anticipate and plan for the potential impact. To that end, we conducted a demographic analysis that reflects the total population and its key characteristics— age, income, race, and ethnicity. Future projections are all based on historical patterns. A description of the methodology, definitions, and full analysis is included in Appendix A.

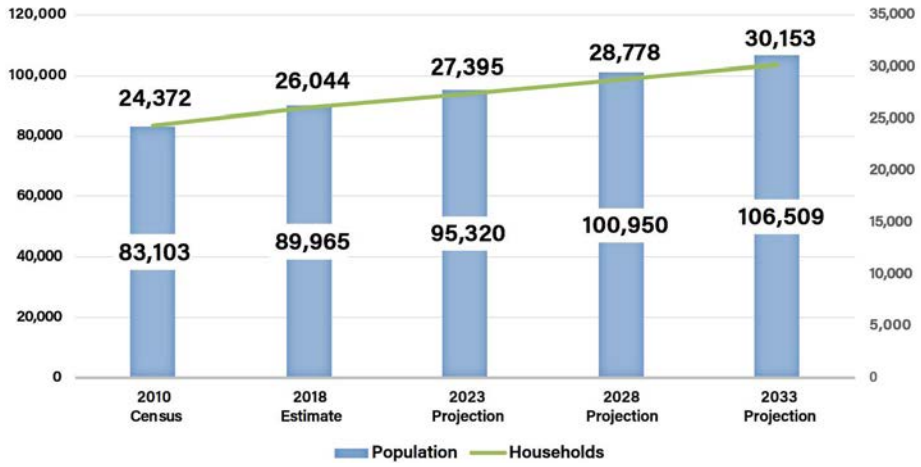
Figure 2-1
City of Tracy and Environs



A GROWING CITY

The City's population has experienced a growing trend in recent years and is estimated at 89,965 individuals in 2018 (US Census, American Community Survey). Projecting ahead, the total population is expected to continue to grow over the next 15 years. By 2033, the City is expected to have 106,509 residents (Environmental Systems Research Institute, 2019). By 2040, the City projects a population of 141,341.

Figure 2-2
Population & Households



Sources: US Census Bureau, 2019; ESRI, 2019.

A DIVERSE CITY

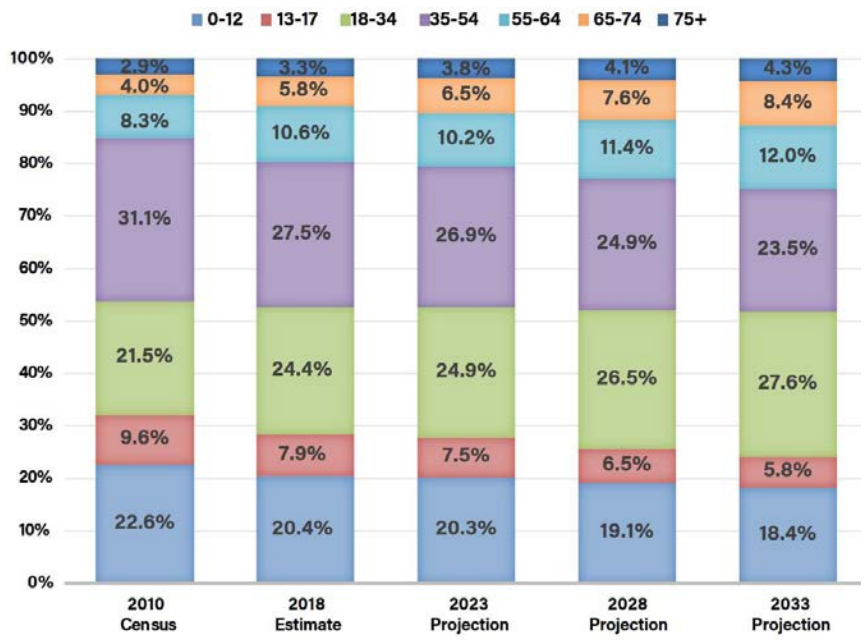
AGE

Looking at the population by age segment based on US Census data illustrates a balanced distribution across the City in 2010.

Over the next 15 years, the 0-17 age segment is projected to decrease by 4% while those 55 and older are projected to increase by 5%, making up approximately one quarter of the population by 2033. This reflects Baby Boomers shifting into the senior age segment.

Given the differences in how the active adults (55 and older) participate in recreation programs, the trend is moving toward having two or three different program age segments for older adults. As the park and recreation system evolves it will be important to ensure meaningful recreational experiences are available for active adults falling within the 55-64, 65–74, and 75+ age segments.

Figure 2-3
Population by Age Segment



Sources: US Census Bureau, 2019; ESRI, 2019.

RACE & ETHNICITY

Tracy's current population is diverse. 2018 estimates show that 50% of the City's population is White Alone, while the Some Other Race category (18%) and Asian (15%) represent the largest minorities. Predictions for 2033 project the City's population will diversify even further with a decrease in the White Alone population by approximately 6% and an increase of 3% in the Some Other Race category.

Based on the 2018 estimate, those of Hispanic/Latino origin represented 41% of the City's total population, which is anticipated to experience a significant increase to 48% by 2033.

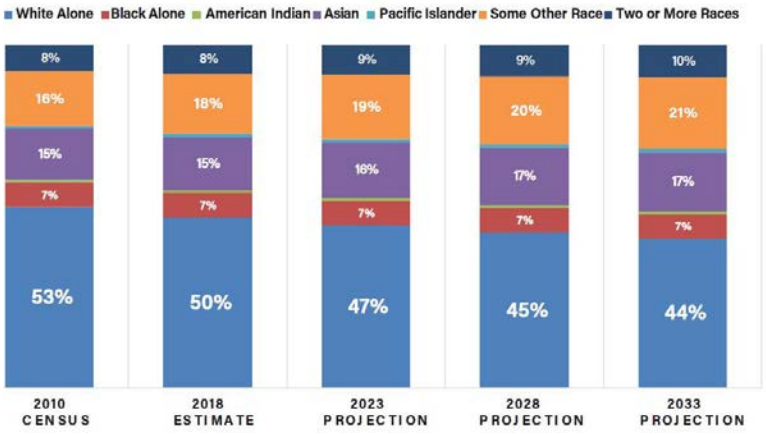
INCOME

The City's per capita income level falls below state and national averages, while the median household income levels are significantly higher than both the state and national averages. This can be directly correlated to Tracy having an average household size of 3.4, which is significantly higher than the state (2.92) and the US (2.59).

ABILITY

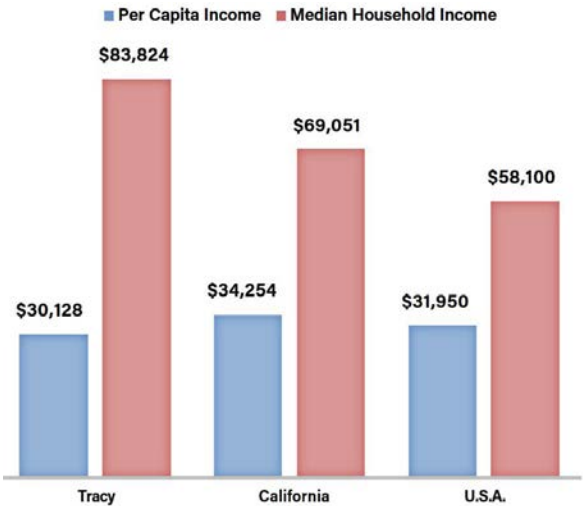
The CDC has reported that 1 in 4 US adults (61 million Americans) have a disability that impacts major life activities. It will be critical for Tracy to ensure that people of all abilities can use and enjoy our parks.

Figure 2-4
Population by Race



Sources: US Census Bureau, 2019; ESRI, 2019.

Figure 2-5
Comparative Income Characteristics



Sources: US Census Bureau, 2019; ESRI, 2019.

Dr. Powers Park

OUR PARK SYSTEM

Tracy's park system includes some 85 parks covering 364 acres, with numerous athletic courts, sports facilities and fields. The City of Tracy also operates the following special recreational facilities:

- Joe Wilson Community Pool, located in Dr. Powers Park, hosts swim lessons, water aerobics classes, recreation and lap swimming, and lifeguard certification.
- Tracy Community Center features a 4,400-square foot main hall, two conference rooms, and a commercial kitchen, and can be rented for events. (Other facilities that can be rented include the Transit Station, Civic Center, and Tracy Sports Complex Meeting Room.)
- Lolly Hansen Senior Center offers a wide variety of classes, activities, special events and programs to anyone 50+.
- Tracy Branch Library features computer workstations, a reference collection, and a circulating collection of library materials.
- Grand Theatre Center for the Arts hosts a variety of exhibitions and performances. Arts classes are offered, and the facility can be rented for private events.

Joe Wilson Pool

66% OF TRACY RESIDENTS SURVEYED USE OUR PARKS FREQUENTLY OR OCCASIONALLY.

PARKS BY TYPE

The Parks, Recreation & Trails Master Plan Update defines six types of park: neighborhood parks, community parks, linear parks, sports complexes, special use parks, and mini parks. Open space/conservation areas, while not part of the parks system, may also provide recreational value in the future**. Please see Chapter 3 for more detailed park type definitions.**

Clyde Bland Park is an 8.67-acre neighborhood park that features a walking loop, playgroun, baseball/softball field, multiuse field, and basketball court.

Florence Stevens Park is a 1.42-acre linear park that provides a green connection through the neighborhood.

Lincoln Park is a 13.74-acre community park with a walking loop, playgorunds, a rose garden, picnic shelters, and open lawns that can hold events.

NEIGHBORHOOD PARKS

Neighborhood parks provide a variety of recreation opportunities within walking or biking distance of residents in one or more neighborhoods. The park system today features 24 neighborhood parks covering 106.4 acres. (This includes five parks currently planned or under construction at Tracy Hills and Ellis.)

LINEAR PARKS

Linear parks include trails and other recreational amenities. Linear parks may follow canals or other rights-of-way, and are effective ways to knit neighborhoods together and connect the city to its natural surroundings. Tracy's park system includes seven linear parks with 12.9 acres.

COMMUNITY PARKS

Community parks 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. Tracy has five community parks with a total of 66.7 acres.

Tracy Sports Complex features four baseball/softball fields, four soccer fields, as well as playgrounds, shade structures, and a group picnic area.

Civic Center Plaza is a special use park creating a campus around City Hall, the Tracy Community Center, and the Lolly Hansen Senior Center.

Fabian Family Park is one of 42 mini parks that dot Tracy's neighborhoods.

SPORTS COMPLEXES

These parks are devoted primarily to fields, courts, and other facilities for organized athletics. Sports complexes also include elements that create an enjoyable park experience for families and spectators. Tracy has four sports complexes totaling 131 acres, including Tracy Sports Complex and Legacy Fields.

SPECIAL USE PARKS

These types of parks encompass downtown plazas, public gathering spaces, stand alone special facilities, and unique park experiences. Tracy has three special use parks: Civic Center Plaza, Front Street Plaza, and Ellis Dog Park (coming soon), totalling 7.5 acres.

MINI PARKS

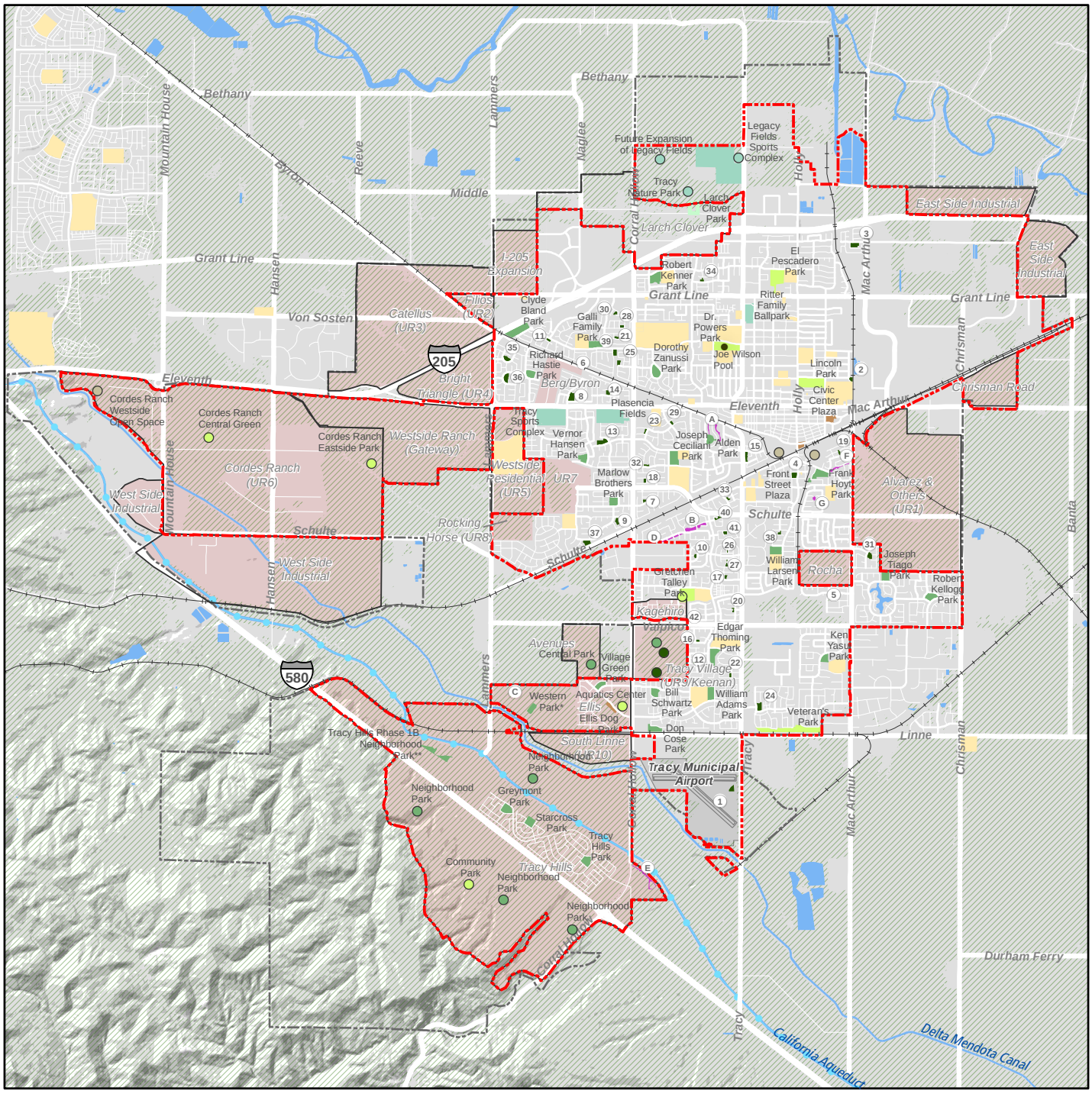
Mini parks provide basic recreation amenities for nearby residents in a specific neighborhood or subdivision. Today, the City has 42 mini parks totaling 39.8 acres.

OPEN SPACE/ CONSERVATION LANDS

Open space/conservation lands may include trails and/or public access with low impact on the environment. While Tracy lacks these park types today, they will help make our system more complete in the future.

Figure 2-6

Tracy Park System



Tracy City Limit
Sphere of Influence
Aqueduct
Rivers/ Canals/ Ponds
Agriculture / Undeveloped
Airport
Future Development Area
School Sites
Planned Open Space/ Conservation

Park Classification

Existing
Planned
Mini
Neighborhood
Community
Linear
Special Use
Sports Complex
County-owned Park
Community or Recreation Center

(#) Existing Mini Parks

1. American Legion Park
2. Fine Family Park
3. A.R. Glover Park
4. McDonald Park
5. Clyde Abbott Park
6. Dr. Ralph Allen Park
7. Bailor/Hennan Park
8. Daniel Busch Park
9. J. Kingsley Chadeayne Park
10. Evelyn Costa Park
11. Eagan Family Park
12. Albert Emhoff Park
13. John Erb Park
14. Fabian Family Park
15. Jack Fisher Park
16. Barbara Fitzpatrick Park
17. Golden Spike Park
18. Harvest Park
19. Lester Huck Park
20. Fred Icardi Park
21. George Kelly Park
22. John Kimball Park
23. Kit Fox Park
24. William Lowes Park
25. McCray Family Park
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33. Sister Cities Park
34. Tom Slayter Park
35. Souza Family Park North
36. Souza Family Park South
37. Joan Sparks Park
38. Larry Sullivan Park
39. Dorlane Thrasher Park
40. Tracy Press Park
41. Valley Oak Park
42. Westside Pioneer Park

(A) Existing Linear Parks

A. Alden Park Greenway
B. Henry Barboza Park
C. Orchard Park*
D. Dorothy Evans Park
E. Hillview Linear Park**
F. LMD Zone 17 Greenway
G. Florence Stevens Greenway

*Under construction at the time of Master Plan adoption
**Based on Vesting Tentative Maps already approved at the time of Master Plan adoption

N
0 0.325 0.65 1.3 Miles

Table 2-1

Tracy Parks Inventory

PARK NAME	FUNDING	AREA (SQ. AC.)
NEIGHBORHOOD PARKS (24)		**106.42**
ALDEN PARK	GENERAL FUND	3.51
CLYDE BLAND PARK	GENERAL FUND	8.67
JOSEPH CECILIANI PARK	GENERAL FUND	6.50
GALLI FAMILY PARK	GENERAL FUND	4.63
FRANK HOYT PARK	GENERAL FUND	6.44
ROBERT KENNER PARK	GENERAL FUND	6.01
WILLIAM LARSEN PARK	GENERAL FUND	5.10
EDGAR THOMING PARK	GENERAL FUND	5.31
KEN YASUI PARK	GENERAL FUND	3.10
DOROTHY ZANUSSI PARK	GENERAL FUND	4.99
WILLIAM ADAMS PARK	LMD ZONE 15	4.69
DON COSE PARK	LMD ZONE 15	3.79
BILL SCHWARTZ PARK	LMD ZONE 15	3.42
RICHARD HASTIE PARK	LMD ZONE 21	3.43
JOSEPH TIAGO PARK	LMD ZONE 24	4.02
VERNOR HANSON PARK	LMD ZONE 26	3.46
MARLOW BROTHERS PARK	LMD ZONE 26	3.87
ROBERT KELLOGG PARK	LMD ZONE 29	4.08
WESTERN PARK	CFD	2.90
GREYMONT PARK	CFD	3.91
STARCROSS PARK	CFD	3.61
TRACY HILLS PARK	CFD	3.83
TRACY HILLS PHASE 1B PARK	CFD	4.30
VILLAGE GREEN PARK	CFD	2.85
LINEAR PARKS (7)		**12.87**
ALDEN PARK GREENWAY	GENERAL FUND	2.13
HENRY BARBOZA PARK	GENERAL FUND	3.27
DOROTHY EVANS PARK	LMD ZONE 9	1.10
LMD ZONE 17 GREENWAY	LMD ZONE 17	1.33
FLORENCE STEVENS PARK	LMD ZONE 17	1.42
HILLVIEW LINEAR PARK	CFD	2.30
ORCHARD PARK	CFD	1.30
COMMUNITY PARKS (5)		**66.70**
EL PESCADERO PARK	GENERAL FUND	14.62
LINCOLN PARK	GENERAL FUND	13.74
DR. POWERS PARK	GENERAL FUND	11.30
GRETCHEN TALLEY PARK	GENERAL FUND	11.24
VETERANS PARK	GENERAL FUND	15.80
SPORTS COMPLEXES (4)		**131.00**
LEGACY FIELDS SPORTS COMPLEX	GENERAL FUND	72.20
ARNULFO PLASENCIA FIELDS	GENERAL FUND	20.96
RITTER FAMILY BALL PARK	GENERAL FUND	10.82
TRACY SPORTS COMPLEX	GENERAL FUND	27.02
SPECIAL USE PARKS (3)		**7.54**
CIVIC CENTER PLAZA	GENERAL FUND	2.93
FRONT STREET PLAZA	GENERAL FUND	2.20
ELLIS DOG PARK	CFD	2.40
MINI PARKS (42)		**39.78**
AMERICAN LEGION PARK	GENERAL FUND	1.27
FINE FAMILY PARK	GENERAL FUND	0.64
A.R. GLOVER PARK	GENERAL FUND	2.14
MCDONALD PARK	GENERAL FUND	1.46
DR. RALPH ALLEN PARK	LMD ZONE 3	0.81
EAGAN FAMILY PARK	LMD ZONE 3	0.53
FABIAN FAMILY PARK	LMD ZONE 3	1.01
GEORGE KELLY PARK	LMD ZONE 3	0.75
MCCRAY FAMILY PARK	LMD ZONE 3	0.80
NEW HARMON PARK	LMD ZONE 3	0.51
POMBO FAMILY PARK	LMD ZONE 3	0.51
TOM SLAYTER PARK	LMD ZONE 3	0.49
DORLANE THRASHER PARK	LMD ZONE 3	1.18
BAILOR/HENNAN PARK	LMD ZONE 7	0.48
HARVEST PARK	LMD ZONE 7	0.47
KIT FOX PARK	LMD ZONE 7	0.56
ROBERT PATZER PARK	LMD ZONE 7	0.50
NAOMI RIPPIN PARK	LMD ZONE 7	0.56
EVELYN COSTA PARK	LMD ZONE 9	0.53
ALBERT EMHOFF PARK	LMD ZONE 9	0.48
BARBARA FITZPATRICK PARK	LMD ZONE 9	0.46
GOLDEN SPIKE PARK	LMD ZONE 9	0.50
FRED ICARDI PARK	LMD ZONE 9	0.40
JOHN KIMBALL PARK	LMD ZONE 9	0.52
MOUNT DIABLO PARK	LMD ZONE 9	0.41
MOUNT OSO PARK	LMD ZONE 9	0.43
SISTER CITIES PARK	LMD ZONE 9	0.50
TRACY PRESS PARK	LMD ZONE 9	0.52
VALLEY OAK PARK	LMD ZONE 9	0.50
WESTSIDE PIONEER PARK	LMD ZONE 9	0.51
SOUZA FAMILY PARK NORTH	LMD ZONE 13	1.59
SOUZA FAMILY PARK SOUTH	LMD ZONE 13	2.30
J. KINGSLEY CHADEAYNE PARK	LMD ZONE 14	1.72
JOAN SPARKS PARK	LMD ZONE 14	1.75
DANIEL BUSCH PARK	LMD ZONE 16	2.41
LESTER HUCK PARK	LMD ZONE 17	0.51
LARRY SULLIVAN PARK	LMD ZONE 17	0.51
WILLIAM LOWES PARK	LMD ZONE 19	1.99
CLYDE ABBOTT PARK	LMD ZONE 20	0.54
JOHN ERB PARK	LMD ZONE 26	2.53
JIM RAYMOND PARK	LMD ZONE 30	1.49
JACK FISHER PARK	LMD ZONE 35	2.00

Source: City of Tracy, 2021.

PARK FEATURES AND AMENITIES

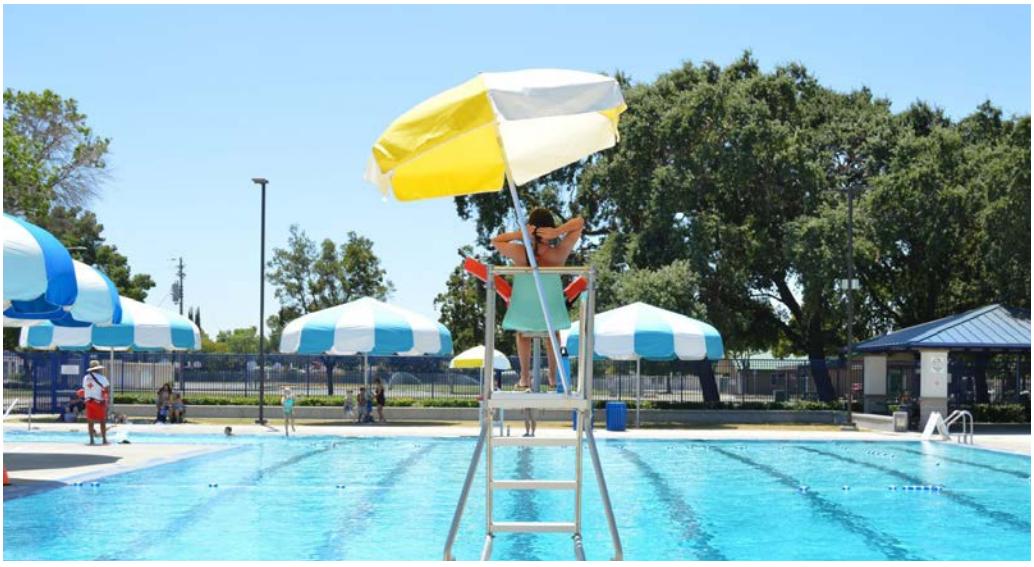
Tracy's parks include an array of recreational amenities, from sports fields and courts to playgrounds, trails, and other features.

SPORTS FIELDS AND COURTS

- Tracy has 19 ballfields for **softball and baseball** at six parks or sports complexes. Ten of these fields are at Legacy Fields Sports Complex and have been developed since the last Master Plan in 2013. Four fields are at Tracy Sports Complex, two fields are at Ritter Family Ball Park and one field each is at Veterans, Clyde Bland, and Galli Family Park.
- Tracy has 20 **soccer fields**, including eight at Legacy Fields, five at Plasencia Fields, and four at Tracy Sports Complex. Two multipurpose fields at Ritter Family Ball Park are also used for soccer.
- There are 36 **basketball courts** in Tracy at 35 parks: most parks that have basketball courts have one full or one half court.
- Tracy has 16 **tennis courts**. Three are in Dr. Powers Park, and are lighted; the rest are in neighborhood parks including Joseph Ceciliani (2), Frank Hoyt (2), Robert Kenner (2), William Larsen (2), and Edgar Thoming (2) and are not lighted.
- Tracy's park system also includes six **horseshoes courts**, five **sand volleyball courts**, four **bocce courts**, two **roller hockey courts**, one **shuffleboard court**, and one **cricket pitch.**

SPECIAL FACILITIES

- **Climbing walls or rocks** are located at eight Tracy parks.
- The City operates one public **pool**, at Dr. Powers Park, along with six **water play areas or splash pads**.
- Hard-surfaced **walking paths** are found in 32 Tracy parks.
- Tracy has one **dog park** at El Pescadero Park.



Joe Wilson Pool

PLAYGROUNDS, PICNIC AREAS AND SHELTERS

Children's playgrounds with adjacent sitting areas are in almost all of Tracy's neighborhood and mini parks and in several of the community parks, for a total of 95. There are some 99 shade or picnic structures and 56 group picnic areas, with one to two at most of the city's parks.

SCHOOL FACILITIES

Tracy Unified School District provides public K-12 education in Tracy, with seven elementary schools, four K-8 schools, three middle schools, three traditional high schools, and two continuation high schools. Sports and athletic facilities at TUSD schools contribute significantly to recreation in Tracy for children and youth. Currently there is no joint-use agreement between the school district and the City that designates community use at school recreational facilities, but this could be a strategy worth pursuing in the future.

Jefferson School District provides public K-12 education in south Tracy south of Valpico Road and in unincorporated San Joaquin County, with four elementary schools, one K-4 school, One 5-8 School, and two K-8 schools. Sports and athletic facilities at Jefferson schools contribute to recreation in Tracy for children and youth.

PARKS AT A GLANCE

85
PARKS

1
SENIOR CENTER

1
DOG PARK

1
POOL

32
PARKS WITH WALKING PATHS

95
PLAYGROUNDS

99
SHADE OR PICNIC AREAS

5
SAND VOLLEYBALL COURTS

4
BOCCE COURTS

1
SHUFFLEBOARD COURT

19
BASEBALL/ SOFTBALL FIELDS

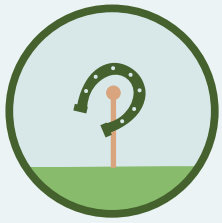
20
SOCCER FIELDS

2
ROLLER HOCKEY COURTS

9
CLIMBING WALLS OR ROCKS

36
BASKETBALL COURTS

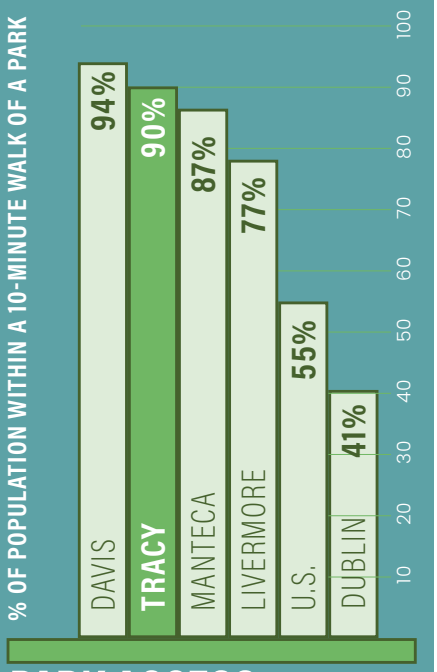
16
TENNIS COURTS



6
HORSESHOE COURTS

364
ACRES

DID YOU KNOW?



PARK ACCESS

The Trust for Public Land keeps detailed data on how well-served people are by parks in cities throughout the country. As of 2021, an impressive 90% of Tracy residents live within a 10-minute walk of a park. (Our own survey came up with similar results!)

This level of walkability is a great asset for our system. However, many of those closeby parks are mini parks, with limited amenities. There are still plenty of ways we can improve our parks.

PARK LEVEL OF SERVICE

PARK ACREAGE

As of 2018, Tracy's 364.3 acres of park land (including parks currently being developed as part of Tracy Hills Phase 1A and 1B and Ellis) provides 4.05 acres of park land per 1,000 residents, meeting the goal of 4 acres per 1,000 established in the 2013 Parks Master Plan (New Developments).

This Plan Update establishes an updated overall park acreage standard as well as acreage standards for each type of park. These standards, laid out in Chapter 3, create targets for the City to strive for and provide the basis for Development Impact Fees.

PARK ACCESS

Although the 2013 Parks Master Plan recommended that residents of Tracy should live within 1/2 to 3/4 mile of a neighborhood park, that is not the case for many residents today. (90% of our residents do currently live within walking distance of a park of some kind.)

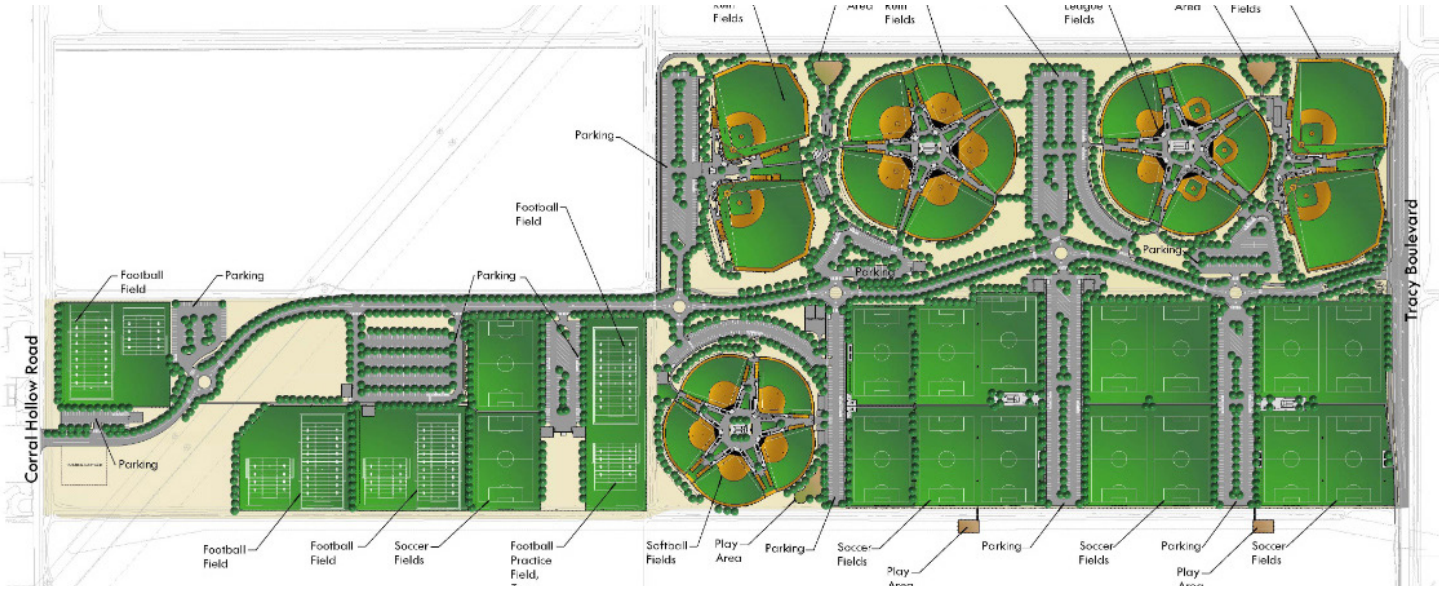
Recognizingthat walkability to parks with a variety of recreational features is the intention, the Plan Update calls for Tracy to provide a neighborhood or community park within a ½-mile walking distance of all Tracy residents. Areas that currently do not have access will be prioritized for future park opportunities, wherever practical. See Chapter 3.

Conceptual experience provided at the planned Tracy Nature Park.

PLANNED PARKS AND PARK IMPROVEMENTS

Tracy has a number of parks plans in progress as of 2021:

- **Legacy Fields Sports Complex.** The City has completed a master plan for this facility, which will be built out in phases. Remaining improvements for Phase 1 include paving the existing parking lots, traffic flow improvements, wayfinding/signage, and the complete build out of the five eastern baseball fields. Future phases would expand the park's footprint west to Corral Hollow Road. It is projected that the full build out will occur within the next 10-20 years.
- **Aquatics Center.** The City entered into a development agreement with Surland Companies to develop an Aquatics Center. The developer agreed to dedicate 16 acres of land to the City and contribute funding towards the design and construction of the facility. The City would also need to contribute funds towards the project.
- **Multi-Generational Recreation Center.** The City is planning a recreation center to serve the needs of a diverse spectrum of community residents. Preliminary community engagement on the project has shown strong support for a library/education center, a full-time gymnasium, and good access for people coming by foot and on bike. This project grows out of three initiatives recommended by the 2013 Parks Master Plan. Further analysis is required to finalize the scope, location, size, cost and phasing of this project.
- **Gretchen Talley Park (Phase 3).** The City has recently purchased a 4.7-acre parcel of land immediately adjacent to the existing park. As of this writing, public outreach and a conceptual plan have been completed for the expansion project. The expansion, counted in this plan, has shifted Gretchen Talley from the neighborhood park to the community park group.
- **Playground Renovations.** Renovations have recently been completed at William Larsen Park, Larry Sullivan Park and Lester Huck Park. Additional renovations have been designed and are under construction at Alden Park and Ken Yasui Park.
- **Tracy Nature Park.** The City is planning a nature park on the 86-acre portion of the Holly Sugar property owned by the City and slated for passive recreation. A conceptual plan for the nature park has been approved, and the City is pursuing a variety of funding sources to implement this park in phases. Access to the site for passive enjoyment should be possible very soon.



Conceptual master plan for Legacy Fields Sports Complex was completed in 2008.

FUTURE DEVELOPMENT AND CHANGE AREAS

New parks will also be developed as part of new residential and commercial development projects in the City's Specific Plan areas, including areas already under development, and areas that are likely to develop in the near future. The development of Tracy Hills will feature a total of 8 neighborhood parks (4 are underway as of this writing and included in the parks inventory), as well as a new community park. The Cordes Ranch development will feature private parks in a developing employment area on the city's west side.

The Tracy General Plan (2011) details some 10 Urban Reserves (URs) inside and outside City limits where future development could occur.

Altogether, future development areas in and around Tracy cover some 8,805 acres and could support up to approximately 17,400 housing units and nearly 29 million square feet of commercial and institutional space, as well as an estimated 200 acres of future parks.

The General Plan also describes Areas of Special Consideration. Ten of these are areas within the City's developed footprint, where higher-density development in the years ahead. These include the "Bowtie" adjacent to Downtown, the area arond Valpico Road and Tracy Boulevard, and other nodes and gateways in the city. These areas are important opportunities for future parks. **Future park locations are shown in more detail in Chapter 3.**

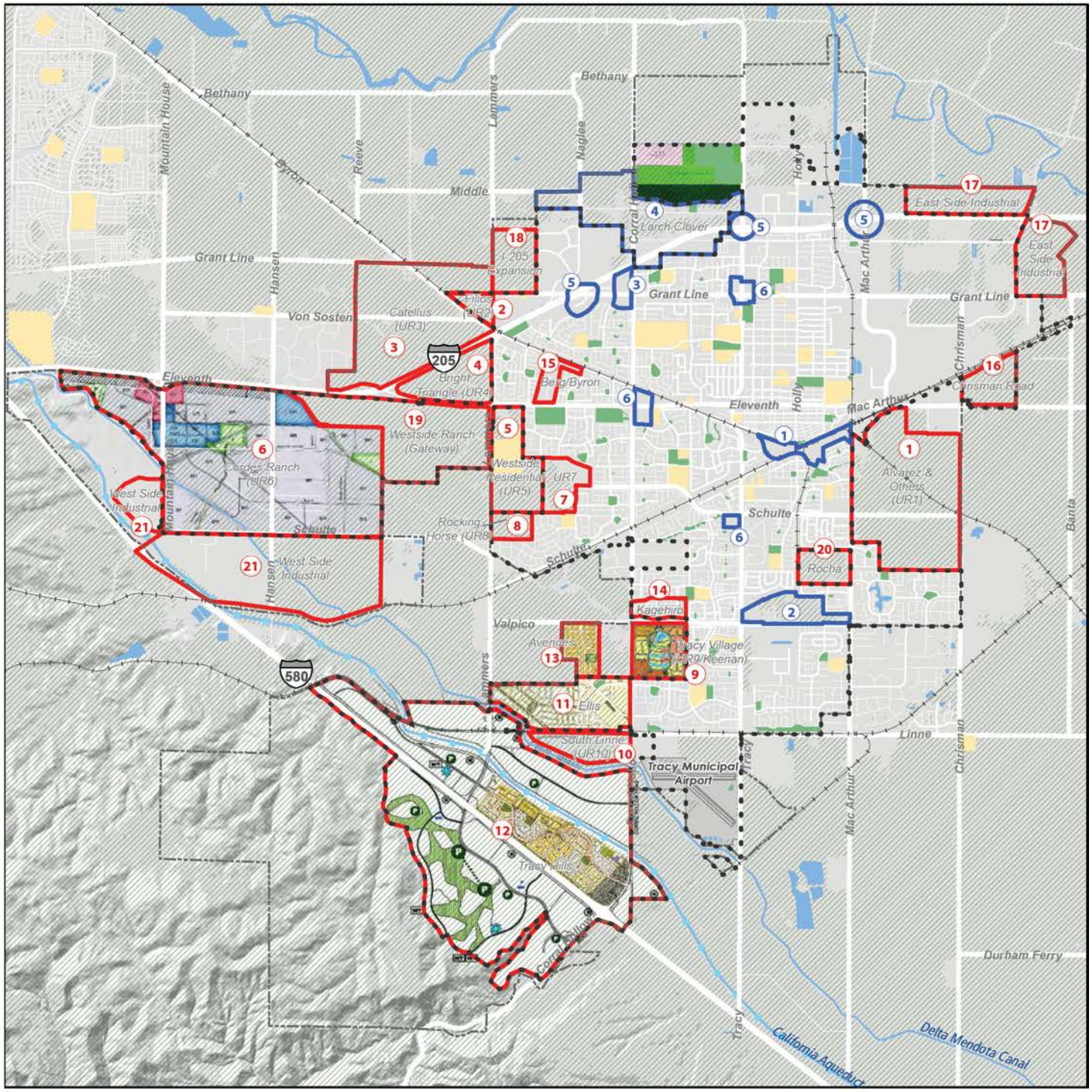
Table 2-2
Future Development and Change Areas

	FUTURE DEVELOPMENT AREAS
1	ALVAREZ & OTHERS (UR 1)
2	FILIOS (UR 2)
3	CATELLUS (UR 3)
4	BRIGHT TRIANGLE (UR 4)
5	WESTSIDE RESIDENTIAL (UR 5)B
6	CORDES RANCH (UR 6)C
7	FUTURE PLANNING AREA (UR 7)
8	ROCKING HORSE (UR 8)D
9	TRACY VILLAGE (UR 9/KEENAN)E
10	SOUTH LINNE (UR 10)
11	ELLIS
12	TRACY HILLS
13	AVENUES
14	WESTSIDE RANCH (GATEWAY)
15	BERG/BYRON
16	CHRISMAN ROAD
17	EAST SIDE INDUSTRIAL
18	I-205 EXPANSION
19	KAGEHIRO
20	ROCHA
21	WEST SIDE INDUSTRIAL
	URBAN CHANGE AREAS
1	THE BOWTIE (ASC 1)
2	VALPICO RD BETWEEN TRACY AND MACARTHUR (ASC 2)
3	GRANT LINE RD AND CORRAL HOLLOW RD AREA (ASC 3)
4	LARCH CLOVER (ASC 4)
5	I-205 ENTRYWAYS (ASC 5)
6	POTENTIAL VILLAGE CENTERS (ASC 6)

FUTURE DEVELOPMENT AREAS IN AND AROUND TRACY COULD SUPPORT UP TO APPROXIMATELY 17,400 HOUSING UNITS AND AN ESTIMATED 200 ACRES OF FUTURE PARKS!

Figure 2-7

Future Development and Change Areas



City Limit
Sphere of Influence
Aqueduct
Rivers/ Canals/ Ponds
Airport
School
Existing Park
Existing Agriculture or Undeveloped
Future Development Areas
Potential Urban Change Areas

N 0 0.325 0.65 1.3 Miles

PARK-BY-PARK ASSESSMENT

A park-by-park condition assessment in July and August 2019 documented general condition, park access and usability.

Over half of the parks were rated as being in good or excellent condition (a rating of 4 or 5). This included two thirds of the parks with funding through the General Fund (more on this in the following pages).

The most commonly reported condition needs in Tracy parks were related to:

- Playgrounds and play areas in poor condition or need to be replaced to meet current standards (e.g., replacing wooden play structures and structures placed on sand.)
- Amenities including benches, tables, and trash bins in poor condition and/or don't meet current City standards;
- Cracking surfaces on basketball and tennis courts;
- Need to replace sand in play areas with new resilient surfacing material;
- Shrubs in poor condition, or the absence of plantings;
- Turf with dry or wet areas related to irrigation or drainage issues.

With regard to park access, two-thirds of the parks were given the top rating of "5", with the remainder considered good or fair ("3"s and "4"s.) Many parks were noted for being well-integrated into neighborhoods and with adjacent schools. Connections to bike paths were noted in a few cases, but there may be room for improvement. In some cases, the rear yards and fences of homes face onto parks, which is not ideal from an access or visibility standpoint.

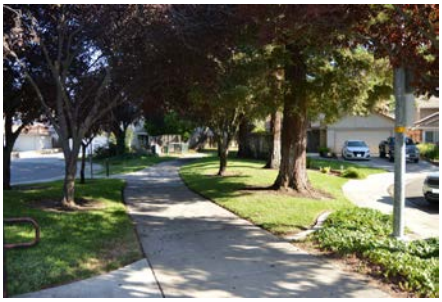
Observed use was evaluated for 12 parks. Of these, half were viewed as having excellent use characteristics, and half were good or fair. Parks were noted for their good combinations of active and passive use areas and facilities. In some cases, facilities were seen as having little use (e.g. the overgrown bocce courts in Galli Family Park.) Elsewhere, robust use was observed, including lots of people using the loop trail at Clyde Bland Park; several families using the play facilities and splash pad area at Lincoln Park; and many dog walkers at Edgar Thoming Park.

A park-by-park ADA assessment of the park system was concluded in July and August of 2020. The results of that analysis are summarized separately.

Lincoln Park has a popular splash pad area, especially during the summertime

Irrigation and drainage issues create dry turf at some parks, such as Robert Kenner Park pictured here.

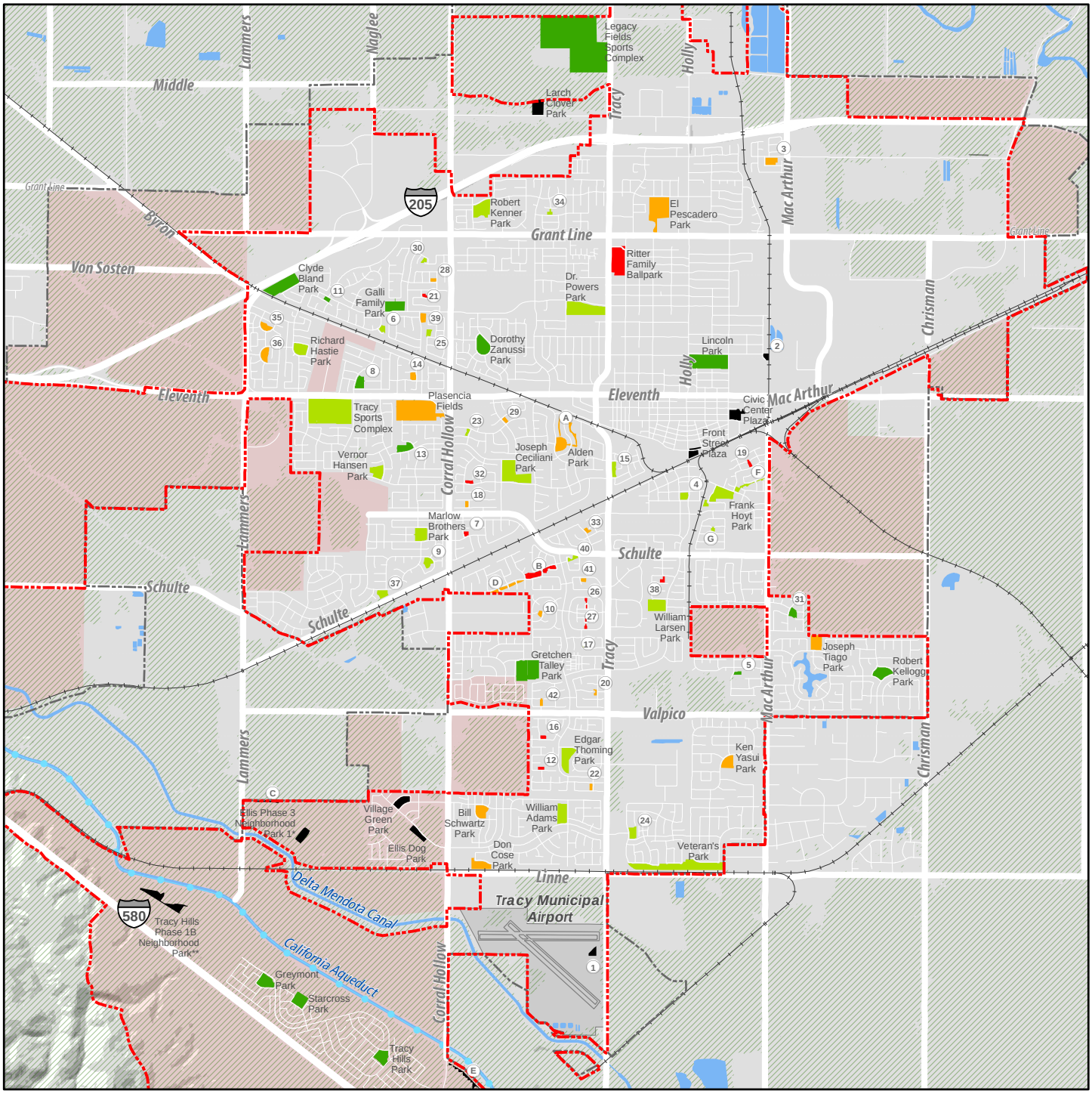
Clyde Bland Park has a walking loop that is partly shaded and is popular with people with children and dogs.



Florence Stevens Park has a linear path that creates a strong neighborhood connection.

Figure 2-8

Park Condition Assessment



Tracy City Limit
Sphere of Influence
Aqueduct
Rivers/ Canals/ Ponds
Agriculture / Undeveloped
Airport
Future Development Area

Condition Rating

Excellent
Poor
Unknown / Unclassified Condition

(#) Existing Mini Parks

1. American Legion Park
2. Fine Park
3. A.R. Glover Park
4. McDonald Park
5. Clyde Abbott Park
6. Dr. Ralph Allen Park
7. Bailor/Hennan Park
8. Daniel Busch Park
9. J. Kingsley Chadeayne Park
10. Evelyn Costa Park
11. Eagan Family Park
12. Albert Emhoff Park
13. John Erb Park
14. Fabian Family Park
15. Jack Fisher Park
16. Barbara Fitzpatrick Park
17. Golden Spike Park
18. Harvest Park
19. Lester Huck Park
20. Fred Icardi Park
21. George Kelly Park
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40. Tracy Press Park
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42. Westside Pioneer Park

(A) Existing Linear Parks

A. Alden Park Greenway
B. Henry Barboza Park
C. Ellis Phase 3 Neighborhood Park 2*
D. Dorothy Evans Park
E. Hillview Linear Park**
F. LMD Zone 17 Greenway
G. Florence Stevens Greenway

*Under construction at the time of Master Plan adoption
**Based on Vesting Tentative Maps already approved at the time of Master Plan adoption

N
0 0.225 0.45 0.9 Miles

HOW OUR PARKS ARE FUNDED AND MAINTAINED

CREATING PARKS

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

The Development Impact Fee (DIF) is based on the relationship between the estimated cost to develop new parks and the estimated service population of new parks. Development fees fund only the construction of new parks and cannot cover the costs of maintenance of new and/or existing parks or the re-development or renovation of existing parks. The City's park land impact fee will be updated following this Master Plan update.

Tracy voters passed a half-cent sales tax in 2016 (Measure V), which raises approximately $10 million per year to fund City services, including but not limited to parks. As a result, park acquisition and development projects rely on a combination of development impact fees, Measure V, and contributions from the City's General Fund.

MAINTAINING PARKS

The City of Tracy maintains all of the city's parks, but funding for maintenance is split. A majority of the city's parks (50) are funded through Landscape Maintenance Districts (LMDs) or Community Facilities Districts (CFDs) established for various neighborhoods, typically at the time of development. This includes nearly all of the city's mini parks as well as 14 neighborhood parks. Funding levels vary among the LMDs and CFDs, which has resulted in different levels of maintenance in different neighborhoods.

The remaining 27 parks are funded through the General Fund. This includes all of the City's community parks, and 80 percent of the City's park land.

Clarifying lifecycle maintenance standards and achieving a more consistent level of care is a goal this Master Plan Update will help to achieve.

THE CITY MAINTAINS ALL OF OUR PARKS, BUT FUNDING FOR MAINTENANCE COMES FROM SEVERAL SOURCES, RESULTING IN DIFFERENT LEVELS OF CARE.

OUR PROGRAMS & SERVICES

The Parks and Recreation Department offers over 240 programs and services from athletics to aquatics, summer camps to teen programs and therapeutic recreation.

Our professional staff are responsible for managing all recreation programs and special community-wide events, and operating multiple facilities. We also partner with other organizations on shared initiatives. All of this requires year-round planning and coordination as well as evaluation of all programming and activities.

GETTING THE MIX RIGHT

Our mission is to ensure access to outstanding programs, services and community amenities that contribute to the quality of life in Tracy. To realize this vision, it is important to identify and understand our Core Program Areas. This provides a way to focus on the activities and outcomes of greatest importance to the community as informed by current and future needs.

Today, what we offer in our core program areas of after-school programs, aquatics, athletics, camps, community events, enrichment classes, and health and wellness meet many of the recreation needs of community. Our program mix must be evaluated on a regular and recurring basis to ensure that the offerings align with changing leisure and recreation trends, demographics, and the needs and wants of residents.

PROGRAM LIFECYCLE

A lifecycle analysis involves reviewing every program to determine the stage of growth or decline for each as a way of informing strategic decisions about the overall recreation program portfolio. The various stages of program lifecycles are as follows:

- Introduction - New program; modest participation
- Take-Off - Rapid participation growth
- Growth - Moderate, but consistent participation growth
- Mature - Slow participation growth
- Saturated - Minimal to no participation growth; extreme competition
- Decline - Declining participation

We find that today nearly a quarter of our programs fall into the Saturated and Decline categories, where we would aim to have fewer progams.

It is important to have a stable core of programs in the Mature stage. Currently, about a quarter of programs fall in this category significantly lower than the recommended 40%.

A little over half our programs are in the Introduction, Take-Off and Growth stages, which is in line with the recommended distribution of 50-60%. Allowing these programs one to two years to reach the maturation stage will prevent the City from canceling programs too soon after introducing them to the community.

Table 2-3
City of Tracy Recreation Core Program Areas

CORE PROGRAM AREA	BRIEF DESCRIPTION
AFTER SCHOOL PROGRAMS	Provide a safe and fun environment for participants during after-school hours on school campuses. Providing affordable enrichment opportunities that include homework help, arts and crafts, and recreational activities.
AQUATICS	Provide aquatics classes, water exercise, camps, and programs for youth and adults ages 6 months and up. Provide life saving water safety skills though aquatic classes, for youth, teens, and adults.
ATHLETICS	Provide physical activities and fitness related to sports, competition, and physical activity for youth and adults ages 5 and up.
CAMPS	Provide enrichment, health, and wellness and specialty courses for children, youth, and teens.
COMMUNITY EVENTS	Provide events to engage the community and local vendors and businesses.
ENRICHMENT	Provide enrichment classes and programs for children, youth, teens, adults, and older adults.
HEALTH AND WELLNESS	Provide health and wellness classes and programs for children, youth, teens, adults, and older adults.

OUR TRAILS

EXISTING AND PLANNED TRAILS

Tracy has some 23 miles of multiuse trails and 16 miles of walking paths outside of parks. Today, the backbone of the trail system is the north-south trail along Sycamore Parkway, connecting to the east-west path along Eleventh Street.

Another trail runs along MacArthur Drive in the industrial northeast between the 11th Street Bridge and Pescadero Avenue, connecting to the Northgate Village retail area.

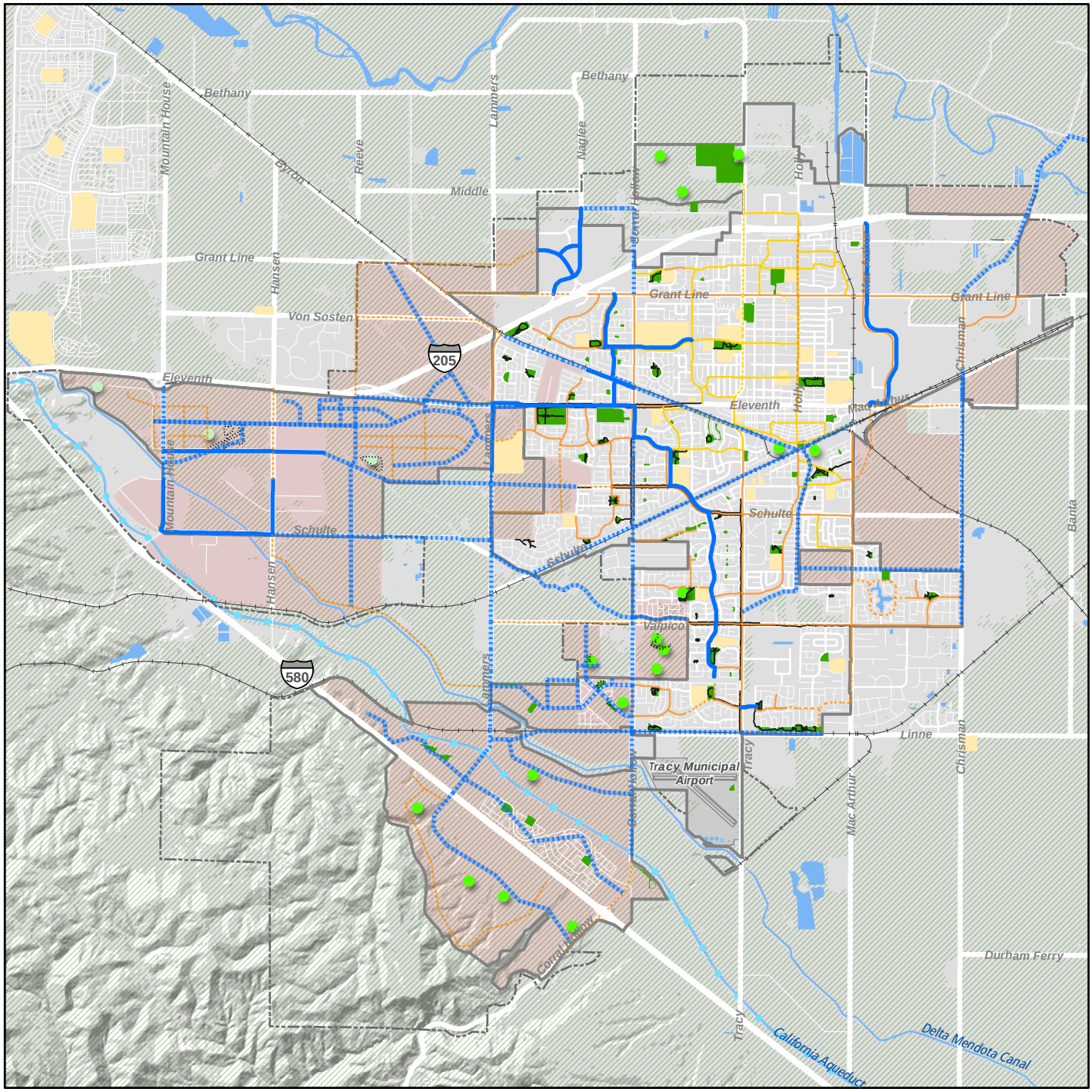
Over the years, the City has sought to extend the reach of these paths and build them into a more complete system. The City is currently in the process of updating its Bikeways Master Plan. The overaching goal of the Bikeways Master Plan is to provide an attractive environment that fosters biking for recreation and transportation. The plan's key strategies may include (1) closing gaps in the existing bikeway system, (2) creating multi-use paths along railroad rights-of-way where feasible, (3) creating paths along canal easements and (4) requiring bike facilities in new developments.

Bikeways or greenway trails have also been included in plans for future development. The Cordes Ranch and Tracy Hills Specific Plans have established more detailed direction for multiuse trails along canal and utility rights-of-way.

Multiuse trail

Figure 2-9

Bike Network (Existing and Planned)



- Tracy City Limit
- Sphere of Influence
- Aqueduct
- Rivers/ Canals/ Ponds
- Agriculture / Undeveloped
- Airport
- School
- Future Development Area
- Existing Walking Path
- Planned Walking Path
- Planned Park
- Planned Private Park
- Existing Park

Bike Network

- Existing
- Planned

Trail Class

- Class I Bike Path / Multiuse Trail
- Class 2 Bikeway
- Class 3 Bikeway

N

0 0.325 0.65 1.3 Miles

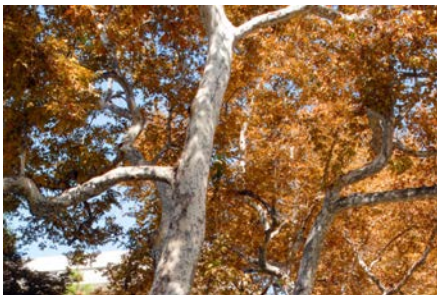
BIOLOGICAL & CULTURAL RESOURCES

In addition to opportunities for recreation and maintaining our health and wellness, our parks also provide valuable habitat for wildlife and help preserve our natural resources. We are all part of a larger ecosystem that we depend on for fresh water, food, medicine, pollination, soil fertility and a host of other services. Loss of biodiversity can lessen the ability of our ecosystems to provide these services. Let's take a look at the biological resources that can be found in our parks.

Water and wet meadow vegetation attract wildlife at the Tracy Nature Park site.

Coast Live Oak

Deodar Cedar



Western Sycamore

Strawberry Clover

BIOLOGICAL RESOURCES

PLANTS

Tracy's parks support a rich variety of native and ornamental trees, shrubs, landscaping, and turf grass. A few of the plant species that you will find include coast live oak (Quercus agrifolia), coast redwood (Sequoia sempervirens), California black walnut (Juglans californica), western sycamore (Platanus racemosa), deodar cedar (Cedrus deodara), sweet gum (Liquidambar styraciflua), cherry plum (Prunus cerasifera), pine (Pinus sp.), Callery pear (Pyrus calleryana), African iris (Dietes bicolor), strawberry clover (Trifolium fragiferum), white clover (Trifolium repens), rosemary (Rosmarinus officinalis), broadleaf plantain (Plantago major).

WILDLIFE HABITAT

Most of the wildlife occupying Tracy's parks have adapted to human-modified habitats, and will vary depending on the vegetation, season, and habitat in an area. At any given time, you may find birds such as the Canada goose (Branta canadensis), green heron (Butorides virescens), American coot (Fulica americana), killdeer (Charadrius vociferus), northern mockingbird (Mimus polyglottos), house finch (Haemorhous mexicanus), and lesser goldfinch (Spinus psaltria).

Other common urban-adapted bird species include the mourning dove (Zenaida macroura), rock pigeon (Columba livia), European starling (Sturnus vulgaris), house sparrow (Passer domesticus), red-tailed hawk (Buteo jamaicensis), red-shouldered hawk (Buteo lineatus), Cooper's hawk (Accipiter cooperi), and Anna's hummingbird (Calypte anna).

The burrowing owl (Athene cunicularia) is a California Species of Special Concern that is closely associated with California ground squirrel burrows (Otospermophilus beecheyi). California ground squirrels are known to occur within the City along the railroad corridors, edges of fields, and banks of the aqueducts.

Several amphibian and reptile species may also share our parks if suitable cover is present. Ornamental shrubs, leaf litter, and well-watered lawns provide cover and foraging habitat for the western fence lizard (Sceloporus occidentalis), common garter snake (Thamnophis sirtalis), southern alligator lizard (Elgaria multicarinatus), Pacific tree frog (Hyliola regilla), arboreal salamander (Aneides lugubris), and California slender salamander (Batrachoseps attenuatus).

You might also come across mammals like the Virginia opossum (Didelphis virginiana), Botta's pocket gopher (Thomomys bottae), and striped skunk (Mephitis mephitis).

Larger trees and snags with hollows may occasionally support roosting bat species, such as pallid bat (Antrozous pallidus), which is a California Species of Special Concern.

San Joaquin Kit Fox is a Federally Endangered and California State Threatened species that is rare in Tracy, but could live in the open grasslands around the city edges.

Burrowing Owl prefer open grasslands and short vegetation, like many Tracy landscapes

Swainson's Hawks are known to nest in and around Tracy

CULTURAL RESOURCES

Tracy's landscape is also enriched by cultural resources that distinguish its identity and sense of place and by resources that may need to be conserved with development.

A total of 54 cultural resources were identified as part of our analysis of the City of Tracy. Of these, 44 were buildings and structures (none in existing City parks), and ten were previously recorded archaeological cultural resources.

Care must be taken during consideration of proposed modifications to Tracy's parks, recreation and trails system. Project activities such as excavation, new construction, and site clearance have the potential to result in direct and indirect impacts to cultural resources.

When designs are finalized for improvements to existing parks, trails, and facilities, or new facility construction, qualified personnel who meet the appropriate Secretary of the Interior's Professional Qualifications Standards should conduct site-specific study, including possible background research, map and aerial photograph review, and field survey, to identify potential impacts to cultural resources on the project level.

OUR NEEDS

RECREATION DEMAND IN TRACY

LEARNING FROM NATIONAL TRENDS

Understanding what is happening at the national level helps us anticipate potential demand at the city level. The Sports & Fitness Industry Association's (SFIA) Sports, Fitness & Recreational Activities Topline Participation Report 2018, which draws upon extensive surveys by the Physical Activity Council, informed our analysis of:

- National Trends in Sport and Fitness Participation
- Core vs. Casual Participation (an added layer of consideration that takes into account frequency of participation and whether active or casual)
- Activity by Generation

GENERAL SPORTS

The sports most heavily participated in the United States were Golf (23.8 million in 2017) and Basketball (23.4 million), well above other activities, in part because of the relatively small number of participants required. Tennis and Baseball rank 3rd and 4th respectively in terms of total participation. It is interesting to note that while participation in tennis has increased slightly over the last five years, participation in baseball has increased by over 20 percent.

Rugby and other niche sports, like Boxing, Lacrosse, Roller Hockey, Cricket and Pickleball have seen strong growth since 2012.

During the last five years, the sports that are most rapidly declining include Ultimate (Frisbee) (-39.1%), Touch Football (-22.8%), Tackle Football (-16.0%), and Racquetball (-13.4%).

GENERAL FITNESS

Overall, national participation in fitness has experienced strong growth in recent years. These activities have very few barriers to entry, which provides a variety of options that are relatively inexpensive to participate in and can be performed by most individuals.

The most popular fitness activity, by far, is Fitness Walking, which had about 110.8 million participants in 2017. Other leading fitness activities based on participation include Treadmill (52.9 million), Free Weights (52.2 million), Running/Jogging (50.7 million), Weight/Resistance Machines (36.2 million), and Stationary Cycling (36.0 million).

Over the last five years, the activities growing most rapidly are Non-Traditional / Off-Road Triathlons (74.7%), Trail Running (57.6%), and Aerobics (32.7%).

OUTDOOR RECREATION

Much like general fitness activities, outdoor recreation encourages an active lifestyle, can be performed individually or within a group, and is not as limited by time constraints.

In 2017, the most popular activities, in terms of total participants, include: Day Hiking (44.9 million), Road Bicycling (38.8 million), and Freshwater Fishing (38.3 million). From 2012-2017, BMX Bicycling (83.4%), Adventure Racing (56.3%), Backpacking Overnight (38.3%), and Day Hiking (30.1%) have undergone the largest increases in participation. The five-year trend shows activities declining most rapidly were In-Line Roller Skating (-20.7%), Camping within ¼ mile of Home/Vehicle (-16.5%), and Birdwatching (-9.2%).

AQUATICS

Swimming is unquestionably a lifetime sport. In 2017, Fitness Swimming was most popular in terms of overall participation (27.1 million) for aquatic activities, due in large part to its broad, multigenerational appeal. Over the past five years, all forms of aquatic exercise experienced significant growth Fitness Swimming, Aquatic Exercise, and Competitive Swimming.

WATER SPORTS AND ACTIVITIES

Particpation in other water-based activities tends to vary based on regional, seasonal, and environmental factors. As you imagine, a region with greater access to water and a warmer climate is more likely to have a higher participation rate than a region that has long winter seasons or limited water access. The most popular water sports and activities based on total participants in 2017 were Recreational Kayaking (10.5 million), Canoeing (9.2 million), and Snorkeling (8.3 million).

Over the last five years, Stand-Up Paddling (138.9%) was by far the fastest growing water activity, followed by White Water Kayaking (33.1%), Recreational Kayaking (28.7%), and Sea/Tour Kayaking (20.8%). During the same time, Jet Skiing (-22.6%), Water Skiing (-19.4%), and Wakeboarding (-10.8%) declined the most.

FITNESS WALKING IS THE MOST POPULAR ACTIVITY NATIONALLY AND WILL LIKELY GROW IN POPULARITY IN TRACY AS OUR TRAIL SYSTEM GROWS.

RECREATION TRENDS: KEY TAKEAWAYS

Here are some major takeaways for local and national recreation trends. These are worth considering as we update Tracy's master plan:

- Pickleball has surged in popularity, in community centers, physical education classes, public parks, private health clubs, YMCA facilities, retirement communities - and parks.
- Nationally, rugby has emerged as the overall fastest growing sport over the past five years although it has yet to make its presence felt in Tracy.
- Ultimate, tackle football and touch football are losing participants both locally and nationally.
- Aquatic activities have experienced strong participation growth, both locally and nationally, although swimming on a team saw significant increases in casual participation.
- Outdoor recreational activities are on the rise nationally. Hiking is extremely popular both nationally and locally.
- Based on national measurements, income level has a negative impact on inactivity rate. Lower income households tend to have higher inactivity rate.
- Age is also a significant factor to inactivity level. Generation Z (age 6-17) had the lowest inactivity rate while the boomers (age 55+) had the highest inactivity rate.
- Besides income and age factors, non-participants are more likely to join sports or fitness activities if a friend accompanies them.

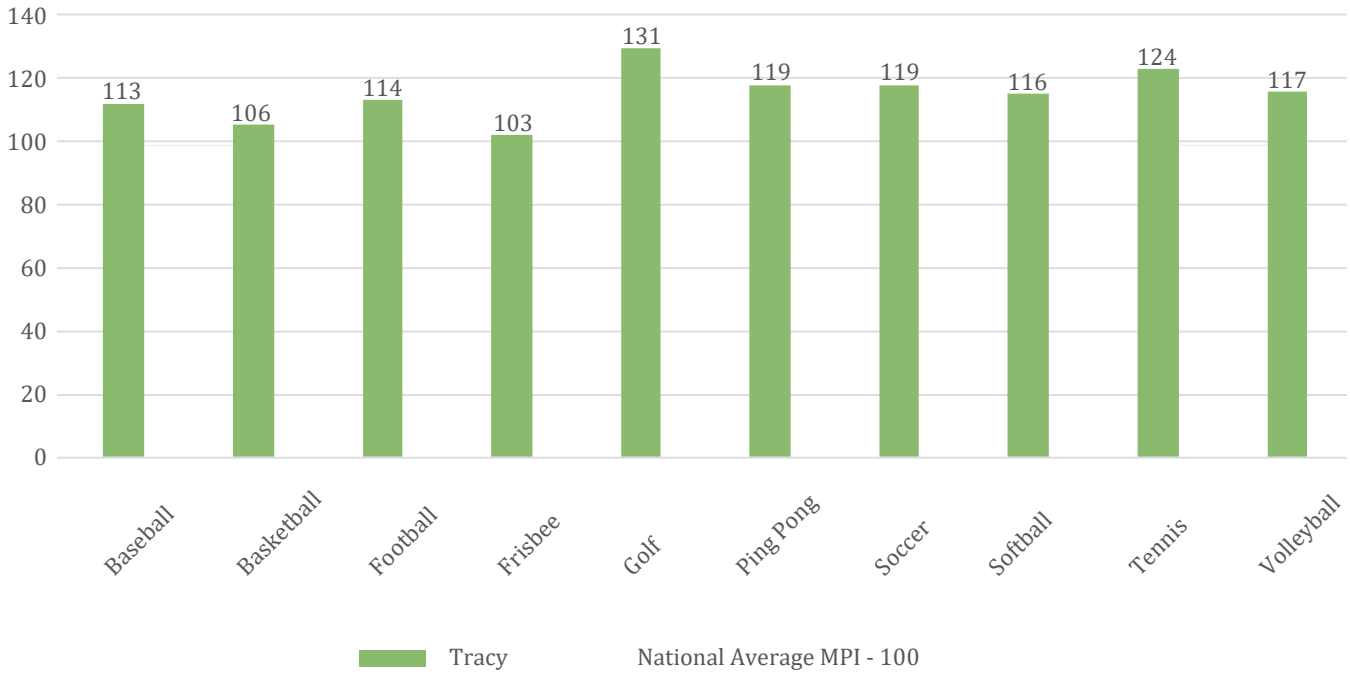
LOCAL RECREATION MARKET POTENTIAL

How do these trends look at the local level?

Overall, Tracy demonstrates above average potential for many activities. The three charts below illustrate Market Potential Index (MPI) data measuring the probable demand for recreation in the City of Tracy, using data from ESRI.

Looking at three categories—general sports, fitness and outdoor activity—a majority of the activities' scores are well above 100. This number indicates the likelihood of an adult participating in certain activities when compared to the US National average. The data indicate that Tracy is an active place with very strong potential participation rates when it comes to recreational activities. In particular, there is great interest projected in golf, weights, jogging, tennis, and yoga.

Figure 2-10
General Sports Market Potential



High index numbers (100+) indicate greater potential that residents of Tracy will actively participate in offerings provided by the City.

Figure 2-11
General Fitness Market Potential

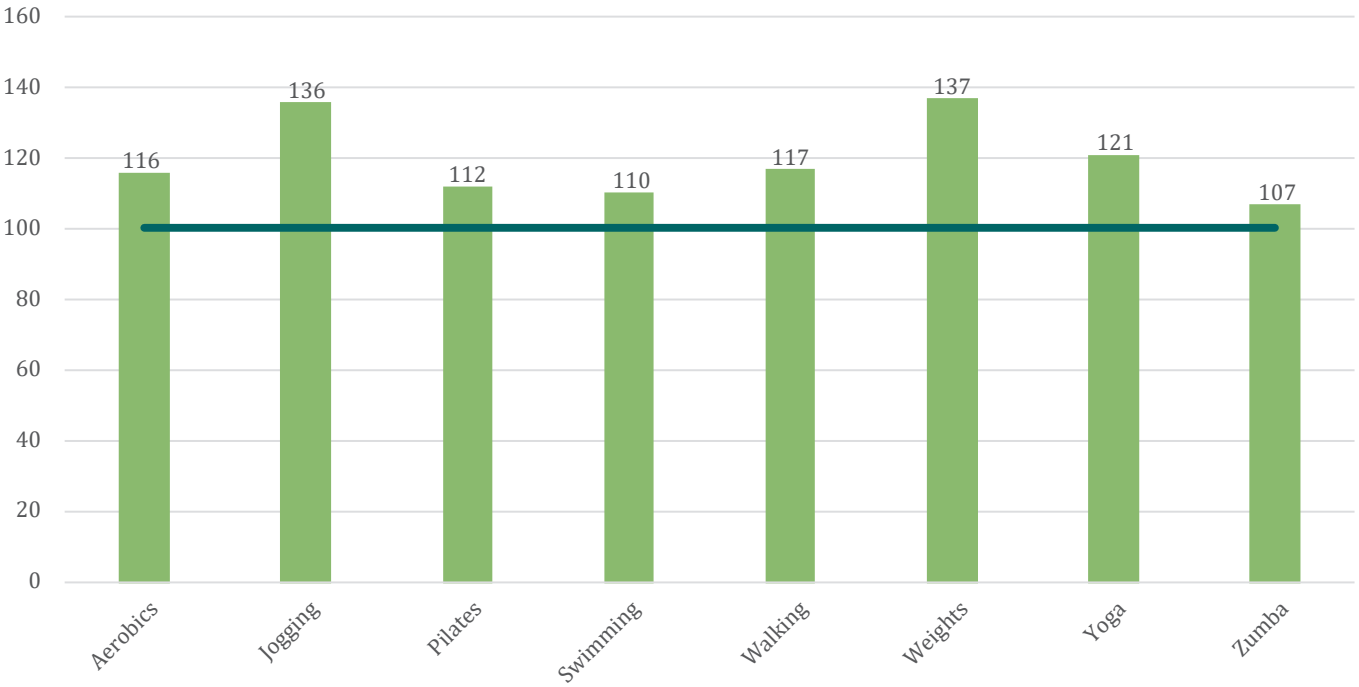
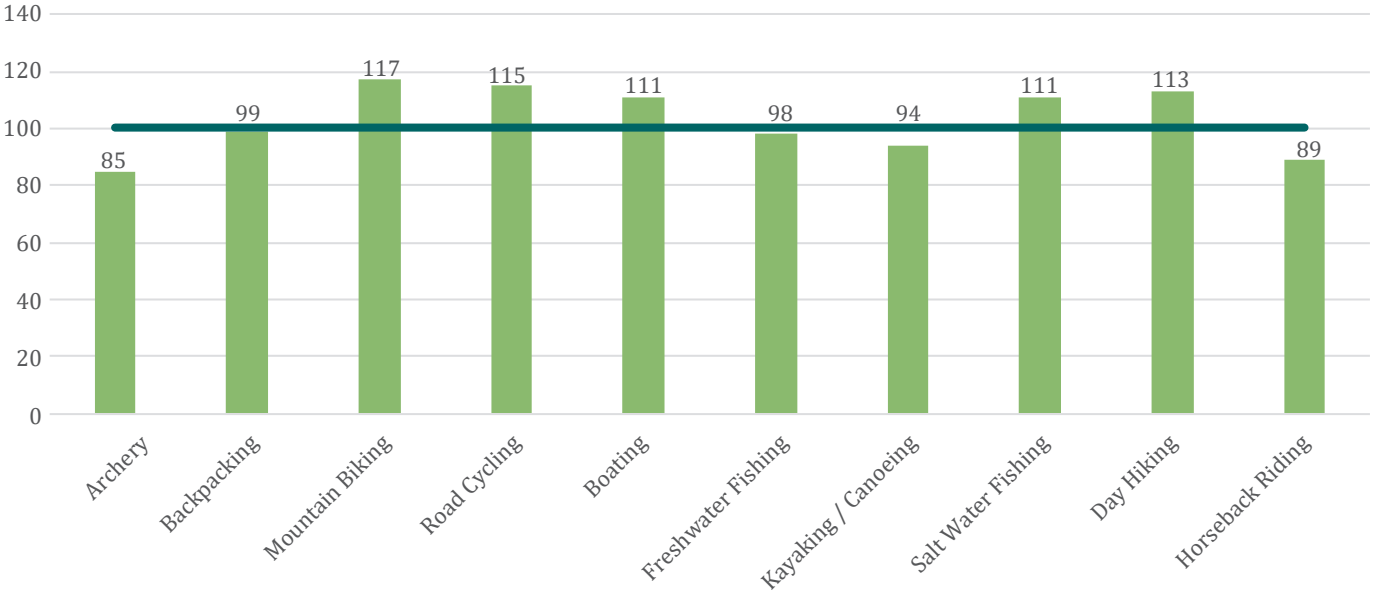


Figure 2-12
Outdoor Activity Market Potential



Tracy
National Average MPI - 100

OUR ASPIRATIONS

The Citywide Parks, Recreation & Trails Master Plan is our blueprint for new and improved parkland and recreation in Tracy for the next 15 years. With this in mind, it was critical to hear the vision, concerns and priorities of members of the community. What should we focus on achieving in the years ahead?

This section summarizes what we heard during our engagement of the community, step by step. We start with what we heard in our conversations with stakeholders and Commissioners, proceed with the input we got doing pop-up outreach at events and meeting with local groups. We cover the two community workshops done at key stages of the process. Finally, and maybe most importantly, we report what we learned from the survey we conducted of a statistically-valid sample of Tracy residents.

Community workshop on the Tracy Nature Park, September 2019

ENGAGEMENT AT A GLANCE

FOUNDATIONAL MEETINGS
June - August 2019

COMMISSION MEETINGS
Parks & Community Services Commission: April 4, 2019
Youth Advisory Commission: September 11, 2019

POP-UP AND TARGETED OUTREACH
Community Partnership for Families: June 13, 2019
Block Party: June 14, 2019
Tracy Farmers Market: June - August, 2019

COMMUNITY WORKSHOPS
Nature Park Workshop: August 28, 2019
Workshop 1: October 2, 2019
Workshop 2: August 27, 2020
Online extension of workshops

SURVEYS
Statistically-Valid Survey: May 15th – May 22nd, 2019
Online Survey: July 15 – September 3, 2019

FOUNDATIONAL MEETINGS

The planning team met with a cross-section of park users and Tracy community members. Two meetings with a total of 17 community members took place at the Tracy Transit Center on June 15, 2019. Participants represented a range of interests, from public agencies to high school athletics, club sports, park advocates, and representatives of segments of the Tracy community.

The planning team also had conversations with four members of the Tracy Parks and Community Services Commission. Themes of these conversations follow.

OPEN SPACE AND TRAILS

Stakeholders wanted access to open space—something that has become scarce as Tracy has grown. People talked about wide open expanses, passive natural areas, access to water, and walking trails. Trails were seen as a way to be out in nature, but also a great resource for running and walking right in town, and being able to bike and walk safely to get around. Stakeholders pointed to the Iron Horse Trail and the Consumnes River Parks District in Elk Grove as things to aspire to. The Tracy Nature Park was a specific aspiration!

COMFORT, BEAUTY, AND RESPONDING TO THE CLIMATE

To be usable in all seasons, Tracy's parks need to have ample shade. Water features would provide a great respite from summer heat. People mentioned shade structures, bathrooms, seating, and lighting that allows people to play basketball or go for a stroll when it's dusk or dark.

DOWNTOWN ACTIVATION

Stakeholders saw a role for parks in helping to catalyze downtown revitalization, and being social glue for Tracy residents. Downtown public spaces would be a diverse mix, from public plazas to informal social spaces, trails, and an enhanced Lincoln Park. People pointed out that Lincoln Park gets used again and again for events, and that Tracy needs more options for performances or large gatherings.

"Tracy needs to do a better job of capturing attention and keeping people local. Everyone leaves for entertainment. Sunday it's a ghost town but it shouldn't be."

"A lot of people get home late and it'd be great to walk around the park, but you can't because it's too dark."

"As a coach and lifelong runner, I'd be excited for something like the Iron Horse Trail. We need shaded places to run, away from traffic and pollution."

"We have a lot of sports parks that families go to because children are playing in a game. There's nothing at the sports parks for little ones to occupy themselves with."

INCLUSIVE PLACES WITH MULTIGENERATIONAL APPEAL

Even at a smaller scale, Tracy's parks should have features and characteristics that appeal to people of all ages so that families, active seniors, and the hard-to-please teens among us (and others) are all served. People loved the idea of co-locating libraries, gyms, parks, and other features. Parks need to be inclusive places that feel welcoming and safe to all members of the community.

PLAYGROUNDS AND FEATURES FOR YOUNG CHILDREN

Stakeholders painted a detailed picture of what's needed to make our playgrounds and play areas better. Play areas for different ages should be nearby so parents can watch siblings. Play and exercise equipment should be shaded to stay cool. We need special-needs equipment, interactive and imaginative equipment, educational features, sensory features, natural features and splash pads.

SPECIFIC PARK IMPROVEMENTS

Stakeholders said they loved Lincoln Park for its large expanse of green ("a crown jewel"), Larson Park for its mature tree canopy, Dr. Powers Park for its community activity, and Veterans Park for its linear quality. They look forward to the expansion of Gretchen Talley Park, and point to El Pescadero Park and Ritter Family Ball Park as ones that need work.

MEETING RECREATIONAL NEEDS

Tracy needs to be sure to align recreation facilities and programming with what people want in the community. This means understanding the needs of under-represented segments, and looking beyond traditional sports to embrace all kinds of recreation. Pickleball. Disc golf. Parcour. Ziplines. Community gardens and demonstration gardens. Bike trails and walking loops. Good old-fashioned four-square. Some felt that Tracy's parks need to have more space for informal recreation and passive enjoyment.

PROGRAMMING

Some people pointed out opportunities to collaborate with schools, the Boys & Girls Club, the Library and others to cross-pollinate programming and parks. Parks can be home to yoga, tai chi, Zumba and nature classes, science days and movie nights.

DELIVERING AND SUSTAINING PARKS

Parks commissioners, especially, were thinking about the opportunity to provide new and relevant guidance for delivering new parks through the development process that truly contribute to the parks system. They also talked about the challenge of maintaining parks whose operational funding is coming from a whole range of Landscape Maintenance Districts with different fee structures.

COMMISSION MEETINGS

The Citywide PRTMP Update was presented to the Parks and Community Services Commission in April 2019, and to the Youth Advisory Commission in September 2019. Feedback from these Commissioners included...

PARKS AND COMMUNITY SERVICES COMMISSION

- Support more connective paths and trails.
- Current park system has been shaped by (1) developer-driven neighborhood parks and (2) strong interest in youth sports
- Need to find good balance between scheduled park use and casual enjoyment of parks
- Want diverse park features like greenbelts, rail trails, a memorable central park
- Want to see more contemporary amenities
- Tracy needs an all-inclusive park welcoming to people with special needs.
- Excited about a nature park, and envision educational components related to sustainability
- Need for more shade in parks
- Plan Update should address cost of enhancements
- Recognition that homeless use the parks, and there's a challenge in accommodating everyone
- Plan Update should include outreach to Tracy's diverse communities and seniors, and that takes into account the long commutes that many in Tracy experience

YOUTH ADVISORY COMMISSION

What do we love about Tracy parks, trails, and recreation programs?

- Sports and exercise for teenagers
- Large number of parks in the city
- Open to many people of many ages, welcoming
- Playgrounds and hangout spots
- Normal maintenance, maybe to slightly higher standard
- More trails, with a better understanding and communication of where those trails are

How can Tracy parks and recreation better support youth?

- More events with creative themes
- Additional lighting to have a safe nighttime hangout spot
- Classes for the sort of education not typically taught at school
- Embracing the idea that children and teenagers are on their phones, and use that as an opportunity for mapping locations or teaching environmental awareness.

POP-UP AND TARGETED OUTREACH

The planning team conducted a variety of "pop-up" outreach and outreach to community organizations between June and August 2019. We asked:

What do you love about Tracy parks?

What would you like to see?

About 60 community members sounded off with a great range of responses.

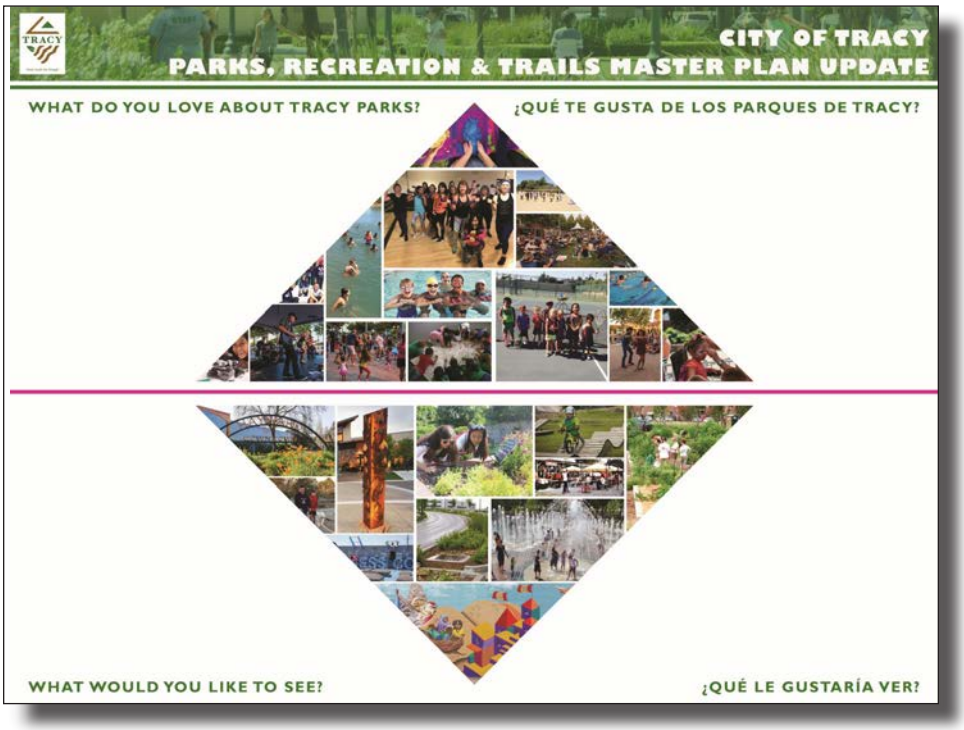
There are many things people love about Tracy's parks. Parks are abundant and convenient, and good places to bring children. People love the friendliness of park staff. In the summer, there is the community pool, splash pads, and 4th of July celebrations. In the spring and fall, there are plenty of recreation facilities and activities for school-aged children. In the mild winters, everyone can enjoy the all the sunny open spaces.

People also offered lots of ideas for how Tracy can improve our parks. For many, this starts with adding more trees, shade, and water features to make parks more comfortable in the summer. More gathering spaces, picnic areas, and barbecue areas would be great places to bring the whole family. To enjoy the parks even more, a well-marked trail system

would enhance the convenience people already love.

People also want to see a wider range of events available for parks and recreation, including block parties, art classes, inexpensive day camps for children, cultural events, fitness classes, and performances.

Some features that already exist are so important, people felt that they needed upgrades or even more attention to maintenance. This applies to water fountains, bathrooms, grass and planted areas. Lighting and cleanliness were areas of concern.



The planning team conducted a variety of "pop-up" outreach and outreach to community organizations between June and August 2019.

COMMUNITY WORKSHOPS

COMMUNITY WORKSHOP 1

The City hosted a community workshop on October 2, 2019 at the Lolly Hansen Senior Center. The workshop consisted of a series of interactive "stations" on each of the big themes of the Plan Update - parks, recreation, and trails – as well as access to nature and parks as places to come together as a community. Following the workshop, the activities were reproduced online.

PARKS

I WOULD USE PARKS MORE OFTEN IF WE HAD...

Community members would use parks more often if parks were more comfortable, with more shade and bathrooms, and felt safer, cleaner, and better lit.

WHAT AMENITIES WOULD YOU LIKE TO SEE IN TRACY PARKS?

Popular responses were picnic facilities, natural play areas, and water play features. These are features that can accommodate gatherings of family and friends and appeal to people of all ages.

RECREATION

WHAT ARE YOUR FAVORITE TIMES FOR RECREATIONAL ACTIVITIES?

This set of Tracy residents tends to use park in the early morning or late afternoon on weekdays, to bring kids to the playground, walk dogs, or simply get a little exercise. Weekend activities at the park are often more social and span more of the day.

WHAT ACTIVITIES DOES TRACY NEED MORE OF?

People reported that Tracy's recreation programming serves school-aged children best, as well as active adults. Activities that people wanted more of included yoga, teen programs, and art ("painting in the park.")

WHAT BARRIERS KEEP YOU FROM ENJOYING THE RECREATION YOU LOVE?

Many people noted not feeling safe, or feeling uncomfortable with some of the people in the park. On another note, people also mentioned not knowing what programs the City offers and suggesting better communications.

TRAILS

TRAILS IN TRACY SHOULD CONNECT ME TO...

When asked to draw lines between landmarks that should be connected by trails, many people drew lines from "home" to all the other destinations. People especially want trails to connect to community parks and nearby natural areas.

TRAILS IN TRACY SHOULD INCLUDE...

Community members want trails to be accessible for all user groups and have benches and shade. They emphasized the importance of safe places to walk and bike.

TRACY + NATURE

The current parks system has a variety of recreation opportunities. One that is missing—and missed—is good access to natural places.

WHAT DO YOU WANT IN A NATURE PARK?

People noted that they want natural habitat, long, uninterrupted trails, and places to sit and enjoy the environment. Some people mentioned getting involved with the process: community planting days and other volunteer opportunities.

TRACY TOGETHER

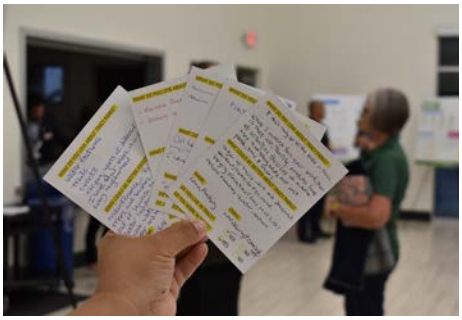
WHAT TYPES OF PLACES AND EVENTS WOULD MAKE TRACY MORE VIBRANT?

People were enthusiastic about markets, food festivals, concerts and movies in the park. These activities could be inclusive for a wide range of age groups.

TRACY AT PLAY

People of all ages contributed their thoughts about the state of play in Tracy parks, using post-it note and dots on inspiration images.

People noted their desire for a greater range of play areas, and perhaps less of an emphasis on team sports. In the dot exercise, participants indicated adventure play, water play, and creative activities.



The first community workshop was a hands-on affair,

COMMUNITY WORKSHOP 2

By summer 2020, the planning team had developed goals and policies and preliminary park improvements—together, the heart of what will guide the development of the parks and recreation system in the years ahead. These goals, policies and projects were the focus of a virtual community workshop and an online survey in August and September 2020.

City Staff publicized the August 27 virtual workshop with posters, email blasts, social media posts, and direct outreach to stakeholders. While only 8 participants attended the virtual workshop, feedback was valuable. The workshop's activities were then translated into an online survey, which was completed by 26 community members.

ACTIVITY 1: GOALS

Twelve draft goals for Tracy's parks, recreation and trails were presented, with images to convey what each goal might mean for the City's park system. Participants were asked to rate the importance of each goal on a statement of 1 (not a priority) to 5 (high priority).

All of the draft goals were generally felt to be important by participants, earning average ratings of between 4 and 5. Well-Maintained Parks emerged as the goal with the greatest support, followed by Access to Natural Places, Comfortable and Attractive Parks, Safe Parks, and Trails for Recreation and Active Transportation.

ACTIVITY 2: PARK-BY-PARK PRIORITIES

In a second activity, community members took a virtual tour through a selection of Tracy parks where significant improvements could be made, and asked to provide input on (1) how much of a priority it should be to improve each park, and (2) which potential improvements they felt most positive about.

Parks that were mentioned by workshop and survey participants but not included in the activity were:

- William Adams Park
- Veterans Park
- Joseph Tiago Park
- Dorlane Thrasher Park
- Bill Schwartz Park
- William Adams Park

Figure 2-13
Priorities for Gretchen Talley Park
Priority Score: 3.48

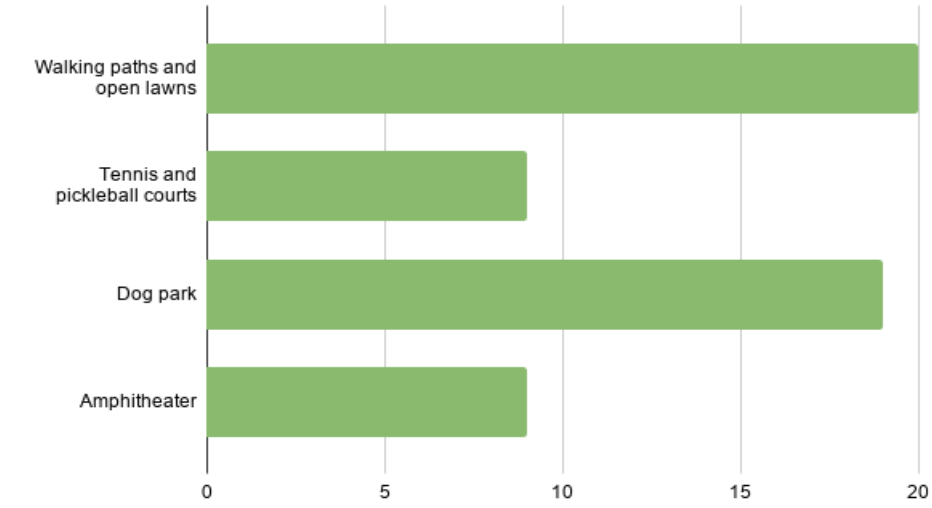


Figure 2-14
Priorities for Lincoln Park
Priority Score: 3.35

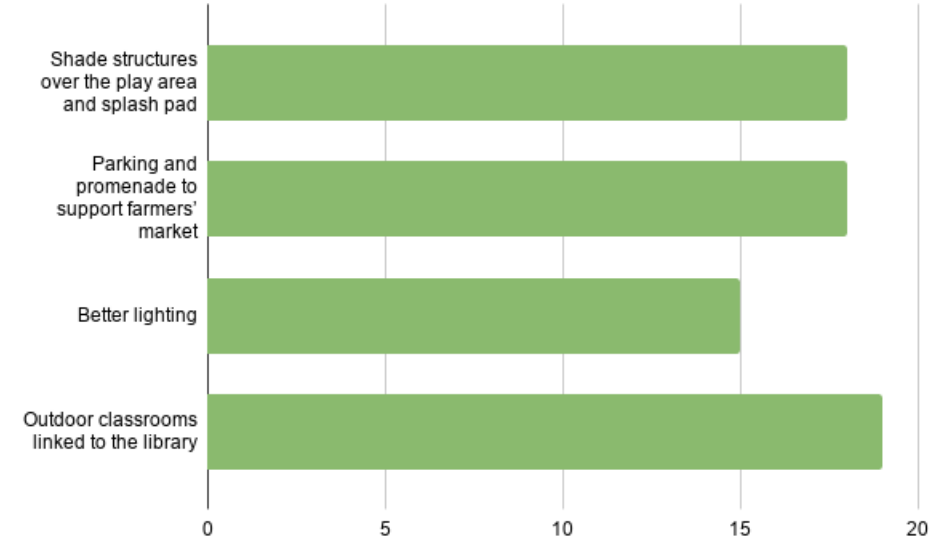


Figure 2-15
Priorities for Ritter Family Ball Park

Priority Score: 3.32

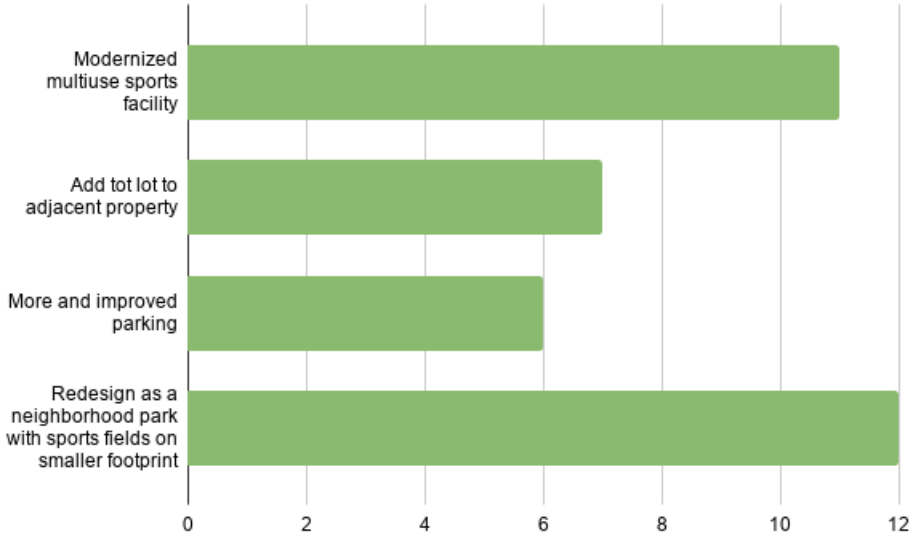


Figure 2-16
Priorities for El Pescadero Park

Priority Score: 3.17

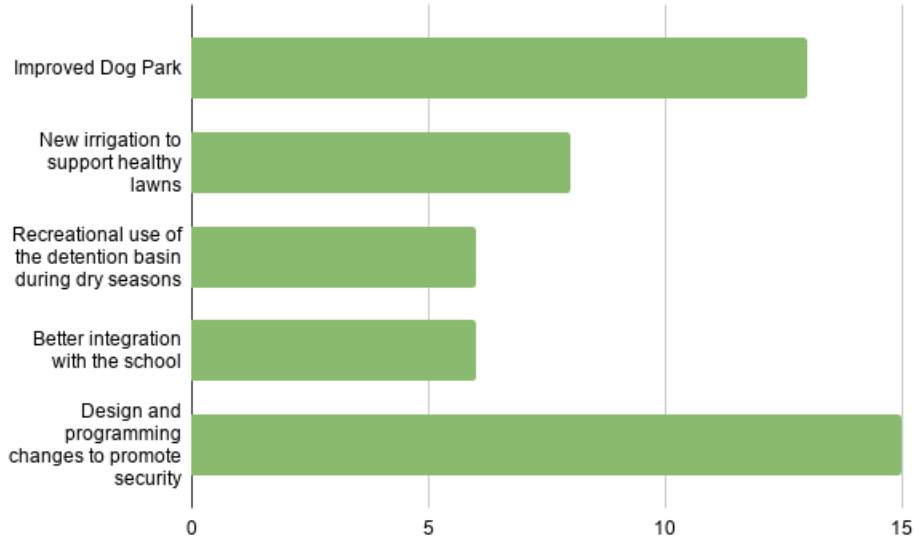


Figure 2-17

Priorities for Plasencia Fields

Priority Score: 3.12

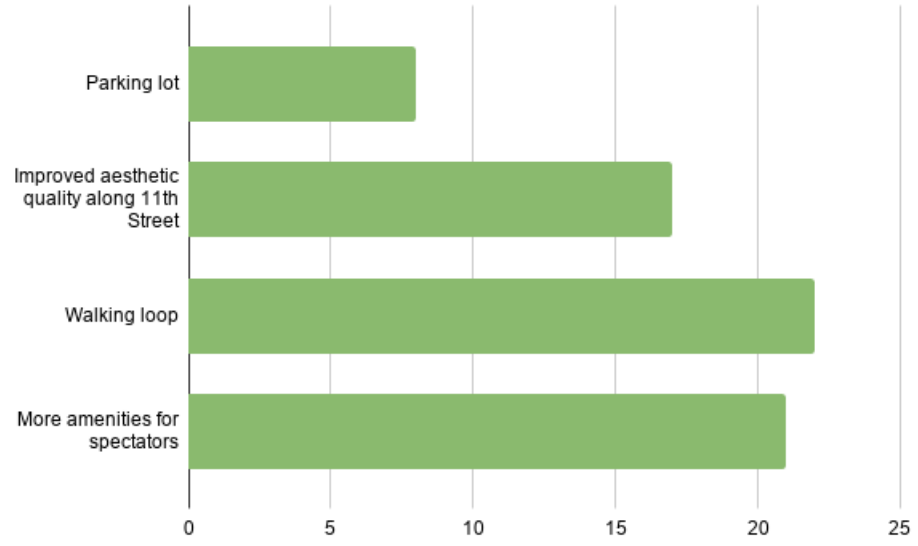
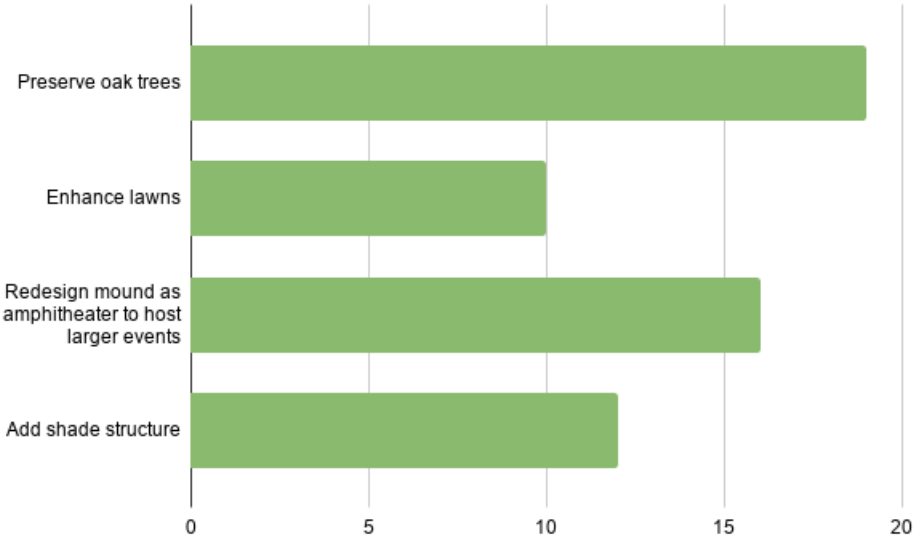


Figure 2-18

Priorities for Dr. Powers Park

Priority Score: 2.96



SURVEY

A phone and email-to-web hybrid survey of adult Tracy residents was conducted in May 2019. The survey resulted in 472 interviews conducted live in English and Spanish by trained, professional interviewers; land lines and mobile phones were both included. A web survey was made available in English and Spanish.

Tracy Parks and Recreation facilities are well-used by Tracy residents, with two-thirds using them frequently or often and most living within a ten-minute walk to a park. While a majority of residents are satisfied with Tracy Parks and Recreation overall, some express concerns over maintenance and safety, and park users rank those as top priorities for park improvements. Other priorities for the Master Plan Update include expanding recreation programs for teens and creating open space areas and nature trails. A substantial portion of residents would like additional sports and exercise programs. Over two-thirds say that a linked park system would make them more likely to utilize nearby parks. The most frequently cited reasons for not using parks include lack of time, safety concerns, cleanliness, homeless issues, and heat in the parks.

KEY FINDINGS

TRACY PARKS AND RECREATION USAGE

Two-thirds of residents (66%) currently use City parks and recreation facilities frequently or occasionally. Those with children in their household and those in their 30s are the most frequent park users, while homeowners and people who have lived in Tracy for over 20 years are less likely to be frequent park users than their counterparts. Playgrounds, picnic areas, and athletics fields are among the most-used facilities in Tracy parks among all residents.

Three-in-ten people cite bringing their children to playgrounds and other facilities as the top reason to use parks. One-fifth of residents (21%) indicate that a lack of time is a major barrier to visiting parks. Improving safety and maintenance and providing more shaded areas are the top changes that would encourage residents to use parks more often. Of the 22% of people that have reserved a park or recreation facility, one-in-ten suggest an improvement in communication and assistance.

SATISFACTION WITH PARKS

A majority of residents (60%) are satisfied with City parks and recreation facilities overall, compared to 19% who are not satisfied. Women, younger residents, and infrequent park users are slightly less satisfied with parks. Residents are satisfied with the availability of parks and recreation opportunities close to home, with 25% of residents saying they are extremely satisfied. Only four-in-ten residents (41%) are satisfied with the recreation programs and activities offered.

MASTER PLAN UPDATE PRIORITIES

Improving and maintaining existing parks is the highest priority, with half of respondents ranking it as a 7, the highest possible priority score. Path safety, ensuring recreation opportunities for all, creating nature trails and open space, improving accessibility and restrooms are also high priorities for residents. Programs for teens are the highest-ranked age-specific priority, with almost four-in-ten residents (39%) considering this a very high priority, followed by programs for kids aged twelve and under. Park priorities are similar, regardless of how frequently residents use the parks.

Though a large number of residents have no suggestions for additional recreation classes, close to one-fifth of respondents (18%) say that sports and exercise classes are their most desired recreation classes. Almost seven-in-ten residents (68%) say that a linked park system would make them more likely to use the park system, with support highest among younger residents (77% for those in their 30s; 72% for under 30) and those with children (70%).

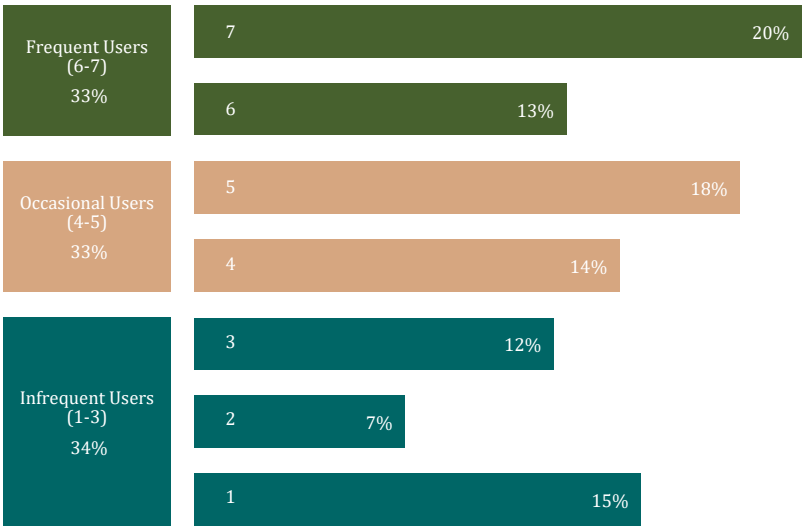
SURVEY QUESTIONS

This section summarizes just a few of the many findings of the survey. For more information, see the Comprehensive Profile.

How frequently do you or others in your household use Tracy parks and recreation areas? Please answer on a scale of 1 to 7 where 1 means very infrequently and 7 means very frequently.

Those with children in the household, and those in their 30s are more frequent park users.

Figure 2-19
Frequency of Park Use

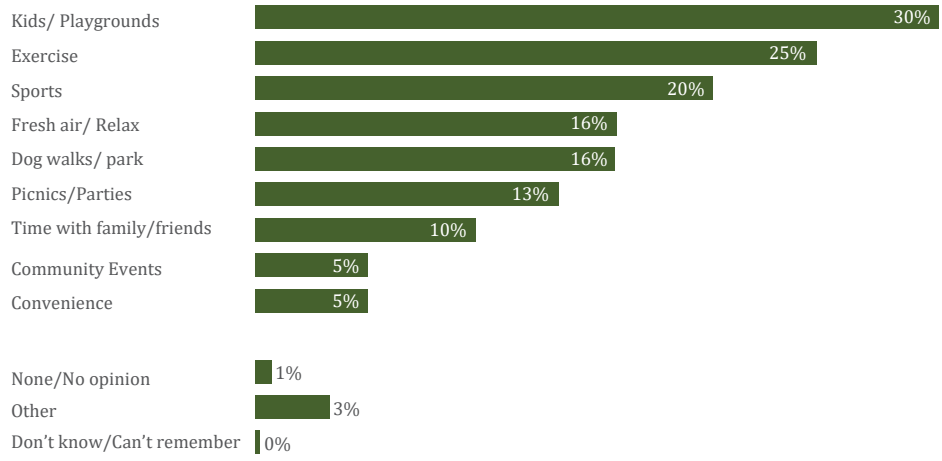


Responses indicated frequency of use on a scale of 1 to 7, where 1 means very infrequently and 7 means very frequently.

What are the top two reasons that you and your household visit or use Tracy parks and recreation facilities?

Bringing children to the parks/ facilities, exercise, and sports are the most commonly stated reasons for using parks and recreation.

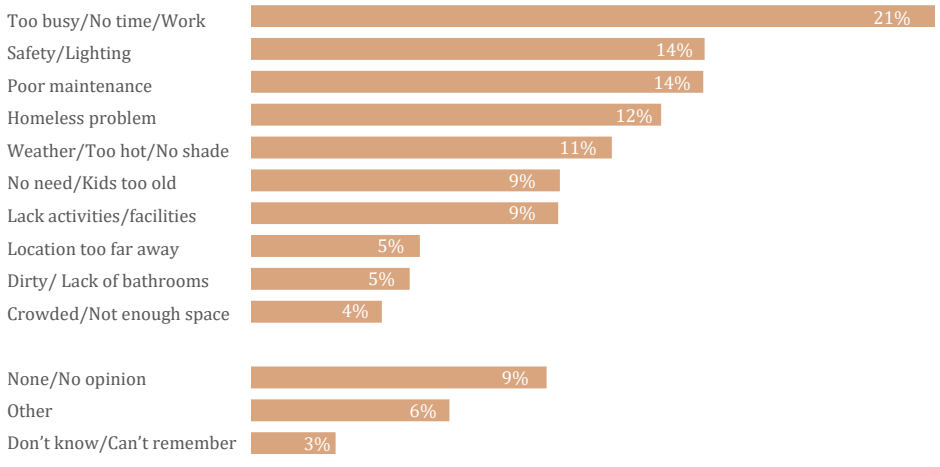
Figure 2-20
Reasons to Use Parks



What are the top two barriers that keep you from visiting public parks in Tracy more often?

The most common reason why residents don't visit parks more often is because they are busy; however, safety and cleanliness are also concerns for many.

Figure 2-21
Barriers to Park Use



The City of Tracy is updating the Parks, Recreation, and Trails Master Plan. How much of a priority do you think each of the following should be for the Parks, Recreation, and Trails Master Plan Update using a scale from 1 to 7 where 1 is not at all a priority and 7 is a very high priority?

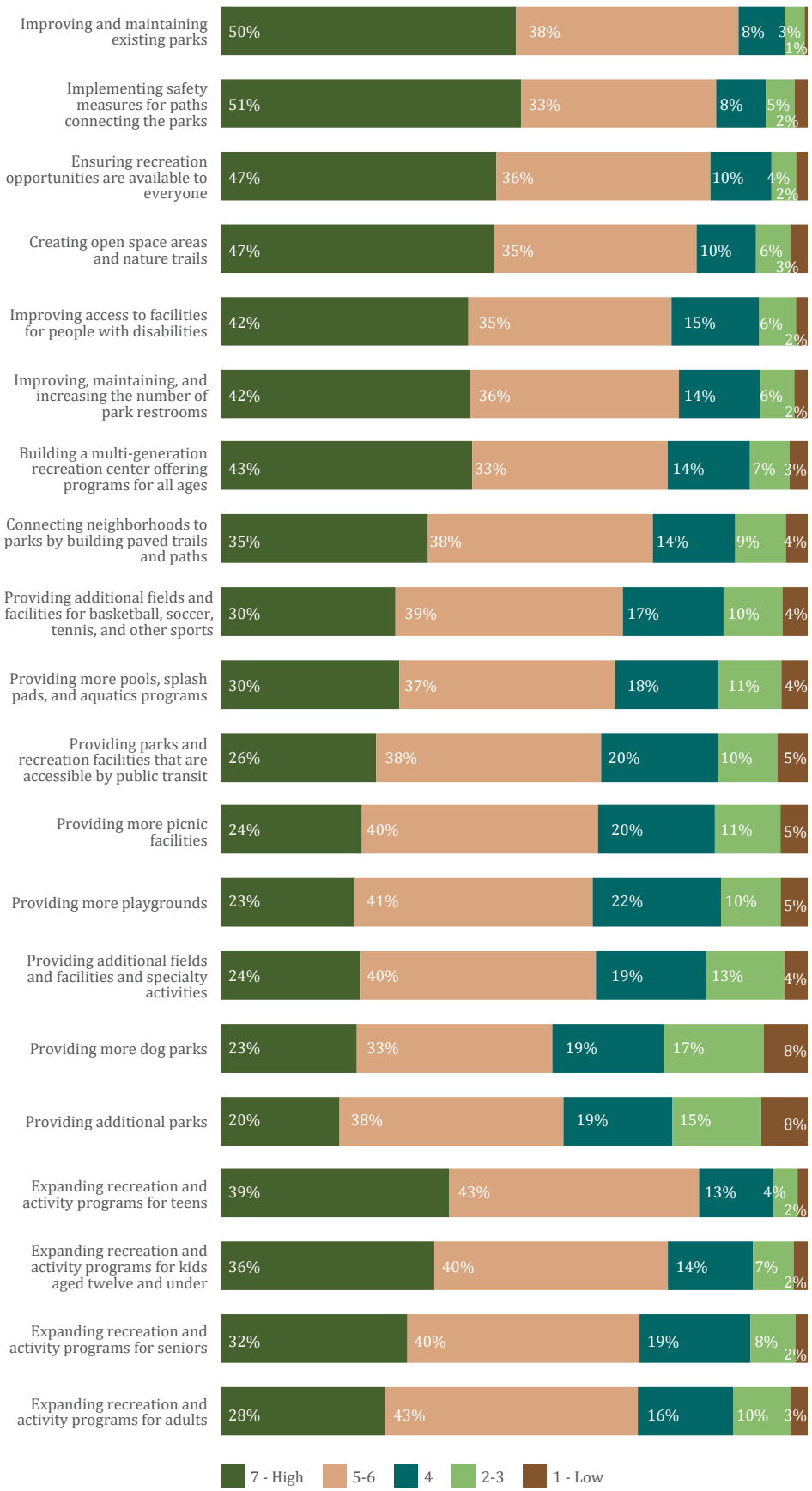
Improving and maintaining existing parks is the highest priority tested. Path safety, ensuring opportunities are available for all, creating nature trails and open space, improving accessibility, and improving restrooms are also priorities.

Priorities like a multi-generation recreation center, connecting neighborhoods to parks with trails and paths, and providing additional fields/facilities for sports are second-tier priorities.

Providing more facilities for specialty activities and dog owners and providing additional parks are lower priorities.

Programs for teens are the highest-ranked age-specific priority.

Figure 2-22
Master Plan Update Priorities



CHAPTER 03

PARKS

This chapter outlines the vision and goals for the City of Tracy's parks. It is accompanied by a set of policies designed to bring the vision to life. Community input gathered through the surveys and public meetings directly shaped the vision and goals, laying the groundwork for the plan's policies and strategies. Additional goals and policies for Recreation and Trails are described in Chapters 4 and 5, respectively.

IN THIS CHAPTER:

- The Future of our Parks
- Goal 1: A Park System for a Growing City
- Goal 2: Well-Maintained Parks
- Goal 3: Safe Parks
- Goal 4: Equitable + Inclusive Parks
- Goal 5: Comfortable + Attractive Parks
- Goal 6: Interesting + Diverse Parks
- Goal 7: Sustainable Parks
- Park Design Guidelines

THE FUTURE OF OUR PARKS

A VISION SHAPED BY THE COMMUNITY

Listening to the voices of the community was at the forefront of the planning process. Several themes emerged for our parks as we developed the Master Plan Update through our conversations and workshops with the community, including accessibility, maintenance, safety, equity, comfort, variety, and sustainability. These themes form the foundation of the update and are carefully woven into the vision and goals.

With regard to our parks, the majority of residents who participated in the surveys and events as well as our stakeholders agreed that Tracy is fortunate to have many beautiful parks. Residents generally live within ¾ of a mile of a park so these green spaces truly shape our daily lives. The overwhelming desire is to maintain and enhance Tracy's existing parks while continuing to provide a similar level of park access equitably across the city and to all of Tracy's growing population. Safety is a top concern and the primary barrier to increasing park usage. It is therefore, front and center in our overarching vision for the future. Another priority is ensuring our facilities are comfortable and attractive with amenities such as well-maintained bathrooms and ample shade so that park users can enjoy the facilities.

MacDonald Park

A VISION THAT PROTECTS NATURAL RESOURCES

Our parks are also home to valuable natural resources. Preserving wildlife habitat, expanding the tree canopy and protecting water quality are just a few of the additional benefits that our parks provide, which enhance the quality of life in Tracy. Caring for and protecting these natural systems for generations of Tracy residents to enjoy is another cornerstone of the Master Plan Update.

A VISION BASED ON RIGOROUS ANALYSIS

To get where we want to go, we needed to take an honest look at where we are today and identify the gaps to map out a strategy to reach our vision. The specific priorities, recommendations, and policies described in this document respond to a comprehensive

analysis of existing conditions. This included a park by park assessment; an inventory of park types, amenities, character, programs, and participation rates; and a close examination of how our parks are distributed across the city and accessed by residents.

A VISION BASED ON THE CITY'S PROFILE & TRENDS

Tracy is growing. Understanding how the population is projected to grow is another critical component of the analysis that informed the Master Plan Update. As described in Chapter 2, a thorough review of both national and local trends in recreation as well as the potential demand across all age segments informed the recommendations outlined by the Update with the intent that Tracy's parks will continue to offer something special for all residents, young and young at heart.

Village Green Park

GOAL 1

A PARK SYSTEM FOR A GROWING CITY

Tracy's racially and ethnically diverse population is projected to grow by 48,341 between 2020 and 2040. Tracy's park system will continue to grow and be enriched to meet the needs of a growing community with a high quality of life.

POLICIES:

1A. Park Classification

1B. Park Acreage Level of Service

1C. Access to Parks

1D. Park Land Dedication & Park Development Impact Fees

1E. Flexibility to Meet City Goals

1F. Conformance with City Standards & Guidelines

1G. Concurrent Development

1H. Public Access

GOAL 1: A PARK SYSTEM FOR A GROWING CITY

POLICIES

1A. Park Types

The Citywide Parks, Recreation and Trails Master Plan creates an updated park classification system and updated park definitions and standards. These standards will guide how the City and its partners locate and design new parks, from neighborhood parks to downtown activated plazas to sports complexes to open spaces featuring natural conditions. The City may, as appropriate and at its discretion, make modifications and exceptions when justified in writing. The City has final approval of park designs and amenities.

Park types are defined here.

Neighborhood Parks

Medium-sized parks that provide recreation opportunities within walking or biking distance for residents in one or more neighborhoods.

- **Park Size and Shape:** 2 to 10 acres. Ensure that the park site is of a shape suitable for park use. Neighborhood Parks between 2 and 4 acres in size must be connected via a continuous accessible route through a linear park or greenbelt/open space to another existing park or planned park at or above 4 acres in size. Proposed connections using standard city sidewalks will not be considered.
- **Location Characteristics:** Neighborhood parks should generally be central to the neighborhoods they serve, with positive, synergistic relationships with adjacent land uses. Parks should be well-integrated into the larger park system. Relevant considerations include good spacing of park sites and the potential for linear park and trail connections.
- Opportunities for colocation with schools and other community facilities, stormwater detention basins, and trail corridors should be optimized.
- Avoid elements that restrict the function, development or usability of the land, such as underground or overhead utilities, gas/fuel transmission lines, unsuitable topography, contamination, or development restrictions that would limit park use.
- Avoid sites with excessive slopes, swales, drainage courses, creeks, wetlands/biological habitat and similar landscapes, where these conditions would not also accommodate recreational use or add to the aesthetics and enjoyment of the park experience.
- **Frontage and Access:** Provide at least two street frontages, preferably on local or collector streets with sidewalks. Where feasible, the park should be linked to the City's trail and bikeways system.
- Minimize physical barriers, such as steep slopes and the crossing of major arterials.
- **Recreational Capacity:** At least 80% of the site should be relatively level, developable and usable.
- **Required Amenities:** All new neighborhood parks should include the following amenities. Exceptions may be made at the City's discretion.
- Site identification signage consistent with City standards.
- Appropriate site furnishings (benches, drinking fountains, trash receptacles, picnic tables, etc.) for the intended size and

use of the park.

- 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.
- Flat, open, contiguous turf area for unstructured play; minimum one acre.
- At least 10 picnic tables, with 75% of tables under one shade structure.
- At least one active use amenity, such as a sport court (lighted or unlighted), such as basketball, tennis, volleyball, handball, pickleball, futsal, bocce, shuffleboard, horseshoes, etc.), skate spot, or other compatible active use facility, chosen with City guidance based on need.
- Accessible pathway connecting park elements and creating an appealing walking loop.
- General landscape improvements in natural or open space areas, including ground covers, plantings and trees for shade and windbreaks.
- Bike parking, with a minimum of 5 spaces per developed park acre.

Neighborhood parks include playgrounds, shaded seating areas, open lawns, and other features that add to a neighborhood's quality of life (Ken Yasui and Edgar Thoming parks, above).

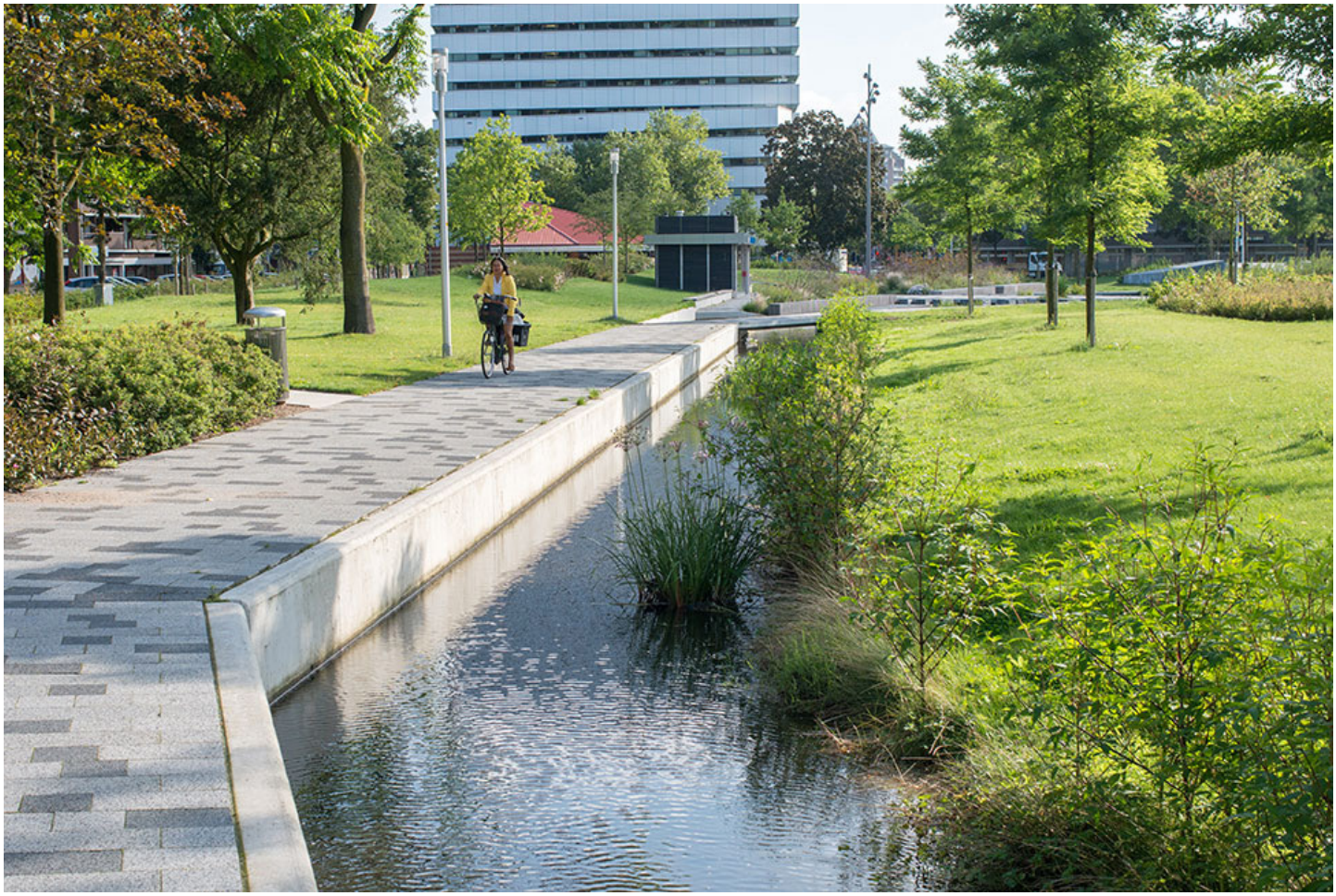
- **Additional Amenities to Consider:** All new neighborhood parks shall also include additional amenities, approved at the City's discretion, including but not limited to the following:
- Additional contiguous turf area for unstructured play (to create a larger play space than required).
- Additional covered picnic tables.
- Additional small or mid-sized picnic shelter and barbecues (serving 25-40 people or 40-60 people).
- Additional sport courts or active use facilities selected with City guidance to meet recreation needs and provide geographical equity.
- Non-lighted sports fields for organized league practice and play (e.g. baseball/softball, soccer, or multi-purpose field overlays).
- Small-scale spray or water-play area.
- Seatwalls or hillside seating.
- Gazebo trellis or arbor.
- Interpretive signage.
- Permanent restrooms; highly encouraged for neighborhood parks with active recreational amenities that encourage park users to stay at the park for longer than 1 hour. The number of restrooms should be determined based on park capacity and demand.
- Parking. Where parking is provided, it is necessary to provide accessible parking.
- Any additional amenities must be consistent with higher maintenance and funding expectations for this site.
- **Amenities to Avoid:**
- 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.
- High-maintenance landscaping improvements (e.g., rose gardens).
- **Natural Areas and Open Space:** Natural areas for passive recreation, resource/habitat protection, windbreaks, and site aesthetics/character may typically occupy 10-20% of the site. 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.

Linear Parks

A linear park provides trails and other recreational opportunities, allows for uninterrupted and safe pedestrian and bicycle movement throughout the community, and protects open space corridors.

Linear parks are recognized by the City of Tracy as a type of neighborhood park, and treated as such for the purposes of parks planning and development.

- **Park Size and Shape:** Linear Parks should be at least 50 feet wide, to accommodate both a multiuse trail and a natural or park-like environment with additional recreational amenities, with greater width and amenities at entry points or connections. Lengths or segments less than 0.5 miles may not be able to support the intended recreational use and purpose of linear parks. 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.
- **Location Characteristics:** Linear parks shall be integrated with the City's system of trails and Class I bikeways, and provide connections to neighborhood and community parks, open spaces, and/or key community destinations.
- Proposed linear parks cannot be located within active transportation, utility, or stormwater corridors, but may be adjacent to these features or connect to proposed trails in these areas.
- **Frontage and Access:** Linear parks must provide off-street trail corridors for pedestrians and bikes, and also provide drivable access for maintenance and emergency vehicles.
- **Required Amenities:** Linear parks shall include:
- Site identification signage consistent with City standards. In addition, a monument shall be placed at each main entry point as determined by Parks & Recreation Staff.
- Walking and biking or multiuse trail with a 16-foot overall right-



Linear parks/greenbelts have multiuse trails, and connect between parks or other destinations or protect valued open space,.

Linear park extending from Hoyt Park. Where linear parks are integrated with utility corridors, park width shall be in addition to the easement.

of-way including 6-foot multiuse travel lanes and 2-foot soft shoulders

- Appropriate site furnishings (benches, bike racks, drinking fountains, trash receptacles, etc.)
- Wayfinding signage and mileage markers
- Natural landscape areas.
- Some combination of additonal recreational amenities such as those listed below, selected in coordination with the City.
- **Amenities to Consider:** Linear parks may include additional amenities. These may include:
- Viewpoints
- Picnic areas
- Par course/outdoor fitness equipment
- Disc golf
- Public art walks
- Interpretive signage
- Turf area for unstructured play
- **Amenities to Avoid:**
- Sports fields
- Community or regional-scale recreation facilities
- High-maintenance landscaping improvements
- **Natural Areas and Open Space:** Natural areas for passive recreation, resource/habitat protection, windbreaks, and site aesthetics/character may typically occupy 50% of a linear park site.

For more detail on trails, see Chapter 5: Trails.

Community Parks

Large parks that provide opportunities for community-scale facilities to serve a substantial portion of the City.

- **Park Size:** 10 to 30 acres. Ensure that the park site is of a shape suitable for recreation amenities.
- **Location Characteristics:** Community parks should:
- Be well-connected to the City's transportation network, with a synergistic relationship with other community-oriented uses such as middle or high schools, public facilities that draw people from around the city, and community-oriented retail.
- Be well-integrated into the larger park system. Relevant considerations include good spacing of park sites and the potential for greenway and trail connections.
- Avoid elements that restrict the function, development or usability of the land, such as underground or overhead utilities, gas/fuel transmission lines, unsuitable topography, contamination, or development restrictions that would limit park use.

Community parks include special recreation amenities that serve the whole community (Joe Wilson Pool at Dr. Powers Park, above).

- Avoid sites with excessive slopes, swales, drainage courses, creeks, wetlands/biological habitat and similar landscapes, where these conditions would not also accommodate recreational use or add to the aesthetics and enjoyment of the park experience.
- Opportunities for colocation with schools and other community facilities, stormwater detention basins, and trail corridors should be optimized.
- **Frontage and Access:** Provide two major street frontages with at least 200 feet of frontage each. Provide direct connections to sidewalks, bike facilities, and preferably, to the planned trail system. The site should also be served by transit, with a transit stop incorporated.
- **Recreational Capacity.** Approximately 75% of the site should be relatively level, developable and usable.
- **Required Amenities:** All new community parks should include the following amenities. Exceptions may be made at the City's discretion.
- Site identification signage consistent with City standards.
- Appropriate site furnishings (benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended size, scale and use of the park.
- Unique, thematic, or innovative play equipment for ages 2-5 and ages 6-12, including climbing apparatus, swings, and shade structures over play area.
- Sprayground or water play area.
- Flat, open, contiguous turf area for unstructured play; minimum one acre.
- At least one dedicated lighted, regulation sports field for league practice and games for youth/adult softball, baseball, football, and/or soccer, selected to meet recreation needs and provide geographical equity.
- At least three sports courts (e.g. basketball, sand volleyball, tennis), selected to meet recreation needs and provide geographical equity.
- One special recreation amenity such as a community garden, climbing spire/wall, disc golf course, skate park, or dog park.
- Large group picnic area, with shade shelter, tables, barbecues, and appropriate amenities.
- Permanent restrooms; the number of restrooms should be determined based on park capacity and demand.
- Accessible pathway system connecting park elements, and hard-surfaced path that provides an attractive walking loop or series of loops (1 mile or more).
- Soft-surfaced jogging path or nature trail (1/2 mile or more).
- General landscape improvements in open space areas, including ground covers, plantings and trees for shade and windbreaks.
- Bike parking, with a minimum of 5 spaces per developed park acre.
- On-site vehicular parking, at 5 spaces per developed park acre, with additional parking to support large group facilities and/or multiple sport fields. This parking may be provided on-street as well as on-site. Accessible parking must make up the ratio of total on-street and on-site parking spaces required by ADA standards.
- Lockable trash enclosure with integrated shade cover. The enclosure shall be architecturally compatible with other park elements. Dumpster needs to be provided as well. Location shall be in an area away from main park attractions and be coordinated with Public Works Department.
- **Additional Amenities to Consider:** All new community parks shall also include additional amenities pproved at the City's discretion, including but not limited to the following.
- Additional contiguous turf area for unstructured play
- Destination playground.
- Topographic element with features such as a tumbling hill, viewpoint, hillside slide, or hillside seating
- Additional lighted sports fields for scheduled organized sports play or practice, selected to meet recreation needs and provide geographical equity.
- Additional sports courts selected to meet recreation needs and provide geographical equity.
- Indoor recreation center, gymnasium, or community center.
- Additional recreation amenities,

such as a disc golf course, running track, skate park, freestyle BMX park or pump track, dog park, roller hockey, climbing wall or spire, par course, or outdoor fitness equipment.

- Specialty facilities, such as R/C car track or airfield, miniature golf, fishing pond, mountain bike trail, BMX dirt track, or other compatible use.
- Additional covered picnic tables.
- Additional small or mid-sized picnic shelter and barbecues (serving 25-40 people or 40-60 people).
- Outdoor amphitheater.
- Interpretive signage or trail.
- Public art or memorial.
- Environmental education facility or nature kiosk.
- Community garden.
- Special or display gardens (rose gardens, pollinator gardens, California natives gardens, demonstration gardens, etc.).
- 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.
- Any additional amenities must be consistent with higher maintenance and funding expectations for this site.
- **Natural Areas and Open Space:** Natural areas for passive recreation, resource/habitat protection, windbreaks, and site aesthetics/character may typically occupy 15-25% of the site. 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.

Sports Complexes

Sports complexes are parks that are primarily devoted to sports fields, play courts, and other facilities for organized athletics. Sports complexes should also include elements that create a positive and enjoyable park experience for families and spectators.

Sports complexes are recognized by the City of Tracy as a type of community park, and treated as such for the purposes of parks planning and development.

- **Park Size:** 10 to 100+ acres. Ensure that all land within park site is of a shape suitable for park use.
- **Location Characteristics:** Sports complexes will:
- Be well-connected to the City's transportation network and .integrated into the larger park system. Relevant considerations include equitable distribution and the potential for greenway and trail connections.
- Encourage the co-location of sports complexes and detention basins, allowing for dual recreational use.
- Avoid elements that restrict the function, development or usability of the land, such as underground or overhead utilities, gas/fuel transmission lines, unsuitable topography, contamination, or development restrictions that would limit park use.
- Avoid sites with excessive slopes, swales, drainage courses, creeks, wetlands/biological habitat and similar landscapes, where these conditions would not also accommodate recreational use or add to the aesthetics and enjoyment of the park experience.
- **Frontage and Access:** Site should front an arterial street with at least 200 feet of frontage. A minimum of two major street frontages is desirable.
- Directly connect to sidewalks, bike facilities, and preferably, to the planned trail system. The site should also be served by transit, with a transit stop incorporated.
- **Recreational Capacity:** Approximately 90% of the site should be relatively level, developable and usable.
- **Required Amenities:** Sports complexes include the following amenities:
- Site identification signage consistent with City standards.
- Appropriate site furnishings (benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended size, scale and use of the park.
- At least one family picnic area with a minimum of 10 tables, barbecues and individual shade structures for at least half of all tables.
- Dedicated lighted, regulation

Legacy Fields will continue to be developed, providing more sports facilities for our growing community.

sports fields for league practice and games for youth/adult softball, baseball, football, and/or soccer.

- Permanent restrooms; the number of restrooms should be determined based on park capacity and demand.
- Accessible pathway system connecting park elements
- General landscape improvements in open space areas, including ground covers, plantings and trees for shade and windbreaks.
- On-site parking to adequately meet the demand generated by park elements. 50 parking spaces per field should be a minimum guideline. Accessible parking must make up the ratio of total on-street and on-site parking spaces required by ADA standards.
- Lockable trash enclosure with integrated shade cover. The enclosure shall be architecturally compatible with other park elements. Dumpster needs to be provided as well. Location shall be in an area away from main park attractions and be coordinated with Public Works Department.
- **Additional Amenities to Consider:** Sports complexes may include additional amenities, including the following. Exceptions may be made at the City's discretion.
- Large group picnic area, with shade shelter, tables, barbecues, and appropriate amenities to serve a minimum of 100 people.
- Small or mid-sized picnic shelter and barbecues (serving 25-30 people or 40-60 people).
- Destination playground.
- Flat, open, contiguous turf area for unstructured play
- Sports courts (lighted or unlighted), such as basketball, tennis, volleyball, handball, pickleball, futsal, bocce, shuffleboard, horseshoes, etc.
- Indoor recreation center, gymnasium, or community center.
- Additional recreation amenities such as a community garden, disc golf course, running track, skate park, freestyle BMX park, pump track, dog park, roller hockey, climbing wall or spire, par course, or outdoor fitness equipment.
- Soft-surfaced jogging path or nature trail. One-half mile (or longer) is preferable.
- Outdoor amphitheater or hillside seating.
- Interpretive signage.
- Interpretive trail, environmental education facility, nature kiosk.
- Public art or memorial.
- Storage or maintenance buildings and yard, sized and amenitized appropriately for site needs. If visible, these should be

Front Street Plaza creates a downtown gathering place for festivals and events.

Tracy Nature Park site. This park will create a special kind of experience in Tracy.

architecturally compatible with other park elements. Any exterior work areas should be screened from view.

- **Natural Areas and Open Space:** Sports complexes may typically contain natural areas for passive recreation, resource/habitat protection, windbreaks, and site aesthetics/character on 10% of the site.

Special Use Parks

Special use parks are designed around a specialized facility or site use, such as an aquatic center or indoor recreation /community center, or to create a unique experience, such as a nature park or a downtown plaza. The ideal size, street frontage, recreational capacity, and proportion of recreational and natural areas of a special-use community park/facility will vary depending on the purpose and function of the site. Special use parks may incorporate a variety of specific active and passive use opportunities.

Special use parks are recognized by the City of Tracy as a type of community park, and treated as such for the purposes of parks planning and development.

- **Park Size:** Less than 1 acre to 100+ acres
- **Location and Access Characteristics:** Special use parks vary widely. Each park or plaza may have its own distinct characteristics.
- **Typical Amenities:** Downtown parks and gathering spaces may include hardscape areas, water features, amphitheaters, shade structures, water features, ample seating, and public art, among other features.
- Elsewhere, special use parks may be designed around one non-traditional program, with features to support that program, such as a standalone off-leash dog area or a park designed to provide an experience of the natural environment. Special use parks may include parking, including accessible parking as required to meet ADA standards, and should include bike racks and good bike access.

Mini Parks

Mini parks are small-sized parks that provide basic recreation amenities for nearby residents in a specific neighborhood or subdivision. The PRTMP does not endorse the creation of additional mini parks. As existing mini parks are updated, it is important to ensure that they create locally-desired amenities and achieve the goals for all parks in this master plan, including comfort, inclusivity, maintenance, and sustainability.

New mini parks may be provided as part of new development, but will not earn credit toward park acreage requirements and shall be the sole responsibility of an HOA to manage and maintain.

- **Park Size:** Less than 2 acres
- **Location Characteristics:** They may be located where they create transitions and connections, such as:
- Adjacent to schools, libraries, or other community facilities
- At trailheads, where an extended linear park is not provided
- **Typical Amenities:**
- Site identification signage consistent with City standards.
- Appropriate site furnishings (benches, bike racks, drinking fountains, trash receptacles, picnic tables, etc.)
- Flat, open, contiguous turf area for unstructured play
- Individual covered picnic tables.
- At least one active use amenity, such as a sport court, skate spot, or other compatible active use facility.
- Accessible pathway connecting park elements and creating an appealing walking loop.
- General landscape improvements in open space areas, including ground covers, plantings and trees for shade and windbreaks.
- **Additional Amenities to Consider:**
- Playground equipment or comparable creative play environment for ages 2-5 and ages 6-12,, including climbing apparatus and swings.
- Additional contiguous turf area for unstructured play.
- Additional small or mid-sized picnic shelter and barbecues.
- Additional sport courts or active use facilities.
- Small-scale spray or water-play area.

- Seatwalls or hillside seating.
- Gazebo trellis or arbor.
- Interpretive signage.
- Public art.
- **Amenities to Avoid:**
- Community or regional-scale recreation facilities.
- High-maintenance landscaping improvements.

1B. Park Acreage Level of Service

Tracy currently meets the goal of 4 acres per 1,000 established in the 2013 Parks Master Plan (New Developments). The City shall continue to meet this park acreage standard for new development, under Quimby Act and park development impact fee provisions, while working to diversify the types of park experiences that are created. Park allocation shall be as follows:

- **3 acres per 1,000 residents for new neighborhood parks and linear parks.** Up to half of this amount may be provided in the form of linear parks, at the City's discretion and provided that parks meet size, locational and access characteristics and typical amenities defined in Policy 1A.
- **1 acre per 1,000 residents for new community parks, sports complexes and special use parks.** The amount of land and/or development impact fee in this category may be assigned at the City's discretion. Parks must meet size, locational and access characteristics and typical amenities defined in Policy 1A.
- **Parks that are collocated with schools** or other community facilities must be fully open to the public during regular park hours to be counted as park acreage.
- **Park acreage that is collocated with stormwater detention basins** may be counted if it is designed and programmed for recreational use. This acreage should be counted at a percentage equivalent to the percentage of the year the basin is designed to be available for recreation based on anticipated drainage.
- **Parks that are collocated with trails** must meet park size and locational characteristics requirements.

In addition, the City will continue to pursue other means of creating park land to suit community-wide recreation needs and special uses.

1C.Access to Parks

Today, many Tracy residents do not live within 3/4 mile of a neighborhood park, as recommended by the 2013 Parks Master Plan. This Master Plan Update provides a new

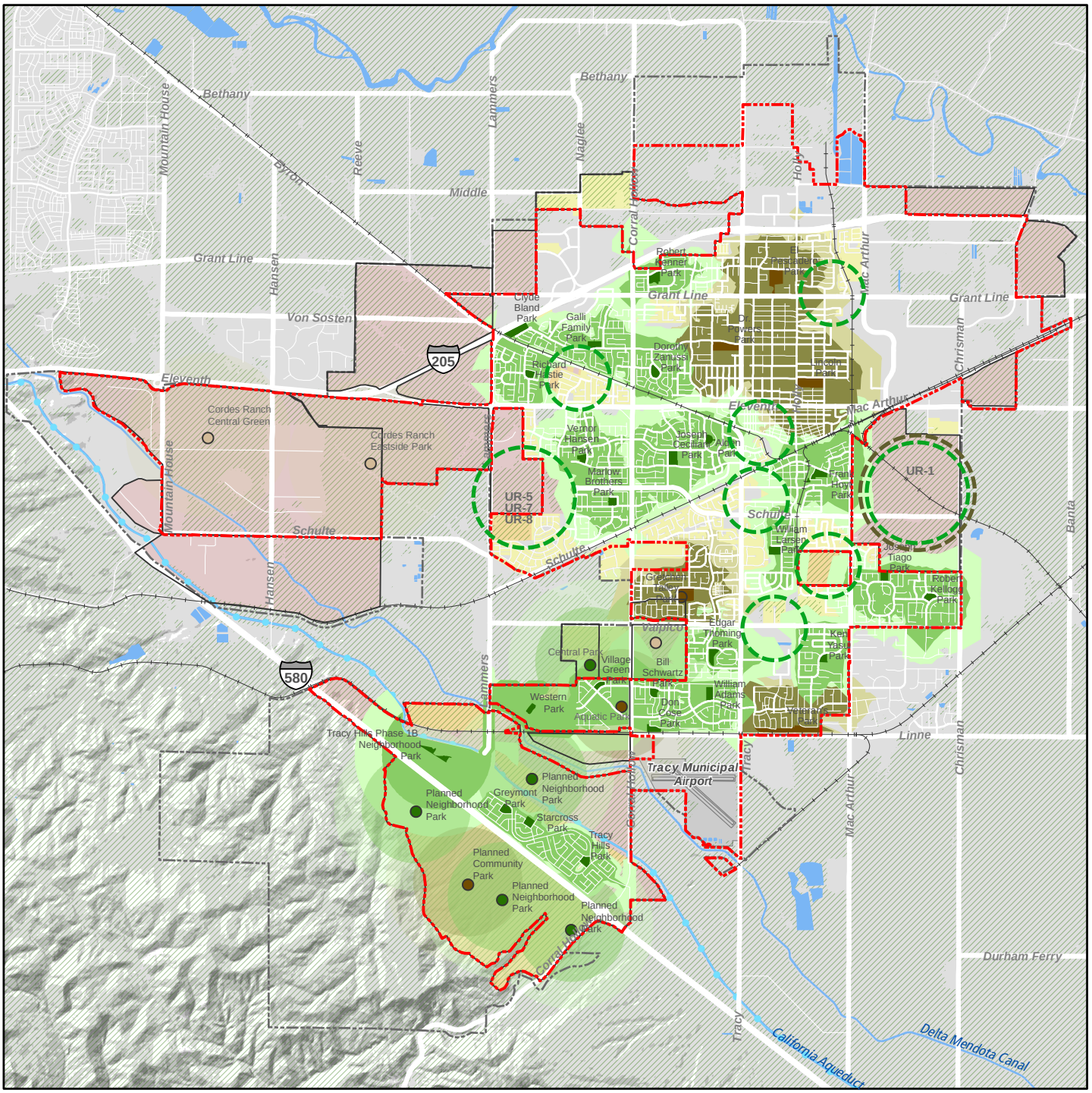
Table 3-1
Tracy Park Acreage Level of Service

PARK TYPE	SITES	AREA (AC)	EXISTING LEVEL OF SERVICE (AC/1,000)[a]	LEVEL OF SERVICE STANDARD	ACRES NEEDED TO MEET STANDARD TODAY[a]	ADDITIONAL ACRES NEEDED TO MEET STANDARD IN 2040[b]	PLANNED PARK ACREAGE	ADDITIONAL ACRES NEEDED TO MEET STANDARD IN 2040 IF PLANNED PARKS ARE DEVELOPED[c]	LOS, 2040
NEIGHBORHOOD PARKS AND LINEAR PARKS	31	119.3	1.33	3.0	150.6	304.7	30.1	274.6	1.06
COMMUNITY PARKS, SPORTS COMPLEXES AND SPECIAL USE PARKS	12	205.2	2.28	1.0	-	-	232.0	-	3.09
MINI PARKS	42	39.8	0.44	0.0	-	-	2.8	-	0.30
TOTAL	85	364.3	4.05	4.0	150.6	304.7	264.9	274.6	4.45

SOURCES: WRT, 2021; CITY OF TRACY, 2021.
NOTES:
A BASED ON 2018 POPULATION OF 89,965
B BASED ON PROJECTED 2040 POPULATION OF 141,341
C BASED ON PROJECTED 2040 POPULATION OF 141,341 AND ASSUMING DEVELOPMENT OF PLANNED PARKS

Figure 3-1

Park Access Gaps and Neighborhood Park Opportunity Areas



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

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

N

0 0.325 0.65 1.3 Miles

approach to park access, recognizing that walkability to parks with a variety of recreational features is the intention. Therefore, the City should seek to provide a neighborhood or community park within a shorter, ½-mile walking distance of all Tracy residents. Figure 3-1 shows ½-mile and ¾-mile "walksheds" around all of Tracy's existing neighborhood and community parks, using City streets, showing which areas of the City are within comfortable walking range. The map also shows ½-mile-radius circles around future parks that are currently in the planning stages, showing generalized park walkability in future development areas.

Areas that appear as gaps on this map should be a focus for potential future neighborhood park opportunities.

In particular, within Urban Reserves 1 and 5, 50% of neighborhood/ linear park development shall be integrated and/or adjacent to the stormwater basins dedicated to that development.

Where existing development precludes the creation of new neighborhood parks, existing mini parks, special use parks, and sports complexes should be prioritized for the addition or improvement of neighborhood-serving recreation amenities.

1D. Park Land Dedication and Park Development Impact Fees

The City of Tracy is in the process of updating its citywide development impact fee. The updated impact fee's park acreage, amenity, design, and cost assumptions will be based on the policies in this Plan.

All new developments must pay park development impact fees. Parks that are located behind gates (e.g. in gated communities) are not reimbursed and do not count toward meeting park requirements as they are not open to use by the entire community. (See also Policy 1H.: Public Access).

The City will provide flexibility to ensure that required parks and amenities are provided while recognizing challenges resulting from changes to the impact fee during buildout of large master planned areas.

The City may also allow for cost recovery by developers who provide parks that meet all City standards and are delivered at below the cost assumptions underlying impact fees.

Park land dedication and development impact fees will cover some but not all of Tracy's park needs in the years to come. Development fees do not pay for renovation of existing parks.

1E. Build in Flexibility

As the City of Tracy seeks to balance a variety of recreational needs and to achieve a diverse system of parks and trails, we will maintain flexibility in how and whether to require land dedication or the payment of in-lieu fees, and the use of those fees or dedicated land, provided the use meets State legal requirements.

This includes the use of dedicated land or impact fees for special use parks, sports complexes, trails outside of linear parks, or public benefit funds, in addition to neighborhood and community parks.

1F. Conformance with City Standards and Guidelines

The design and development of proposed new parks and facilities shall take into account City standards and 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 park master plans to ensure that parks effectively address these elements.

1G. Concurrent Development

Parks that are created as part of planned development must be designed and built in tandem with the development they are meant to serve. The City will not permit parks to be left to the end of development projects, putting greater strain on existing facilities and failing to serve new residents. As an approval condition of development, a park must be completed and open for public use when 50% of the homes in a new development are occupied, or sooner. If a development is built in phases, the park must be completed and open for public use when 50% of the homes are occupied in that phase.

1H. Public Access

Parks that are created to satisfy City requirements for new park land as part of development must be fully open to the general public, with reasonable limitations on hours of operation. Parks will be operated by the City of Tracy unless special circumstances support a different operational model.

1I. Specific Plans and the Citywide Parks Master Plan

Specific Plans can be a tool for developers to enhance a neighborhood's "sense of place" making it more vibrant and livable. These planning documents shall not be used to circumvent minimum standards, however they can be used to enhance parks, recreation and trail planning subject to approval by the City.

Clyde Bland Park. Tracy looks to create more neighborhood parks in the years ahead.

Robert Kellogg Park

GOAL 2
WELL-MAINTAINED PARKS

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

POLICIES:

2A. Maintainable Design, Planting and Amenities

2B. Efficient Operations

2C. Adequate Funding for Park Improvements and Maintenance

THE PARKS MAINTENANCE FUNDING PICTURE

Parks maintenance for the majority of our parks (49, as of 2020) comes from the Landscape Maintenance District (LMD) or Community Finance District (CFD). These districts were set up as part of development, and have varying funding levels depending on the fees charged to local residents.

Most of our neighborhood parks and all of our community parks and sports complexes are funded through the General Fund.

Measure V, passed by Tracy voters in 2016, raises about $10 miillion each year to fund City services - which could potentially include operations and maintenance of parks.

Tracy is comprehensively studying its financing structure.

GOAL 2: WELL-MAINTAINED PARKS

POLICIES

2A. Maintainable Design, Planting and Amenities

Well-maintained parks start with design that considers ease of maintenance. Maintenance can be eased by access for maintenance vehicles; use of durable materials; plant selection and grouping; and quality and efficient irrigation systems, among other ways. The City will review all park plans and designs to assess requirements for long-term maintenance, sustainability and stewardship. Design modifications will be proposed where needed.

2B. Efficient Operations

The City will continue to do high-quality work maintaining Tracy's parks, sports complexes and trails, and continue to pursue strategies for greater efficiency in its practices, staffing, systems, materials and equipment.

Specific actions to improve maintenance and lifecycle replacement practices are provided in Chapter 6: Implementation. See pages 206-207.

2C. Adequate Funding for Park Improvements and Maintenance

Tracy's General Fund supports maintenance and improvements at most of the City's community and neighborhood parks and sports complexes. The Landscape Maintenance Districts and Community Facilities District that support over half of Tracy's parks do so at varying funding levels, resulting in uneven capacity across the system.

Tracy is comprehensively studying its LMD financing structure, and will follow this with a study of park financing from General Fund and Community Facilities District.

A high-level analysis of expected capital improvement and lifecycle maintenance costs associated with each park type is provided in Chapter 6: Implementation.

GENERAL FUND PARKS

Veterans Park

Edgar Thoming Park

William Larsen Park

Galli Family Park

SPECIAL DISTRICT PARKS

Tom Slayter Park

Daniel Busch Park

Bill Schwartz Park

Village Green Park

Lincoln Park

GOAL 3
SAFE PARKS

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

POLICIES:

3A. Design For Safety

3B. Park Activation

3C. Lighting for Safety

3D. Security Cameras

3E. Park Monitoring

WHERE DOES SAFETY COME FROM?

Park safety is a product of good planning, design, day-to-day use, and management.

Natural Surveillance. Parks should have good sight lines, and "eyes on the park" from adjacent streets, homes and businesses. Good lighting is important too.

Defensible Space. Entrances should be clear - and so should edges where access is not permitted.

Park Features. Park features should be in demand, attracting people to use the park, which brings us to...

Day-to-Day Use. **People using parks is the best guarantee for safe parks.** If there are reasons for people to be there, people will be safe. This might mean park programming: movies in the park, recreation classes, food festivals...

Park maintenance, security patrols and security cameras all help complete the safety picture.

GOAL 3: SAFE PARKS

POLICIES

3A. Design for Safety

Safety will be built into the design of new parks and as existing parks are rehabilitated. Safe parks can be achieved by creating natural surveillance and ensuring defensible space. This means maintaining good sight lines from public streets and buildings and throughout parks and creating clear entrances and clear boundaries. Parks will also be designed to reduce hazards from vehicles by establishing safe crosswalks and safe bike access, placing active use and play areas away from busy streets, and using planting and fencing as a buffer.

The principles and practices of Crime Prevention Through Environmental Design (CPTED) will be considered in the design and maintenance of future parks and new amenities.

3B. Park Activation

People using parks is the greatest guarantee for safety. Parks that are equitable, inclusive, attractive, comfortable, and interesting, with recreation features people want to use will be safe parks. More directly, the Department will activate parks by providing recreational and community programming.

3C. Lighting for Safety

The City will assess lighting quality throughout the park system with a focus on providing high-quality lighting along paths and eliminating areas where glare or excessive darkness create safety concerns.

All new parks will have a main walkway or circulation path that is lighted.

3D. Security Cameras

The City will study the efficacy and sustainability of placing security cameras in or adjacent to parks, and continue to implement the Park Camera Program.

3E. Park Restroom Safety

The City will ensure that park restrooms have regular maintenance and should be self-locking whenever possible to reduce unauthorized use after hours.

3F. Park Monitoring

The Parks and Recreation Department and its public safety partners will work together to ensure that all Tracy residents feel welcome in parks and that safety concerns are addressed effectively.

Lincoln Park

GOAL 4

EQUITABLE & INCLUSIVE PARKS

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

POLICIES:

4A. Equitable Distribution of Parks and Facilities

4B. Inclusive Places

4C. Accessibility and Universal Design

GOAL 4: EQUITABLE & INCLUSIVE PARKS

POLICIES

4A. Equitable Distribution of Parks and Facilities

The City will strive for all residents to be within a one-half mile walk of a neighborhood or community park. Where this level of access is not possible, the City will prioritize improvements to other recreation facilities (mini parks, special use parks, or sports complexes) to provide enhanced neighborhood amenities. The City will also prioritize park investments in neighborhoods with a larger share of persons experiencing poverty and communities of color.

See also Policy 2c: Adequate funding for park improvements and maintenance.

4B. Inclusive Places

Tracy will work to make its parks and facilities feel inclusive for all members of the community. This may involve:

- Cultural representation through signage, artwork and murals, with involvement from the Tracy Arts Commission;
- Play equipment that is usable by people with cognitive and physical disabilities;
- Gender-neutral restrooms and changing rooms;
- Programming that meets the needs of diverse users;
- Other elements that remove barriers that may deprive some people of the opportunity to enjoy the benefits of parks and recreation.

Funding for care and replacement/repair of these items must be identified.

The City will strive to create parks that enable diverse users to interact and recreate together.

4C. Accessibility and Universal Design

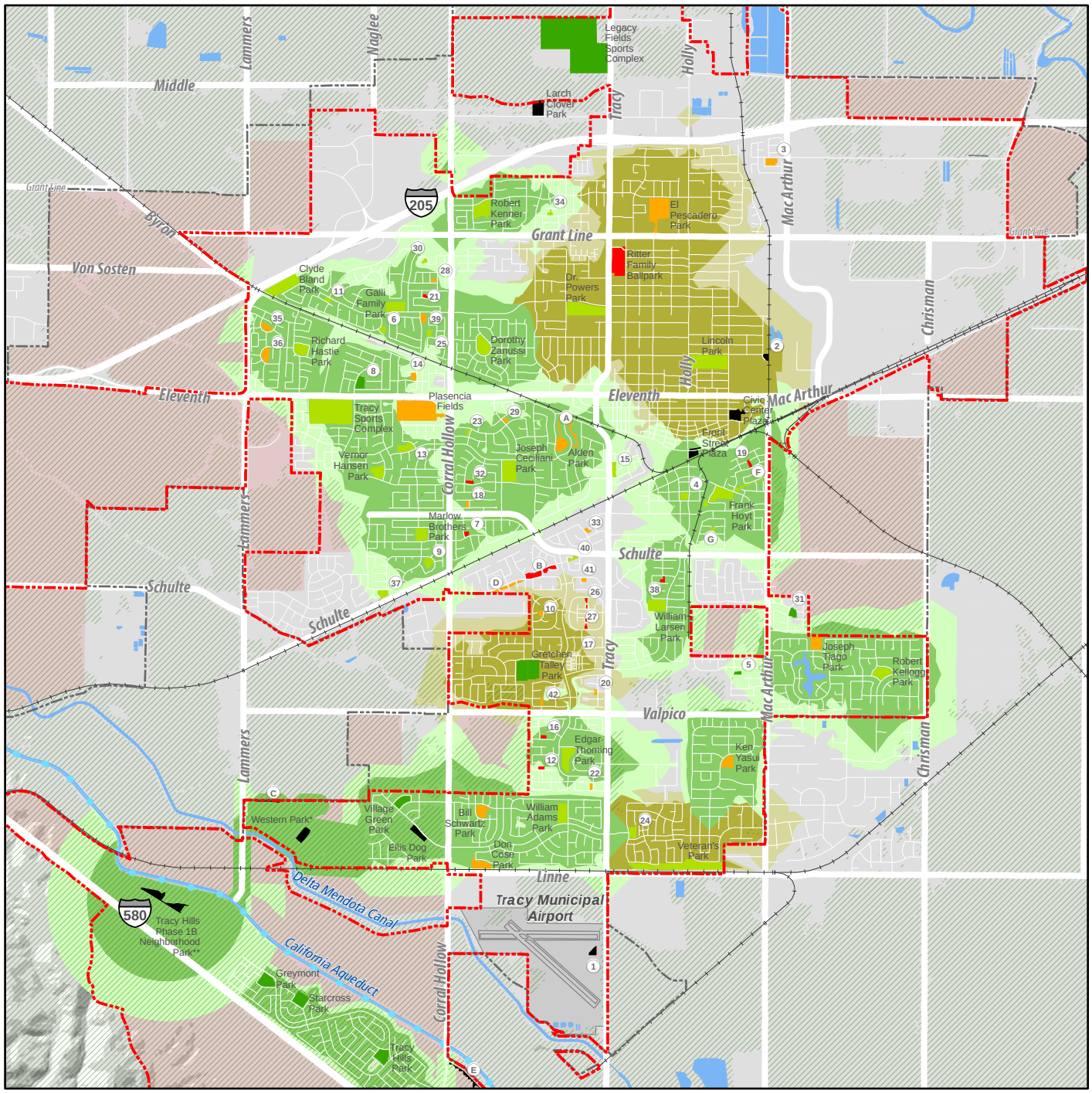
Tracy's parks and facilities will be improved as needed to ensure that people with disabilities are able to arrive on the site, approach facilities and amenities, and enter as freely as everyone else. Improvements will address issues such as paving, ramps, doorways, handrails, and signage.

The Americans with Disabilities Act (ADA) standards and/or published guidelines and the California Code of Regulations are strongly adhered to by the City of Tracy where such may apply in the built environment. As such, all City structures, elements and facilities constructed where programs, services and activities are provided by the City, shall strictly comply with such standards and be constructed as accessible for all persons with disabilities to the greatest extent possible. This would include accessible parking as a Title II program requirement and obligation where such would be a reasonable expectation. Additionally, accessibility standards shall be included in any newly constructed or remodeled employee-only areas.

More broadly, parks and amenities will be designed so that they can be accessed, understood and used to the greatest extent possible by all people regardless of their age, background or ability. Accessibility should be integrated into park design and function.

Figure 3-2

Access to Neighborhood and Community Parks and Park Condition (August 1, 2019)



Tracy City Limit
Sphere of Influence
Aqueduct
Rivers/ Canals/ Ponds
Agriculture / Undeveloped
Airport
Future Development Area
Neighborhood Park Service Area: 1/2 Mile
Neighborhood Park Service Area: 3/4 Mile
Community Park Service Area: 1/2 Mile
Community Park Service Area: 3/4 Mile

August 1, 2019
Condition Rating
Excellent
Poor
Unknown / Unclassified Condition

(#) Existing Mini Parks

1. American Legion Park
2. Fine Family Park
3. A.R. Glover Park
4. McDonald Park
5. Clyde Abbott Park
6. Dr. Ralph Allen Park
7. Bailor/Hennan Park
8. Daniel Busch Park
9. J. Kingsley Chadeayne Park
10. Evelyn Costa Park
11. Eagan Family Park
12. Albert Emhoff Park
13. John Erb Park
14. Fabian Family Park
15. Jack Fisher Park
16. Barbara Fitzpatrick Park
17. Golden Spike Park
18. Harvest Park
19. Lester Huck Park
20. Fred Icardi Park
21. George Kelly Park
22. John Kimball Park
23. Kit Fox Park
24. William Lowes Park
25. McCray Family Park
26. Mount Diablo Park
27. Mount Oso Park
28. New Harmon Park
29. Robert Patzer Park
30. Pombo Family Park
31. Jim Raymond Park
32. Naomi Rippin Park
33. Sister Cities Park
34. Tom Slayter Park
35. Souza Family Park North
36. Souza Family Park South
37. Joan Sparks Park
38. Larry Sullivan Park
39. Dorlane Thrasher Park
40. Tracy Press Park
41. Valley Oak Park
42. Westside Pioneer Park

(A) Existing Linear Parks

A. Alden Park Greenway
B. Henry Barboza Park
C. Orchard Park*
D. Dorothy Evans Park
E. Hillview Linear Park**
F. LMD Zone 17 Greenway
G. Florence Stevens Greenway

*Under construction at the time of Master Plan adoption
**Based on Vesting Tentative Maps already approved at the time of Master Plan adoption

N
0 0.225 0.45 0.9 Miles

Hoyt Park

GOAL 5

COMFORTABLE & ATTRACTIVE PARKS

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

POLICIES:

5A. Expanded Tree Canopy

5B. Shaded Amenities

5C. Water Features

5D. Restrooms

5E. Lighting for Activation

GOAL 5: COMFORTABLE & ATTRACTIVE PARKS

POLICIES

5A. Expanded Tree Canopy

Trees provide shade, seasonal color, natural character, and habitat. They reduce the urban heat island effect and create buffers from noise. The City will continue to develop the tree canopy in parks, guided by the Urban Forestry Management Plan.

5B. Shaded Amenities

Play areas, picnic areas, walking loops and spectator seating areas need shade to be usable throughout the year in Tracy's hot summer climate. Providing shade, particularly in children's play areas, reduces health concerns related to extended sun exposure. New parks and park improvements should increase shade in these areas by adding shade structures and/or trees. In particular, play areas should be substantially shaded from Day 1, with shading integrated into play equipment structures where possible.

5C. Water Features

The City will seek ways to add water to the experience of parks, with water features, splash pads, misters, and access to and along canals where resources and regulations allow.

Water features are considered high-water-use elements when calculating a landscape's water budget following the City's Model Water Efficient Landscaping Ordinance (MWELO). The City requires that splash pads be designed to recirculate water, and will be mindful of the need to conserve water, especially during drought years.

5D. Restrooms

Restrooms should be included in all community parks and at sports complexes, and should be provided in neighborhood parks with active recreational amenities that promote park users staying longer than 1 hour and placed in close proximity to playgrounds. The City will ensure that park restrooms have regular maintenance and should be self-locking whenever possible to reduce unauthorized use after hours.

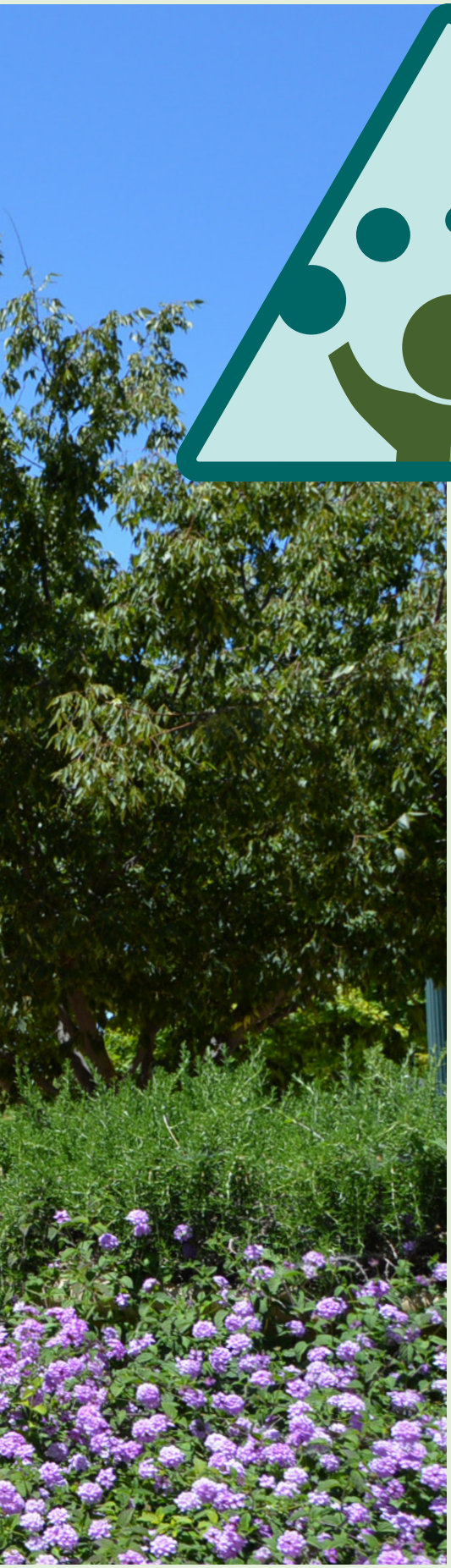
See also Policy 3E. Park Restroom Safety.

5E. Lighting for Activation

Lighting is a key feature both for safety and to make parks usable during the shorter days of late fall through early spring. Pedestrian-scaled lighting should be provided along all walking paths, street frontages, and amenity areas in parks. Lighting should be strategically added to recreation facilities to create more opportunities for active recreation (e.g. basketball, tennis, track, and field sports) distributed around the city.

See also Policy 3C: Lighting for Safety.

Shade is essential to making parks comfortable and attractive in Tracy. Veterans Park (facing page).



Front Street Plaza

GOAL 6

INTERESTING & DIVERSE PARKS

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

POLICIES:

6A. Balance of Programmed and Unprogrammed Spaces

6B. Non-Traditional Elements

6C. Downtown Plazas and Community Gathering Spaces

6D. Nature Park and Preserved Open Spaces

6E. Gardens

GOAL 6: INTERESTING & DIVERSE PARKS

POLICIES

6A. Balance of Programmed and Unprogrammed Spaces

Tracy's parks should support organized sports as well as plenty of places for informal active recreation, areas for picnicking and walking, as well as flexible, passive use areas conducive to a range of experiences, from gathering with friends, to playing pick-up soccer, to simply taking a walk or being outdoors.

6B. Non-Traditional Elements

While neighborhood and community parks may have a set of "typical" amenities, the City will seek to create a distinct experience at each place, drawing on the character of the site, the desires of the local community, and evolving ideas in park design and programming. Examples may include:

- Recreation facilities for sports like badminton or cricket
- Adventure, educational, and sensory play areas and equipment
- Outdoor classrooms

6C. Downtown Plazas and Community Gathering Spaces

Community members want more gathering places where events, concerts and performances can take place. The City should optimize Front Street Plaza and the Civic Center for community gatherings, and ensure that attractive and diverse new public spaces are created as part of future transit-oriented development in the "Bowtie." These spaces may feature a greater proportion of hardscaped areas, and a strong connection to sidewalks, linear parkways, outdoor seating, restaurants and cafes, and performance venues.

6D. Nature Park and Preserved Open Spaces

Tracy Nature Park, and open spaces preserved in Tracy Hills and Cordes Ranch, will create new opportunities to experience open, undeveloped landscape and natural processes—experiences that are increasingly sought as Tracy grows. These areas should include trails, interpretive signage, and features to promote environmental education and passive enjoyment.

6E.Gardens

The City's park system should include demonstration gardens that show how native plants and pollinators can be used to reduce water use and support environmental health. The City will explore partnerships to support gardens, environmental and horticultural education.

6F. Public Art

Public art can add beauty, wonder and meaning to our everyday environment. If the City establishes a requirement or in-lieu fee for public art, developers should incorporate public art into future parks, in coordination with the City. Fees should also be used to bring art into existing public spaces, especially downtown and at community parks.

Facing page: Grand Center for the Performing Arts

GRAND
WILLY WONKA
AND THE CHOCOLATE FACTORY
4/5-6 7PM AND 4/6-7 2PM
5 MIN. LOADING ZONE
30 MIN. PARKING

Tracy Nature Park Site

GOAL 7

SUSTAINABLE PARKS

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

POLICIES:

7A. Create Habitat Value

7B. Support Water Quality and Groundwater Recharge

7C. Water and Energy Conservation

7D. Support Walking and Biking

GOAL 7: SUSTAINABLE PARKS

POLICIES

7A. Create Habitat Value

Tracy's park system should be designed and managed to create habitat value. Opportunities include:

- Incorporating and protecting existing natural elements such as hillsides and drainages;
- Creating relationships between mature trees and open meadows that are conducive to nesting and foraging birds;
- Incorporating native plant species;
- Creating pollinator gardens;
- Creating green corridors that support wildlife movement

7B. Support Water Quality and Groundwater Recharge

Parks provide areas where water can infiltrate and recharge groundwater basins. Parks may conserve natural drainage conditions, or may manage stormwater to slow infiltration and filter out contaminants. Parks provide opportunities to link the City's larger storm drainage and recreation systems, creating dual purpose environments. The City will seek to optimize this process by continuing the implementation of Integrated Pest Management (IPM) practices and using stormwater best management practices.

7C. Water and Energy Conservation

The design, development, and construction of park and recreation facilities will be based on sustainable guidelines that support resource, water and energy conservation practices and help to reduce greenhouse gas emissions. They may include:

- Grouping plantings based on water need (hydrozones);
- Substituting or replacing turf with low-water-use plants;
- Achieving LEED silver or higher rating for new recreation buildings;
- Ensuring that any new water features are on a recirculating system and meet state requirements;
- Limiting the use of water features during drought periods;
- Including energy efficiency upgrades in building rehabilitation projects;
- Improving the fuel economy of the vehicle fleet.

All new landscape projects will comply with the City's Water Ordinance and requirements of AB 1881.

7D. Support Walking and Biking

Tracy will emphasize accessibility of parks and trails for people on foot and using non-motorized transportation, by locating parks adjacent to bus stops, trails and bikeways; emphasizing park entrances from sidewalks; providing bike parking, maintenance stations, and (potentially) bike share docks; and incorporating biking into recreational programming. In this way, the parks system can help shift travel to non-automobile modes and help to reduce greenhouse gas emissions.

Facing page: Tracy's park system will be linked with trails and greenways, and feature amenities for walking and biking.

PARK DESIGN GUIDELINES

Design guidelines and standards are used to ensure that parks and their individual elements support the goals of this Master Plan.

In the Park Design Guidelines included here, general planning and development guidelines for all parks are presented first, followed by guidelines for each park type.

For more detail, refer to the City's Parks and Streetscape Standards.

Identity

P-1 Establish and follow a baseline vocabulary for attractive, well-designed, commonly placed site elements for standard, system-wide identity. Baseline elements include signage and standard furnishings.

P-2 Working within that overall system identity, develop distinct themes for each park site to establish a unique character. Themes may be expressed through the use of colors, materials, custom furnishings, structures, and plant selections.

P-3 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 individual character.

Entry and Perimeter Treatment

P-4 Direct connections to the street and/or sidewalk should be visible and part of the park entry sequence. Where possible, locate entry near bus stop or crosswalk.

P-5 Provide a main entry that gives a sense of arrival and encourages park use, including accent planting and attractive signage consistent with City standards. Where feasible, lighting should promote the park name and presence during evening hours.

P-6 Ensure that the exterior appearance of parks is attractive from adjacent public areas. Signage, openness, fence materials if applicable, and planting should be carefully designed to enhance park appeal.

P-7 Use universal design principles to facilitate access and movement within parks for people of all ages and abilities:

- Elements within the park should be connected with an accessible hard-surfaced trail where possible.
- Primary pathways should be able to accommodate maintenance and emergency vehicles. Secondary pathways need to be wide enough to minimize user conflicts. See Park & Streetscape Standard Plans for detailed requirements.

P-8 Place trash enclosures, backflow devices, and aboveground utilities away

from the entry or carefully conceal in other park features. When feasible, include a separate entry for maintenance vehicles away from the main entry and away from active play areas.

P-9 Include secure bicycle parking at all parks.

Site Organization and Relationships

P-10 Provide a diversity of site amenities that attract different types of recreation activity at various times of day. Provide program elements that encourage site activation among different age groups.

P-11 Locate high-use amenities such as playground equipment and basketball courts in areas that are visible from adjoining streets to promote safety and encourage use, but far enough away to ensure user safety.

P-12 Provide amenities including sports, play, and picnicking, throughout a site so "dead" zones do not welcome anti-social behavior.

P-13 Create highly visible spaces by designing park elements, including pathways, play areas, picnic areas and benches, to allow for natural surveillance among users.

- Design pathways with unobstructed sight lines, and locate seating and play elements in areas with unobstructed views.
- Design buildings and facilities so that entries, windows, staffed areas and programmed activity overlooks populated public spaces.

P-14 Locate permanent restrooms in highly utilized and visible areas to reduce vandalism risks and deter undesirable behavior.

P-15 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. Safety fencing will be required if playground is within 50 feet of a street. Park design shall also discourage direct path of travel from play area to street, no matter the distance.

P-16 Design sports fields and sports courts with a north-south orientation, yet allow for the re-orientation of fields in order to disperse wear and tear. Avoid sports field lighting in neighborhood parks.

P-17 Install drinking fountains near play areas and sports fields. Add bottle fillers, misters, and dog basins to drinking fountains in order to expand usefulness.

P-18 Provide seating elements that are located to take advantage of hospitable conditions including shade, views, and sound.

P-19 Employ mitigation measures for sound, air quality, views, and safety at parks located near highways and major roadways. Measures may include dense tree canopy, dense vegetation buffers, water features, or art elements with screening features.

P-20 Through placement of recreation features and use of mitigation techniques, design parks in a way that minimizes impacts such as noise and lighting on neighboring properties.

Features and Amenities

P-21 Provide both active and passive recreation opportunities. Passive recreation opportunities may include seating, picnicking, and nature viewing. Active recreation opportunities may include play areas, jogging/walking loops, aquatic and sport facilities.

P-22 Design parks for multi-generational use, with features that appeal to people of different ages placed in proximity to each other.

P-23 Design play areas to support activities for children of varied ages including tots, young children, and teenagers.

P-24 Create unique play experiences by including a variety of visual and physical elements that incorporate sight, sound and texture exploration. These features may provide increased value to special-needs children.

P-25 Provide creative play opportunities that incorporate natural features and non-traditional play environments.

P-26 Use local and recycled materials in buildings and park furnishings where appropriate.

P-27 Achieve LEED silver or higher rating for construction in the development of new recreation facilities (preferred, not required).

P-28 Shade seating wherever possible.

P-29 Select all paving, site furnishing, and landscape materials based on durability as well as aesthetic value. Integrate park equipment that is specifically designed to withstand vandalism, graffiti, and fire, as noted on a City-approved list of site furnishings.

P-30 Where feasible, incorporate existing unique or significant natural, cultural, historical, or agricultural elements in proposed parks (e.g. a water tower, barn, or rock outcroppings).

P-31 Ensure that proposed park design and construction, including park amenities and facilities, are consistent with Park and Streetscape Standard Plans.

P-32 Park amenities such as playgrounds, picnic tables, drinking fountains and benches shall be accessible to all users and abilities and comply with current state and national design standards that meet or exceed the requirements of

Create unique play experiences and provide creative play opportunities.

the Americans with Disabilities Act (ADA) Standards for Accessible Design and the California Building Code.

P-33 Safety surfacing beneath swings and playground equipment shall meet safety and ADA requirements, without a drop-off from the surrounding surface. Refer to the US Consumer Product Safety Commission (CPSC) and/or American Society for Testing and Materials (ASTM) for playground standards.

Lighting and Fencing

P-34 Use lighting to promote public safety and security, following the principles of Crime Prevention through Environmental Design (CPTED).

P-35 Where appropriate, provide lighting to extend the use of outdoor facilities at night, such as sports fields, skate parks, basketball courts and children's play areas.

P-36 Design lighting systems and select fixtures to minimize light pollution/spillage.

P-37 Require energy-efficient technology when replacing existing or installing new technologies, including light elements. Use "smart" technology when possible, i.e. lighting systems that adjust automatically depending upon user patterns in buildings and parks.

P-38 Limit fence and gate use to areas where such elements are necessary (such as select entry points and play areas to protect young children). Where fences and gates are used, use the least sight-limiting fence and gate heights possible, and the least sight-limiting fence and gate materials possible.

Signage

P-39 Provide standard entry signage that identifies the park name and promotes a positive and consistent identity for Tracy's park system. New parks created through a specific plan have the option of creating a unique park monument.

P-40 Place a standard, legally confirmed set of rules in a visible and secondary location that does not negatively impact the welcoming nature of the park entry.

P-41 Establish a standardized wayfinding system to clearly identify amenities and facilities within the park as well as nearby civic, historic, cultural or ecological landmarks.

P-42 Provide other park signage that is consistently applied across the system and is attractive, simple, and adaptive to many uses. Consider strategies to eliminate the need for a standalone sign altogether by employing better design or embedding into another object.

P-43 Use established graphic communication components, including park agency and site logos, colors, fonts, etc., in promotional material related to park events and programming.

Landscape

P-44 Use landscape as an element of Crime Prevention through Environmental Design (CPTED), including:

- Allowing unobstructed views of surrounding areas and promoting public safety and security.
- Following a planting strategy to avoid the need to maintain plants to size smaller than their natural habit, i.e. avoid plants that will limit clear sightlines into the park.

P-45 Increase plantings of trees with large canopies to provide more shade and reduce urban heat island effect.

P-46 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:

- Develop water-efficient irrigation systems linked to a centralized, irrigation control system.
- Explore options for on-site water harvesting and rainwater capture
- Provide bubblers to trees for the establishment period and beyond as appropriate

P-47 Employ Low Impact Design (LID) practices to increase opportunities for stormwater and groundwater recharge by

utilizing:

- Bioretention areas, to provide soil- and plant-based filtration that removes pollutants
- Permeable pavers, to allow rainwater to infiltrate on site
- Soil amendments, including the addition of compost and mulch, topsoil, lime and gypsum to help offset erosion and make soil more effective for stormwater management
- Green roofs, where feasible, which help mitigate negative effects of urbanization on water quality by filtering, absorbing, or detaining rainfall

P-48 Integrate sustainable plant materials in landscaping, including:

- 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.
- Use drought tolerant, low-maintenance plants for 95% of all on-site plant material (excluding turf/lawn).
- Provide mulch in plant beds and tree rings to help conserve water and suppress weeds, preferably recycled from the City's Urban Forestry program.
- Establish or follow construction guidelines for the preparation of site soil that is suitable for healthy plant growth including depth of planting soil, soil amendment, and compaction limitations, and perform soil testing to determine the necessary amendments and nutrients needed.
- Establish or follow guidelines for suitable trees and plant materials to be planted in parks, and consult the City Arborist when needed.

P-49 Preserve and create habitat and natural resources within parks.

- Design "no-mow" zones within parks in appropriate places.
- Protect existing habitat for native species where appropriate.
- Employ plants with habitat value for pollinator species
- Consider interpretive value of plantings as part of public educational program

P-50 Reduce and/or eliminate chemical use in landscape areas when possible. This may include:

- Following the City's established Integrated Pest Management (IPM) program to target pests and reduce chemical inputs where possible.
- Using organic fertilizer with humic acid and mycorrhizea fungi when possible.

Dual-Use Drainage Basins

P-51 Encourage the co-location of parks and detention basins, bioswales, or other approaches to stormwater management, allowing for dual recreational use wherever practical.

P-52 Only portions of detention basins that are designed and programmed for recreational use are eligible for park acreage credit, at a percentage equivalent to the percent of the year the basin is designed to be usable. ***See also Policy 1B: Park Acreage Level of Service.***

P-53 In order for storm drainage basins to successfully serve as dual-use park space, they must have typical recreation amenities. These amenities may include sports fields, play areas, picnic areas, nature viewing areas, shade structures, and enhanced landscape (including trees with large canopies that provide shade).

P-54 Playground equipment and related equipment shall not be placed in any area that fills with water.

P-55 Maintain topographic design that allow basins to operate functionally for storm drainage. Use this topography as an opportunity for park design. Capitalize on site topography

by, for example, designing for views from the basin edge; play areas that use the slope as a play element; and seating opportunities on slopes facing recreation activities below.

P-56 Provide clear signage and a welcoming entry and perimeter design that communicate the status of the site as a park.

P-57 Ensure universal access to recreational features in all areas of the basin site without compromising the basin's flood control use.

P-58 Minimize fencing, allowing landscape elements to act as buffers where needed for safety and access control.

A shallow bowl can function as a playfield in summer and a detention pond in winter, allowing for the slow infiltration of stormwater. An outlet keeps the basin from flooding in large storms (Bruno Canziani Park, Livermore.)

Wireless Communication Facilities

P-59 Wireless communication facilities shall be thoughtfully and strategically integrated into the park site. The facility, and required maintenance access, cannot negatively affect the current and/or future programming areas within the park without the approval of the City.

P-60 The developer shall make every attempt to mitigate the visual impacts created on the park by the facility. This may include, but is not limited to the construction or installation of walls, screens, plant material, tower facades (ie. faux trees) or other design features that will help mitigate the visual impacts of the facility. All design decisions related to aesthetics as well as other elements of the facility design such as tower height, lighting requirements and maintenance of equipment are subject to approval by the City.

P-61 Any impacts to the park either physical or visual shall be mitigated to the satisfaction of the City. Enhancements and/or improvements to the existing park site and its amenities may be required at the determination of the City. This may include improvements such as in-kind replacement of existing landscaping and/or amenities impacted by the project.

CHAPTER 04

RECREATION

From the youngest residents to the oldest, Tracy strives to provide a wide array of sports programs and fitness activities to keep the community active, healthy, and well. This chapter describes how the recreation program offerings are carefully monitored, evaluated, and refined, and how new programs are introduced to keep Tracy residents interested, inspired, and moving.

IN THIS CHAPTER:

- Recreation for a Diverse Community
- Full Range of Recreation Facilities
- Programs that Fit the Community

RECREATION FOR A DIVERSE COMMUNITY

STRIKING A BALANCE

It is no surprise that residents of Tracy like to keep moving. Feedback gathered during the planning process indicates a high demand for sports and fitness activities from traditional team-oriented sports such as basketball and soccer to individual activities such as fitness walking and lifting weights, as well interest in some new activities. Just as important, there is a desire for these spaces to be available not just for organized sports but for pick-up games and casual use.

The Master Plan Update used a data-driven approach not only to understand current offerings and potential future demand but to analyze how programs are monitored, evaluated, refined and weighed with regard to available resources—both physical and financial.

PROVIDING EQUITABLE ACCESS

The Plan Update process involved mapping existing recreation resources and exploring how they serve the community. The analysis identified gaps and pointed to strategies to fill in those gaps.

The first Recreation goal is focused on meeting the community's recreation needs equitably across the city as well as across the full spectrum of ages and levels of desired activity.

TAILORING PROGRAMS TO FIT TRACY

The second major Recreation goal is focused on tailoring programs and activities to the community's aspirations and needs. This entails classifying programs and services and taking into account the full cost involved to offer and host programs.

Facing page: Downtown Tracy Block Party

Joe Wilson Pool

GOAL 8

FULL RANGE OF RECREATION FACILITIES

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

POLICIES:

- ***8A. Recreation Facility Level of Services***
- ***8B. Diverse Recreation Needs***
- ***8C. Equitable Access***
- ***8D. Aquatics Complex***
- ***8E. Multi-Generational Recreation Center***
- ***8F. Legacy Fields***

GOAL 8: FULL RANGE OF RECREATION FACILITIES

POLICIES

8A. Recreation Facility Level of Service

The City will seek to meet population-based level of service standards for a range of recreation facilities as shown in Table 4-1. These standards are informed by the standards set in the 2013 Parks Master Plan, and updated to reflect current needs.

8B. Diverse Recreation Needs

Tracy's parks currently serve traditional recreation needs well. In the years ahead, the City will seek to provide new facilities that meet emerging demand and serve this diverse community. These facilities include dog parks, community gardens, adventure and educational play areas, bike parks/pump tracks, and cricket pitches.

8C. Equitable Access

Tracy's recreation facilities are not evenly distributed around the city. As part of developing the program for new and remodeled parks the City will consider equitable access as part of park programming decisions.

See also policies in Goal 4.

Golden Spike Park

Table 4-1

Recreation Facility Level of Service

RECREATION FACILITY	PARKS WITH FACILITY	TOTAL NUMBER	EXISTING LEVEL OF SERVICE (PEOPLE PER FACILITY)[A]	LEVEL OF SERVICE (LOS) STANDARD IN PARKS MASTER PLAN (NEW DEVELOPMENTS), 2013	UPDATED LEVEL OF SERVICE (LOS) STANDARD[B]
SPORTS FIELDS					
BASEBALL/SOFTBALL FIELDS	6	19	4,735	4,000	4,000
SOCCER FIELDS	6	20	4,498	5,500	5,500
SPORTS COURTS					
BASKETBALL COURTS[C]	35	36	2,499	2,250	2,750
BOCCE COURTS	2	4	22,491	20,000	20,000
HORSESHOES COURTS	6	6	14,994	20,000	20,000
TENNIS COURTS	9	16	5,623	5,000	5,000
PICKLEBALL	0	0	NA	NA	10,000
SAND VOLLEYBALL COURTS	5	5	17,993	15,000	15,000
SHUFFLEBOARD	1	1	89,965	40,000	40,000
OTHER RECREATIONAL FACILITIES					
CLIMBING WALLS/ROCKS	8	9	9,996	10,000	10,000
COMMUNITY GARDENS[D]	0	0	-	20,000	50,000
DISC GOLF	0	0	-	40,000	50,000
DOG PARKS	1	1	89,965	15,000	15,000
ENVIRONMENTAL EDUCATION FACILITIES	0	0	-	40,000	100,000
GROUP PICNIC AREAS	48	56	1,607	2,000	NA
GROUP PICNIC SHELTERS (LARGE)	1	1	89,965	20,000	20,000
INDOOR RECREATION SPACE	3	4	22,491	40,000	1.5 SQ FT PER PERSON
PLAYGROUNDS	70	95	947	NONE	1,000
ROLLER HOCKEY	2	2	44,983	40,000	50,000
SHADE STRUCTURES	62	99	909	NONE	NA
SKATE ELEMENTS	6	6	14,994	13,000	25,000
BMX BIKE PARKS/PUMP TRACKS	0	0	-	NA	50,000
SPECIAL EVENT VENUES	0	0	-	40,000	NA
SWIMMING POOLS	1	1	89,965	40,000	50,000
WATER PLAY AREAS	3	3	29,988	20,000	20,000
HARD-SURFACED PATHS[E]	32	32	2,811	3,000	NA
SOFT-SURFACED PATHS[F]	1	1	89,965	10,000	NA

SOURCES: WRT, 2020; CITY OF TRACY, 2020; TRACY PARKS MASTER PLAN (NEW DEVELOPMENTS), 2013.

NOTES:

A BASED ON ESTIMATED 2018 POPULATION OF 89,965.

B BASED ON PROJECTED 2033 POPULATION OF 106,509.

C INCLUDES HALF COURTS AND FULL COURTS.

D PRIVATELY-OPERATED COMMUNITY GARDENS ARE NOT COUNTED.

E LOOP TRAILS IN PARKS.

F FITNESS, NATURE, BIKE OR INTERPRETIVE TRAILS IN PARKS.

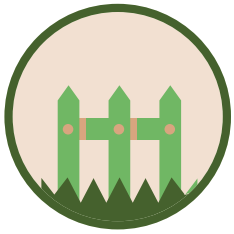
TO REALIZE OUR VISION WE WILL NEED...

6
SOCCER FIELDS

212,000
SF OF INDOOR REC SPACE

16
BASEBALL/ SOFTBALL FIELDS

8
DOG PARKS



3
COMMUNITY GARDENS

1
ENVIRONMENTAL CENTER

Following the updated recreation facility standards, the City would need 16 new baseball/softball fields; 6 new soccer fields; a variety of new sports courts and other recreation facilities, including some 212,000 square feet of indoor recreation space. When facilities that are already being planned are accounted for, a more limited need for additional facilities can be seen, including dog parks, community gardens, tennis and pickleball courts, large group picnic shelters, disc golf, and an environmental education center. See Table 4-2.

12
TENNIS COURTS (& **14** PICKLEBALL COURTS!)

6
LARGE GROUP PICNIC SHELTERS

3
DISC GOLF COURSES

3
BMX/PUMP TRACKS

&
MORE

Table 4-2

Recreation Facility Needs

RECREATION FACILITY	RECOMMENDED LOS	ADDITIONAL FACILITIES NEEDED IN 2040 BASED ON RECOMMENDED STANDARDS[A]	PLANNED FACILITIES	ADDITIONAL FACILITIES NEEDED IN 2040 IF PARKS ARE DEVELOPED AS PLANNED
SPORTS FIELDS				
BASEBALL/SOFTBALL FIELDS	4,000	16	13	3
SOCCER FIELDS	5,500	6	7	0
SPORTS COURTS				
BASKETBALL COURTS[B]	2,750	15	2	1 3
BOCCE COURTS	20,000	3	1	2
HORSESHOES COURTS	20,000	1	1	0
TENNIS COURTS	5,000	12	1	11
PICKLEBALL	10,000	14	0	14
SAND VOLLEYBALL COURTS	15,000	4	0	4
SHUFFLEBOARD	40,000	3	0	3
OTHER RECREATIONAL FACILITIES				
CLIMBING WALLS/ROCKS	10,000	5	0	5
COMMUNITY GARDENS[C]	50,000	3	0	3
DISC GOLF	50,000	3	0	3
DOG PARKS	15,000	8	2	6
ENVIRONMENTAL EDUCATION FACILITIES	100,000	1	0	1
GROUP PICNIC AREAS	NA	NA	7	NA
GROUP PICNIC SHELTERS (LARGE)	20,000	6	0	6
INDOOR RECREATION SPACE	1.5 SQ FT PER PERSON	212,000 SQ. FT.	30,000 SQ. FT.	182,000 SQ. FT.
PLAYGROUNDS	1,000	46	9	37
ROLLER HOCKEY	50,000	1	0	1
SHADE STRUCTURES	NA	NA	9	NA
SKATE ELEMENTS	25,000	0	0	0
BMX BIKE PARKS/PUMP TRACKS	50,000	3	0	3
SPECIAL EVENT VENUES	NA	NA	0	NA
SWIMMING POOLS	50,000	2	2	0
WATER PLAY AREAS	20,000	1	2	0
HARD-SURFACED PATHS[D]	NA	NA	3	NA
SOFT-SURFACED PATHS[E]	NA	NA	4	NA

SOURCES: WRT, 2020; CITY OF TRACY, 2020; TRACY PARKS MASTER PLAN (NEW DEVELOPMENTS), 2013.

NOTES:

A BASED ON PROJECTED 2040 POPULATION OF 141,341.

B INCLUDES HALF COURTS AND FULL COURTS.

C PRIVATELY-OPERATED COMMUNITY GARDENS ARE NOT COUNTED.

D LOOP TRAILS IN PARKS.

E FITNESS, NATURE, BIKE OR INTERPRETIVE TRAILS IN PARKS.

Figure 4-1
Baseball and Soccer Fields

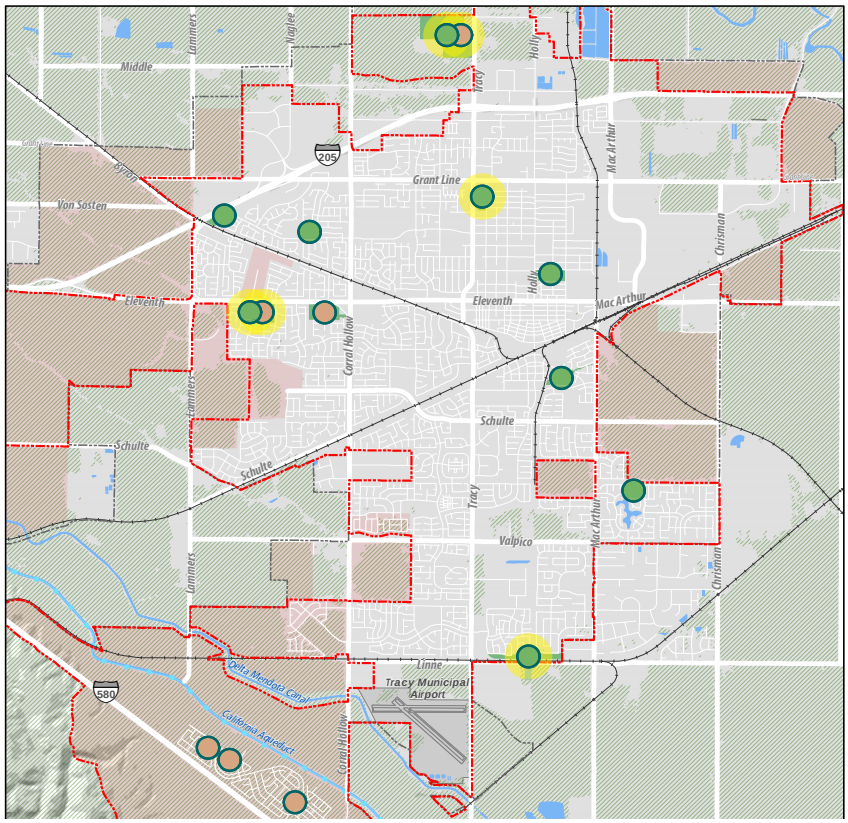


Figure 4-2
Basketball and Tennis Courts

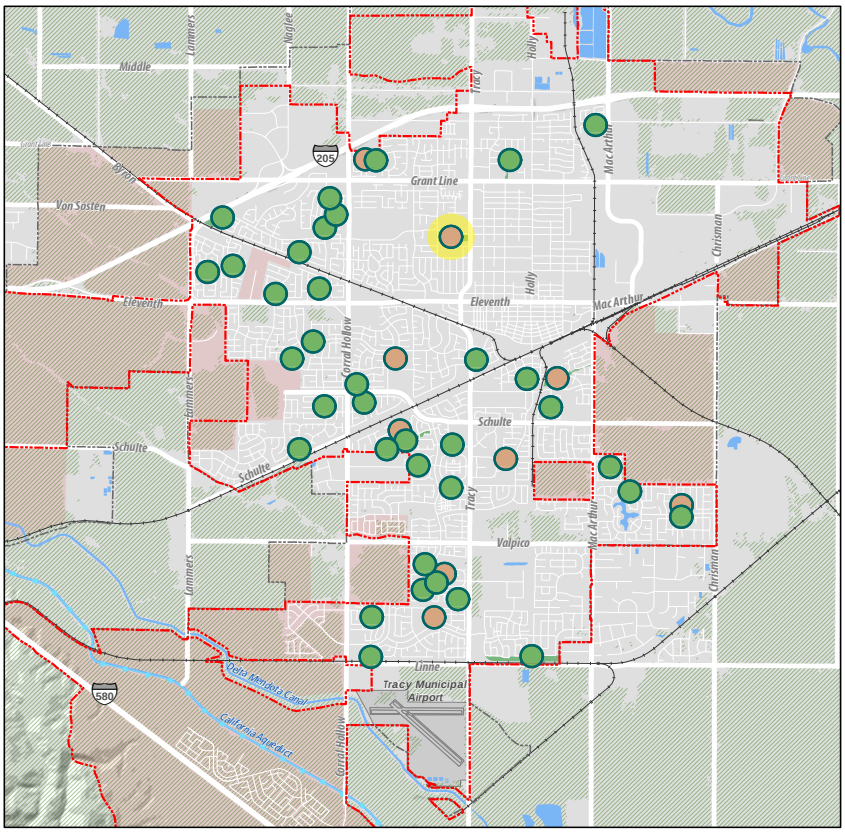
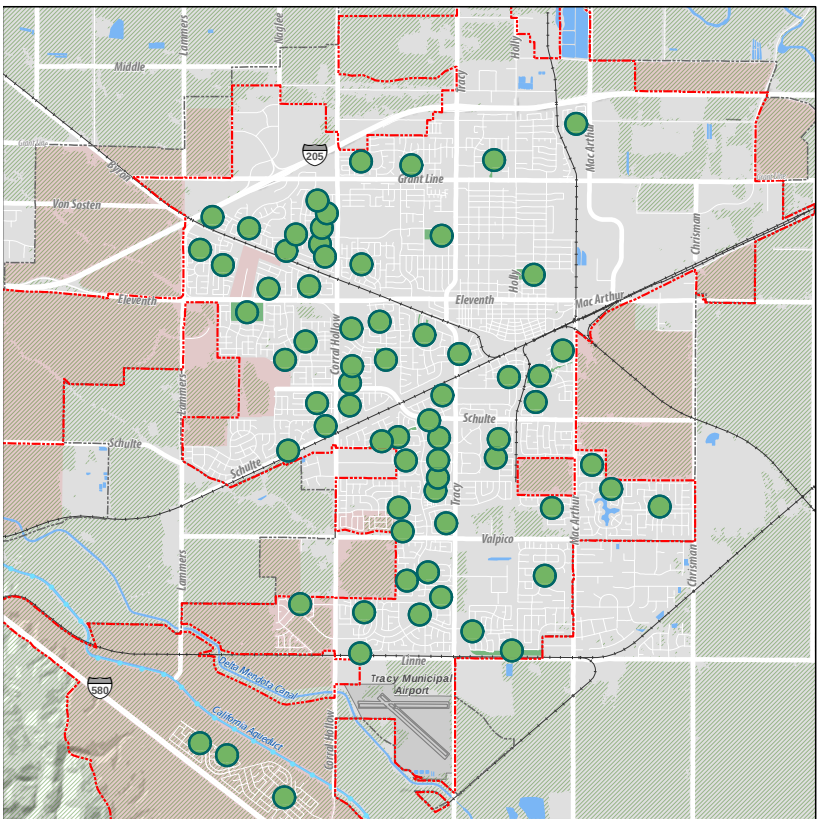


Figure 4-3
Playgrounds

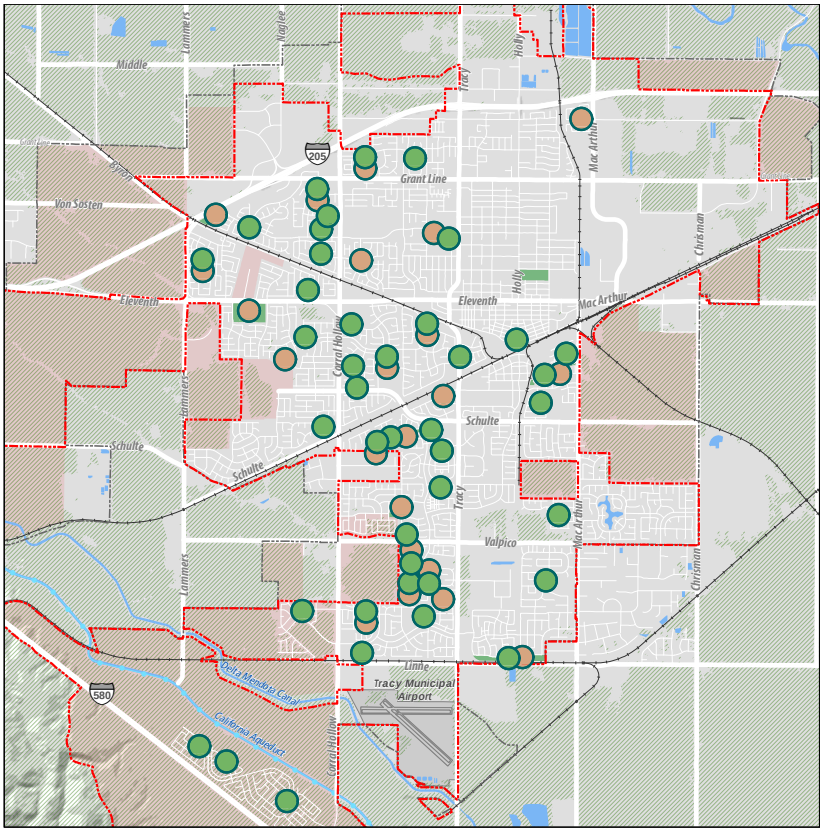


Tracy's recreation facilities are not evenly distributed around the city. As part of developing the program for new and remodeled parks the City will consider equitable access as part of park programming decisions.

Tracy City Limit
Sphere of Influence
Aqueduct
Rivers/ Canals/ Ponds
Agriculture / Undeveloped
Airport
Future Development Area

Amenity
Playground
Park with Amenity

Figure 4-4
BBQ and Picnic Areas



Tracy City Limit
Sphere of Influence
Aqueduct
Rivers/ Canals/ Ponds
Agriculture / Undeveloped
Airport
Future Development Area

Amenity
BBQ Grill
Picnic Area
Park with Amenity

8D. Aquatics Center

The City will continue work with our developer partner to create an aquatics center open to all City residents. The 16-acre facility will feature a 50-meter pool, a leisure/recreation pool, a lazy river, waterslides, a toddler pool and potentially a play structure and wet deck.

8E. Multi-Generational Recreation Center

The City will continue to work toward the creation of a high-quality indoor recreation space. This may be in the form of a single multi-generational recreation center, or multiple facilities that provide the desired amenities including a gymnasium, a library and educational spaces, a teaching kitchen, administration spaces, multi-purpose rooms, and a lobby and lounge space.

8F. Legacy Fields Sports Complex

The City will continue to develop the Legacy Fields Sports Complex in strategic phases. This includes completion of Phase 1's eastern ballfields, paving of parking lots, and wayfinding/signage. A future Phase 2 expansion would continue to expand active recreation including but not limited to soccer, baseball, and football to the west toward Corral Hollow Road.

Tracy's recreation facilities and programs give all Tracy residents ways to make friends , build confidence, stay healthy, and learn lifelong skills.

Dance class at Tracy Community Center

GOAL 9

PROGRAMS THAT FIT THE COMMUNITY

The Department will continue to evaluate and refresh its recreation programs. The Department will align its cost recovery goals and pricing strategy so that resources are focused on essential programs, while enabling "value-added" programs to emerge.

POLICIES:

- *9A. Recreation Program Priorities*
- *9B. Service Classification and Cost Recovery*
- *9C. Develop a Pricing Policy Based on Classification of Programs and Services*
- *9D. Develop Pricing Strategies*
- *9E. Program Monitoring and Updating*
- *9F. Equitable and Inclusive Programming*
- *9G. Staff Training and Organizational Support*
- *9H. Inclusion Policy Development*
- *9I. Performance Measures*

GOAL 9: PROGRAMS THAT FIT THE COMMUNITY

POLICIES

9A. Recreation Program Priorities

Tracy offers a good mix of recreation programs in a range of core program areas. Expanding recreation and activity programs for teens was the highest programming priority according to the survey conducted for the Master Plan Update, echoing themes we heard from stakeholders. Programs and activities for kids, seniors and adults were also broadly supported. Program priorities and associated needed facilities are summarized in Table 4-3.

The Department will continue to evaluate and refresh its recreation program offerings to ensure that community demand is being met.

Table 4-3
Recreation Program Priorities

HIGH PRIORITY		
RECREATION EXPERIENCE	**CORE PROGRAM AREA**	**CORRESPONDING FACILITIES / AMENITY NEEDED TO SUPPORT EXPERIENCE DESIRED**
WEIGHT LIFTING	EXERCISE AND FITNESS	MULTI-GENERATIONAL RECREATION CENTER - FITNESS CENTER
JOGGING/ RUNNING	EXERCISE AND FITNESS	TRAILS & MULTI-GENERATIONAL RECREATION CENTER - INDOOR WALKING TRACK
BASKETBALL	COURT SPORTS	OUTDOOR BASKETBALL COURTS/MULTI-GENERATIONAL RECREATION CENTER - GYMNASIUM
TENNIS/PICKLEBALL	COURT SPORTS	TENNIS & PICKLEBALL COURTS - OUTDOORS
YOGA	EXERCISE AND FITNESS	MULTI-GENERATIONAL RECREATION CENTER - GROUP EXERCISE STUDIOS
AFTER SCHOOL PROGRAMS	ENRICHMENT	MULTI-GENERATIONAL RECREATION CENTER - MULTIPURPOSE SPACE/ GYMNASIUMS/CLASSROOMS
CAMPS FOR KIDS	ENRICHMENT	MULTI-GENERATIONAL RECREATION CENTER - MULTIPURPOSE SPACE/ GYMNASIUMS/CLASSROOMS
COMMUNITY SPECIAL EVENTS	COMMUNITY SPECIAL EVENTS	EVENT VENUE OR LARGE REGIONAL PARK
SOCCER	RECTANGLE FIELD ATHLETICS	MULTI-PURPOSE FIELDS
WALKING FOR EXERCISE	EXERCISE AND FITNESS	TRAILS & MULTI-GENERATIONAL RECREATION CENTER - INDOOR WALKING TRACK
VOLLEYBALL	COURT SPORTS	MULTI-GENERATIONAL RECREATION CENTER - GYMNASIUM/OUTDOOR SAND OR GRASS COURTS
BICYCLING (MOUNTAIN)	OUTDOOR ADVENTURE	MOUNTAIN BIKE TRAILS; PUMP TRACK; BMX TRACK
AEROBICS	EXERCISE AND FITNESS	MULTI-GENERATIONAL RECREATION CENTER - GROUP EXERCISE STUDIOS
SOFTBALL	DIAMOND FIELD ATHLETICS	SOFTBALL FIELDS - 65' BASES
BICYCLING (ROAD)	EXERCISE AND FITNESS	TRAILS
FOOTBALL	RECTANGLE FIELD ATHLETICS	MULTI-PURPOSE FIELDS
BASEBALL	DIAMOND FIELD ATHLETICS	DIAMOND FIELDS; 60' AND 90' BASES
HIKING	OUTDOOR ADVENTURE	TRAILS CONNECTIONS TO HIKING AREAS
PILATES	EXERCISE AND FITNESS	SENIOR CENTER/MULTI-GENERATIONAL RECREATION CENTER
SWIMMING - OPEN RECREATION SWIM	AQUATICS	INDOOR/OUTDOOR RECREATION AQUATIC FACILITIES
SWIMMING - SWIM LESSONS	AQUATICS	INDOOR/OUTDOOR AQUATIC FACILITIES (WARM WATER)

Establishing clarity about what constitutes an “Essential Public Service”, “Important Public Service”, and “Value Added Service” provides the division and its stakeholders with a better understanding of why and how to manage each program as it applies to public value and private value.

Table 4-3
Recreation Program Priorities (continued)

SWIMMING - AQUATIC EXERCISE/ THERAPY	AQUATICS	INDOOR/OUTDOOR AQUATIC FACILITIES (WARM WATER)
MEDIUM PRIORITY		
RECREATION EXPERIENCE	**CORE PROGRAM AREA**	**CORRESPONDING FACILITIES / AMENITY NEEDED TO SUPPORT EXPERIENCE DESIRED**
SWIMMING - LAP SWIMMING	AQUATICS	INDOOR/OUTDOOR AQUATIC FACILITIES (MINIMUM OF 25 YARD)
SENIOR - EDUCATIONAL/INFORMATIONAL	SENIOR SERVICES	MULTI-GENERATIONAL RECREATION CENTER - MULTIPURPOSE SPACE/ CLASSROOMS/CUSTOMER SERVICE
SENIOR - CLUBS	SENIOR SERVICES	MULTI-GENERATIONAL RECREATION CENTER - MULTIPURPOSE SPACE/ CLASSROOMS
SENIOR - SPECIAL EVENTS	SENIOR SERVICES	MULTI-GENERATIONAL RECREATION CENTER - MULTIPURPOSE SPACE/ CLASSROOMS
SENIOR - SPECIAL INTEREST	SENIOR SERVICES	MULTI-GENERATIONAL RECREATION CENTER - MULTIPURPOSE SPACE/ CLASSROOMS
SENIOR - TRIPS	SENIOR SERVICES	MULTI-GENERATIONAL RECREATION CENTER - INFORMATION DESK/CUSTOMER SERVICE
SWIMMING - SWIM TEAMS	AQUATICS	INDOOR/OUTDOOR AQUATIC FACILITIES (MINIMUM OF 25 BY 25 YARD POOL)
ZUMBA	EXERCISE AND FITNESS	MULTI-GENERATIONAL RECREATION CENTER - GROUP EXERCISE STUDIOS
ENVIRONMENTAL EDUCATION PROGRAMS	ENVIRONMENTAL EDUCATION	NATURE AREA/NATURE CENTER
LOWER PRIORITY		
RECREATION EXPERIENCE	**CORE PROGRAM AREA**	**CORRESPONDING FACILITIES / AMENITY NEEDED TO SUPPORT EXPERIENCE DESIRED**
TARGET SHOOTING	OUTDOOR RECREATION	SPORTS SHOOTING CENTER
FRISBEE/DISC GOLF	DISC GOLF	DISC GOLF COURSE
CANOEING/KAYAKING	OUTDOOR RECREATION	ACCESS TO RIVERS AND LAKES (BOAT LAUNCHES)
FISHING (FRESH WATER)	OUTDOOR RECREATION	ACCESS TO RIVERS AND LAKES (FISHING PIERS)
HORSEBACK RIDING	EQUESTRIAN	EQUESTRIAN TRAILS/EQUESTRIAN EXERCISE RINGS
ARCHERY	OUTDOOR RECREATION	ARCHERY CENTER

Table 4-4
Service Classification Summary

SERVICE CLASSIFICATION	WHO BENEFITS?	WHO PAYS?
ESSENTIAL	GENERAL PUBLIC	THE PUBLIC THROUGH THE TAX SYSTEM, NO USER CHARGES
IMPORTANT	INDIVIDUALS WHO PARTICIPATE BENEFIT BUT ALL MEMBERS OF THE COMMUNITY BENEFIT IN SOME WAY	INDIVIDUAL USERS PAY PARTIAL COST
VALUE-ADDED	INDIVIDUAL WHO PARTICIPATES	INDIVIDUAL USERS PAY FULL COSTS

9B. Service Classification and Cost Recovery

With the Citywide Parks, Recreation and Trails Master Plan Update, the Department has begun the process of classifying its services according to a pyramid with essential services at its base, important services in the middle, and value-added services at the top. Essential services are defined as those that benefit all the public. Important services benefit individuals who participate, but the broader community benefits as well. Value-added services primarily benefit individuals who participate.

Of the programs Tracy considers essential, many are in Aquatics (for all ages), and Health & Wellness (for seniors) areas. Value-added programs are concentrated in the Athletic Programs and Enrichment Programs categories.

Tracy will align its cost recovery goals and pricing strategy to support this classification, so that Department resources are focused on "essential" programs, while "value added" programs can be expected to recover more of their costs with user fees. The percentage of cost recovery is based on the classification of services and will typically fall within these ranges, although anomalies will exist:

- Essential 0-25%
- Important 25-75%
- Value Added 75%+

9C. Cost of Service Analysis

To properly fund all programs, either through tax subsidies or user fees, and to establish the right cost recovery targets, a Cost of Service Analysis should be conducted on each program, or program type, that accurately calculates direct (i.e., program-specific) and indirect (i.e., comprehensive, including administrative overhead) costs. Completing a Cost of Service Analysis not only helps determine the true and full cost of offering a program but provides information that can be used to accurately price programs.

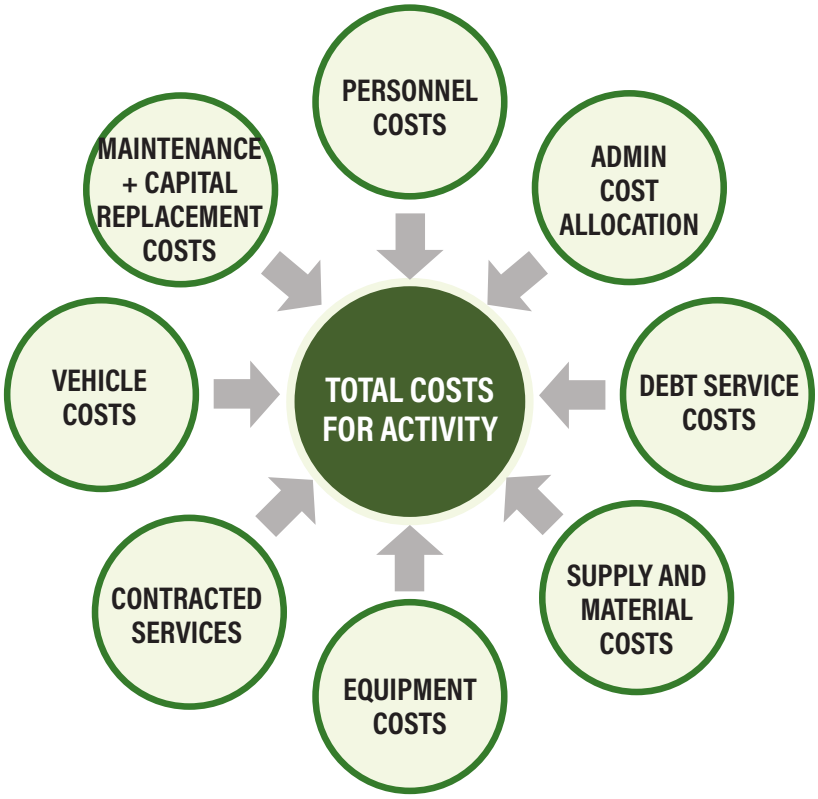


Table 4-5
Service Classification and Cost Recovery Goals

CORE PROGRAM / SERVICE AREA	BENEFIT LEVEL	CLASSIFICATION	PRICING STRATEGY	COST RECOVERY
AFTER SCHOOL PROGRAMS				
AFTER SCHOOL PROGRAM- POET	MERIT	IMPORTANT	USER FEE/GENERAL FUND	50%
AFTER SCHOOL PROGRAM- BOHN	MERIT	IMPORTANT	USER FEE/GENERAL FUND	50%
AFTER SCHOOL PROGRAM- HIRSCH	MERIT	IMPORTANT	USER FEE/GENERAL FUND	50%
S.A.F.E (STUDENTS ADDING FUN TO EDUCATION)	MERIT	IMPORTANT	USER FEE/GENERAL FUND	50%
AQUATICS				
ACTIVE ADULT 50+ SWIM	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
ADULT & TEEN SWIM LESSONS	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
ADULT/HIGH INTENSITY WATER EXERCISE	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
ADVANCED SWIM SKILLS	MERIT	VALUE ADDED	USER FEES	75 - 100%
AQUATIC PRIVATE LESSONS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
AQUATIC SPECIAL EVENTS	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
DEEP WATER EXERCISE	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
FREE SWIM LESSONS AT STAFF TRAINING	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
LAP SWIM	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
LIFEGUARD TRAINING	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
PARENT/TOT SWIM CLASSES	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
POOL SAFETY DAY	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
RECREATIONAL SWIM IN-SEASON	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SCUBA CLASS - SEAL TEAM SCUBA CAMP	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
SWIM SKILLS	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
TEEN NIGHT & POOL PARTY	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
TINY TOTS SWIM LESSONS	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
ATHLETICS				
ATHLETE JOE'S	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
ATHLETIC PERFECTION	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
BEGINNING STRENGTH AND CONDITIONING	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
BOOTY BOOTCAMP	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
CARDIO KICKS- CROSS FIT AND PERSONAL SAFETY	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
FUTURE STARS TENNIS LESSONS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
GOLF INSTRUCTION	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
HOOP IT UP BASKETBALL CAMPS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
KIDZ LOVE SOCCER	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
OLYMPIC STYLE TAE KWON DO	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
ADULT SOFTBALL	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
JUNIOR WARRIORS/JUNIOR GIANTS	COMMUNITY	ESSENTIAL	USER FEES	0-25%
CAMPS				
EDUCATIONAL/LIFE SKILLS CAMPS	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
EMPOWERMENT CAMPS	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
SPORTS CAMPS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
THEME CAMPS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%

Table 4-5 (continued)

Service Classification and Cost Recovery Goals

CORE PROGRAM / SERVICE AREA	BENEFIT LEVEL	CLASSIFICATION	PRICING STRATEGY	COST RECOVERY
COMMUNITY EVENTS				
SPECIAL EVENTS (ALL COMMUNITY)	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
RESOURCE FAIRS	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
ENRICHMENT				
SENIOR - EDUCATIONAL/INFORMATIONAL	MERIT	IMPORTANT	USER FEES	50%
SENIOR - CLUBS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
SENIOR - SPECIAL EVENTS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
SENIOR - SPECIAL INTEREST	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
SENIOR - TRIPS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
YOUTH - ARTS AND CRAFTS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
YOUTH - SPECIAL INTEREST	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
HEALTH & WELLNESS				
SENIOR BARRE FOR ACTIVE AGING	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
SENIOR BROWN BAG 2019	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
SENIOR CHAIR PILATES	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
SENIOR INTERVAL TRAINING	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIOR MEDICARE EVENT	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
SENIOR PING PONG	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
SENIOR YOGA	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIOR- TAI CHI	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIORS- CARDIO & SCULPTING	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIORS- DAILY NUTRITION LUNCH	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIORS-30/30 WORKOUT	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIORS-CARDIO & SCULPTING	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIORS-INTERVAL TRAINING	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIORS-MIND & MUSCLE	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIOR WALKING CLUB	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
SENIOR CHAIR EXERCISE	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
SENIOR TWIST & SHOUT	COMMUNITY	ESSENTIAL	GENERAL FUND	0-25%
DANCE FOR PARKINSON'S	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
CPR/AED FIRST AID (AMERICAN HEART ASSOCIATION)	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
ELEVATE YOGA - SPECIAL CLASS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
PIYO STRENGTH	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
SENIOR - ZUMBA GOLD	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
SENIOR- TAI CHI	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
STABILITY BALL MUSCLE SCULPTING	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
STRONG BY ZUMBA	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
TABATA - FIT FOR BEGINNERS	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%
WOMEN'S SELF-DEFENSE & PERSONAL VIOLENCE PREVENTION	MERIT	IMPORTANT	USER FEES/GENERAL FUND	50%
YOGA	INDIVIDUAL	VALUE ADDED	USER FEES	75 - 100%

Analysis of participation in our programs helps us refine our offerings.

9D. Pricing Policy and Strategies

Pricing based on established cost recovery goals will provide flexibility to maximize all pricing strategies to the fullest. Allowing the staff to work within a pricing range tied to cost recovery goals will permit them to set prices based on market factors and differential pricing (prime-time/non-primetime, season/off-season rates) to maximize user participation and also encourage additional group rate pricing where applicable.

To gain and provide consistency, a revised pricing policy should be adopted in order for the City of Tracy Parks and Recreation Department to operate effectively and efficiently to meet the program cost recovery goals. In order to achieve the cost recovery goals, efforts must be made to:

- Consistently deliver high quality programs and services
- Strategically price programs and services
- Solicit sponsorships and donations to develop a sustainable earned income stream
- Expand marketing to increase the volume of participation in programs and services

It is expected that introducing the classification methodology and a new pricing policy along with the refinement of Department's cost of service analysis will occur over the next five years, and will begin to affect cost recovery as changes are introduced. Additionally, external factors such as economic conditions and changes to the City's financial policies will have a bearing on achieving cost recovery goals.

As the Parks and Recreation Department embarks on the implementation of a new pricing policy, it will be necessary to develop pricing strategies that will not only increase sales but also maximize the utilization of the City of Tracy' parks, programs and recreation facilities. By creating pricing options, customers are given the opportunity to choose which option best fits their schedule and price point. The Department will continue to explore pricing strategies that create options for the customer.

The most appropriate strategies for the City of Tracy to consider are as follows:

- Primetime and Non-primetime pricing strategy. The price is set based on the time of the day. Primetime is considered to be the time of day in which the demand for the service is highest. Fees for the rental of a park or pool during this time would be set at rate that would recover 125-150% of costs incurred. To lessen the demand for "primetime", the Department can lower prices for rentals of the park or pool during times in which demand is lower. This will assist in maximizing the utilization of its facilities.
- Premium pricing. The price set is high to reflect the exclusiveness of the product. An example of this would be a user group paying higher rental fees for the exclusive use of a facility that prohibits the general public or other groups from participating.

9E. Program Monitoring and Updating

The City will continue to monitor recreation programming to ensure that program offerings meet the needs of Tracy residents. This will include:

- Participation Data Analysis. Through consistent participation data analysis across all core program areas, refine recreation program offerings to reduce low enrollment or cancelled programs due to no enrollment.
- Expand programs and services in the areas of greatest demand. Ongoing analysis of the participation trends of programming allows staff to focus efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is declining.
- Partnerships. Memorialize all partnerships in formal agreements.
- Evaluation. Implement the program assessment and evaluation tool as recommended. The assessment/evaluation tool is provided as an Excel spreadsheet as a stand-alone separate document.

9F. Equitable and Inclusive Programming

Programming in parks can be made more inclusive by having the capacity to provide one-on-one support from trained staff; language interpretation; culturally sensitive program hours (i.e. women-only pool hours), and accessible transportation options.

9G. Staff Training and Organizational Support

City staff will regularly participate in trainings grounded in effective training models using evidence-based content. Training will be comprehensive (covers multiple topics), based on credible research and delivered by qualified personnel. All new staff members will be quickly oriented to inclusive policies and practices.

We will put in place organizational supports that create a social environment (including positive relationships among staff, youth, families and community) that encourages all to be inclusive. For Staff, this includes:

Tracy strives for inclusive programs that welcome and benefit all residents.

- Demonstrating an attitude of inclusion, including nondiscriminatory language and actions
- Determining and addressing any potential unintended outcomes of activities, programs or parks to ensure that they do not limit participation or cause worse outcomes based on ability, age, sexual orientation, identity, religion or country of origin
- Providing educational materials about inclusion to all constituents at community events
- Sharing and discussing practices during community meetings

For the Parks and Recreation Department, this means:

- Developing an advisory group and/or community network of groups that support inclusive behaviors in the community
- Assessing agency hiring practices to ensure staff is representative of the diverse community and is an equal-opportunity employer
- Communications
- Providing positive messages about diversity and inclusion through written and verbal messaging, posters, pictures and books.

9H. Inclusion Policy Development

The Parks and Recreation Department will initiate an equity and inclusion policy and strategy that builds on these. The policy will involve a study of community equity issues; an engagement process that includes people who can speak to a diversity of experiences; policy integration and rollout that ensures consistency across the Department and staff; and a plan for measurement and continuous improvement.

Concerts in the park, Front Street Plaza

9I. Performance Measures

Performance measures have become the backbone of successful organizations. The Department will use the template provided here to develop three to five key performance measures for each line of service, including but not limited to, cost recovery, program service delivery, facility maintenance, and marketing and technology solutions to determine and, in turn, communicate the level of success they are achieving on an annual basis.

Table 4-6
Template of Performance Measures

LINE OF SERVICE	ACTIVITY GOAL (WHAT, WHOM, WHY?)	INPUT (BUDGET AND RESOURCES)	OUTPUT (END PRODUCT-VOLUME)	EFFICIENCY (UNIT COST)	EFFECTIVENESS (SERVICE QUALITY)
FACILITY MAINTENANCE	DETERMINE, THEN STRIKE THE OPTIMUM BALANCE BETWEEN RESOURCES NEEDED TO MAINTAIN FACILITIES AND FACILITY OPERATION TO MINIMIZE UNPLANNED CLOSURES	INCLUSIVE OF ALL OPERATIONAL COSTS: STAFF, UTILITIES, PM, ETC AS WELL AS LOST REVENUE.	# OF DAYS OF UNPLANNED CLOSURES DUE TO MAINTENANCE	COST PER DAY OF FACILITY CLOSURE (INCLUDES FUNDS EXPENDED TO RE-OPEN FACILITY AS WELL AS LOST REVENUE)	UNPLANNED CLOSURE DAYS AS A % OF TOTAL ANNUAL OPERATING DAYS
PROGRAMS & SERVICES	PROVIDE FEE ASSISTANCE TO LOW-INCOME/ MARGINALIZED TRACY RESIDENTS TO MAXIMIZE THEIR PARTICIPATION IN PROGRAMS AND SERVICES PROVIDED BY THE DIVISION	FUNDING PROVIDED	# OF LOWINCOME/ MARGINALIZED TRACY RESIDENTS THAT RECEIVED FEE ASSISTANCE	COST/FUNDING PER PARTICIPANT	FEE-ASSISTED PARTICIPANTS AS % OF TOTAL PARTICIPANTS
BUSINESS SERVICES	PROVIDE AND MANAGE TECHNOLOGY SERVICES THAT AID THE COMMUNITY IN CONVENIENTLY REGISTERING FOR PRODUCTS AND SERVICES ONLINE	RESOURCES REQUIRED TO MANAGE AND MAINTAIN ONLINE SERVICES	# OF ONLINE REGISTRATIONS SUCCESSFULLY PROCESSED	COST PER SUCCESSFUL ONLINE REGISTRATION	ONLINE REGISTRATIONS AS A% OF TOTAL REGISTRATIONS ONLINE REGISTRATION COSTS AS A% OF TOTAL REGIST RATION COSTS

Source: PROS Consulting, 2019.

TRAILS

CHAPTER 05

Trails are a new chapter in the development of our park system. We have come to see how valuable a trail system is for our health and quality of life, and intend for trails to increasingly thread between parks and throughout our community.

IN THIS CHAPTER:

- Trails: Where and Why?
- Trails for Recreation and Active Transportation
- A Complete and Connected Trail System
- Trail Design Guidelines

TRAILS: WHERE AND WHY?

TRAILS IN TOWN

We think of hiking on trails when we're out in nature. What does it mean to have a trail system in an urban environment?

We see trails as a way to bring the joy of walking (and biking) into our everyday lives, while giving people more ways to get around. Our urban trail system will have three main contexts.

- Along roadways, where multiuse trails and good bikeways are already being planned.
- Along infrastructure corridors that cross through our community: rail lines, utility corridors, and irrigation canals.
- In linear parks and open spaces, including parks in town and open spaces that give us an experience of the rural surroundings.

HEALTH & HAPPINESS

We heard loud and clear that more trails will be welcomed by Tracy residents. And trails are in suited to our recreation mission: walking and biking contribute to our physical and mental well-being. Happy trails indeed.

TRANS-PORTATION CHOICES

Trails also provide transportation choices. Where people can walk and bike safely for day-to-day life, they are less dependent on driving. That's good for kids, seniors, and everyone in between. And it's good for our air and our larger environment.

This Master Plan focuses on trails that are separate from the roadway system. Additional information related to the City's bikeways can be found in the Transportation Master Plan.

Monterey Bay Coastal Trail

GOAL 10
TRAILS FOR RECREATION & ACTIVE TRANSPORTATION

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

POLICIES:

10A. Trails that Support Recreation

10B. Trails that Support Active Transportation

GOAL 10: TRAILS FOR RECREATION & ACTIVE TRANSPORTATION

POLICIES

10A. Trails that Support Recreation

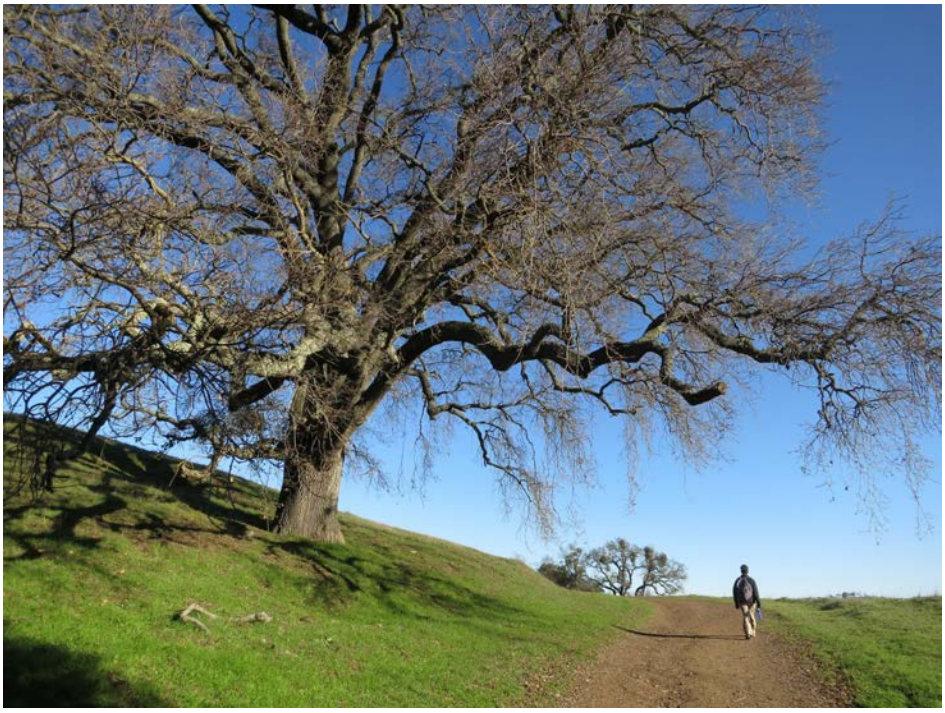
Trails will be developed with recreational users in mind. This may include but not be limited to:

- Creating loops within and between parks and natural attractions;
- Connecting to high schools to support cross-country running programs;
- Providing fully accessible shared use trails as well as unpaved trails in open space areas;
- Providing trails and staging areas for equestrians;
- Connecting trails with parks that provide amenities including restrooms and picnic areas;
- Providing trails that are designed to be comfortable, attractive and unique
- Eating and resting areas, especially where they can take advantage of special views;
- Bike racks;
- Mileage markers;
- Working with San Joaquin County and others to establish safe and clearly-identified bike routes connecting Tracy with natural areas.

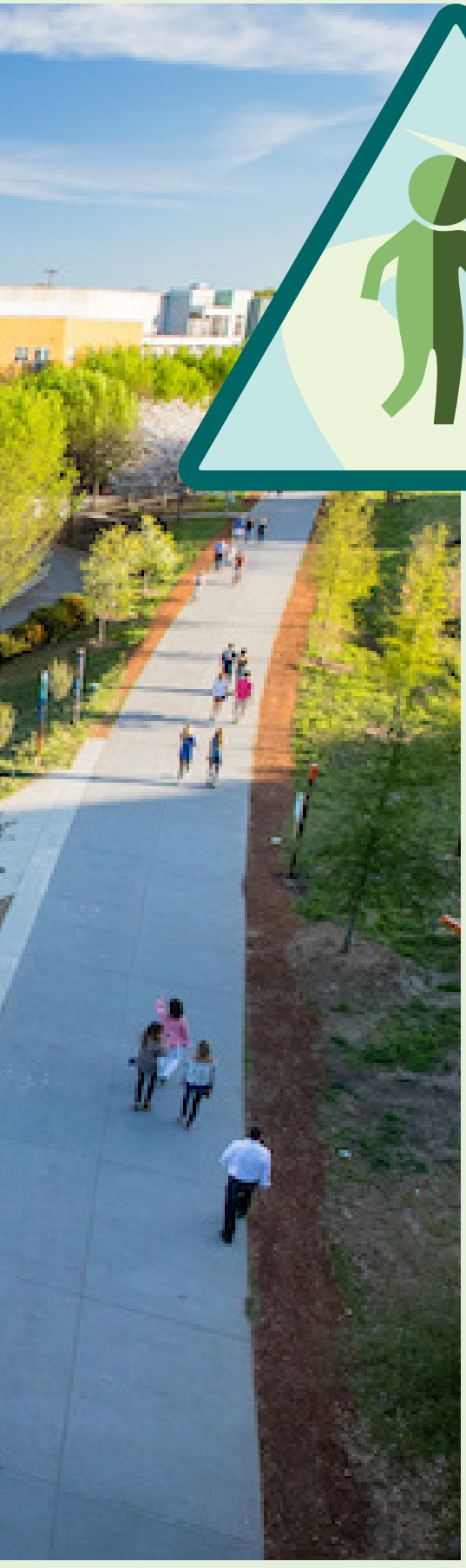
10B.Trails that Support Active Transportation

Trails will be developed that enable more people in Tracy to travel safely and comfortably to work, school, shopping areas, transit stations, and other destinations on foot or by bike. This may include but not be limited to:

- Creating trails along rail, canal and utility corridors providing direct travel routes within the heart of town;
- Creating trails along major corridors, providing safe, low-stress options for walkers and bikers;
- Creating trails that create safe routes to schools;
- Creating trails that connect residential neighborhoods to downtown Tracy and regional transit;
- Creating “mobility hubs” where trails, transit, pick-up/drop-off areas and docking stations come together.
- Evaluate bikeshare programs, e-bike charging stations, and other emerging micro-mobility options;
- Providing lighting that enables year-round use.



Tracy's trails will serve a variety of users , including people walking, running and biking; for travel and everyday exercise; children and adults.



Atlanta Beltline

GOAL 11

A COMPLETE & CONNECTED TRAIL SYSTEM

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

POLICIES:

11A. Coordinate to Create a Complete Network

11B. Trail System Master Plan

11C. Linear Park and Open Space Trails

11D. Canalside and Railside Trails

11E. Trails along Multimodal Corridors

11F. Trails with New Development

11G. Signage for Wayfinding, Interpretation and Identity

11H. Safety on Trails

11I. Comfort on Trails

BIKEWAYS AND TRAILS

- Tracy's Bikeways Master Plan lays out an ambitious network of bikeways across the city and future development areas. These are shown on the map at right.
- That Plan's goal is to create a low-stress system that encourages the many "interested but concerned" riders among us feel safe pedalling around town.
- This plan for a trail system is about both walking **and** biking, and its focus is on recreation **and** transportation.
- We build on the Bikeways plan, and we focus especially on how to create and design great off-street multiuse trails.

GOAL 11: A COMPLETE & CONNECTED TRAIL SYSTEM

POLICIES

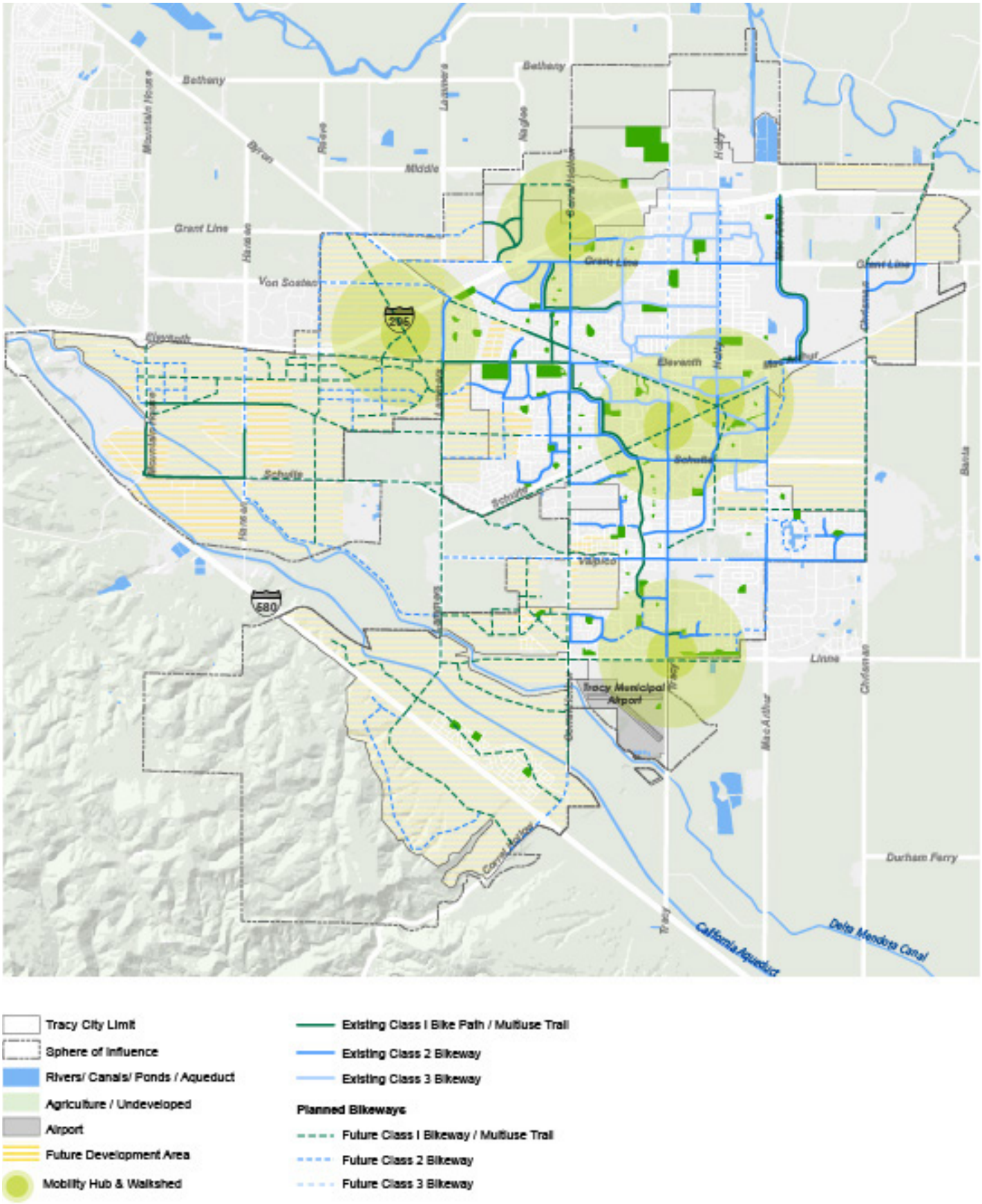
11A. Coordinate to Create a Complete Network

Building on existing off-street trails and the existing and planned bikeway network, Parks and Recreation will coordinate with other City departments to ensure that trail segments in parks and open spaces are linked with on-street segments that form part of the City's bikeway network. The City will also coordinate with railroads, irrigation districts, private land owners, San Joaquin County and regional trail initiatives.

Developers of specific or master plan areas that include linear parks and trails must coordinate with the City on trail alignment to ensure that trails contribute to an overall system.

This Master Plan focuses on trails that are separate from the roadway system. Additional information related to the City's bikeways can be found in the Transportation Master Plan.

Figure 5-1
Existing and Planned Bikeway Network



11B. Linear Park and Open Space Trails

The City will promote the creation of trails in existing and new linear parks and preserved open spaces. These trails are designed for use by people on foot, on bikes, and other non-motorized travel. Key locations for these off-street trails include:

- Trails in existing and new linear parks;
- Trails that connect between parks along open space or infrastructure corridors;
- Multi-use trails in preserved open space areas.

Linear parks may receive park credit, as described in Chapter 3.

11C. Canalside and Railside Trails

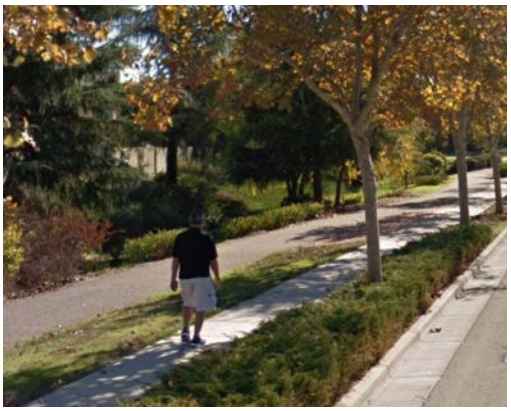
Canals and rail lines present special opportunities to thread new off-street shared use trails through Tracy, creating direct travel paths for walkers and bikers, and a way to experience our community from unfamiliar perspectives. The City will seek partnerships with irrigation districts and railroads and funding opportunities to create these trails.

11D. Trails along Multimodal Corridors

Tracy's trail system will leverage existing and planned bikeways and corridor improvements to create cross-city linkages.

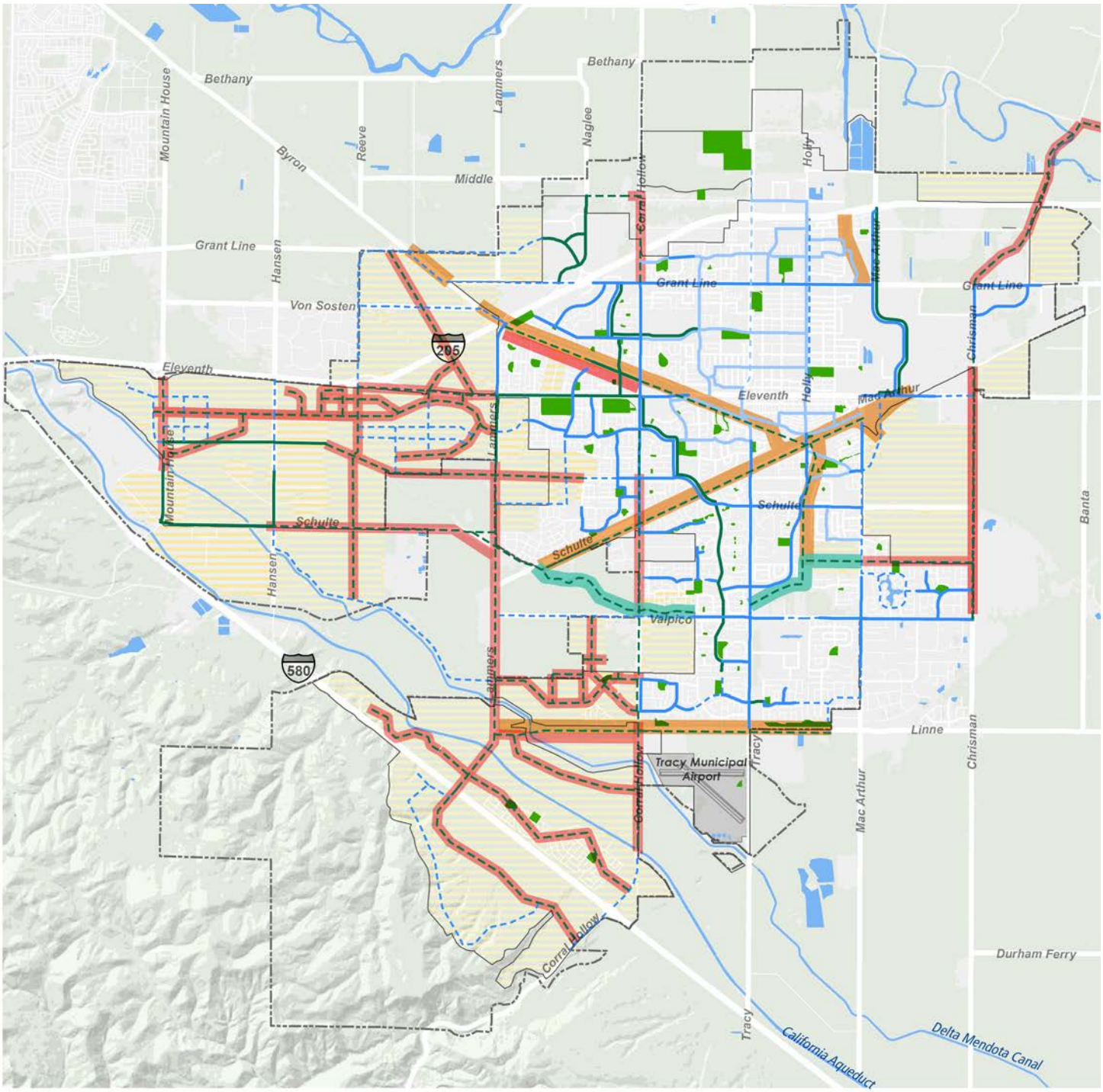
11E. Trails with New Development

Where trails identified in the Tracy Trail System map cross property planned for development, trail easements must be provided. At the City's discretion, development impact fees may be used for trail improvements.



Rail dorridors and canals (top) provide great opportunities for trails in Tracy. The trail system will also build on our multiuse trails along Sycamore Parkway and other streets, and in future open spaces areas like the Tracy Nature Park (bottom)..

Figure 5-2
Off-Street Trail Opportunities



- Tracy City Limit
- Sphere of Influence
- Rivers/ Canals/ Ponds / Aqueduct
- Agriculture / Undeveloped
- Airport
- Future Development Area
- Existing Class I Bike Path / Multiuse Trail
- Existing Class 2 Bikeway
- Existing Class 3 Bikeway

Planned Bikeways

- Future Class I Bikeway / Multiuse Trail
- Future Class 2 Bikeway
- Future Class 3 Bikeway
- Future Roadside Trail
- Future Irrigation Right-of-way Trail
- Future Rail-with-trail Alignment

HOW DO WE CREATE A FUNCTIONAL AND MEMORABLE TRAIL SYSTEM?

We can start by identifying what we want to connect. This plan proposes the following priorities:

> Connect to major destinations including downtown, transit and mobility hubs, and high schools.

> Connect to key parks, recreation and open space destinations, including our community parks, sports complexes, and the nature park.

> Connect to the river, valley and hills.

Second, we identify opportunities for building the trail system on existing or planned infrastructure: bikeways, and rail, canal, and utility corridors.

Our concept for a Trail system in Tracy shows how these criteria for trail corridors and a sense of identity for each trail ("branding") might come together.

NORTH-SOUTH CONNECTION

Connects the Tracy Hills Open Space in the south to Legacy Fields and the future nature park to the north.

RAIL TRAIL TO DURHAM FERRY

Connects the northwest and southeast areas of town, heading toward Durham Ferry. Downtown is the central node.

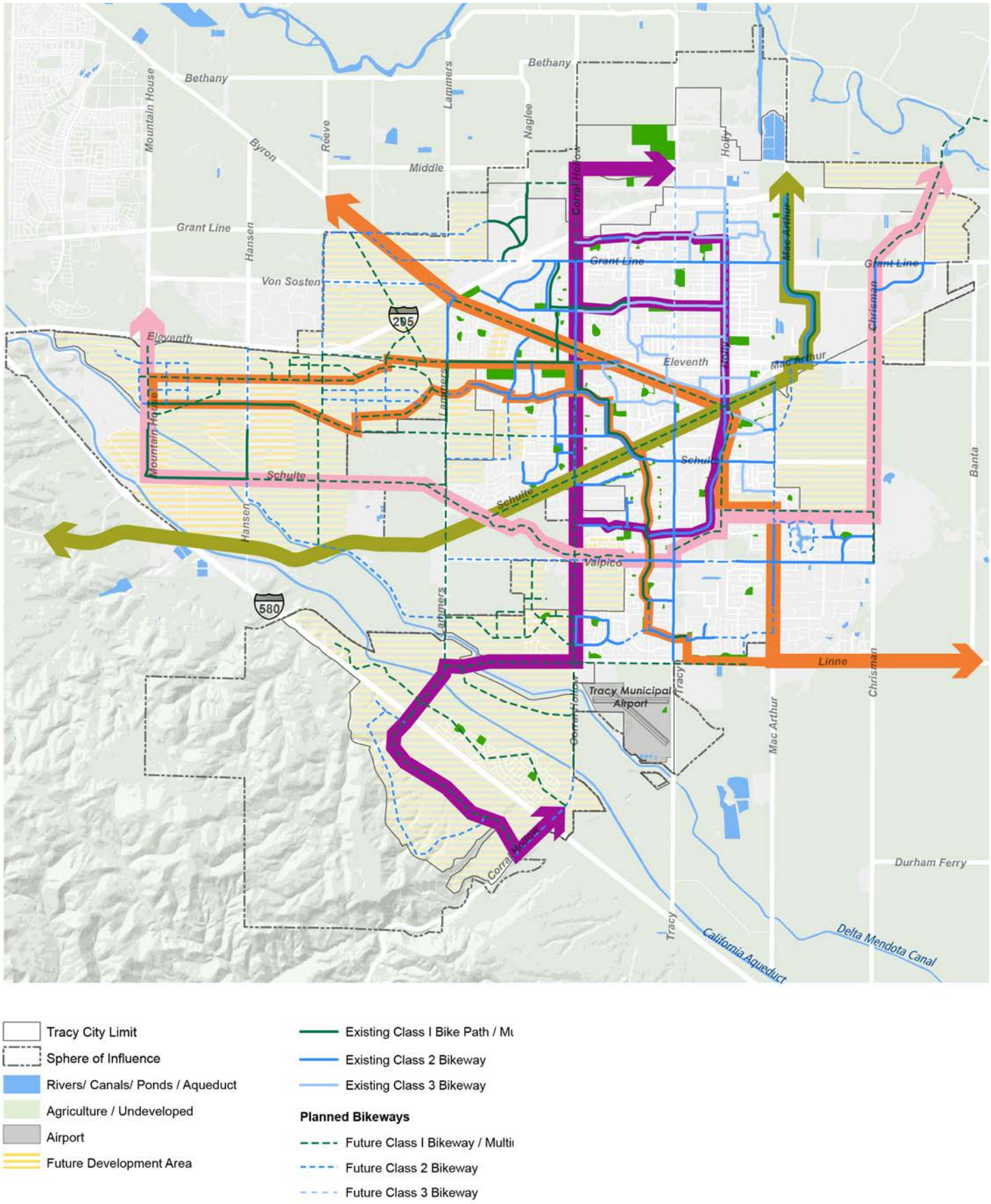
EAST-WEST CONNECTION

Connects the Old River to the route to Mountain House, using the irrigation canal easements along the way.

RAIL TRAIL TO RIVER

Perpendicular to the first rail trail, this connects the Old River to the Patterson Pass. Downtown is the central node.

Figure 5-3
Conceptual Trail Network



11F. Signage for Wayfinding, Interpretation, and Identity

Signage orients trail users to the trail system, communicates rules and precautions, provides directional guidance, and interprets the landscape. Signage also helps to create an overall identity for the trail system. Wayfinding signage will be especially critical at junctions and at major intersections and trail turning points.

The City will develop branding and a wayfinding and signage program for the trail system. Individual trails and trail systems may also have distinguishing trail signage which should be harmonized with overall trail system signage to the extent possible.

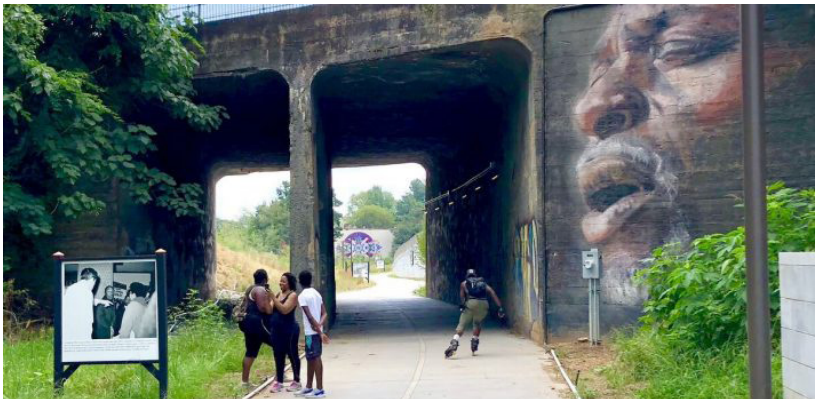
11G. Safety on Trails

It is critical that trails are designed and managed in a way that promotes safety. Trail safety will be ensured in the following ways:

Environmental Design. Safe parks can be achieved by creating natural surveillance and ensuring defensible space. This means maintaining good sight lines from public streets and buildings and creating clear entrances and clear boundaries.

Safe Crossings. Trails will also be designed to reduce hazards from vehicles and trains by establishing safe street and rail crossings and using planting and fencing as a buffer between trails and rails lines or roadways. Specific crossing design will be based on detailed, site-specific analysis.

Lighting and Barriers. Lighting and barriers are critical to keep trail users safe and provide clear



Tracy's trails will be distinguished by a signage program that orients trail users, interprets the environment, and helps provide an overall "brand identity."

delineation between trails and adjacent properties. Lighting should be placed at trail entrances and along trail segments where significant early morning and late evening use is expected.

11H. Comfort on Trails

Tracy's trail system will feature places to sit, bicycle racks, water fountains, waste receptacles, and places to gather in the shade. Seating should be placed periodically along trails and located to take advantage of views, shade trees, or other appealing conditions. Shaded gathering areas may be created at trailheads and scenic locations. Bike racks, water fountains, and waste receptacles should be placed at trail entrances.

TRAIL DESIGN GUIDELINES

Identity

T-1 Establish and follow a baseline vocabulary for attractive, well-designed, commonly placed site elements for standard, system-wide identity. Baseline elements include signage and furnishings.

T-2 Working within that overall system identity, develop distinct themes for each trail to establish a unique character. Themes may be expressed through signage, custom furnishings, and plant selections.

T-3 Historic and environmental interpretive elements should be included to contribute to trail character.

Trail Surface and Cross-Section

T-4 Off-street shared use (pedestrians, bikes, and other non-motorized use) trails should generally have the following basic design characteristics:

- Paved (asphalt or compacted AB) trail.
- Preferred width of 16', including two shared 6' travel lanes and two 2' shoulders.
- 10'-12' trail width acceptable where context requires.
- Opportunity zones for amenities in additional 4' right-of-way where possible.

See Figure 5-3 for typical trail cross-sections.

T-5 Trails should be a minimum of 10 feet wide to accommodate maintenance and emergency vehicles, or 12 feet in areas requiring storm drainage maintenance equipment.

T-6 The Bikeways Master Plan contains more detailed guidance and specifications for bike facilities, street crossings, sidewalks and paths adjacent to roadways. These paths will be an integral part of Tracy's trail system.

Trail Entry and Access

T-7 Provide trail access points that give a sense of arrival and encourage use, including accent planting and attractive signage consistent with City standards.

T-8 Use universal design principles to facilitate access and movement onto and along trails for people of all ages and abilities.

T-9 Include secure bicycle parking at all destinations along trails, and at trail amenity zones.

T-10 Maintain good sight lines from public streets and buildings and create clear entrances and clear boundaries, following principles of Crime Prevention through Environmental Design (CPTED).

T-11 Establish safe street and rail crossings, following guidelines established in the Bikeways Master Plan. Specific crossing design will be based on detailed, site-specific analysis.

Edges, Buffers and Setbacks

T-12 Trails along active rail lines should be set back a minimum of 26 feet from the centerline of the nearest track. Within this setback, a vegetated buffer backed by a safety barrier that prevents access should be provided.

T-13 Trails along irrigation canals should be set back from the top of the canal by at least four feet, with a safety barrier preventing access but allowing views to the canal.

T-14 Trails along streets should be set back according to guidelines provided in the Bikeways Master Plan.

T-15 Through placement of amenities and use of planting and lighting mitigation techniques, design trails in a way that minimizes impacts such as noise and lighting on neighboring properties.

Organization of Trail Elements

T-16 Trail alignment and plantings should be designed to optimize visibility, to allow for natural surveillance among users and minimize conflicts between bikes and pedestrians.

T-17 Include amenities along the trail at intervals that ensure user comfort. Opportunities to sit or lean should be provided at least every 1/4-mile. Shaded areas with seating should be provided at least every 1 mile. These amenity zones should be located to take advantage of hospitable conditions including shade, views, and sound.

T-18 Locate permanent restrooms and drinking fountains where trails intersection with City parks (see also Park Design Guidelines.)

Features and Amenities

T-19 Provide a diversity of trail amenities that attract and support different types of users, including recreational users, commuters, children and seniors.

T-20 Ensure that at least 50% of seating and picnic areas are shaded, either through natural tree canopy or installed shade structures (from at least 11 am – 4 pm during summer months).

T-21 Select all paving, site furnishing, and landscape materials based on durability as well as aesthetic value.

T-22 Ensure that proposed trail design and construction, including trail amenities, are consistent with City design detail and specifications.

T-23 Trails and amenities shall be accessible to all users and abilities and comply with current state and national design standards that meet or exceed the requirements of the Americans with Disabilities Act (ADA) Standards for Accessible Design and the California Building Code. Trails, paths and nature walk areas, or portions of them, shall be constructed with gradients permitting at least partial use by wheelchair occupants. Nature trails and similar educational and informational areas shall be accessible to individuals with vision impairments by the provision of rope guidelines, raised Arabic numerals and symbols, or other similar guide and assistance devices.

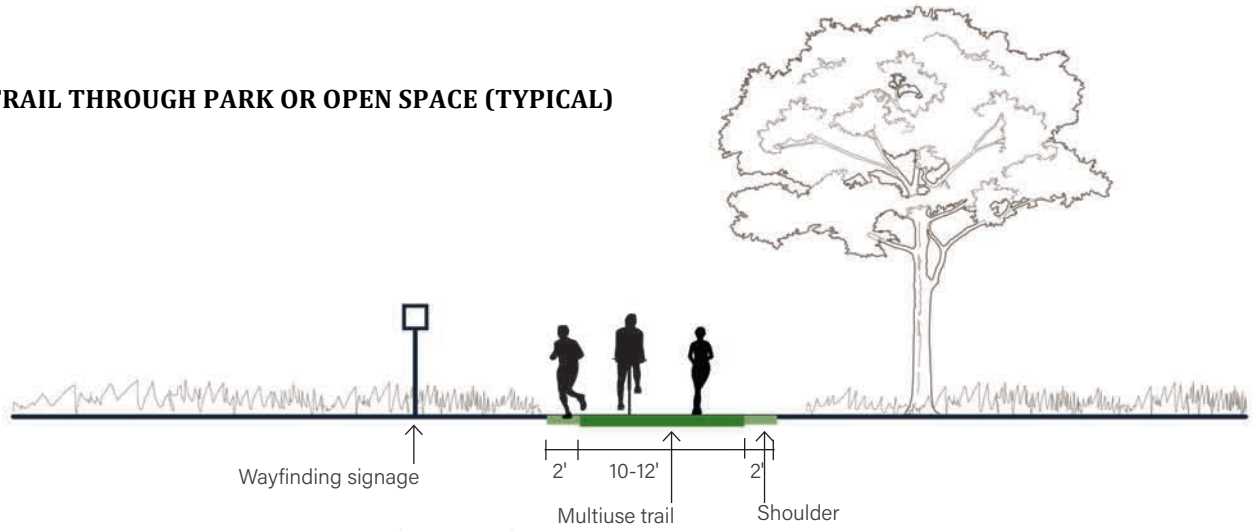
Lighting and Fencing

T-24 Use lighting to promote public safety and security, following the principles of Crime Prevention through Environmental Design (CPTED).

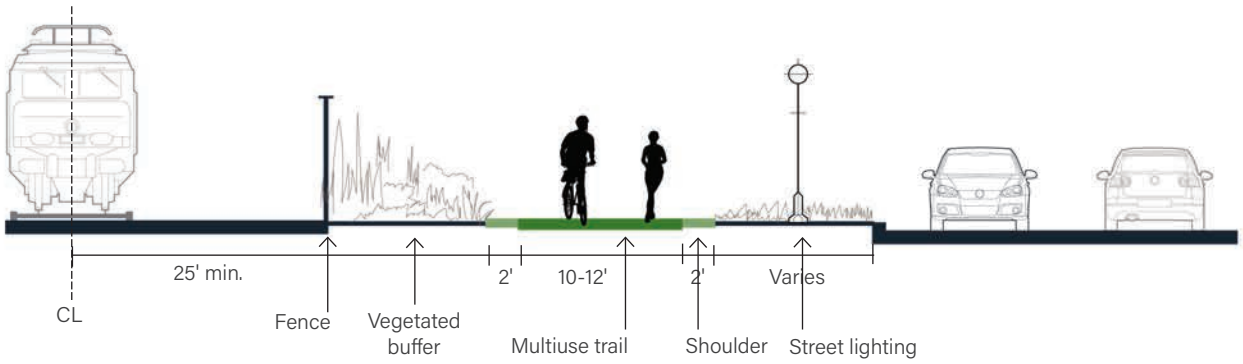
T-25 Where appropriate, provide lighting to extend the use of trails at night.

Figure 5-4**Off-Street Trail Cross-Sections**

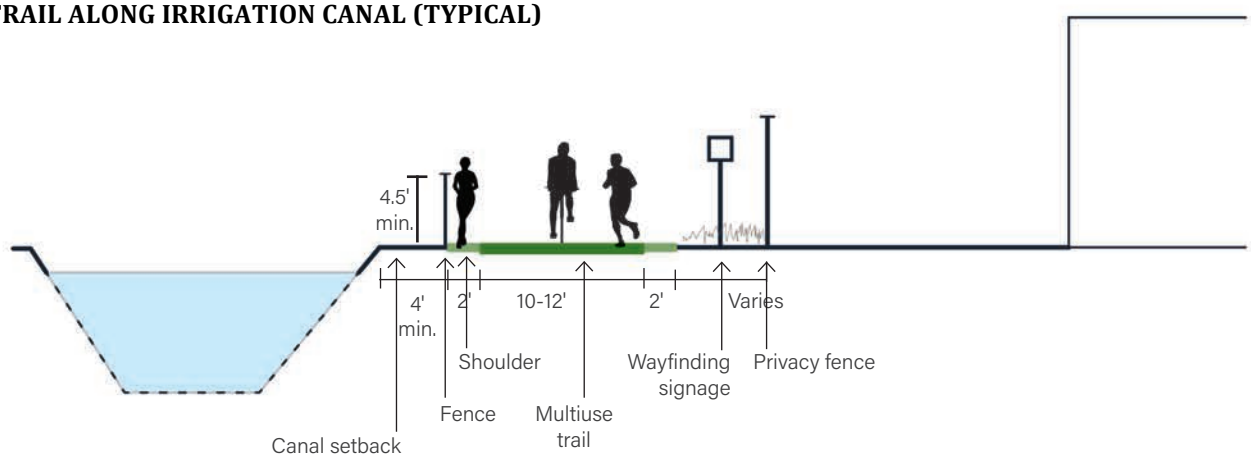
TRAIL THROUGH PARK OR OPEN SPACE (TYPICAL)



TRAIL ALONG ACTIVE RAIL LINE (TYPICAL)



TRAIL ALONG IRRIGATION CANAL (TYPICAL)



Trail cross-sections are conceptual and generalized.. Trail development will require detailed design .

T-26 Design lighting systems and select fixtures to minimize light pollution/spillage.

T-27 Require energy-efficient technology when replacing existing or installing new lighting, including light elements. Use "smart" technology when possible, i.e. lighting systems that adjust automatically depending upon user patterns in buildings and parks.

T-28 Barriers and fencing must successfully ensure privacy and prevent access, while also supporting a good trail experience.

- Trails should be separated from the back yards of private property by plantings backed by fences, which should be eight feet in height. Plantings should be minmal to reduce water use and maintenance costs.
- Trails should be set back and buffered from rail lines and arterial roadways as defined in the Bikeways Master Plan and in Policy 10c.
- Trails should be separated from irrigation canals by a barriers that meet code requirements while preserving views of the canal.

Signage

T-29 Provide standard trailhead signage that identifies the trail name and promotes a positive and consistent identity for Tracy's trail system.

T-30 Place a standard, legally confirmed set of rules in a visible and secondary location that does not negatively impact the welcoming nature of the trail entry.

T-31 Establish a standardized wayfinding system to clearly identify trail route and destinations as well as nearby civic, historic, cultural or ecological landmarks.

T-32 Trail signage will:

- Vary by context. Signs at trailheads and along off-street and on-street trail segments will be designed and scaled for their setting and the user groups they serve.
- Be legible and accessible. Signage will use lettering sized for visibility, and include translation where needed.
- Leverage other features. Signage may be mounted on street furnishings or painted on surfaces.
- Create identity. More than any other trail element, wayfinding signs produce identity for both the system and individual trail.
- Tell a story. Interpretive signage can tell us about native peoples, subsequent history, our environment, and our current experience.

Landscape

T-33 Preserve habitat and natural resources with trail development.

T-34 Follow all applicable design guidelines for landscape found in Chapter 3: Parks.

Facing page:
Livermore Valley trail

CHAPTER 06

IMPLEMENTATION

The Implementation chapter provides the bridge from goals and policies to actions. Here, we apply the goals and policies in the Plan to propose specific improvements to our parks system.

IN THIS CHAPTER:

- Implementation Framework
- Improving Existing Parks
- Building New Parks
- Recreation Amenity Needs
- Parks Planning and Development in Tracy
- Understanding the Cost of Parks
- Park Maintenance and Lifecycle Replacement
- Funding Strategy

IMPLEMENTATION FRAMEWORK

This chapter provides the bridge from goals and policies to actions. Here, we apply the goals and policies in the Plan to propose specific improvements to our parks system.

The chapter starts by defining three types of park improvements: critical, strategic, and visionary.

Next, the chapter summarizes the Plan's proposed park improvements by tier, by timing, and by funding source. Proposed improvements for each park in our system are summarized in Table 6-4.

Tracy will need additional parks as the city grows. The chapter summarizes future park needs, identifies parks that are already in the planning stages, and identifies areas where future parks would fill access gaps.

Tracy also needs additional recreation facilities and amenities. We summarize facility needs, based on the Plan's standards, and describe how to relate facility and amenity needs with park improvements.

Finally, we look at the costs of improvements, and a funding strategy to achieve our goals. The funding strategy applies not just to capital improvements but also to programming, maintenance and operations.

Implementing this Plan successfully will require coordination across City departments, and annual monitoring of progress.

PARK IMROVEMENT TIERS

Tier A

Tier B

Tier C

IMPROVING EXISTING PARKS

THREE TIERS

Park and facility improvements can be understood in three "tiers". The first tier is focused on maintenance, the second on strategic enhancements, and the third on new or transformed parks.

Tier A: Critical Park Improvements – Maintaining What We Have

Tier A includes park improvements critical to keep the park system functioning. They include routine maintenance, repairs, repainting, replanting, "lifecycle replacement" (including infrastructure replacement such as irrigation systems as well as replacement of park amenities as they reach the end of their useful life), and replacement of inaccessible amenities with accessible amenities to remove barriers to access for people with disabilities. The intention of this category is to make the most of existing resources with the primary goal being for the City to maintain services.

The actions associated with this category are expected to be funded through tax dollars and/or special assessments where applicable.

Lifecycle replacement is considered an annual value to be included in Tracy's budget and the budgets for Landscape Maintenance Districts (LMDs) and Community Facility Districts (CFDs). Total replacement value is amortized over the life of the facility.

Tier B: Strategic Park Improvements – Improving What We Have

Strategic park improvements may include site, amenity, and facility upgrades. This includes strategically enhancing existing programs, beginning new alternative programs, adding new positions, or making other strategic changes that would require additional operational or capital funding.

The City would evaluate and analyze potential sources of additional revenue for these improvements, including but not limited to Measure V funds, capital bond funding, partnerships, program income, grants, and existing or new taxes and/or special assessments.

Tier C: "Visionary" Park Improvements – Developing New Opportunities

Visionary park improvements include comprehensive park renovations, acquisitions, and the creation of new parks. This category represents the complete set of services and facilities desired by the community. It is fiscally unconstrained but can help provide policy guidance by illustrating the ultimate goals of the community, and by providing a long- range look to address future needs and deficiencies. Typically, Tier 3 improvements start with a park or facility-specific master plan to analyze conditions, explore the needs of the community, and design a new park.

Funding for visionary projects would be derived from partnerships, grants, private investments and new tax dollars, and/or special assessments.

PARK BY PARK

Tracy Staff and our Consultant team conducted a park-by-park assessment in August 2019, identifying the general condition of each site; issues pertaining to site access and use; and park-specific needs, wants, and aspirations communicated by members of the public during the Plan Update process.

The Plan identifies three priority levels and associated phasing: high priority (0- to 5-year), medium priority (5- to 10-year), and low priority (10- to 20-year) park improvements. Planned improvements for each of the City's parks are provided in table format.

A rough order-of-magnitude cost estimation of park improvements finds a total of approximately $56 million to $75 million in costs over the next 10 to 15 years, with costs spread across park tiers, implementation phases, and funding sources (Tables 6-1, 6-2, and 6-3). These cost estimates may not cover improvements identified in the City's ADA assessment.

A summary of park improvement recommendations for all parks is provided in Table 6-4.

Not all parks are included in the park-by-park table. Improvements to parks not specifically identified are covered by the Citywide Improvements category.

Table 6-1
Estimated Improvement Costs by Tier

TIER	ESTIMATED TOTAL COST
Tier A: Critical	$7,435,000 to $10,202,000
Tier B: Strategic	$14,200,000 to $18,125,000
Tier C: Visionary	$34,846,000 to $46,444,000
TOTAL	**$56,481,000 to $74,771,000**

Table 6-2
Estimated Improvement Costs by Timing

TIMING	ESTIMATED TOTAL COST
Short-Term (Years 1-5)	$43,135,000 to $57,205,000
Mid-Term (Years 6-10)	$11,672,500 to $15,055,000
Long-Term (Years 11+)	$1,673,500 to $2,511,000
TOTAL	**$56,481,000 to $74,771,000**

Table 6-3
Estimated Improvement Costs by Funding Source

FUNDING SOURCE	ESTIMATED TOTAL COST
General Fund	$44,966,000 to $58,667,000
LMD Zone 3	$957,500 to $1,389,000
LMD Zone 7	$682,500 to $915,000
LMD Zone 9	$2,290,000 to $3,500,000
LMD Zone 13	$1,060,000 to $1,470,000
LMD Zone 14	$225,000 to $270,000
LMD Zone 15	$675,000 to $810,000
LMD Zone 16	$300,000 to $360,000
LMD Zone 17	$487,500 to $585,000
LMD Zone 21	$75,000 to $90,000
LMD Zone 24	$525,000 to $630,000
LMD Zone 26	$562,500 to $675,000
LMD Zone 29	$325,000 to $480,000
LMD Zone 30	$75,000 to $90,000
LMD Zone 35	$75,000 to $90,000
Various (Citywide)	$3,200,000 to $4,750,000
TOTAL	**$56,481,000 to $74,771,000**

Table 6-4

Park-by-Park Improvements

** **Condition Rating:** 1-5 (poor to excellent) // **Assumptions:** (1) Site Specific Master Plan LOW END - $75,000, (2) Site Specific Master Plan HIGH END - $150,000, (3) Redevelopment Costs - LOW END - $200,000 per acre, (4) Redevelopment Costs - HIGH END - $300,000 per acre*

PARK	PARK TYPE	MAINTENANCE FUNDING	AREA (AC)	CONDITION RATING (1-5) *	IMPROVEMENT TIER	IMPROVEMENT RECOMMENDATION	TIME FRAME	ESTIMATED COST
TIER C: VISIONARY PROJECTS (NEW/MAJOR UPGRADE)								
Ritter Family Ball Park	Sports Complex	General Fund	10.82	2	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$20,000,000 to $25,000,000
El Pescadero Park	Community	General Fund	14.62	3	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$3,000,000 to $5,000,000
Lincoln Park	Community	General Fund	13.74	4	C	Prop 68 Grant Appliation submitted for Site Specific Master Plan and redevelopment of park	Short-term (1-5 years)	$8,000,000 oo $10,000,000
Alden Park	Neighborhood	General Fund	4.46	3	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$900,000 to $1,500,000
American Legion Park	Mini	General Fund	1.27	2	C	Site Specific Master Plan and redevelopment	Long-term (11+ years)	$335,000 to $540,000
Fine Family Park	Mini	General Fund	0.64	4	C	Site Specific Master Plan and redevelopment	Long-term (11+ years)	$91,000 to $174,000
Fabian Family Park	Mini	LMD Zone 3	1.01	3	C	Site Specific Master Plan and redevelopment	Mid-term (6-10 years)	$275,000 to $450,000
New Harmon Park	Mini	LMD Zone 3	0.51	3	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$175,000 to $300,000
Naomi Rippin Park	Mini	LMD Zone 7	0.56	2	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$195,000 to $330,000
Albert Emhoff Park	Mini	LMD Zone 9	0.48	2	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$175,000 to $300,000
Barbara Fitzpatrick Park	Mini	LMD Zone 9	0.46	2	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$175,000 to $300,000
Fred Icardi Park	Mini	LMD Zone 9	0.40	3	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$155,000 to $270,000
Mount Diablo Park	Mini	LMD Zone 9	0.41	2	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$155,000 to $270,000
Mount Oso Park	Mini	LMD Zone 9	0.43	2	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$155,000 to $270,000
Tracy Press Park	Mini	LMD Zone 9	0.52	4	C	Site Specific Master Plan and redevelopment	Mid-term (6-10 years)	$175,000 to $300,000
Valley Oak Park	Mini	LMD Zone 9	0.50	3	C	Site Specific Master Plan and redevelopment	Mid-term (6-10 years)	$175,000 to $300,000
Souza Family Park South	Mini	LMD Zone 13	2.30	3	C	Site Specific Master Plan and redevelopment	Mid-term (6-10 years)	$535,000 to $840,000
John Kimball Park	Mini	LMD Zone 29	0.52	3	C	Site Specific Master Plan and redevelopment	Short-term (1-5 years)	$175,000 to $300,000
TOTAL VISIONARY PROJECTS: $34,846,000 to $46,444,000								

Table 6-4 (continued)

Park-by-Park Improvements

PARK	PARK TYPE	MAINTENANCE FUNDING	AREA (AC)	CONDITION RATING (1-5) *	IMPROVEMENT TIER	IMPROVEMENT RECOMMENDATION	TIME FRAME	ESTIMATED COST
TIER B: STRATEGIC PROJECTS (UPGRADE AND RENOVATION)								
Tracy Sports Complex	Sports Complex	General Fund	27.02	4	B	Renovate and upgrade concession building and meeting room. Site improvements including new restroom for east side of park, playground renovations, parking lot renovations, removal of ADA barriers, landscaping, site furnishing replacements and fencing. Additionally, make safety upgrades to ballfields including installation of 420 linear feet of 70'-tall netting and removal of 75 linear feet of 30'-tall netting.	Short-term (1-5 years)	$1,500,000 to $2,500,000
Dr. Powers Park	Community	General Fund	11.30	4	B	Mini master plan to respect recent improvements: Rethink walking loop, reprogram as amphitheater, replace irrigation system, incorporate ADA accessible disc golf warm up area for potential disc golf course.	Mid-term (6-15 years)	$375,000 to $450,000
Henry Barboza Park	Neighborhood	General Fund	3.27	2	B	Install sport court lighting at basketball and tennis courts.	Mid-term (6-10 years)	$75,000 to $90,000
Clyde Bland Park	Neighborhood	General Fund	8.67	4	B	Expand baseball field to 90' bases, consider disc golf course around perimeter, install pathway lighting and sport court lighting, replace playground, make ADA, site furnishing and irrigation upgrades.	Mid-term (6-10 years)	$2,250,000 to $2,700,000
Joseph Ceciliani Park	Neighborhood	General Fund	6.50	4	B	Install sport court lighting at tennis courts, new picnic area, replant courtyard area, improve asphalt trail, install splash pad near playgrounds and renovate volleyball court, playground, and parking lot.	Short-term (1-5 years)	$1,300,000 to $1,900,000
Galli Family Park	Neighborhood	General Fund	4.63	4	B	Install shade over bocce courts, replace playground/climbing wall, make ADA upgrades, replace site furnishings, install pathway and sport court lighting.	Mid-term (6-10 years)	$750,000 to $900,000
Frank Hoyt Park	Neighborhood	General Fund	6.33	4	B	Install pathway and sport court lighting, upgrade irrigation, new ADA-accessible picnic area with shade structure, renovate horseshoe pits, new site furnishings, etc. Renovate/repair wooden shade structures.	Mid-term (6-10 years)	$450,000 to $540,000

Table 6-4 (continued)

Park-by-Park Improvements

PARK	PARK TYPE	MAINTENANCE FUNDING	AREA (AC)	CONDITION RATING (1-5)*	IMPROVEMENT TIER	IMPROVEMENT RECOMMENDATION	TIME FRAME	ESTIMATED COST
Robert Kenner Park	Neighborhood	General Fund	6.01	4	B	Install sport court lighting at basketball and tennis courts, new walking loop around basin and turn basin into nature area, covert areas to drought tolerant plantings, renovate or remove volleyball, rethink raised planter area and replace with low water landscaping. Consider playground replacement and ADA upgrades.	Short-term (1-5 years)	$1,800,000 to $2,100,000
William Larsen Park	Neighborhood	General Fund	5.10	4	B	Install sport court lighting at tennis courts, upgrade fitness area, rethink sculpture with new focal point and landscape beautification.	Short-term (1-5 years)	$300,000 to $360,000
Edgar Thoming Park	Neighborhood	General Fund	5.31	4	B	Renovate tennis and basketball courts including surfacing, lighting and fencing upgrades. Upgrade fitness stations along the walking loop, LED light conversions, add new picnic area, replace site furnishings, minor renovation of restroom building, new booster pump and landscaping.	Short-term (1-5 years)	$500,000 to $600,000
Ken Yasui Park	Neighborhood	General Fund	3.10	3	B	Add walking loop.	Long-term (11+ years)	$75,000 to $90,000
Dorothy Zanussi Park	Neighborhood	General Fund	4.99	4	B	Replace gazebo with steel version, rethink playground areas and combine into one area, improve ADA accessibility at picnic area, install new amenity like a sport court.	Mid-term (6-10 years)	$750,000 to $900,000
William Adams Park	Neighborhood	LMD Zone 15	4.69	4	B	Add sport court lighting to tennis courts.	Mid-term (6-10 years)	$75,000 to $90,000
Don Cose Park	Neighborhood	LMD Zone 15	3.79	3	B	Replace playground equipment, install new safety surfacing, install new sport court lighting at basketball court.	Short-term (1-5 years)	$525,000 to $630,000
Bill Schwartz Park	Neighborhood	LMD Zone 15	3.42	3	B	Add sport court lighting to dual purpose court.	Mid-term (6-10 years)	$75,000 to $90,000
Richard Hastie Park	Neighborhood	LMD Zone 21	3.43	4	B	Add sport court lighting to basketball court, add pathway lighting.	Mid-term (6-10 years)	$75,000 to $90,000
Joseph Tiago Park	Neighborhood	LMD Zone 24	4.02	3	B	New playground equipment, park lighting, site furnishings, landscaping.	Short-term (1-5 years)	$525,000 to $630,000
Vernor Hanson Park	Neighborhood	LMD Zone 26	3.46	4	B	Add sport court lighting to basketball court. Add walking loop.	Mid-term (6-10 years)	$112,500 to $135,000

Table 6-4 (continued)

Park-by-Park Improvements

PARK	PARK TYPE	MAINTENANCE FUNDING	AREA (AC)	CONDITION RATING (1-5) *	IMPROVEMENT TIER	IMPROVEMENT RECOMMENDATION	TIME FRAME	ESTIMATED COST
Robert Kellogg Park	Neighborhood	LMD Zone 29	4.08	4	B	Consider conversion of water feature to dry stream bed, add pickleball striping to tennis court, add lighting to tennis and basketball courts, add pathway lighting.	Mid-term (6-10 years)	$150,000 to $180,000
A.R. Glover Park	Mini	General Fund	2.14	3	B	Install sport court lighting at basketball court.	Short-term (1-5 years)	$475,000 to $675,000
McDonald Park	Mini	General Fund	1.46	4	B	Retrofit street-type light poles to light hand ball court.	Mid-term (6-10 years)	$15,000 to $18,000
McCray Family Park	Mini	LMD Zone 3	0.80	4	B	Add shade over play area.	Long-term (11+ years)	$22,500 to $27,000
Tom Slayter Park	Mini	LMD Zone 3	0.49	4	B	Add accessible seating area, remove non-accessible picnic tables and maintenance-intensive shade structures.	Mid-term (6-10 years)	$112,500 to $135,000
Souza Family Park North	Mini	LMD Zone 13	1.59	3	B	Add pathway lighting, replace play equipment, improve ADA accessibility, landscaping and site furnishings.	Mid-term (6-10 years)	$525,000 to $630,000
J. Kingsley Chadeayne Park	Mini	LMD Zone 14	1.72	4	B	Add pickleball court to replace horseshoes.	Mid-term (6-10 years)	$150,000 to $180,000
Joan Sparks Park	Mini	LMD Zone 14	1.75	4	B	Add sport court lighting.	Mid-term (6-10 years)	$75,000 to $90,000
Daniel Busch Park	Mini	LMD Zone 16	2.41	4	B	Add loop path, improve ADA accessibility, add sport court lighting and install new site furnishings.	Mid-term (6-10 years)	$300,000 to $360,000
Florence Stevens Park	Mini	LMD Zone 17	1.42	4	B	Renovate playground, rehab sport court including replacement of equipment, and addition of lighting. Add pathway lighting throughout greenway, replace site furnishings, make landscape enhancements and drought tolerant conversions, ADA barrier removal/ improvements, and enhance pedestrian crossings at street intersections.	Short-term (1-5 years)	$487,500 to $585,000
John Erb Park	Mini	LMD Zone 26	2.53	4	B	Add sport court lighting.	Mid-term (6-10 years)	$75,000 to $90,000
Jim Raymond Park	Mini	LMD Zone 30	1.49	4	B	Add lighting to basketball court.	Mid-term (6-10 years)	$75,000 to $90,000
Jack Fisher Park	Mini	LMD Zone 35	2.00	4	B	Add lighting to basketball court.	Mid-term (6-10 years)	$75,000 to $90,000
Civic Center Plaza	Special Use	General Fund	2.93	NR	B	Master Plan to provide opportunities for recreation for surrounding residential areas and for employees.	Long-term (11+ years)	$150,000 to $180,000
TOTAL SUSTAINABLE PROJECTS: $14,200,000 to $18,125,000								

Table 6-4 (continued)

Park-by-Park Improvements

PARK	PARK TYPE	MAINTENANCE FUNDING	AREA (AC)	CONDITION RATING (1-5) *	IMPROVEMENT TIER	IMPROVEMENT RECOMMENDATION	TIME FRAME	ESTIMATED COST
TIER A: CRITICAL PROJECTS (REPAIR EXISTING)								
Arnulfo Plasencia Fields	Sports Complex	General Fund	20.96	3	A	Parking lot replacement; street frontage improvements.	Mid-term (6-10 years)	$750,000 to $900,000
Gretchen Talley Park	Community	General Fund	11.24	5	A	Replace play equipment.	Mid-term (6-10 years)	$350,000 to $500,000
Veterans Park	Community	General Fund	15.80	4	A	Renovate parking lot, address ADA barriers, upgrade sport court and pathway lighting, minor renovations at sport courts and skate park, landscaping. Convert halogen lights to LED at ballfield.	Short-term (1-5 years)	$400,000 to $600,000
Marlow Brothers Park	Neighborhood	LMD Zone 26	3.87	4	A	Replace play equipment.	Mid-term (6-10 years)	$375,000 to $450,000
George Kelly Park	Mini	LMD Zone 3	0.75	2	A	Replace playground, new shaded picnic area, drought tolerant plantings, rehab sports court.	Mid-term (6-10 years)	$350,000 to $450,000
Dorlane Thrasher Park	Mini	LMD Zone 3	1.18	3	A	Turf renovation and backstop renovation.	Mid-term (6-10 years)	$22,500 to $27,000
Bailor/Hennan Park	Mini	LMD Zone 7	0.48	2	A	Replace playground, renovate shade structure, resurface basketball court.	Short-term (1-5 years)	$487,500 to $585,000
Evelyn Costa Park	Mini	LMD Zone 9	0.53	3	A	Resurface basketball court.	Mid-term (6-10 years)	$75,000 to $90,000
Dorothy Evans Park	Mini	LMD Zone 9	1.10	3	A	Resurface basketball court, replace playground, upgrade all amenities to City standards (trash bins, shade structure, tables, benches, & drinking fountain).	Mid-term (6-10 years)	$575,000 to $750,000
Golden Spike Park	Mini	LMD Zone 9	0.50	4	A	Replace play equipment.	Short-term (1-5 years)	$375,000 to $450,000
Sister Cities Park	Mini	LMD Zone 9	0.50	3	A	Replace wooden structure.	Mid-term (6-10 years)	$100,000 to $200,000
Front Street Plaza	Special Use	General Fund	2.20	NR	A	Planting renovation; add recirculating system for splash pad.	Mid-term (6-10 years)	$375,000 to $450,000
Asset Management Plan	Various	Various	NA	NA	A	Field inventory and assessment of all assets including GPS digital logging.	Short-term (1-5 years)	$200,000 to $250,000

Table 6-4 (continued)

Park-by-Park Improvements

PARK	PARK TYPE	MAINTENANCE FUNDING	AREA (AC)	CONDITION RATING (1-5) *	IMPROVEMENT TIER	IMPROVEMENT RECOMMENDATION	TIME FRAME	ESTIMATED COST
Citywide Improvements (Short-term)[A]	Various	Various	NA	NA	A	Additional Lifecycle Replacement.	Short-term (1-5 years)	$3,500,000 to $5,000,000
Citywide Improvements (Mid-term) [A]	Various	Various	NA	NA	A	Additional Lifecycle Replacement.	Mid-term (6-10 years)	$3,500,000 to $5,000,000
Citywide Improvements (Long-term) [A]	Various	Various	NA	NA	A	Additional Lifecycle Replacement.	Long-term (11+ years)	$3,500,000 to $5,000,000
TOTAL CRITICAL PROJECTS: $7,435,000 to $10,202,000								

SOURCES: WRT, 2021; PROS, 2021; CITY OF TRACY, 2021.

NOTES:

A CITYWIDE IMPROVEMENTS ARE FURNITURE, FIXTURE AND EQUIPMENT REPLACEMENT NOT SPECIFICALLY IDENTIFIED FOR INDIVIDUAL PARKS, INCLUDING BUT NOT LIMITED TO: IRRIGATION SYSTEMS, TRASH CANS, SECURITY LIGHTING, PICNIC TABLES, BENCHES, SINKS/TOILETS IN RESTROOMS, FENCING, SIGNAGE, AND DRINKING FOUNTAINS. DEPARTMENT ALSO REQUIRES $150,000 ANNUALLY FOR STAFFING TO STRATEGICALLY MANAGE PARK ASSETS.

Figure 6-1

Conceptual Design for a Mini Park (Fine Family Park)

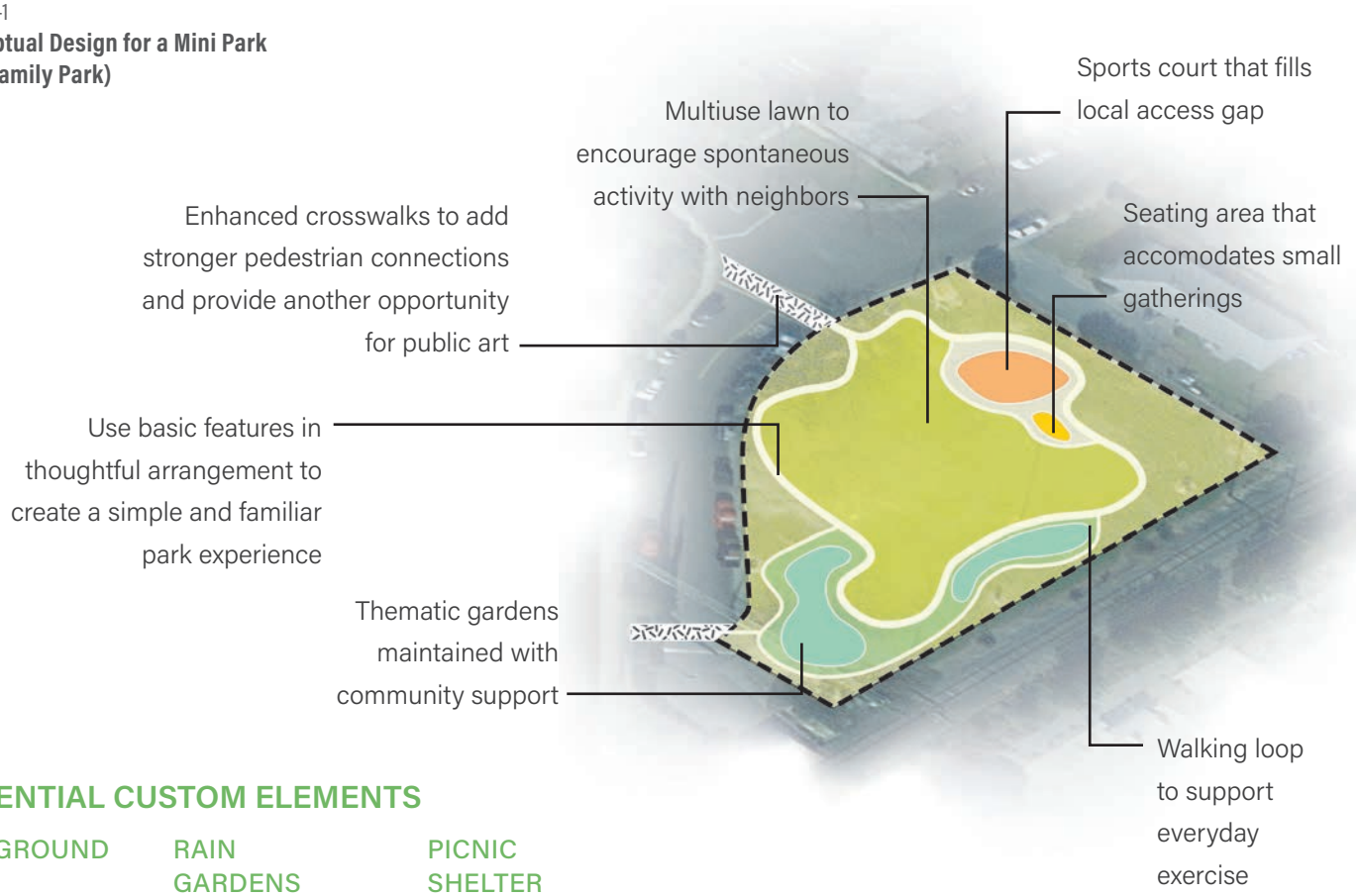
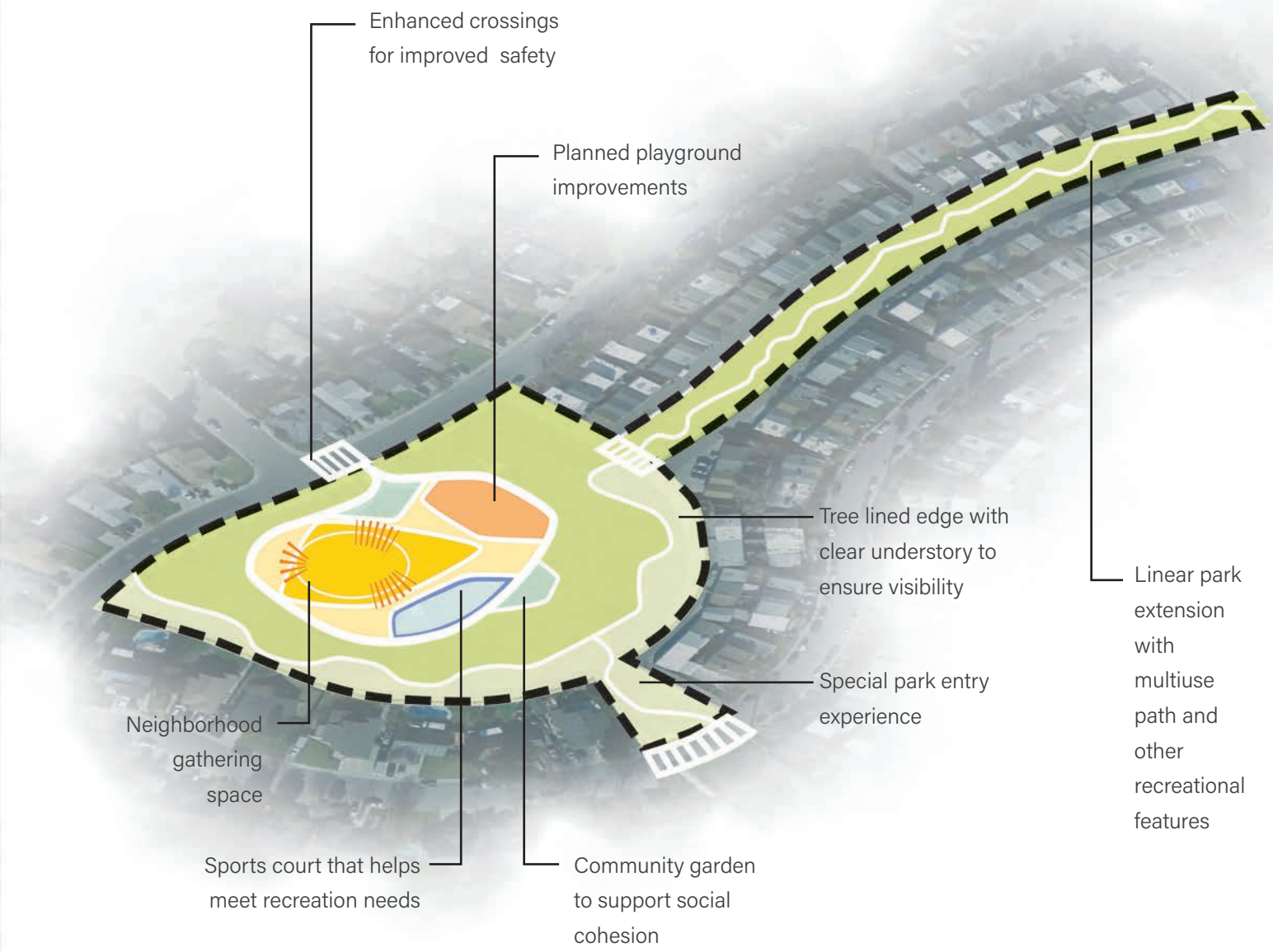


Figure 6-2
Conceptual Design for a Neighborhood Park (Alden Park)



It is a challenge to apply design standards to existing parks when we seek to adapt and update them. These diagrams show concepts for how existing parks could be adapted to embody the spirit of the Plan's goals.

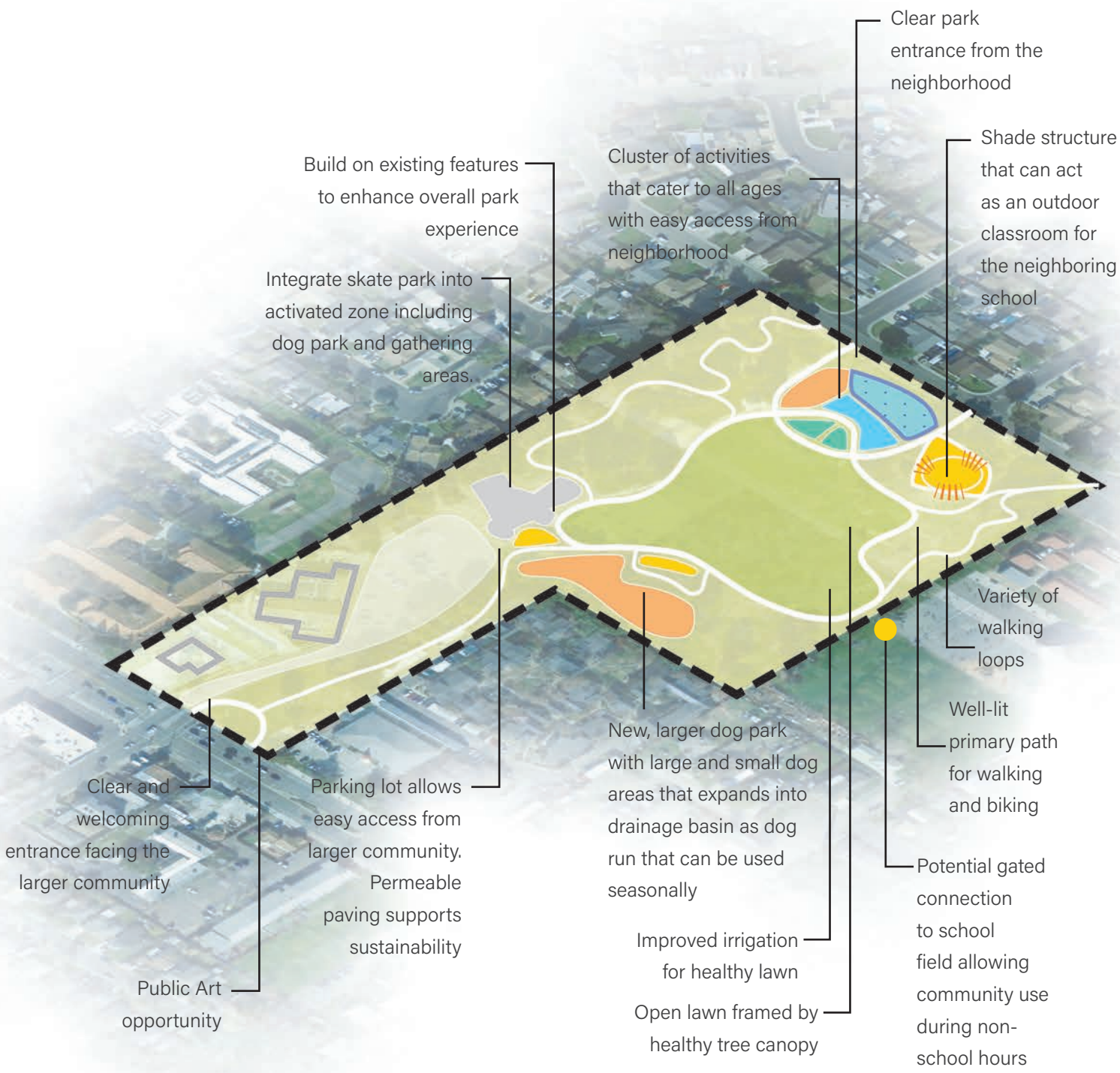
POTENTIAL SPECIAL ELEMENTS

PICKLEBALL COURT

COMMUNITY GARDEN

LARGE SHADE STRUCTURE

Figure 6-3
Conceptual Design for a Community Park (El Pescadero Park)



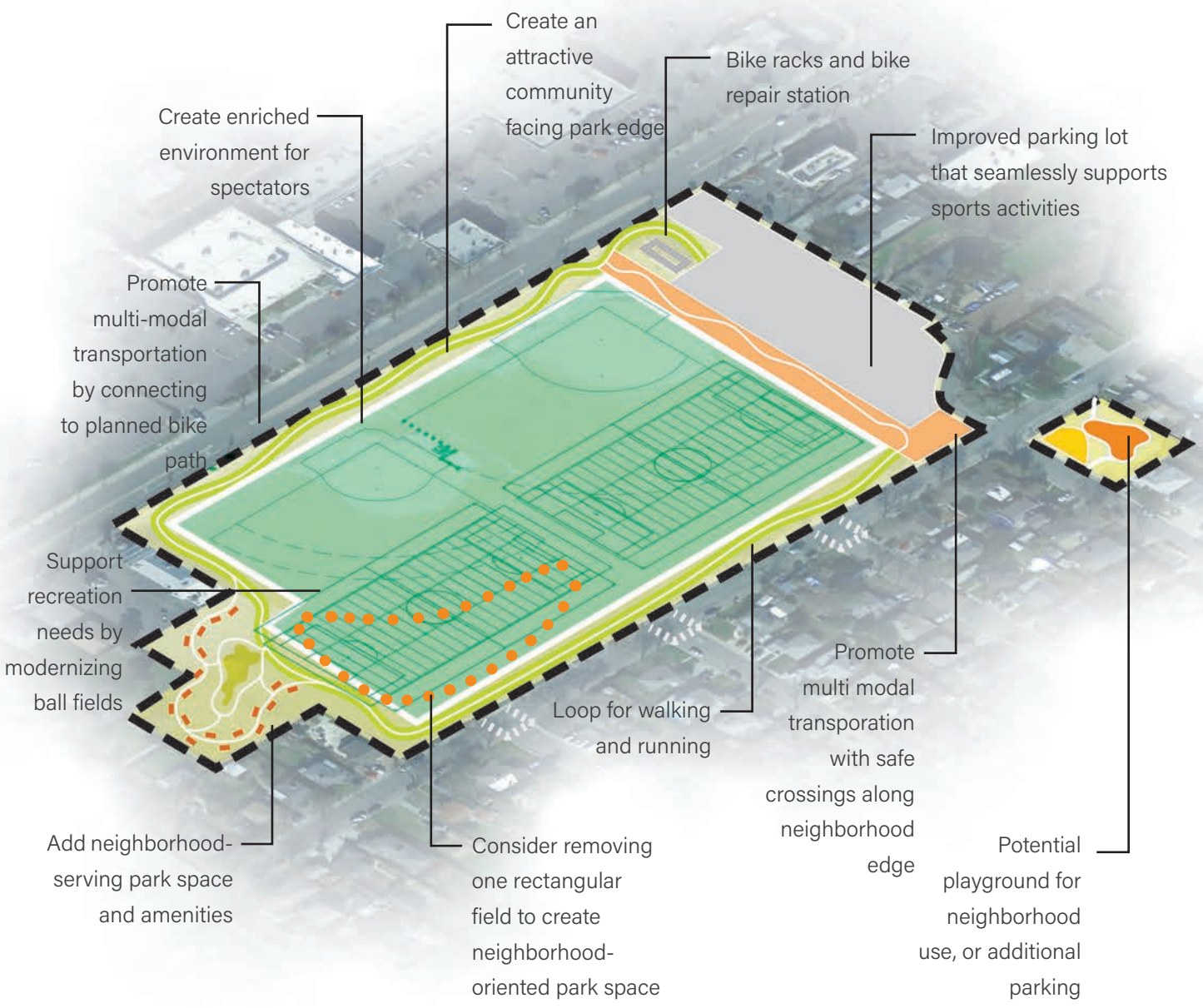
POTENTIAL SPECIAL ELEMENTS

USE OF ALTERNATIVE ENERGY SOURCES

WORKOUT STATIONS ALONG WALKING LOOP

SAND VOLLEYBALL COURT

Figure 6-4
Conceptual Design for a Sports Complex (Ritter Family Ball Park)



POTENTIAL SPECIAL ELEMENTS

SENSORY GARDEN

NEIGHBORHOOD EVENT PLAZA

NATURE PLAY IN ADJACENT LOT

BUILDING NEW PARKS

On the Drawing Board

The City of Tracy is planning the expansion of Gretchen Talley Park as a community park; the completion of Phase 1 and Phase 2 of the Legacy Fields sports complex; the creation of an Aquatics Complex; a multi-generational recreation center; and the Tracy Nature Park. These improvements would bring an additional 220 acres of park land.

The TOD Plan also provides a template for the creation of a network of plazas, paseos, and pocket parks to serve a growing and vital downtown area (see Chapter 2).

Future Development Areas

As of this writing, some 63 acres of new park land is planned as part of specific plans and development proposals for Avenues, Ellis, Hillview, Rocking Horse, Tracy Hills, and Tracy Village. Private parks are planned at Cordes Ranch. These parks are summarized in Chapter 2.

Filling Access Gaps

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

In addition to future developer-provided parks in urban infill and expansion areas, the City will pursue land acquisition and park development opportunities in areas of the City that are more than ½ mile from an existing neighborhood or community park. Future park opportunities should be sought, in particular:

- In the vicinity of Valpico Road between Tracy Boulevard and MacArthur Drive.
- In the vicinity of MacArthur Drive between Schulte and Valpico roads.
- In the vicinity of Byron and Berg roads.
- In the vicinity of Tracy Boulevard and West 6th Street.
- In the vicinity of Tracy Boulevard and Mt. Diablo Avenue.
- In Northeast Tracy in the vicinity of Grant Line Road and East Street.
- In other areas where residents are more than ½ mile from a neighborhood or community park, opportunities for new parks may be scarce. These areas should be priorities for enhancing mini parks or forging community use agreemnts for school play fields.

Funding for future parks in these areas may come from a variety of sources including future development; existing LMDs; and the General Fund. Park access gaps and neighborhood park opportunity areas are shown on Figure 3-1.

Co-Location Opportunities

The Storm Drainage Master Plan (SDMP) identifies the location of existing and proposed detention basins in Tracy. Detention basins in residential areas, especially when larger than five acres in size, 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. However, the small size will result in limited usable recreational area.

- 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.

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.

Trail Opportunities

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

The Trail Concept Plan is shown in Figure 5-3 on page 167.

RECREATION AMENITY NEEDS

This Master Plan provides new population-based standards for an array of amenities, to ensure that we are serving the recreation needs of the community. The standards are based on a range of factors, from national and regional best practices to demonstrated local demand. This section summarizes how many additional amenities of each type would be needed to meet the needs of the daytime population both today and in 2040, assuming that the parks currently being planned will have been completed.

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

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

Sports Fields

Inventory

Today, Tracy has 19 baseball/softball fields and 20 soccer fields. An additional 13 baseball/softball and seven soccer fields are planned, all as part of the Legacy Fields sports complex expansion.

Additional Need

Tracy will need an additional three baseball/softball fields beyond those planned. Additional facilities may be needed to host adult softball tournaments on a larger scale, and the City currently lacks 90' base path baseball fields. We also anticipate the need for additional facilities for cricket and lacrosse.

Sports Courts

Inventory

Today, Tracy has 36 basketball courts (half or full), 16 tennis courts, six horseshoe courts, five sand volleyball courts, and four bocce courts. Additional basketball courts (2), and tennis, horseshoe, and bocce courts (one each) are planned.

Additional Need

To meet the needs indicated by this Master Plan's standards, Tracy should focus on providing additional pickleball (14), basketball (13), and tennis courts (11). In addition, sand volleyball (4), shuffleboard (3), and bocce courts (2) are needed. The City lacks indoor recreational facilities, including basketball.

Other Recreational Facilities

Inventory

Today, Tracy's park system has some 95 playgrounds, 56 group picnic areas, nine climbing walls/rocks, six skate elements, four indoor recreation facilities, three water play areas, two roller hockey rinks, one swimming pool, and one dog park (with another on the way).

Additional Need

To meet our standards, and taking into account parks already in the planning stages, Tracy would need another 37 playgrounds, six dog parks, six group picnic shelters, five climbing walls/rocks, three community gardens, three disc golf courses, and one environmental education facility. Some of these may be privately operated and not located on City land.

See Table 4-2 on page 135 for a detailed list of recreation facility needs.

WHAT'S THE RIGHT FIT BETWEEN AMENITIES AND PARKS?

What criteria can help us place future amenities? How do we match amenities with parks? We identify the following considerations:

- Limited access to the amenity type in the part of Tracy where the park is located.
- Capacity of park site to accommodate additional amenities.
- Opportunity to enhance or activate a park site by re-envisioning with different amenities.
- Ease of access by all modes of travel, for amenities that serve the larger community.
- Larger-footprint, active recreation facilities (e.g. athletic fields) are a good fit for community parks that serve as destinations with a citywide draw.
- Smaller-footprint amenities (e.g. bocce ball) are a good fit for smaller parks.

PARKS PLANNING AND DEVELOPMENT IN TRACY

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

CITY-BUILT PARK PROJECTS

The City can build parks using various funds including fees that are collected from residential development that accumulate over time. Once funding is available, this type of City-built park will be listed as a CIP (Capital Improvement Project) in the City's annual budget. Maintenance and capital replacement funding must also be identified and secured at this time. Planning our parks from start to finish is approximately a two year process. Typically it takes a year for design and preparation of the "blue prints" and a year for construction and plant establishment. Depending on the project and issues related to it, these timelines will vary. Why is this process so long? Below is an outline of the various steps and timeline taken in planning a park.

Step 1: Public Workshops (2-3 months)

The City takes pride in being able to work closely with the neighborhoods that will use the parks. The start of the design process begins with a public workshop to introduce the proposed park design and obtain input from residents. After the plan is revised, a second workshop is held to present the master plan for review. Final revisions are made based on the input gathered at the workshop. The final conceptual plan is then

Legacy Fields Sports Complex.

published and written comments to the final master plan are accepted during the public comment period.

- Initial introduction of project to public
- Online survey to gather input / follow-up
- Final conceptual plan review and public comment

Step 2: Conceptual Plan Approval and Environmental Review (2 months)

From here, the Parks and Community Services Commission reviews, provides feedback and suggestions, and approves the plan. They then forward the plan to the City Council who reviews the master plan with an accompanying environmental document for final adoption. All construction projects, by law, require environmental clearance. This is to ensure that the surrounding environment is protected and potential impacts are identified and mitigated if required. The timing between Commission approval and Council review can vary depending on the type of environmental clearance required for the park design. Both the Commission and City Council meetings are public meetings. Anyone is welcome to attend and provide comments.

- Parks & Community Services Commission design review/ approval
- Potential environmental impacts identified
- Environmental permitting application (if required)
- City Council design review/ approval

Step 3: Design Development (3-4 months)

Once the City Council has approved the plan, construction documents are prepared. Depending on the complexity of site specific issues, the layout of the park and funding, this step can take up to 14 weeks.

- Preparation of construction plans
- Refine design and address site specific issues

Step 4: Citywide Plan Review (3-4 months)

Before the park can be bid for construction, the City-wide plan review, approval and permits are required. This process takes approximately 8 weeks.

- Construction plans submitted to all City departments
- Construction permitting

Step 5: Bid and Award of Construction Contract (1-2 months)

The City is required to bid all improvement projects over $5,000 unless a pre-qualified list of contractors is established. (In those cases, there are additional California Public Contracting Code limits to the maximum dollar value of the project.) The approved plans are bid. The review of the bids and award of the contract to the lowest responsive bidder is an action taken by the City Council.

- Advertisement of bid and bid opening
- City Council review/approval of low bid received

Step 6: Construction (8 months)

Upon City Council approval of the contract award, construction begins. Depending on the complexity of the design and the time of year, this construction period can take up to 20 weeks or more.

- Contractor on site building the park
- Time period may expand due to weather

Step 7: Establishment (3-4 months)

After construction is complete, the City requires a 90-calendar day establishment period in order to assure the long-term success of the project. This is the most difficult time of the process. The grass is green, the play structure is completed and the fences are still up. The establishment period is a time when we are literally watching the grass grow. It takes time to "toughen up" the grass so that it can handle the heavy foot traffic the City experience in its parks. Without this grow-in period, the maintenance of the new park would be extremely high and could result in failure of the turf and other plant material. Generally, City staff starts counting the establishment period days after the second mowing of the grass, however, that can depend on a wide range of other conditions. This is required to ensure that the City has a good healthy stand of grass before we begin the establishment period. The entire park or phase of work remains closed during this timeframe. Because the entire project is under contract and obligations under the contract are not complete, the contractor remains responsible for the entire site. Opening certain improvements within the project is a liability issue for the contractor and the City and therefore, must remained closed. The City thanks you for your patience during this time.

- Plant establishment / grown-in period

Average Time Required to Build a Park = 24 months +/-

Step 8: Project Dedication and Opening

After the establishment period is complete and any outstanding corrections are completed, a dedication of the park occurs. This can be timed at the very end of the establishment period or a few months after the fences are taken down. The timing of the dedication is dependent upon whether the park is named after someone, their family members or other factors.

- Grand opening – fences removed

DEVELOPER-BUILT PARK PROJECTS

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

To ensure successful, usable parks, the City will not accept for reimbursements or payment:

- Land that has any easements (underground or overhead) that precludes the City from building or using the easement space;
- Any area that useability less than 50 feet wide;
- Any grade or slope that does not allow full use and access;
- Any land or area that has hazardous or environmental limitations;
- Land that is otherwise serving a conservation purpose aside from a useable park;
- Land that could not be developed for any other purpose other than a non-useable park space.

Step 1: Project Initiation

Developer to contact Planning Division of Development Services Department as the first point of contact when planning a new housing development/project. The assigned planner will route the project to various departments/ divisions. At that time, the Parks & Recreation Department will make the determination if a park is required.

Village Green in the Ellis neighborhood.

Step 2: Master Plan and Park Naming

- After approval of a tentative map, Developer creates a conceptual plan for the park that meets City design criteria and complies with CEQA, and this Parks, Recreation and Trails Master Plan. Once the Parks & Recreation Department determines the plan substantially meets the City's criteria, Developer will be required to present the plan to the City's Parks & Community Services Commission at a public meeting for review and approval.
- Typically, it is at this time that decisions related to maintenance responsibilities and funding are determined and the preparation of a maintenance agreement between the City and Developer is initiated.
- The park will need to establish a name through the City's Park Naming Policy prior to starting construction documents.

Step 3: Construction Document Preparation

- Once a plan is approved, Developer prepares & submits 60%, 90% and 100% documents through the Engineering Division of Development Services Department
- 60% submittal is department-specific review, 90% and 100% submittals are City-wide review.
- As details of the plan are finalized, the Public Works Department works with the Developer and the Finance Department to establish estimated costs for the ongoing maintenance, operation and capital replacement of the facility. The Developer is required to join a CFD to ensure these financial obligations are met in perpetuity. (On rare occasions, such as in-fill projects, the Developer may be required to join the existing city-wide Landscape Maintenance District.)

Step 4: Plan Approval

City Engineer to notify Developer of approval.

Step 5: Park Improvement & Refund Agreement

Execute a park specific development agreement.

Step 6: Bid and Award of Construction Bid

Developer to bid project from a City pre-qualification list. Developer to review bids with City and mutually agree on the award .

Step 7: Construction

Developer to contract w/ contractor and oversee project. City to actively participate throughout construction.

Step 8: Establishment (3-4 months)

The start of the 90-day establishment period shall be mutually agreed to by developer and City.

Step 9: Project Completion

Developer and City to mutually agree. Developer to prepare deed papers.

Step 10: Project Dedication and Opening

Developer to participate with the City in the public dedication.

UNDERSTANDING THE COST OF PARKS

Capital Improvement Costs

In this section, rough order of magnitude costs for each proposed park amenity are provided, to assist the City with planning and prioritizing future park and recreation improvements. Unit cost placeholders were determined, informed by a variety of factors including past bidding history and overhead costs for Tracy. These probable costs may rise or fall based on a variety of factors, including, but not limited to, final finish selections, unique site conditions, and coordination with comprehensive park improvements. For the purposes of an "an "à la carte menu," each amenity was studied with minimum core components included, as well as allowances for soft costs and general construction preparations that would likely be needed to take a project from concept design to opening. Due to the varying scale and complexity of each amenity item, these allowances range from 10% - 50% of costs for "Permitting / Consulting" and "General Site Prep / Supervision."

"Permitting / Consulting" includes:

- Permitting fees and processing
- Consultant services and contract drawings
- Project management
- Public outreach and engagement

"General Site Prep / Supervision" includes:

- Clearing and grubbing
- Fine grading and drainage improvements
- Stormwater management (SWPPP required for projects impacting one acre or more in area)
- Site protection, fencing, security, and signage
- Mobilization and supervision
- Inspection, audits, approvals, and project closeout with as-built drawings
- Contingency

Depending on final site selection and construction climate, the following items may also add to the cost of each amenity item. The following list identifies potential exclusions, however exclusions for future project implementation are not limited to these items:

- Temporary utilities
- Permanent utility services
- Offsite improvements
- ADA access improvements
- Retaining walls
- Subgrade replacement
- Land acquisition
- Site furnishings (except where noted)
- Demolition
- Lighting and electrical
- Performance bonds
- Trees, shrubs, and groundcovers
- Maintenance and establishment
- Future capital replacement and planned renovations.

Future Cost Projections

Construction costs typically increase 4% each year.

Annual Park Operation and Maintenance Costs

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

The City will need to closely monitor resources to ensure that the assets of the park system reach the anticipated lifecycles. Maintenance funding should grow to accommodate new park amenities and development in the future. Maintenance standards and expectations are a major driver of costs.

As the system grows, the following guidelines should be utilized to

identify annual operational funding required to maintain additional park acreage:

- Community Parks: $12,000 - $16,000 per acre
- Neighborhood Parks: $16,000 - $21,000 per acre
- Mini Parks: $18,000 - $25,000 per acre
- Sports Complexes:
  - $15,000 - $20,000 per rectangular field;
  - $20,000 - $25,000 per diamond field;
  - $7,000 general acreage
- Special Use Parks: Costs varies dependent upon amenities
- Open Space: $500 - $1,000 per actively managed acre
- Greenways/Trails: $10,000 -$15,000 per acre

*Maintenance costs typically increase 2-3% annually with the cost of goods, services and labor.

Labor Hours

A second driver of establishing operational funding based on maintenance standards is quantity of labor hours required to meet the standards. The number of labor hours, on average, required to manage and maintain the parks system to the standards provided in the previous section is as follows:

- Community Parks: 200-250 annual labor hours per acre
- Neighborhood Parks: 250-300 annual labor hours per acre
- Mini Parks: 350-400 annual labor hours per acre
- Special Use Parks: Varies based on amenities

TOTAL COST OF OWNERSHIP

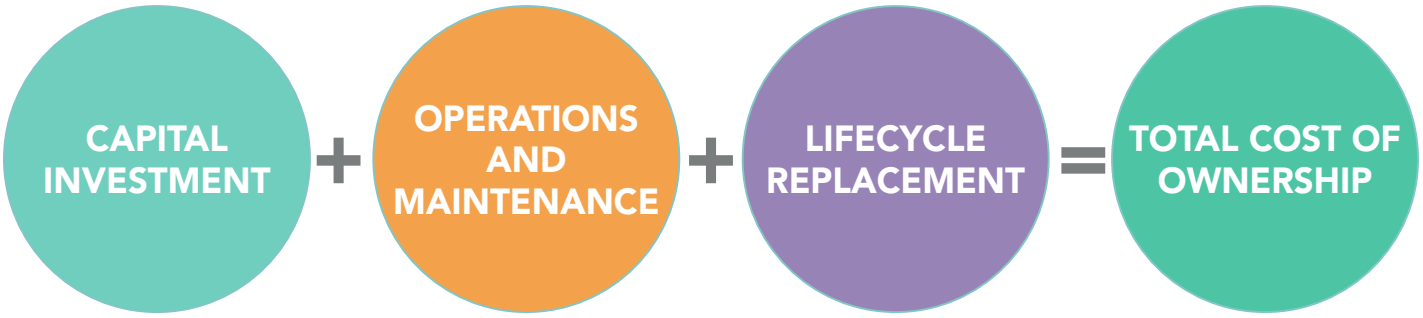


Table 6-5

Estimated Capital Improvement Costs for Typical 5-Acre Neighborhood Park

SITE FEATURE	ESTIMATED COST	DESCRIPTION
Fencing	$300,000	Access Control, 2-Rail Wood Fence, Access Control Gate, Maintenance
Playground with Shade Structure and Accessible Surfacing	$450,000	Playground equipment ages 2-5 and 6-12 with swings, and synthetic surfacing
20' x 20' Shelter	$150,000	Serves 30-32 people
Double Multipurpose Court (Lighted)	$300,000	Sports Court (basketball) with lights and bleachers
Walkway	$600,000	Concrete Walkway, 1/2 Mile x 8 ft. wide (Lighted)
Parallel Street Parking (Not Lighted)	$40,000	Unlighted Parallel Street Parking, Assumed 5 Ea.
Site Furniture	$130,000	5 park benches (5 on concrete slabs), 8 trash cans; 4 bike racks, 2 accessible picnic tables, 9 picnic tables, 3 bbq grills
Recreation Amenity Allowance	$250,000	Allowance to add amenities per community input during planning process
Landscaping, Turf and Signage	$550,000	2 acres of turf, entrance sign, rule signage, wayfinding signage
Sitework	$1,246,500	Includes temporary protection, clear and grub, clean and structural fill (1.5"), storm water allowance, drainage allowance, laser grading. Assumed at 45% of other construction costs.
Subtotal	***$4,016,500***	
Design & Planning	$401,650	Assumed at 10%
Construction Management	$401,650	Assumed at 10%
Contingency	$602,475	Assumed at 15%
Subtotal	***$1,405,775***	
Total Probable Cost (Neighborhood Park)	**$5,422,275**	**$1,084,455 per acre**

SOURCES: WRT, 2021; PROS, 2021; CITY OF TRACY, 2021.

NOTE: THE CIP COSTS IN THE TABLE ABOVE WERE ESTABLISHED IN 2021 AND SHOULD BE ADJUSTED ANNUALLY FOR INFLATION..

Table 6-6

Estimated Capital Improvement Costs for Typical 1-Mile Linear Park

SITE FEATURE	ESTIMATED COST	DESCRIPTION
Trail and Sitework	$1,200,000	Asphalt 1 mile x 12 ft. wide not lighted)
Site Furniture	$80,000	5 park benches (5 on concrete slabs), 5 trash cans; 2 bike racks
Recreation Amenity Allowance	$200,000	Allowance to add amenities per community input during planning process
Landscaping, Turf, Sitework and Signage	$1,000,000	2 acres of turf, interpretive signage, wayfinding signage, mile markers
Subtotal	*$2,480,000*	
Design & Planning	$248,000	Assumed at 10%
Construction Management	$248,000	Assumed at 10%
Contingency	$372,000	Assumed at 15%
Subtotal	*$868,000*	
Total Probable Cost (Linear Park)	**$3,348,000**	**$3,348,000 per mile**

SOURCES: WRT, 2021; PROS, 2021; CITY OF TRACY, 2021.

NOTE: THE CIP COSTS IN THE TABLE ABOVE WERE ESTABLISHED IN 2021 AND SHOULD BE ADJUSTED ANNUALLY FOR INFLATION..

Table 6-7

Estimated Capital Improvement Costs for Typical 15-Acre Community Park

SITE FEATURE	ESTIMATED COST	DESCRIPTION
Fencing	$425,000	Access Control, 2-Rail Wood Fence; Access Control Gate(s), Maintenance; Access Control Gate(s), Park Entrance-Exit, assumed 2-locations
Playground with Shade Structure and Accessible Surfacing	$600,000	"Playground equipment ages 2-5 and 6-12, with climber, swings, and synthetic surfacing"
40' x 40' Shelter	$200,000	Serves 60-75 people
One Natural Turf Multi-Use Field (Lighted)	$1,225,000	"Lighted, sand-based turf field including drainage and irrigation;"
One Double Multipurpose Court (Lighted)	$300,000	Sports Court (basketball) with lights and bleachers
Restroom/Storage Building	$1,250,000	"8-unit single occupancy restroom building, plumbing chase and storage (2,500 sq. ft.)"
Lighted Parking	$500,000	150 parking stalls (145 Std & 5 HC Accessible)
Access Road, (500'L x 25'W)	$350,000	Access Road, (500'L x 25'W)
Nature Trail	$200,000	1/2 Mile (Not Lighted); soft surface
Walkways	$1,100,000	Concrete Walkways, 1 Mile x 8 ft. wide (Lighted)
Site Furniture	$350,000	15 park benches (10 on concrete slabs), 15 trash cans; 10 bike racks, 10 accessible picnic tables, 15 picnic tables, 5 bbq grills
Recreation Amenity Allowance	$300,000	Allowance to add amenities per community input during planning process
Landscaping, Turf and Signage	$2,000,000	5 acres of turf, entrance sign, rule signage, wayfinding signage
Sitework	$3,960,000	Includes temporary protection, clear and grub, clean and structural fill (1.5"), storm water allowance, drainage allowance, laser grading. Assumed at 45% of other construction costs.
Subtotal	***$12,760,000***	
Design & Planning (10%)	$1,276,000	Assumed at 10%
Construction Management (10%)	$1,276,000	Assumed at 10%
Contingency (15%)	$1,914,000	Assumed at 15%
Subtotal	***$4,466,000***	
Total Probable Cost (Community Park)	**$17,226,000**	**$1,148,400 per acre**

SOURCES: WRT, 2021; PROS, 2021; CITY OF TRACY, 2021.

NOTE: THE CIP COSTS IN THE TABLE ABOVE WERE ESTABLISHED IN 2021 AND SHOULD BE ADJUSTED ANNUALLY FOR INFLATION..

PARK MAINTENANCE AND LIFECYCLE REPLACEMENT

Benchmark Analysis

The Consulting Team identified basic maintenance metrics to be benchmarked against comparable Parks and Recreation systems. The complexity in this analysis was ensuring direct comparison through a methodology of statistics and ratios in order to provide objective information that is relevant and accurate, as best as possible.

It must be noted that the benchmark analysis is only an indicator based on the information provided. The information sought was a combination of metrics based on jurisdiction size and park inventories. The attributes considered for selection in this benchmark study included:

- Jurisdiction population size
- Jurisdiction population density
- Jurisdiction land area size
- System focused on suburban parks and recreation service delivery

Benchmark analysis incorporates a mix of systems that are close in geographical proximity to Tracy. The benchmark includes the agencies listed in Table 6-8.

These jurisdictions, while comparable in many ways, may have differences in funding levels/mechanisms, soil types and quality, construction quality, facility/park age, groundwater level and quality, and other factors. Differences also exist in how each system collects, maintains, and reports data. These variations have an impact on the per capita and percentage allocations; hence the

overall comparison must be viewed with this in mind.

The benchmark data collection for all systems was obtained in March, 2021. Population figures used for analysis reflect data from the Environmental Systems Research Institute, as of July 1, 2020. While it is possible that there may have been changes or updates in the data provided, to ensure consistency only the original figures obtained at that time have been used in the benchmark. The goal is to evaluate how Tracy is positioned among peer agencies as it applies to the maintenance of its parks system through data that offers a view of each system's park acreage inventory.

KEY TAKEAWAYS FROM THE BENCHMARK ANALYSIS

DEVELOPED ACRES

Least developed park acres: Brentwood - 253
Most developed park acres: Livermore Area Park District - 406
Benchmark median developed park acres: 348
Tracy developed park acres: 364

DEVELOPED ACRES PER 1,000 POPULATION

Benchmark leader: Livermore Area Park District – 4.7 acres/1,000 residents
Benchmark median – 4.2 acres/1,000 residents
Benchmark bottom: Tracy – 4.1 acres/1,000 residents

MAINTENANCE EXPENDITURES PER DEVELOPED PARK ACRE

Lowest cost per acre: Lodi - $10,751
Highest cost per acre: Brentwood - $16,203
Benchmark cost per acre: $13,783
Tracy cost per acre: $12,723

Table 6-8
Benchmark Jurisdictions

AGENCY	STATE	JURISDICTION TYPE	POPULATION	JURISDICTION SIZE (SQ. MI.)	POPULATION DENSITY PER SQ.MI.
BRENTWOOD	CA	City	64,474	14.9	4,336
LIVERMORE AREA PARK DISTRICT	CA	Park District	86,699	25.2	3,440
LODI	CA	City	71,749	13.8	5,192
MANTECA	CA	City	83,028	21.4	3,880
PLEASANTON	CA	City	81,777	24.3	3,369
TRACY	**CA**	**CITY**	**94,740**	**26.0**	**3,640**

Comparison of Inventories and Operations

SYSTEM ACREAGES

This section provides a general overview of each system within the benchmark analysis. Table 6-9 describes the total developed acres and level of service (total developed park acres per 1,000 residents for each agency).

Developed Park Acres. In terms of percentage of developed acres, the benchmark agencies range from 253-406. With a developed park acreage 346, Tracy is right in line with the benchmark median of 348 developed park acres.

When comparing developed park acreage level of service to each benchmarked community, there is a very slight difference as the benchmark range is 3.7 to 4.7 developed acres per 1,000 residents. Tracy's 3.7 acres per 1,000 residents ranks at the bottom of the list, but only slightly below the benchmark median (4.2 acres per 1,000).

PARK MAINTENANCE FUNDING

This section provides an overview of the funding available for park maintenance of the benchmarked agencies. Table 6-7 describes the total parks maintenance budget for each agencies as well as the appropriated expenditure on a per acre basis.

Total Annual Maintenance Budget. In terms of annual park maintenance budget, the benchmark agencies range from $3.945M to $6.74M. With an annual park maintenance budget of $4.4M, Tracy is below the benchmark median of $5.19M.

Maintenance Expense per Acre. When comparing the cost per acre of each benchmarked community, there is a significant difference as the benchmark range is $10,751 to $26,658 expended per acre of developed park. Tracy's $12,773 cost per acre ranks second lowest and below the benchmark median ($15,525 per acre). Tracy would need an additional $2,752 per acre in annual funding (approximately $950,000) to be in line with the benchmark median.

Park Maintenance Standards

Regular maintenance requires unit-based quantification for most major resource requirements and provides the methods for projecting future resource needs. The City's maintenance efforts are expansive and address diverse aspects of maintaining high-quality facilities, amenities, and infrastructure to preserve the integrity of public assets and their meaningful use. The prevailing objectives of a standards based park maintenance program are presented below but not in order of importance:

- Maintain and improve the sites, grounds, facilities, and structures of the City Parks and Recreation system to provide optimal and enjoyable use.
- Provide landscaping and general maintenance for a multitude of City amenities, including but not limited to, landscaped beds and turf, urban open spaces, urban forests, and selected City park buildings and structures.

Table 6-9
Benchmark Comparisons

AGENCY	TOTAL DEVELOPED ACRES	TOTAL DEVELOPED ACRES PER 1,000 POPULATION	TOTAL ANNUAL MAINTENANCE BUDGET	MAINTENANCE EXPENSE PER ACRE
BRENTWOOD	253	3.9	$6,735,786	$26,658
LIVERMORE AREA PARK DISTRICT	406	4.7	$5,883,919	$14,492
LODI	367	4.2	$3,945,470	$10,751
MANTECA	382	4.6	$5,225,937	$13,676
PLEASANTON	335	4.1	$4,975,232	$14,851
TRACY	**346**	**3.7**	**$4,401,229**	**$12,723**

- Be responsive to maintenance needs of the City's open-space tracts. Particular attention must be paid to access points, trail repair, erosion control, and trash removal.
- Protect and preserve the value of City assets so that long-term maintenance costs are minimal due to extending the service life of those assets.

Many of the objectives assigned to the Park's maintenance teams go beyond the traditional responsibilities of park maintenance employees.

It is recommended that all park maintenance agencies adopt a system of grounds maintenance levels wherein functions are organized into a tiered structure with three different levels of service. These levels are referred to as maintenance modes, and each has a unique standard that dictates routine maintenance tasks and their frequency. The appropriate maintenance mode is assigned to each park or site, which creates a framework for organizing and scheduling tasks and responsibilities at each location. A description of each of the maintenance modes is provided below:

Maintenance Mode/Level 1 (Mode/Level 1) applies to parks or sites that require the greatest level of maintenance standard or the highest level of use in the system. These parks or sites are often revenue producing facilities, such as a sports complex, where the quality and level of maintenance has a direct impact on the park facility's ability to maximize revenue generation.

Maintenance Mode/Level 2 (Mode/Level 2) applies to parks or sites that require a moderate level of effort and maintenance standards in the system. These include developed and undeveloped parks with amenities that are heavily used such as community, neighborhood, and mini parks, and special-use facilities found in the Tracy Parks system.

Maintenance Mode/Level 3 (Mode/Level 3) applies to parks or sites that require a nominal level of effort and maintenance standards in the system. These generally include undeveloped parks with minimal amenities such as natural areas.

Parks Maintenance Key Findings

MAINTENANCE MANAGEMENT PLAN/STANDARDS

Through the review of data and workshops with staff, the Consulting team determined that the City's parks and landscape operations divisions (GF/LMD/CFD) operate within the maintenance modes identified above. Tracy's maintenance operations also intuitively follow a set of routine parks and grounds maintenance standards with task, frequency and season of year for each of their four functional work areas, however, a formalized, documented, detailed maintenance management plan for work performed by City staff does not exist for all facility types.. Formalized standards are provided for third party contractors that manage and maintain the CFD and LMD parks and landscaped areas as defined in the scope of work.

A formalized maintenance management plan includes not only maintenance modes and standards for each park but also tracks the performance of the work against a set of defined outcomes as well as the costs expended to achieve each outcome. A maintenance management plan is typically memorialized within a work order management system.

WORK ORDER MANAGEMENT SYSTEM

Tracy's operational divisions utilize the Government Outreach work request system to gather and track customer service requests. The City has been developing its own daily task tracking and GIS-based work order system over the past 18 months. A fully functional CMMS that is user friendly for all field staff and tied directly to GIS/ESRI is critical to long-term success.

COST OF SERVICE/THIRD PARTY CONTRACTING OF SERVICES

Given the varying cycles of the economy, it is imperative that the division continually evaluates the capacity and cost of service in the private sector so that operational performance can be continually evaluated and benchmarked against the private sector and other agencies.

Maintenance Actions

IMPLEMENT WORK ORDER MANAGEMENT SYSTEM

A work order system should be used to track lifecycle maintenance requirements that are tied to weekly and monthly work orders. This will help the staff to stay ahead of preventative maintenance and limit breakdowns. Further, utilizing the system will provide staff the necessary "actual cost" data for work being performed. The typical components of a work order management system are as follows:

Schedule Work Activities. Detailed framework for asset management by incorporating GIS into the asset repository. Allows for grouping of assets by location, type, age, or other key parameters. These groupings can then be used to create maintenance activities such as preventive work, reactive work, tests, or inspections.

Mapping Tools. ArcGIS maps are an integral part of the work management process. This allows for the creation of map visualizations of database queries including open work orders, service requests, or work orders of a specific type and assignment. These tools empower both management and staff to interact with asset data.

Data Mobility. A variety of tools to help maintenance staff access and update valuable information while in the field. The system should have ease of use in the field.

Asset Management. Track work performed on any asset at any given time throughout its lifecycle. Users can easily search for active work orders and view them dynamically on the GIS map, track overdue work orders and monitor work associated with a specific task, contractor, or project.

COST OF SERVICE/SYSTEMIC APPROACH TO CONTRACTING SERVICES

Through the development of management processes, Tracy parks and landscape maintenance operations should begin to track unit activity costs through the implementation of a work order management system and in turn, analyze the unit cost to perform work internally and through contracts.

UPDATE WORK PLANS BASED ON MAINTENANCE STANDARDS

Maintenance standards are based on a tiered structure with three different maintenance modes or levels of service (see pages 206-7). For each level of service, maintenance tasks and frequencies should follow best practices as established by the National Recreation and Park Association. *Department personnel should refer to the Excel spreadsheet of maintenance standards provided as part of the Master Plan Update process.*

PLEASE NOTE: The best practice maintenance standards may differ from current City of Tracy park maintenance practices and may include standards for assets that are currently not a part of the City's park system, but might be in the future. The City will update and continue to customize the standards based on the park and recreation values of residents and need to be adopted and implemented by staff and followed regardless of whether work is performed by City staff or third-party contractors.

Lifecycle Replacement

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

Tracy parks and landscape maintenance operations will need to closely monitor the assets of the park system throughout their lifecycle to ensure the safety of park patrons. It is highly recommended that assets be replaced to ensure efficient and effective utilization of operational dollars.

CREATE ASSET MANAGEMENT PLAN

The City will create an Asset Management Plan that starts with a field inventory and assessment of park fixtures and amenities.

The lifecycle replacement schedule found on the following page should be utilized as a guide for the creation of an asset management system that will guide future actions. Unit costs are also provided (in 2020 dollars).

Table 6-10
Lifecycle Replacement Schedule

AMENITIES	UNIT	SUGGESTED LIFECYCLE (IN YEARS)	AVERAGE REPLACEMENT COST (PER UNIT)	NOTES
Aquatic Center	SF	25 to 35	$500 to $700	Dependent upon type of pool
Recreation Building	SF	40 to 50	$500 to $600	
Athletic Field Lighting for Baseball/ Softball Field	EA	20 to 30	$500,000 to $750,000	To retrofit to LED, cost is $500 more per bulb
Athletic Field Lighting for Multi-Purpose (Soccer) Field	EA	20 to 30	$500,000 to $1,000,000	To retrofit to LED, cost is $500 more per bulb
Basketball - Full Outdoor Court (Lighted)	EA	20 to 30	$100,000 to $150,000	
Basketball - Full Outdoor Court (Lighted)	EA	20 to 30	$60,000 to $75,000	
BBQ Grill	EA	10 to 15	$500 to $1,500	
Bench	EA	10 to 15	$2,500 to $3,000	Metal with powder coating
Bike Rack	EA	10 to 15	$500 to $1,500	Metal with powder coating
Bocce Ball Court	EA	10 to 15	$30,000 to $60,000	12' x 60' court
Concession Stand	SF	20 to 30	$400 to $600	per square foot cost
Disc Golf Hole	EA	10 to 20	$1,000 to $2,000	Per hole cost
Dog Park (Lighted)	AC	20 to 30	$70,000 to $150,000	Lighting is for security (low-level); does not include furniture
Drinking Fountain	EA	10 to 15	$12,000 to $15,000	
Emergency Phone	EA	10 to 15	$1,800 to $3,500	Assumes replacement of public phone with emergency phone
Fencing	LF	20 to 30	$25 to $40	Assumes vinyl coating
Fit Course	Course	10 to 15	$1,500 to $2,500	Assumes cost of single piece of equipment
Fire Pit	EA	10 to 15	$250 to $2,000	
Flag Pole	EA	25 to 35	$3,500 to $5,000	
Fountain	EA	20 to 30	$2,500 to $25,000	Highly dependent upon complexity and size of fountain
Gardens	SF	20 to 30	$5 to $10	Dependent upon type of garden
Gate (Park Entrance)	EA	20 to 30	$3,500 to $5,000	Assumes double swing gates
Horseshoe Pit	EA	20 to 30	$10,000 to $16,000	Rebuild New
In-Line Hockey (Lighted)	EA	20 to 30	$100,000 to $150,000	
In-Line Hockey (Not Lighted)	EA	20 to 30	$20,000 to $40,000	

SOURCES: PROS, 2021; CITY OF TRACY, 2021.

NOTES:
1. COST ESTIMATES DO NOT INCLUDE DEMOLITION OF EXISTING INFRASTRUCTURE.
2. COST ESTIMATES DO NOT INCLUDE DESIGN OR OTHER SOFT COSTS.
3. THE REPLACEMENT COSTS LISTED IN THIS TABLE WERE ESTABLISHED IN 2021 AND SHOULD BE ADJUSTED ANNUALLY FOR INFLATION.

TABLE CONTINUES ON NEXT PAGE

Table 6-8 (continued)
Lifecycle Replacement Schedule

AMENITIES	UNIT	SUGGESTED LIFECYCLE (IN YEARS)	AVERAGE REPLACEMENT COST (PER UNIT)	NOTES
Lake	AC	25 to 50	$500,000 to $1,000,000	Assumes renovation
Parking Space	EA	15 to 25	$10,000 to $15,000	
Pedestrian Bridge	LF	30 to 50	$1,000 to $2,500	Highly dependent upon complexity of the crossing
Pickleball Court (lighted)	EA	20 to 30	$100,000 to $200,000	Assumes 4 courts (equivalent of 1 tennis court)
Pickleball Court (not lighted)	EA	20 to 30	$100,000 to $150,000	Assumes 4 courts (equivalent of 1 tennis court)
Picnic Tables	EA	10 to 15	$3,000 to $5,000	
Playground (Shaded)	EA	15 to 20	$300,000 to $1,000,000	2-5 year old and 5-12 year old components
Ramada/Shelter 10 x 10	EA	25 to 35	$100,000 to $200,000	
Ramada/Shelter 20 x 20	EA	25 to 35	$250,000 to $500,000	
Restroom	EA	20 to 30	$350,000 to $500,000	
Scoreboard	EA	10 to 15	$55,000 to $75,000	Digital on pedestal
Shade Canopy (separate from Playgrounds)	EA	10 to 15	$30,000 to $100,000	Fabric shade sail
Shuffleboard Court	EA	20 to 30	$12,000 to $18,000	
Signage (Monument-Park Name)	EA	20 to 30	$10,000 to $20,000	Low end: neighborhood park. High end: community park
Signage (Rules & Reg)	EA	10 to 15	$500 to $1,500	
Skate Park above ground	SF	10 to 15	$40 to $75	
Skate Park in-ground	SF	20 to 30	$300 to $750	
Tennis Court (lighted)	EA	20 to 30	$100,000 to $200,000	
Tennis Court (not lighted)		20 to 30	$100,000 to $150,000	
Trail (Decomposed Granite)	LF	20 to 30	$7 to $15	
Trail (Paved)	LF	20 to 30	$25 to $40	Assumes concrete surface
Trash (Receptacle)	EA	10 to 15	$1,000 to $2,500	
Volleyball Court (Sand, lighted)		20 to 30	$50,000 to $75,000	
Volleyball Court (Sand, not lighted)	EA	20 to 30	$15,000 to $25,000	
Walkways	LF	20 to 30	$15 to $35	Assumes concrete

SOURCES: PROS, 2021; CITY OF TRACY, 2021.

NOTES:
1. COST ESTIMATES DO NOT INCLUDE DEMOLITION OF EXISTING INFRASTRUCTURE.
2. COST ESTIMATES DO NOT INCLUDE DESIGN OR OTHER SOFT COSTS.
3. THE REPLACEMENT COSTS LISTED IN THIS TABLE WERE ESTABLISHED IN 2021 AND SHOULD BE ADJUSTED ANNUALLY FOR INFLATION.

FUNDING STRATEGY

Parks and recreation facilities serve many essential functions. They build community and a sense of place. They provide an affordable source of recreation provide opportunities for people to improve their health. They improve property values and encourage investment, and bring myriad environmental benefits.

This section covers various mechanisms for funding the construction and acquisition of new park facilities as well as the continued operation and maintenance of existing facilities and recreational programs.

Capital Financing

The City of Tracy is making use of multiple funding strategies as part of its 2021-22 CIP to raise capital for construction, acquisition and reimbursement of improvements, and will continue to do so in the years ahead. These include the following.

General Obligation Bonds

A General Obligation Bond, or GO Bond, is a municipal bond backed by the full credit and taxing power of the issuing agency which is paid off by an increase in the ad valorem property tax rather than the revenue from a specific project or tax. GO Bonds require a two-thirds approval of the voters voting in the election and can be used only for infrastructure, not ongoing services.

Limited Obligation Bonds

Limited Obligation Bonds are secured by a particular revenue source, often a special financing district (more on this later). A Limited Obligation Bond is not backed by the full credit and taxing power of the issuing agency, therefore, In the event the collections are not sufficient to pay debt service on Limited Obligation Bonds, the issuer is under no obligation to use other funds to satisfy that obligation. The authority to issue the bonds is typically part of the approval process for the revenue source. The revenue source will likely require approval of either voters or property owners.

The City currently uses limited obligation bonds in association with Assessment Districts.

Revenue Bonds

A Revenue Bond is a type of limited obligation bond supported by the revenues from a specific source, such as water rates. A Revenue Bond is not backed by the full credit and taxing power of the issuing agency, therefore, in the event the specific revenue source collections are not sufficient to pay debt service on the Revenue Bonds, the issuer is under no obligation to use other funds to satisfy that obligation. While the specific revenue source may require voter, property owner or rate payer approval, the issuance of the Revenue Bonds does not require separate approval.

The City currently uses many different types of revenue bonds, such as lease, water, wastewater, sewer, community development and JPA bonds.

Pay-As-You-Go

Pay-As-You-Go is a manner of paying for capital projects with existing funds. Pay-As-You-Go allows future funds to remain available for other uses as they are not encumbered by debt service payments.

In Tracy, the **General Fund** is an important source for capital improvements in parks, programmed through the annual budget and CIP process.

Measure V, the half-cent sales tax passed by Tracy voters in 2016, is another critical source of funding for parks projects, providing $10 to $14 million annually so far.

Dedication or "Fee-in-Lieu-Of"

As part of the land development process, the City may require the developer to dedicate land for public parks and recreation purposes. The City may also give developers the

option to instead pay a fee, or "fee-in-lieu-of dedication," to be used for providing park facilities, constructing recreation facilities, or privately reserving land for park and recreation purposes.

In California, the Quimby Act provides a mechanism for requiring new residential development to provide park facilities for the residents of a new development. Under the Quimby Act, a City can require a developer to dedicate land or pay in-lieu fees to provide park facilities for a new subdivision. The dedication of land or the payment of fees is imposed as a condition of approval for the subdivision. Park facilities funded under the Quimby Act do not have to be located within the subdivision that is providing the land or fee, but there must be a reasonable relationship between the subdivision and the park facilities as well as a reasonable likelihood that the residents of the subdivision will use the facilities.

Development Impact Fees

In addition to the Quimby Act, the City may condition development approvals on payment of "development impact fees" (also referred to as "developer fees") under the Mitigation Fee Act, and use those fees to fund parks and recreation facilities serving the new development. Under the Mitigation Fee Act, a developer may be required to pay fees to offset the impact of a new development on "public facilities," which include parks. Development impact fees may be used to install or refurbish parks, but they typically cannot be used to fund maintenance or operations (there are limited exceptions).

The City currently uses development impact fees to collect funds for infrastructure necessitated by new development. Recent projects funded using development impact fees include the widening of Corral Hollow Road between Parkside Drive and Linne Road and the recycled water project at the City's Wastewater Treatment Plant.

Tracy's most current impact fee schedule can be found on the City's website.

Public Private Partnership (P3) and Other Partnerships

A Public Private Partnership, or P3, is a cooperative arrangement between the City and a private sector company that can be used to finance and build infrastructure projects. Financing generally comes from the private sector, but requires some form of payment over time from either the City or the project's users. Risks are distributed to the partners.

Another type of cooperative partnership is an agreement with a land trust. A land trust is typically a charitable organization that acquires land or conservation easements to achieve one or more conservation purposes. The conservation purposes may include protecting natural habitat, water quality, or scenic views; ensuring that the land is always available for farming, forestry, or outdoor recreational use; or protecting other values provided by open land. Land trusts work cooperatively with landowners to complete real estate transactions, sometimes purchasing property interests and sometimes accepting donations of those interests. Land trusts also work to ensure that land previously acquired or placed under easement is properly conserved. They seek to bring lasting conservation benefits—permanent improvements—to communities.

There are a multitude of non-profit and charitable organizations working both locally and globally to conserve open space lands and opportunity exists to partner with these organizations. The Nature Conservancy, Natural Resources Defense Council, and the Sierra Club Foundation are several nationally recognized conservation organizations.

Grants

Grants are available at the local, state and federal level depending upon the type of financing request. Grants do not typically have to be repaid and can be an excellent way to fund specific facility and project needs. Each grant opportunity will have different requirements and while certain grants will require matching funds, others will not.

California's Statewide Park Program, funded by Proposition 68 in 2018, has provided four rounds of grant funding as of 2021, funding new and enhanced parks across the State.

Land and Water Conservation Fund (LWCF) grants provide funding for the acquisition or development of

land to create new outdoor recreation opportunities for the health and wellness of Californians.

Caltrans' Sustainable Transportation planning grants and Active Transportation Program (ATP) are focused on improving bicycle and pedestrian access and infrastructure, including trails.

Cal Fire offers urban forestry grants aimed at reducing greenhouse gas emissions and improving air quality.

The Office of Grants and Local Services (OGALS) develops grant programs that provide funding for local, state, and nonprofit organization projects.

The **National Park Service (NPS)** offers a variety of grant opportunities for park restoration, maintenance and development.

Congress established the **Community Development Block Grant (CDBG)** Programs under Title 1 of the Housing and Community Development Act of 1974 ("Act"). The CDBG programs provide federal grants to cities and counties to develop "viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income." CDBG funds may be used to support a wide variety of activities, including upgrades to parks in low-income census tracts.

The **Federal Emergency Management Agency (FEMA)** offers non-disaster grants. Examples might include grants to fund tree

The City of Tracy is planning for the expansion of Gretchen Talley Park. Pay-as-You-Go funding, augmented by Measure V, makes this project possible.

thinning in areas prone to fires, or replanting grants to promote tree canopy biodiversity and reforestation.

The **National Recreation and Park Association (NRPA)** periodically offers competitive grants available for park and recreation agencies.

There are numerous other **private, public and corporate foundations** that fund parks. Fundsnet Services Online (fundsnetservices.com) is a good place to begin researching foundation grants. The site operates as a searchable database of foundation grant opportunities around the country.

Tax Increment Financing

Tax Increment Financing was used routinely via redevelopment agencies, however redevelopment agencies were officially dissolved in 2012. There are other ways to access Tax Increment Financing through Infrastructure Financing Districts or Enhanced Infrastructure Financing Districts (EIFDs), though these tools are not as flexible.

EIFDs were introduced by the California Legislature in 2014-2015, enabling a new model for financing infrastructure and economic development in California. The statutes authorize creation of districts by a local city or county. Special districts may participate. EIFDs focus on infrastructure and public/private transactions.

Maintenance and Operations Funding

Special Financing Districts

Special financing districts are a central component of parks maintenance in Tracy.

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS

The Landscaping and Lighting Act of 1972 allows governmental agencies to form Landscaping and Lighting Assessment Districts (LLADs), also known as Landscape Maintenance Districts (LMDs) to fund the installation and annual maintenance of landscaping, public lighting, sidewalks, curbs, gutters, park or recreational improvements. In addition, an LMD may fund the acquisition of land for park, recreational, or open-space purposes. Bonds may be used for capital financing, but this is not common.

In order to form an LMD, the City must conduct a study, prepare an engineer's report and propose the formation of a district and the levy of assessments. Affected property owners are then notified and a public hearing is held. In order to approve the district, a vote of affected property owners through an assessment balloting procedure is required. Once approved, assessments are placed on property tax bills each year to pay for the improvements and services.

The City of Tracy has established many LMDs to provide landscape maintenance services in specific areas of the City. Most properties in Tracy constructed after 1985 are subject to a special annual charge for park and landscape maintenance. Parks in these areas are maintained using funds from these districts.

These LMDs were each established with different levels of funding support, which has resulted in uneven resources avaialble for maintenance across Tracy--an issue which the City is actively addressing. The Master Plan has set us up for success in tackling park needs in LMDs by establishing an understanding of improvement needs and associated costs.

COMMUNITY FACILITIES DISTRICTS

A Community Facilities District ("CFD") is formed pursuant to the Mello-Roos Community Facilities Act of 1982 ("CFD Act"), commencing with Section 53311 of the California Government Code.

A CFD special tax may fund a variety of capital improvements and infrastructure, as well as a range of services including recreation program services, maintenance and lighting of parks, parkways, streets, roads and open space, flood and storm protection services, and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the local City or by another local City.

The successful establishment of a CFD requires approval of two-thirds of the registered voters voting in the election. Each voter has one vote regardless of their weighted share of

the proposed CFD special tax levy. In the event there are no registered voters (i.e. vacant land), the vote is by landowners based on acreage of taxable parcels.

There is flexibility in the formula used to calculate the annual special tax levy, which is referred to as the Rate and Method of Apportionment of Special Tax (RMA). The RMA may be as complex as needed to account for any unique property characteristics or development stages. CFD special tax rates can be based upon any number of parcel characteristics such as development, parcel classification, building square footage, or parcel size.

The City administers a variety of CFDs. There is also a Citywide CFD established to mitigate the costs associated with the Police and Public Works service demands associated with new development.

1911/1913/1915 ACT ASSESSMENT DISTRICTS

Pursuant to the Improvement Act of 1911 and the Municipal Improvement Act of 1913, assessment districts are authorized for establishment to finance infrastructure needs that include the following:

- Public works and infrastructure
- Utility infrastructure
- Real property acquisition
- Payment of existing special assessment liens

In order to form a 1913/1915 Act District, the City must conduct a study, prepare an engineer's report and propose the formation of a district and the levy of assessments. The engineer's report must separate the general and special benefit and assessments may only be collected for the special benefit portion. Affected property owners are then notified and a public hearing is held. In order to approve the district, a vote of affected property owners through an assessment balloting procedure is required. Once approved, assessments are placed on property tax bills each year to pay for the improvements and services.

The Improvement Bond Act of 1915 is normally used in combination with one of the above acts to issue bonds to finance the improvements. When bonds are issued, installments will be charged annually until the bonds are paid in full.

The City has several such assessment districts in place with associated limited obligation bonds. The requirement to separate general from special benefit and only assess for the special benefit makes these less flexible that other mechanisms.

User Fees

Most parks and recreation departments establish user fees in an effort to recover program costs through recreation revenues. The City currently charges facility use fees for the parks, sports facilities and picnic areas. Those fees will be reviewed and updated to ensure that charges are fair, sufficiently cover all costs, and are equitable for the use of facilities, equipment, and participation in programs.

Property Related Fee

Property Related Fees are charges to property for service provided. The service must be immediately available and an analysis must be completed to show the fee does not exceed the proportional cost of service. Property Related Fees are approved through a process that includes a public hearing and either a two-thirds vote of registered voters or a majority protest ballot proceeding.

Special Assessments

Also known as a "Special Benefit Assessment", this is a financial charge levied against a parcel of land for the Benefit that is generated by the underlying public service or improvement project. By law, benefit assessments cannot be based on the value of property. Instead, each district establishes a benefit formula and each parcel in the service area is assessed according to the benefit it receives from the services and improvements. The governing body of the entity levying the assessment must make a finding of Special Benefit in order to validate this process. The assessment amount is limited to the value of the improvement or service provided to each assessed property.

Special Assessments are approved by a protest ballot proceeding. Each property owner's ballot is weighted by the amount of the assessment assigned to that owner's property. Of the property owner ballots returned, if a majority of the ballots oppose the assessment, a majority protest exists and the assessment may not

be imposed.

Special Property Taxes

A special tax is a financial charge imposed for a specific purpose. The tax amount is calculated via some type of special tax formula and is levied annually on property for a defined period of years. The Tax measures require a two-thirds majority of voters, but have the most flexibility. If there is widespread community support, a special tax can be a reliable, durable, and flexible source of revenue for parks funding.

The amount of the special tax is not limited to the relative benefit it provides to property owners or taxpayers. Typically, they are levied on a per parcel basis either according to the square footage of the parcel or on a flat charge, although the law usually provides flexibility to levy the special tax on any "reasonable basis". However, Special Taxes cannot be imposed on an ad valorem (property value) basis.

Parcel Tax

A special tax created pursuant to California Government Code Section 50075 is also referred to as a "Parcel Tax." The City may create a Parcel Tax which does not exceed the reasonable cost of the improvements or provision of service to be levied against all taxable property within the District.

A Parcel Tax may be levied to pay for any legitimate government purpose. While the Parcel Tax code itself does not allow for bond issuance, Revenue Bonds may be issued that use the Parcel Tax as the stream of revenue securing the bonds.

There is flexibility in the formula used to levy a Parcel Tax and property owned by a public entity, or other non-taxable property, is generally exempt, presuming the property is being used for its governmental purpose.

The successful creation of a Parcel Tax requires the approval of two-thirds of the registered voters voting in the election. Each registered voter has one vote regardless of their weighted share of the proposed special tax levy. Unlike the CFD special tax, a Parcel Tax created pursuant to Government Code Section 50075 does not require the recordation of continuing lien against the property.

Funding Strategy Summary

As this section illustrates, there are a variety of financing mechanisms available to fund the ongoing maintenance, operations and improvements of Tracy's parks, recreation facilities and trails. The type of financing mechanism or mechanisms needed will depend on the types of facilities and improvements to be constructed and maintained.

The pattern, timing, and predictability of expenses will also affect the choice of revenue mechanism(s). Initial considerations should include whether a one-time expenditure is required, pay-as-you-go costs are preferable, or if both components are needed. For example, at one end of this continuum is a large infrastructure outlay for sports park improvements. This is clearly a one-time expenditure that likely will require bonds and a longer-term payback period. At the other end of the continuum is maintenance of parks. These activities require ongoing revenues that increase over time to keep up with inflation. In the middle of the spectrum could be a project that requires some maintenance and significant outlays for replacement costs during the life of the facilities.

The City will continue to explore the best funding strategies to address ongoing needs and achieve the Plan's vision over time.

MONITORING OUR PROGRESS

The Parks, Recreation and Trails Master Plan will be evaluated and updated on a yearly basis. This will involve an annual review with the Parks Commission, with updates on new parks and park improvement projects; recreation programming and attendance; and trail system development.

City and developer inititatives and outcomes as they relate to parks and recreation will be evaluated based on the goals and policies established in this Plan. The City's approach will be adjusted, as needed, to more successfully achieve the Plan's vision.

The review will also give Staff and the Commission an opportunity to revisit goals and policies, allowing for change. Revisions may be added as appendices.

This will ensure the Plan is not collecting dust on the shelf but is being actively used, and allows the City to keep the Plan up to date, reducing the burden on future Updates.

Veterans Park

APPENDIX

APPENDIX A

CITY COUNCIL

RESOLUTION