

# NOTICE OF SPECIAL MEETING

Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

**Date/Time:** **Tuesday, September 6, 2016, 5:00 p.m.**  
(or as soon thereafter as possible)

**Location:** **Council Chambers, City Hall**  
**333 Civic Center Plaza, Tracy**

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. Items from the Audience - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2015-052 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member to sponsor the item for discussion at a future meeting.*
4. CITY COUNCIL WORKSHOP REGARDING DESIGN GUIDELINES AND DEVELOPMENT PROCESSES FOR NEW DEVELOPMENT AND CITY PROJECTS
5. Adjournment



---

Mayor

## **September 1, 2016**

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

September 6, 2016

## AGENDA ITEM 4

### REQUEST

#### **CITY COUNCIL WORKSHOP REGARDING DESIGN GUIDELINES AND DEVELOPMENT PROCESSES FOR NEW DEVELOPMENT AND CITY PROJECTS**

### EXECUTIVE SUMMARY

This agenda item is a workshop to discuss the City's various design guidelines and development processes (City Standards) and evaluate them for potential future updates or revisions. This workshop is at the request of the City Council and is intended to allow wide-ranging discussion and direction related to guidelines and processes for public projects and private development applications.

### DISCUSSION

The City has numerous design guidelines and approval processes that span a wide range of City projects and private property development. While all proposed development in Tracy is evaluated against the General Plan, Tracy Municipal Code, applicable state and federal regulations, including but not limited to Building and Fire Codes, Master Plans, Specific Plans, and Standard Plans, this workshop is intended to address various City guidelines and standards related to aesthetics, architecture and landscaping.

Together, the various design guidelines and standards have been adopted over many decades as the City has grown and developed. Some of the standards are relatively new (e.g. Tracy Hills, Cordes Ranch, Ellis) while others are older (e.g. I-205 Corridor Specific Plan, Northeast Industrial Areas Specific Plan, Industrial Areas Specific Plan, Tracy Gateway). Some of the guidelines are geographically specific, such as those mentioned above, while other standards apply citywide (Attachment A). Still others apply to portions of the City not covered by larger, comprehensive specific plans or master plans. More recently, City Council has even discussed additional design standards to be potentially included in what could be a future overlay zoning district close to I-205 (Attachment B). This workshop is intended to provide an overview on what guidelines exist and how the City implements them when development or capital projects occur.

For purposes of organizing the workshop, the discussion could follow two broad topics identified below, with City Council providing input and direction.

**Topic #1: Overview of Design Guidelines** – Table 1 below is intended to show that there are numerous design guidelines used by the City depending on whether the project is public or private, and where it is located. Standards applicable to private property as well as public property change over time in response to many factors, including community goals related to aesthetics. Examples of public improvement design standards for parks and roadway cross-sections and roadway landscaping

are attached (Attachment C and Attachment D). Guidelines and standards are City Council-approved; there are no staff-approved standards.

Table 1: Design Guidelines/Standards

Private Developer Application		City Public Works Project	
Project Example	Guiding Policy Document	Project Example	Guiding Policy Document
New restaurant	Applicable Specific Plan*/PUD**/Citywide Design Guidelines	Water Tanks	No design guidelines for aesthetics, landscaping
New Office Building	Applicable Specific Plan/PUD/Citywide Design Guidelines	Roadways – medians, sidewalks, landscaping	Roadway Master Plan/Standard Plans/Specific Plans
New Retail building	Applicable Specific Plan/PUD/Citywide Design Guidelines	City Parks	Parks Master Plan, Parkways Design Manual, Streetscape Design Guidelines, and Parks and Streetscapes Standard Plans.
New Industrial building	Applicable Specific Plan/PUD/Citywide Design Guidelines	Fire Station	No guiding policy.
New SF Home as part of larger subdivision	Applicable Specific Plan/PUD/Citywide design Guidelines		
New SF Home on single lot	No review required, no/Design Guidelines		

\*The City has 7 adopted Specific Plans: Cordes Ranch, Tracy Hills, Ellis, I-205 Corridor, Industrial Areas (ISP), Northeast Industrial Areas (NEI), and Residential Areas (RSP).

\*\* The City has over 40 Planned Unit Development (PUD) zones

**Topic #2: Overview of Approval Processes** – Table 2 below is intended to show that there are several different layers of City approvals depending on the project, where it is located, and how it is zoned. City public works projects are developed in accordance with standards and specifications (regardless of zoning), some of which change over time, and some of which are addressed on a case-by-case basis, such as Joe Wilson Pool, Legacy Fields, or fire stations, for example. Private development projects follow approval processes established in the City’s zoning code (Attachment E).

Table 2: Discretionary Approval Processes

Private Developer Project	No Discretionary Review	Staff level Approval	Parks Commission Review	Planning Commission Review	City Council Approval	Authority citation
A SF Home on a single lot	No Design Review	No Design Review		No Design Review	No Design Review	TMC
New SF Home design as part of larger subdivision		Ellis Specific Plan*, Tracy Hills Specific Plan*		All PUD zones, All other zone districts, All other Specific Plans	All PUD zones, All other zone districts, All other Specific Plans	TMC, Specific Plan
New Retail building		All zones (except PUD zones), RSP, NEI, ISP, Tracy Hills, Ellis, Cordes Ranch, Residential Areas Specific Plan		PUD zone	PUD Zone	TMC
New Office building		All zones (except PUD zones), RSP, NEI, ISP, Cordes Ranch (except for 500 ft overlay area in Cordes Ranch)		PUD Zone, I-205 Corridor Specific Plan	PUD Zone, I-205 Corridor Specific Plan, Cordes Ranch 500ft overlay	TMC, Specific Plan
New Industrial building		All Zones (except PUD zoning), NEI, ISP, Cordes Ranch (except for 500 ft overlay area in Cordes Ranch)		PUD Zone, I-205 Corridor Specific Plan, Cordes Ranch 500 ft overlay	PUD Zone, I-205 Corridor Specific Plan, Cordes Ranch 500 ft overlay	

Public/City Project Anywhere in the City	No Discretionary Review	Staff level Approval	Parks Commission Review	Planning Commission Review	City Council Approval	Authority citation
Water Tank					X	
New Road					X	
New Park			X			Parks Master Plan
New Fire Station					X	

\*City Council agreed to developers' requests for staff level review because detailed design standards were approved with the Specific Plan

Examples of How Design Guidelines and Approval Processes Work Together

Example #1: Park design as part of a residential subdivision application located within a specific plan area:

In this example, an application for a tentative subdivision map that contains a park is reviewed against the General Plan policies related to parks, the applicable Specific Plan or PUD (zoning), the City's Subdivision ordinance, and the Parks Master Plan. These documents provide the standards that guide the size, location and amenities within public parks. However, the review is conducted in stages because subdivision processes occur in stages pursuant to state subdivision laws and the City's Municipal Code.

Step one: Staff review of size and location of park within subdivision layout, or Tentative Subdivision Map.

Step two: Planning Commission approval of Tentative Subdivision Map which includes subdivision layout including park size and location.

Step three: Staff review of proposed park design details, including layout and amenities.

Step four: Parks Commission review of proposed park design details, including layout and amenities.

Step 5: City Council approval of Subdivision Final Map and Park Improvement Plans that include the design details and amenities.

Design Summary: Developer design intent demonstrated by application is reviewed by staff, Parks Commission, Planning Commission, and approved by City Council. Planning Commission's role limited to details on Tentative Map and conformance with General Plan and Specific Plan. City Council approved all of the standards and therefore does not see "drafts".

#### Example #2: Industrial Building in Cordes Ranch

In this example, an application for a Development Review permit to approve a new industrial building is reviewed against the General Plan policies, the Cordes Ranch Specific Plan, and various City Infrastructure Master Plans. These documents provide the standards that guide the size of buildings, height, appearance, landscaping, parking, and the engineering related requirements of water, wastewater, storm drainage roadways and other utilities.

Step one: Staff review of the site plan, architecture, landscaping, and utility connections and provisions.

Step two: Staff approval of a Development Review permit which includes the site plan, architecture, landscaping, and utility connections.

Step three: Building permit phase, building/fire code compliance review and conformity review against approved Development Review permit.

Design Summary: Developer design intent demonstrated by application is reviewed by staff, and approved by staff. Planning Commission reviewed the standards as part of Specific Plan approval as well as 'level of review' requirements; City Council approved the standards and the 'level of review' as part of Specific Plan approval.

#### Example #3: Landscaping associated with a new roadway is proposed because the City required the new road.

A Development Review permit contains conditions of approval that require a new road be constructed to serve a new development. In this example, the focus is on landscaping of the medians and areas next to the sidewalks where developer-prepared Improvement Plans are reviewed against the City's Roadway Master Plan, Standard Plans, Parkways Design Manual, Streetscape Design Guidelines, and Parks and Streetscapes Standard

Plans. These documents contain the cross section requirements (dimension and number of lanes, curb sizes, landscaping, medians, etc), as well as the technical specifications for various types of roads.

Step one: Staff review of the Improvement Plans for conformity to the adopted standards. This includes a focus on appropriate tree species, aesthetics, maintenance, and safety.

Step two: City Council approval.

Design Summary: Landscape design intent by developer reviewed by staff. Design standards adopted by City Council and therefore City Council does not review "drafts".

### STRATEGIC PLANS

This discussion is not related to the Council's Strategic Plans.

### FISCAL IMPACT

There is no fiscal impact to the General Fund associated with this agenda item.

### RECOMMENDATION

Staff recommends that City Council conduct a workshop related to design guidelines and development processes for new development and city projects, and direct staff accordingly.

Prepared by: Bill Dean, Assistant Development Services Director  
Victoria Lombardo, Senior Planner  
Robert Armijo, City Engineer  
André Pichly, Parks & Recreation Director  
Don Scholl, Public Works Director

Reviewed by: Andrew Malik, Development Services Director  
Martha Garcia, Interim Administrative Services Director  
Stephanie Garrabrant-Sierra, Assistant City Manager

Approved by: Troy Brown, City Manager

### ATTACHMENTS

Attachment A – City-Wide Design Standards  
Attachment B – I-205 Overlay Design Guidelines  
Attachment C – Parks Master Plan Design Elements  
Attachment D – Cross-section Roadway Transportation Master Plan  
Attachment E – City Zoning Map

# **CITY OF TRACY**

## **DESIGN GOALS AND STANDARDS**



Approved October 15, 2002  
Resolution Number 2008-433

Amended April 15, 2008  
Resolution Number 2008-064

# CITY OF TRACY DESIGN GOALS AND STANDARDS

Approved October 15, 2002  
Amended April 15, 2008

As the City of Tracy has grown, so have the standards and expectations of new developments with regard to architecture and site planning. A City Council/Planning Commission ad hoc committee (Design Review Subcommittee) was formed to address design and design review issues. The Design Review Subcommittee, working with staff, developed design goals and specific standards including pictures to illustrate the goals and standards.

An adopted and published set of design goals and standards will assist developers in understanding the level of architectural design that is required and must be submitted prior to approval in Tracy. They will also aid in City staff's evaluation process of applications for architectural review. The City believes that the more information that can be provided to the developer and designer early on in the process the better. The process is simpler and can be expedited when developers and designers understand the expectations.

The Design Goals and Standards have been developed in response to problems and solutions that have occurred in Tracy and most cities and describe what the City is looking for in most cases. However, the Design Goals and Standards are flexible. They are not intended to restrict creativity. A higher design standard is always encouraged. An unconventional design solution may be allowed, even if it doesn't precisely meet the Goals and Standards, if it is excellent in every respect.



The Redbridge development built by Surland Homes in Tracy was awarded the very prestigious Gold Nugget Award in 2001 by the West Coast Builder's Conference for "residential Community of the Year." The quality of design represented by Gold Nugget Award winning projects are the target for all residential developments in Tracy.

## **Design Goals and Standards are included for:**

- **General Design**
- **Residential Design**
- **Commercial Design**
- **Industrial Design**
  - **Sign Design**
- **Landscape Design**

# **CITY OF TRACY DESIGN GOALS AND STANDARDS**

Approved October 15, 2002  
Amended April 15, 2008

## **GENERAL DESIGN GOALS**

1. Facilitate the highest possible quality of architecture and landscaping.
2. Preserve and enhance the city's aesthetic values, as well as enhance the public health, safety, and welfare.
3. Stimulate high-quality design encouraging creativity and diversity and improving impressions of the community, especially along highly traveled thoroughfares.
4. Provide developers and designers with the City's expectations prior to the submittal of project plans, guiding them in preparing plans for City review, and facilitating consistent City review of projects.
5. Streamline and simplify the design review process by Planning Staff, Planning Commission, and City Council.
6. Provide a basis for solid decisions and findings upon which to make design review decisions.
7. Ensure that high quality architectural design is integral to the building design rather than applied as an afterthought.

## RESIDENTIAL DESIGN

### Goals:

1. Provide high quality architectural design for all sectors of the housing market.
2. Decrease the visual prominence of the automobile and related facilities (streets and parking areas) in residential neighborhoods.
3. Encourage greater variety in housing types, development styles, site planning, and density mixes in order to provide increased diversity and visual interest in the City's residential development.
4. Encourage the development of distinct, identifiable neighborhoods that provide a high quality of living and generate civic pride.

### Standards:

1. To promote a well-balanced streetscape in terms of variation, there should be a range in the size and height of houses built. There should be at least one single-story floor plan designed within each subdivision used on approximately 25% of the lots.
2. Each subdivision should offer a variety of floor plans and elevations to provide sufficient variation of houses within a subdivision based on the number of lots within that subdivision. A subdivision with 50 lots shall have at least 12 different exterior house designs derived from a combination of different floor plans and different elevations for each floor plan. For larger subdivisions, the number of variations among houses shall vary in proportion to the size of the subdivision as follows:

Number of lots	Number of houses	Frequency of each different house used
Under 50 lots	12 (4 models)	Each house is used approximately 24% of the time, at most
50-100 lots	16 (4 models)	Each house is used approximately 16% of the time
100-150 lots	20 (5 models)	Each house is used approximately 13% of the time
150-200 lots	24 (5 models)	Each house is used approximately 12% of the time
200-300 lots	28 (6 models)	Each house is used approximately 9% of the time
300-400 lots	32 (6 models)	Each house is used approximately 8% of the time
400-500 lots	36 (7 models)	Each house is used approximately 7% of the time

Although these numbers are to provide for a variety of housing types, this variety may also be provided by having more variety between floor plans and elevations than is often seen. For example, within a 500-lot subdivision, as seen above, 36 different houses would be required. However, if each of these houses has substantial variation from the others, there is the potential for fewer houses to be necessary, as it is preferred to have fewer floor plans that vary to a greater degree than to have more which are only slightly different from one another. Any deviation from the above table must be approved by the City Council.

3. The garages of homes shall be designed so that the garage does not dominate the streetscape. To ensure architectural continuity between the garage and the rest of the building, the garage shall be treated with architectural detailing to compliment the house.



Elements of Successful Design

*Garages do not dominate the streetscape but are located behind the more architecturally interesting entryways and porches, drawing the eye to the houses themselves rather than the garages.*



Elements of Unsuccessful Design

*The plain, bare garage becomes the prominent architectural feature from the street view, and it is not designed to be architecturally compatible with the remainder of the house.*

4. Enhanced visual appeal, perception of “eyes on the street” and neighborhood interaction is encouraged by reducing the prominence of garages. Whenever possible, the garage façade shall be placed back at least 5 feet behind the front façade of the house. Twenty percent of houses within a subdivision shall have a garage setback of at least 30 to 35 feet. Rear, or alley-loaded garages are encouraged whenever possible to completely eliminate garage views from the street.



Elements of Successful Design  
The garage is de-emphasized with its placement in the rear portion of the lot, drawing the eyes to the more interesting architectural detailing of the house itself.



Elements of Successful Design  
The house is prominent, and the garage (above left) is to the rear.



Unsuccessful Design  
The uninteresting garages dominate the streetscape.

5. The width of garage doors visible from the street shall not exceed a total of 22 feet. "Side swing" three car garages may be permitted on a limited basis, as they tend to create front yards comprised almost entirely of pavement, but "split" garages are otherwise discouraged.
6. Driveways should not exceed a width of 20 feet with an 18 foot wide curb cut.

7. A clear sense of entry and design interest to a home is encouraged through the inclusion of porches, verandas, porte cocheres, trellises and other architectural elements that contribute to a sense of place and activity. Shutters, if used, should be of design that where they appear to be functional and would completely cover a window when shut. Shutters should never be used in conjunction with corner windows. Where shutters are used, but not used on all windows, there should be a design reason why shutters are used on some windows and not others.



Elements of Successful Design  
*The architectural and landscape features emphasize the entryway.*



Elements of Unsuccessful Design  
*This house is completely dominated by the garage. The entry (or any element on the human scale) is not emphasized or even seen from the street.*

8. Front yards are encouraged to be landscaped by the builder prior to occupancy with trees of at least 24" box size and other planting materials and irrigation methods which conform to the City's Water Efficient Landscape Guidelines (Attachment A).
9. Facades, materials, and architectural details should be varied to create an impression that the residential structures have been individually built. This may be achieved with varying window sizes, building materials, textures, finishes, colors, roof pitches, and roof materials.



Elements of Successful Design

*Although the same floor plans are utilized for these three houses, they look significantly different, creating more variation in the streetscape.*



Elements of Unsuccessful Design

*The architectural details within this neighborhood are the same, each house having very similar strong vertical elements, creating monotony in the streetscape.*

10. A variety of building styles is encouraged and contributes to interest, vitality, and accommodates different ideas about what looks good.



*Colonial Style Architecture*



*Spanish Style Architecture*



*Ranch House Style*



*French Country Architecture*

*Elements of Successful Design*

*Each of the four houses above is of quality design, yet each is very different, while still located in close proximity within the same subdivision.*

11. Architectural detailing, including, but not limited to windows, shutters, window sills and trims, potshelves, decorative trim, belly bands, accent materials, window grids, and room pop-outs should be carried around to all sides of each house rather than used only on the fronts of houses.



Elements of Successful Design

*The interesting architectural features, such as rounded windows and rich brick and wood siding materials used on the front of the house, are also utilized on the sides and rear. The designer has kept in mind that houses have more than one side, which is not only visible to neighboring properties, but often visible to passers-by as well.*



Elements of Unsuccessful Design

*Although the front of the house is adorned with interesting materials and features, the detailing conspicuously stops at the corner of the house or at the fence line.*

12. Any rich accent material, including, but not limited to, stone, brick, and wood siding which is used on the front elevation, should be incorporated in some fashion on the sides rear of the house. For example, if brick is used as a wainscot material or in an entry feature, it may also be used on the fireplace.



Successful Design

*The attention to detail on this house greatly improves the quality of the overall design. Notice the arched windows, under-gable details, planter boxes, recessed windows and use of colors that make the design interesting.*



*Elements of Unsuccessful Design*

*The builder here has attempted to “nail on” design elements, more as an afterthought than as an integral part of the home’s function. The shutters do not fit the windows, and the windows are in an unusual configuration that appears to be an effort to add interest rather than as original element of the home’s design.*

13. The use of low cost, non-durable building materials, such as aluminum framed windows and T-111 siding, is strongly discouraged. Materials such as high quality windows, genuine wood siding, and masonry are better alternatives.
14. Developers are encouraged to create usable side yard areas when placing houses on lots. A side yard should not be narrower than 3 feet (including pop-outs, such as chimneys) at any point to allow access. It is desirable to have at least one wide side yard to provide recreational and storage areas.
15. Alternative sources of energy should be considered and is strongly encouraged that it be integrated into project design, including the utilization of solar panels (compatible with the design of the house), solar shingles, and energy efficient site layout and building orientation.
16. Color in residential design should be used to add more interest and variation to homes than the architectural elements can alone. Color should be used wisely to bring out architectural features without creating a garish look.

**Standards for Medium and High Density Residential Projects**

17. Building façade elements should be emphasized by the use of color, layout, and variety of materials. Very long façades should be designed with sufficient building articulation, reveals, mass variations, window treatments, rooflines and landscaping to avoid a monotonous and institutional appearance.
18. Entry features should be a dominant feature, providing weather protection with front porches, overhangs and arbors for entrances facing the street. For security and a feeling of separation between public and private areas, significant landscaping, grade separation or other suitable barriers should be provided between sidewalks and entrances.



Elements of Successful Design

*Although each of the types of medium to high density housing is different, they each achieve their intended purposes while incorporating quality design elements.*

*The attached single family homes have covered entries inviting to the street while still giving the feeling of individual dwelling units.*



*These townhomes have a feeling of consistency with design and still enough differences to make each unit distinguishable from the others. They also have easy pedestrian access to a transit hub and neighborhood services.*



*The clustered single family homes are laid out in a courtyard configuration to provide minimal front yards but still maintain usable private rear yards.*



Elements of Successful Design

*These homes feature excellent architectural design, landscaping, and site planning in a high-density, single-family project.*



*Simple but strong high quality design elements, along with careful site planning at a high density for single-family homes results in a successful project for buyers seeking individual units for privacy but with minimal maintenance needs.*



*The apartment units are clustered into buildings of several units each, with many landscaped recreational areas interspersed throughout the complex for the use of the residents.*

19. Multi-family and attached single-family units shall be designed to have a relationship with public streets. This can be achieved by distributing parking areas evenly on the site, preventing mazes of parking areas. Exterior doors into individual units are also discouraged above the first floor.



Successful Design Elements

*New and creative housing types are encouraged when they have quality design features. Although lofts like these are not common, the City does not want to discourage their potential development, as they can provide good opportunities for certain segments of the housing market.*

20. A mix of densities is encouraged within developments. Medium and high density housing (duets, townhomes, apartments) can work well when intermixed within neighborhoods of single family homes and in close vicinity to commercial areas.



Elements of Successful Design

*The fronts of these houses are oriented towards the street, with front porches to give a sense of welcoming to each home and gates to provide a sense of separation from the street.*



*Rear-loaded garages are encouraged, as they are screened from street view and add to the feeling of privacy for the homeowner. These garages happen to be oriented toward the rear of a grocery store, providing pedestrian access to shopping amenities and discouraging automobile travel.*

## COMMERCIAL DESIGN

### Goals:

1. To achieve a consistently high quality of architecture, site planning, and landscaping throughout the commercial areas of the City.
2. To integrate automobile, pedestrian, and alternative travel methods into site planning for optimal results for both the consumer and the business owner.
3. To promote well-designed structures through attention to rich architectural details.
4. To meet or exceed the highest quality design offered by projects having corporate identity.
5. To screen and de-emphasize parking areas by utilizing low hedges, walls, and berms and enhance and provide shade with significant and fast-growing canopy trees distributed evenly throughout parking areas.
6. To provide for a significant tree canopy throughout the City.

### Standards:

1. All publicly visible building sides shall be designed with a complementary level of detailing and quality of materials. A design concept shall be established for each project and developed on all visible faces of each building and on all accessory structures, such as trash enclosures.



### Successful Design Elements

*The theme of the building design is carried across all sides of the building, creating visual interest for the entire site. Raised cornices and glass features have been repeated for consistency. Notice that the trash enclosure is constructed of brick to match and blend in with the building.*

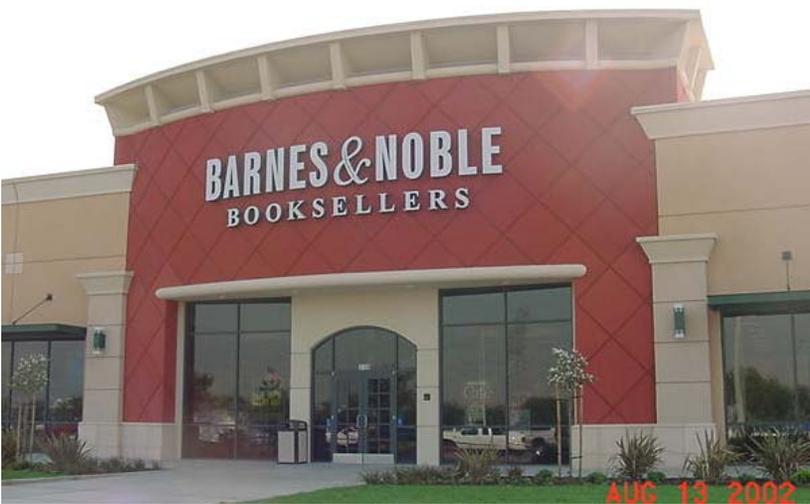


Unsuccessful Design

*All of the architectural details with pedestrian-friendly walkways and entrances are concentrated on the front of this building (not shown), leaving the rear plain and uninviting. Unfortunately, this site could have been laid out in a much better fashion, as within walking distance there is a large amount of medium to high density housing that faces this unwelcoming side of the development.*



2. Details should be used whenever possible to break up large surfaces and add interest to a structure.



Successful Design

*The cornices, reveals, awnings and score lines on this building, along with the use of interesting colors and shapes (the rounded entry against the flat wall), create an interesting and inviting façade.*

3. The primary entries of a building should provide protection from inclement weather in the form of integrated architectural elements such as canopies and arcades.



Successful Design Elements

*The covered walkway is architecturally compatible with the remainder of the building. The walkway provides protection from the weather and the opportunity for convenient pick-up and drop-off of patrons.*



Unsuccessful Design Elements

*The flat front of the building, with no landscaping or architectural elements on the human scale, is uninteresting and uninviting.*

4. When pedestrian access to a site is in the same location as auto entries, the auto and pedestrian paths shall be separated by a curb. The pedestrian access should be integrated with parking lot landscaping so as to provide a shaded walkway.



Successful Site Design

*This downtown area encourages customers to park and walk to various businesses with its pedestrian friendly atmosphere that has welcoming awnings and landscaping.*

5. When possible, parking areas should be de-emphasized by placing parking to the rear of well-designed buildings. Grade differences between the street and a parking lot are also helpful to detract from the view of a “sea of cars” and direct attention to the buildings on the site while also giving a feeling of separation from the commercial area to the street.

- 6. Corporate identity shall be secondary in the design of projects, and projects should be consistent in quality and integrity with the architecture of the surrounding community.
- 7. All separate structures on a site shall have consistent architectural detail and design elements to create a cohesive project site. For example, for automobile service stations, the canopy, convenience store, carwash, and cashier booth and signs should have similar architectural elements, colors, and materials.



Elements of Successful Design  
The service station's canopy, cashier booth, and monument signs are all consistent in design elements and colors. They also are designed to complement the associated grocery store on the site.

- 8. All equipment and utilities, whether roof-mounted or otherwise associated with a building, shall be integrated into the design of the project so that they are not visible from any public right-of-way.

9. Landscape areas shall enhance all commercial sites in conformance with the Tracy Municipal Code, Water Efficient Landscape Guidelines (Attachment A), and the landscape standards established herein.
10. Effective and efficient lighting methods for streets and parking areas should be used and should utilize ornamental fixtures rather than unattractive “cobra heads.”



Successful Design

*High quality architecture is strongly encouraged in office and business development. This can be achieved with the use of quality materials and creative design features, as seen here.*

11. Alternative sources of energy should be considered and integrated into project design, including the utilization of solar panels (compatible with building design), energy efficient site layout and building design, when possible.
12. Enhanced Vapor Recovery (EVR) equipment at gasoline dispensing facilities (i.e. gas stations) shall be designed as an architectural enhancement to the site or not readily visible and/or screened from public view.
  - a. Enhanced Vapor Recovery (EVR) equipment shall be architecturally integrated with the site in respect to location, size, color(s) and material(s), and substantial architectural and/or landscape screening as appropriate.
  - b. Screens shall be designed to de-emphasize EVR equipment visibility to the greatest extent possible.
    - i. Architectural screens should incorporate materials, colors, and designs of the main building(s) or on-site improvements wherever possible.
    - ii. Landscape screens should be consistent with existing on-site landscaping in respect to plant species, planting density, and water efficiency. This may require additional planting in other areas of the site to ensure consistency in landscaping used throughout the site.
  - c. EVR systems should be selected based on characteristics which render the vapor processing unit to be most effectively de-emphasized and/or screened from public view. Because smaller units are typically less readily visible and easier to screen than larger units, vapor processing units should be considered in the following order of preference:
    - i. Vapor processing unit smaller than listed below;
    - ii. Compact canister vapor processing unit;
    - iii. Small, boxy vapor processing unit;
    - iv. Large vapor processing unit in a horizontal tank configuration;
    - v. Large vapor processing unit in a vertical tank configuration;

- vi. Vapor processing unit larger than listed above.
- d. EVR systems should be located in the following order of preference:
  - i. EVR equipment is located on the roof of a building or structure so that it is not visible from any portion of any public right-of-way and that the architectural integrity of the roof is not compromised;
  - ii. EVR equipment is enclosed within a structure designed as an extension of a building or trash enclosure;
  - iii. EVR equipment is screened by existing building(s) and/or trash enclosure and not visible from any portion of any public right-of-way;
  - iv. EVR equipment is located so that is not readily visible from any public right-of-way and substantially screened in accordance with the standards above;
  - v. When EVR equipment is located adjacent to a public right-of-way, the system with the smallest vapor processing unit is used and screened in accordance to Standard 8(b) above;
  - vi. EVR equipment is installed on site and substantially screened in accordance with the standards above.



Unsuccessful Screen Design

*A lattice screen intended to de-emphasize the vertical vapor processing unit actually calls more attention to the unit rather than de-emphasize it. The screen is painted to match the main building, but because lattice is not used elsewhere on the site, the screen is not consistent with the architectural style of the site, causing it to stand out further.*



Unsuccessful Design

*No effort has been made to de-emphasize the EVR equipment. The vapor processing units (pictured left and below) are located on the exterior of the site and near the street in landscape planters. No effort has been made to screen the equipment with landscaping or other architecturally compatible screen. The boxy unit (left) and the horizontal tank (below left) could have been screened with shrubs or hedges of equal or greater height planted throughout the landscape planter.*



## INDUSTRIAL DESIGN

### Goals:

1. To achieve a high quality visual and design character for the City's industrial areas and dispel traditional thinking that such uses are inherently unsightly.
2. To protect visual character along major entry corridors into the City from I-205.
3. To provide development guidelines which will encourage development of visually cohesive and functionally unified industrial areas while allowing enough design flexibility to encourage innovative building and site design.
4. To achieve significant tree canopy in landscaped and parking areas.

### Standards:

1. Long, straight building facades are generally uninviting and uninteresting. Unbroken facades in excess of 100 feet are discouraged. Building setbacks should be varied and all facades articulated to add visual variety, distinctiveness, and human scale to industrial projects. Spaces created by the varied setbacks can accommodate landscaping and pedestrian/employee areas that contribute to visual interest.
2. All structures on a site should be designed to be compatible with each other and with neighboring developments, while contributing to the overall architectural character of the area. All main and accessory buildings should be of reinforced concrete and steel, masonry, or wood frame construction. Prefabricated metal buildings or sheet metal sided structures are not permitted unless an exception is made by the Planning Commission or City Council based on meritorious design.



### Successful Design Elements

*An interesting variety of rich materials and colors is used. Vertical and horizontal breaks in the façade are provided and help make the building appear less industrial in nature.*



Unsuccessful Design Elements

*The metal building with no vertical or horizontal relief is plain, and the low-end material creates a feeling that the building was constructed to minimum standards with no consideration of aesthetics.*

3. Landscape areas shall enhance all industrial sites in conformance with the Tracy Municipal Code, Water Efficient Landscape Guidelines (Attachment A), and the landscape standards established herein.
4. Dock doors or other loading areas should be screened from or faced away from the street so they are not seen from any public right-of-way.

## SIGN DESIGN

### Goals:

1. To allow only for signage that is architecturally integrated with its surroundings in terms of size, shape, color, texture, placement, and lighting so that it is architecturally complementary to the overall design of the building(s).



*Elements of Successful Design*  
*The design, materials, and shape of the sign coordinate with the design of the building.*

2. To balance the need for business identification with the need for high quality graphic design and strong aesthetic values.

### Standards:

1. Signs of high quality materials should be integrated with the design of the project.
2. Master sign programs are encouraged in industrial and commercial shopping centers in order to provide for the orderly placement and visual continuity of signage installed.
3. Monument sign materials shall reflect the character of the building for which the sign identifies, and monument signs shall be accompanied with landscaping, rather than placed alone, in paved areas.



*Successful Design Elements*  
*The sign for this building is similar in shape and colors and is appropriate in scale to the building it advertises. It is also de-emphasized by its location within a planter area, integrating well with the remainder of the site.*

## LANDSCAPE DESIGN

### Goals:

1. To maximize and balance landscape areas throughout each site.
2. To screen any unavoidable plain or unattractive building areas with ample landscaping to provide all sites with an attractive appearance from all rights-of-way.
3. To create shaded parking areas with 40% canopy tree coverage in the shortest possible time frame with the use of fast-growing trees and/or a larger quantity of trees.
4. To maintain mature landscape areas long past their approval and construction.

Note: Please see Please see Guidelines for Water Efficient Landscape Design, Development and Maintenance (Attachment A) and Landscape Maintenance Agreement (Attachment B).

### Standards:

1. Additional landscaping and/or berming in excess of the required building and landscape setbacks may be required to mitigate potential visual and noise impacts in sensitive areas.
2. All parking areas shall provide interior landscaping for shade and visual enhancement, as deemed necessary, above the requirements as stated within the off-street parking ordinance of TMC.
3. All parking area and street trees shall be 24" box size. All shrubs shall be a minimum of 5 gallon size. In some areas, larger trees and shrubs may be required at the discretion of the DES Director.



### Successful Design

*It is important to get a tree canopy started within parking lots in new developments. Starting off with larger trees will help each site achieve its code requirement of 40% canopy tree coverage in a timely manner.*



Elements of Successful Design

*The double-row of trees in this relatively new development provides screening from the sunlight, promoting energy efficiency, shade for the sidewalk, an amenity for pedestrians, and help separate one neighborhood from another.*

4. Drought tolerant trees should be utilized whenever possible to achieve the desired tree canopies without compromising efforts of water conservation.
5. “Allergy free” or low pollen trees, shrubs and grasses should be utilized in all landscape plans.
6. All landscape plans should include berming, hardy accent plants, shrubs, and trees of varying heights and textures in order to create a multi-textured and interesting landscape plan which will be full and lively throughout all seasons.



Elements of Successful Design

*A good mix of materials is very important in landscape areas. Trees provide shade and visual interest for a site, shrubs help to screen the bumpers of cars from passers-by, and groundcover can prevent weeds from growing and the wind from blowing topsoil around a parking area.*



*Elements of Unsuccessful Design*

*The small, low shrubs in these landscape planters will never compensate for the lack of trees and shade that those trees would provide.*

7. Pedestrian and visual amenities, such as fountains, benches, sidewalks and sculptures, should be integrated within landscape areas where appropriate.
8. All exterior equipment, including, but not limited to PG&E transformers, phone company boxes, Fire Department connections, backflow preventers, irrigation controllers, and other on-site utilities shall be vaulted or screened from view from any public right-of-way, behind structures or significant landscaping to the satisfaction of the DES Director.
9. All landscaping as approved for a site shall be maintained and replaced as necessary. If at any time the landscaping degrades to a point which is below the standard at which it was approved at the final certificate of occupancy, the owner/leaser shall be required to immediately replace the landscaping at his or her own expense to the satisfaction of the DES Director. (See attached Landscape and Maintenance Agreement.)

## CITY OF TRACY

GUIDELINES FOR WATER EFFICIENT LANDSCAPE DESIGN,  
DEVELOPMENT AND MAINTENANCE

Prepared by the Planning Division of the  
Community Development Department

Effective July 1, 1991

A. DEFINITIONS:

1. "Permeable Paving" shall mean a paving material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface material poured or laid in sections not exceeding one square foot in area and collectively comprising less than two thirds of the total surface area of the lot and loosely laid materials, such as crushed stone or gravel.
2. "Planted Area" shall mean the total area of the site not covered by buildings, parking lots, driveways, or streets, and shall include patios, plazas, sidewalks, hardcourts, swimming pools, spas, and parkway area.
3. "Turf" shall mean a single-bladed grass or sod.
4. "Water Conserving Plant" shall mean any plant which exhibits drought tolerant characteristics, that is to say, will, in a designed location, survive with limited supplemental water. Marathon or other hybrid fescues and warm season grasses shall be considered water conserving. A listing of these plants shall be available at the Community Development Department.

B. LANDSCAPE CRITERIA

The Community Development Director or his or her duly authorized representative shall review each project for compliance with the water efficient landscape guidelines at the development review stage.

A project must receive a minimum of 60 points in this category.

<u>Landscape Technique</u>	<u>Points</u>
1. Water conserving plants used in 75% or more of total planted area.	20

GUIDELINES FOR WATER EFFICIENT LANDSCAPE DESIGN,  
DEVELOPMENT AND MAINTENANCE  
PAGE 2

- |    |                                                                                                                                                                                                  |    |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 2. | Turf limited as follows:                                                                                                                                                                         | 20 |
|    | a. Residential projects - 45% of<br>total planted area                                                                                                                                           |    |
|    | b. All other projects - 25% of<br>total planted area                                                                                                                                             |    |
| 3. | Plants placed or grouped according<br>to their watering needs.                                                                                                                                   | 10 |
| 4. | Hardscape (non-irrigated) surfaces,<br>such as alluvial rock or decorative<br>paving, used in 10% or more of total<br>planted areas.                                                             | 10 |
| 5. | Permeable paving used in 5% of<br>total planted area.                                                                                                                                            | 5  |
| 6. | Where turf is used, utilize proven<br>varieties of low water requirement<br>turf, such as Marathon.                                                                                              | 5  |
| 7. | Where no groundcover is used,<br>utilize wood chips, bark, or<br>other mulch, to a depth of<br>3 inches on top of exposed soil,<br>such as underneath shrubs, or<br>landscape fabric under soil. | 5  |
| 8. | Soil amendments to improve water<br>holding capacity of soil, where<br>soil conditions merit.                                                                                                    | 5  |

C. IRRIGATION CRITERIA

The Community Development Director or his or her duly authorized representative shall review each project for compliance with the water efficient landscape guidelines at the development review stage.

A project must receive a minimum of 60 points in this category.

- | <u>Irrigation Technique</u>                                                                                                                 | <u>Points</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 1. Low gallonage irrigation system,<br>or higher gallonage systems with<br>automatic controller capable of<br>repeat cycling, used for more | 20            |

GUIDELINES FOR WATER EFFICIENT LANDSCAPE DESIGN,  
DEVELOPMENT AND MAINTENANCE  
PAGE 3

than 75% of total planted area.  
(Drip or trickle may not be used  
in turf areas).

2. Automatic controller for irrigation system. 20
3. Irrigation system designed to water plants according to their water needs (i.e. - landscape materials which require different watering needs are irrigated by separate control valves). 10
4. Soil-moisture sensors (e.g. - tensiometer) used in conjunction with automatic controller. 10
5. Rain sensors (e.g. - Raincup) used in conjunction with automatic controller. 5
6. Wind sensors (e.g. - anemometer) used in conjunction with automatic controller. 5
7. Irrigation is sensitive to slope factors (i.e. - low gallonage heads, water basins) or project has no slopes greater than 5 feet in height which require landscaping. 5
8. Use of reclaimed or recycled water. 5



RESOLUTION NO. 91-136ESTABLISHING WATER CONSERVATION GUIDELINES FOR REVIEW OF  
LANDSCAPE AND IRRIGATION PLANS

WHEREAS, The State and our local region are currently experiencing a fifth consecutive year of less than average rainfall, and

WHEREAS, During the past five years water conservation has become a bigger part of life for an increasing number of Tracy residents, and

WHEREAS, Water is an increasingly limited and costly resource, and

WHEREAS, The supply of surface water from the U. S. Bureau of Reclamation via the Delta - Mendota Canal to the City of Tracy has been reduced for 1991, and

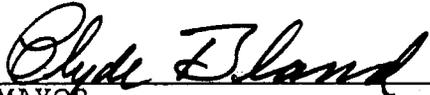
WHEREAS, The City of Tracy is in the process of establishing a Water Management Program, and

NOW THEREFORE BE IT RESOLVED, The City Council of the City of Tracy does hereby resolve that guidelines and policies for water efficient landscaping and irrigation systems is hereby established for all new projects including single-family homes, and are to be administered by the Community Development Director.

\*\*\*\*\*

The foregoing Resolution No. 91-136 was passed and adopted by the City Council of the City of Tracy on the 21st day of May, 1991, by the following vote:

AYES:	COUNCIL MEMBER:	BILBREY, MORELOS, POMBO, SCHUBERT, BLAND
NOES:	COUNCIL MEMBER:	NONE
ABSENT:	COUNCIL MEMBER:	NONE
ABSTAIN:	COUNCIL MEMBER:	NONE

  
MAYOR

ATTEST:

  
DEPUTY CITY CLERK

**CITY OF TRACY  
AGREEMENT FOR MAINTENANCE  
OF LANDSCAPE AND IRRIGATION IMPROVEMENTS**

---

This Agreement is made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between \_\_\_\_\_, (“Property Owner”), and the City of Tracy, a Municipal Corporation, (“City”).

**RECITALS**

**THIS AGREEMENT is based upon the following facts:**

1. The Property Owner is the owner of real property located within the City of Tracy, California, at \_\_\_\_\_, Assessor Parcel No. \_\_\_\_\_.
2. On \_\_\_\_\_, 20\_\_\_, the City granted approval of \_\_\_\_\_ Application No. \_\_\_-\_\_\_-\_\_\_ to the Property Owner in accordance with Regulations of the City of Tracy Municipal Code.
3. Under the terms of approval of \_\_\_\_\_ Application No. \_\_\_-\_\_\_-\_\_\_, the Property Owner is required to install and maintain landscape and irrigation improvements in accordance with a City approved landscape and irrigation plan. On \_\_\_\_\_, 20\_\_\_, the City approved a landscape and irrigation plan for the development. Said landscape and irrigation plan is on file with the City of Tracy Department of Development and Engineering Services and is hereby incorporated by reference.
4. Both parties recognize that the installation and maintenance of landscape and irrigation improvements is an integral part of the Property Owner’s plan for development and is necessary to carry out the purpose and intent of the City’s land use regulations. It is also recognized that the development would not have been approved by the City without the assurance that this Agreement for maintenance of landscape and irrigation improvements would be executed by the Property Owner.

**NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES, as follows:**

1. Purpose. The purpose of this Agreement is to assure continued maintenance and care of the landscape and irrigation improvements identified on the plan approved by the City of Tracy on \_\_\_\_\_, 20\_\_\_.
2. Property Subject to Agreement. The real property subject to this Agreement is described in paragraph 1 of the Recitals.
3. City Proceedings. Reference is made to the proceedings conducted by the City with regard to \_\_\_\_\_ Application \_\_\_-\_\_\_-\_\_\_ and the landscape and irrigation improvement plans for the development. Copies of these files and their respective documents are on file with the City of Tracy Department of Development and Engineering Services, 333 Civic Center Plaza, Tracy, California.

4. Landscape and Irrigation Improvements as a Benefit. The Property Owner agrees that the landscape and irrigation improvements which he is obligated to install will materially benefit his property and are necessary in order to comply with the conditions of approval for \_\_\_\_\_ Application No. \_\_\_\_-\_\_\_\_-\_\_\_\_.
5. Duty to Install and Maintain Landscape and Irrigation Improvements. The Property Owner agrees to complete the installation of the approved landscape and irrigation improvements prior to requesting final inspection of the development by City staff. The Property Owner agrees to diligently maintain and care for the landscape and irrigation improvements installed utilizing generally accepted methods of cultivation and watering. The Property Owner agrees to maintain that standard of maintenance and care, consistent with Tracy Municipal Code Section 10.08.3560(n), and necessary to prevent the installed landscape and irrigation improvements from deteriorating to the extent that its value as landscaping is destroyed.
6. City May Maintain Landscape and Irrigation Improvements. If the Property Owner fails to meet the standard of maintenance and care necessary to keep the installed landscape and irrigation improvements in healthy and functioning condition, the City shall serve the Property Owner with a written Notice of Deficiency. Upon receipt of the Notice of Deficiency, the Property Owner shall have twenty (20) days in which to make the necessary corrections as required by the Notice of Deficiency.

If the Property Owner does not make the required corrections within twenty (20) days, the City may elect to take the necessary correctional steps to ensure that the corrections are made and that the landscape and irrigation improvements are maintained and cared for. Prior to taking said correctional steps, the City shall serve the Property Owner with a Notice of Intent to enter the premises for this purpose. Such Notice of Intent shall be served upon the Property Owner personally, or by certified mail addressed to the Property Owner's last known address, the address as shown in paragraph 9, below, or the address as shown on the latest tax roll, at least fifteen (15) days in advance of the date the City intends to enter the premises. For this purpose, the City may enter upon the property and perform such work as it considers reasonably necessary to properly restore, maintain and care for the landscape and irrigation improvements. The City reserves the right to act on such purpose through its own employees or through an independent contractor.

7. City's Costs to be Reimbursed (Financial Security Required). A Maintenance Bond, cash deposit, or other surety paid for by the Property Owner, or his or her authorized agent, shall be required to accompany this agreement. Said bond or other surety shall be equal to one hundred (100) percent of the value of the landscape and irrigation improvements for the project. Said bond or other surety shall be retained by the City for a period not less than two years from the date of acceptance by the City of installed landscape and irrigation improvements. Release of said bond or other surety shall be made only after all costs incurred as necessary under paragraph 6 above have been repaid to the City by the Property Owner.

8. City to Release Financial Security. The City shall release the financial security as set forth in paragraph 7, or any portion remaining after curing defects or pursuing remedies as set forth in paragraphs 6 and 9, within a reasonable time period following the two-year maintenance period set forth in paragraph 7, and after inspection of the property and determination by the City that the landscaping and irrigation has been maintained in substantial compliance with the provisions of this Agreement.
9. Additional Remedies. The City may, as an alternative to the bonding procedure set forth above in paragraph 7, bring legal action to collect the sums due as the result of the making of expenditures for restoration and maintenance of landscape and irrigation improvements. The Property Owner agrees that if legal action by the City is necessary to collect any amounts expended by the City, the Property Owner shall pay the City all reasonable attorney fees and court costs, together with interest accruing thirty (30) days from the date the Notice of Intent is served upon the Property Owner.
10. Notices. Notice given by each party to this Agreement shall be served to the other party at the address shown below:

Notice to the City shall be addressed to the City of Tracy, Director of Development and Engineering Services, 333 Civic Center Plaza, Tracy, California, 95376.

Notice to the Property Owners shall be addressed to

\_\_\_\_\_.

11. Miscellaneous Terms and Provisions.

- a) If any provision of this contract is judged invalid, the remaining provisions are not affected and remain in full force.
- b) Notice to the Property Owner shall be considered served when issued personally to the Property Owner, or by Certified Mail to the address stated under paragraph 6 above.
- c) The Property Owner hereby appoints the City as attorney-in-fact for the performance of all actions which the City considers necessary for the restoration, maintenance or care of the landscape and irrigation improvements installed under the approval of \_\_\_\_\_ Application \_\_\_-\_\_\_-\_\_\_ and the City approved landscape and irrigation plans.
- d) If there is more than one person signing this Agreement as Property Owner, the obligations of this Agreement shall be joint and several.

- e) This Agreement contains a full, final and exclusive statement of the Property Owner and the City.
- f) The personal obligations upon the Property Owner signing this Agreement terminates when the Property Owner conveys his interest in the property and files an assignment of this Agreement to the new property owner with the County Recorder.
- g) This Agreement does not relieve the Property Owner from the obligation to continue to maintain landscape and irrigation improvements in accordance with City Standards after the initial two-year period of this Agreement.

12. Agreement Attached to Land. This Agreement pertains to and runs with the real property located at \_\_\_\_\_, Assessor Parcel No. \_\_\_\_\_.

**WITNESS WHEREOF, the parties have executed this Agreement on the day and in the year above written.**

PROPERTY OWNER

CITY OF TRACY

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name:

Print Name and Title:

\_\_\_\_\_

\_\_\_\_\_

RESOLUTION 2002-433

APPROVING AND ADOPTING THE TRACY DESIGN GOALS AND STANDARDS

WHEREAS, The City Council instructed Staff to create a set of specific design goals and standards for review and implementation, which reflect the current architectural standards for development within the City of Tracy, and

WHEREAS, The Planning Commission reviewed the Draft Design Goals and Standards on May 22, 2002 and recommended revisions be made to the document, and

WHEREAS, City Staff held public meetings with the local development community on June 5, 2002 and July 25, 2002, receiving and incorporating their comments into the document for Planning Commission consideration, and

WHEREAS, The proposed design goals and standards are consistent with the objectives of the Tracy Municipal Code, and will not result in any significant new environmental impacts, and

WHEREAS, The Planning Commission considered the Design Goals and Standards on September 25, 2002, and recommended, by adoption of a resolution, that the City Council approve and adopt the Tracy Design Goals and Standards after deleting the developer comments shown in the shaded typeface within the document;

NOW, THEREFORE, BE IT RESOLVED, The City Council approves and adopts the Tracy Design Goals and Standards based on the following findings:

1. The Design Goals and Standards, as proposed, will not adversely affect the health, safety, and welfare of the residents of the City of Tracy, as they are intended to improve the quality of residential, commercial, and industrial development by facilitating high quality development.
2. The establishment of the Design Goals and Standards, as proposed, is compatible with the regulations of the Tracy Municipal Code, and will assist in the implementation of Tracy Municipal Code standards, because they will provide a basis for Staff, Planning Commission, and City Council to make design review decisions.
3. The Design Goals and Standards will not adversely affect or impair the benefits of occupancy, most appropriate development, property value stability, or the desirability of property in the City of Tracy because they are intended to stimulate high-quality design, encouraging creativity and diversity in site planning and architectural design.
4. The Design Goals and Standards, as proposed, will not cause any significant environmental impact, because they are consistent with General Plan Environmental Impact Report as adopted by City Council on July 19, 1993.

\* \* \* \* \*

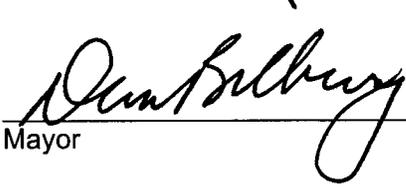
The foregoing Resolution 2002-433 was adopted and passed by the Tracy City Council on the 15<sup>th</sup> day of October, 2002, by the following vote:

AYES: COUNCIL MEMBERS: HUFFMAN, IVES, TOLBERT, TUCKER, BILBREY

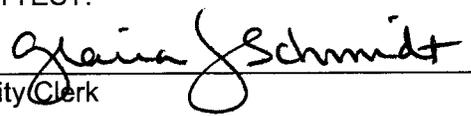
NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

ABSTAIN: COUNCIL MEMBERS: NONE

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

DES

RESOLUTION 2008-064

AMENDING THE CITY OF TRACY DESIGN GOALS AND STANDARDS TO INCORPORATE MINOR EDITS AND TO ESTABLISH DESIGN CRITERIA FOR ENHANCED VAPOR RECOVERY EQUIPMENT AT GASOLINE DISPENSING FACILITIES

WHEREAS, The State of California Air Resources Board requires all new and existing gasoline dispensing facilities' vapor recovery systems to be in compliance with Enhanced Vapor Recovery Phase II requirements, and

WHEREAS, Compliance with Enhanced Vapor Recovery Phase II may require each existing facility to upgrade or install new dispensers, nozzles, and hoses, wiring and piping, a monitoring and sensor system called in-station diagnostics, and a vapor processing unit, and

WHEREAS, Enhanced Vapor Recovery equipment has the potential to impact the aesthetics of gasoline dispensing facilities, and

WHEREAS, Impacts to the aesthetics of gasoline facilities can be mitigated through high-quality design and architectural screening of Enhanced Vapor Recovery equipment, and

WHEREAS, The City Council instructed Staff to create a set of specific design goals and standards which reflect the current architectural standards for development within the City of Tracy, and

WHEREAS, The Planning Commission considered the City of Tracy Design Goals and Standards and recommended, by adoption of a resolution, that the City Council approve and adopt the Tracy Design Goals and Standards on September 25, 2002, and

WHEREAS, The City Council approved and adopted the City of Tracy Design Goals and Standards on October 15, 2002, and

WHEREAS, The proposed amendment establishes design, de-emphasizing, and screening requirements and guidelines for Enhanced Vapor Recovery equipment, and

WHEREAS, The proposed amendment includes corrections to typographical errors throughout the document, replaces a duplicate photo with the correct photo on page 14, removes the outdated Residential Architectural Review Minimum Submittal Requirements, and attaches the Guidelines for Water Efficient Landscape Design, Development Maintenance, and

WHEREAS, The proposed amendment is consistent with the objectives of the Tracy Municipal Code and the Design Goals and Standards and will not result in any significant new environmental impacts, and

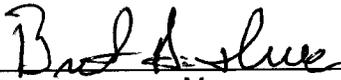
WHEREAS, The Planning Commission considered the amendment to the Design Goals and Standards on March 12, 2008, and recommended, by adoption of a resolution, that the City Council approve and adopt the proposed amendment to the Design Goals and Standards;

1. NOW, THEREFORE, BE IT RESOLVED, That City Council approves and adopts the amendment to the Tracy Design Goals and Standards.

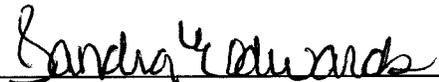
\*\*\*\*\*

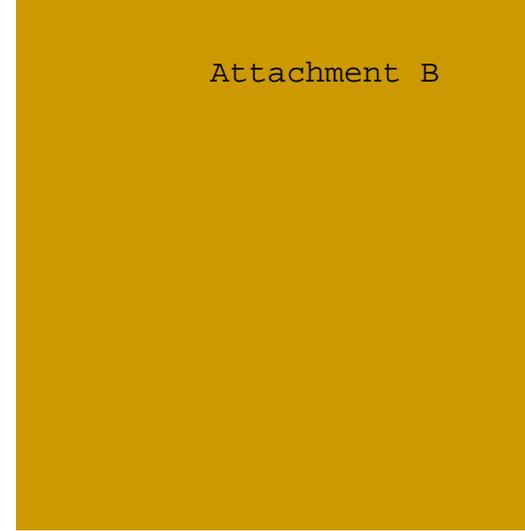
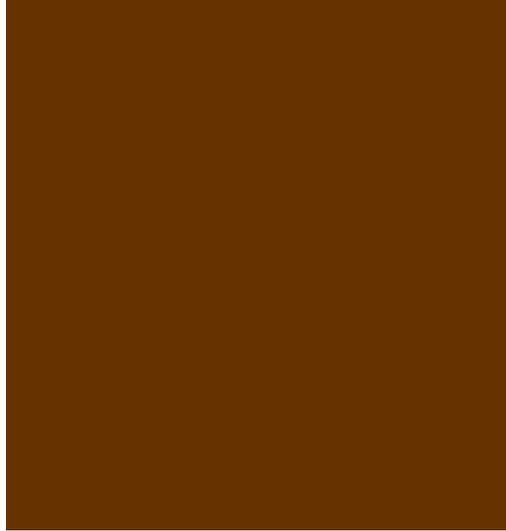
The foregoing Resolution 2008-064 was adopted by the Tracy City Council on the 15<sup>TH</sup> day of April 2008, by the following vote:

AYES: COUNCIL MEMBERS: ABERCROMBIE, SUNDBERG, TOLBERT, TUCKER, IVES  
NOES: COUNCIL MEMBERS: NONE  
ABSENT: COUNCIL MEMBERS: NONE  
ABSTAIN: COUNCIL MEMBERS: NONE

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



# I-205 Design Guidelines





# I-205 DESIGN GUIDELINES

Draft  
December 2015



# TABLE OF CONTENTS

- 1 INTRODUCTION ..... 1-1**
  - 1.1 Project Area .....1-1
  - 1.2 Applicability and Implementation .....1-4
- 2 SITE PLANNING & DESIGN.....2-1**
  - 2.1 Site Planning and Building Orientation .....2-1
  - 2.2 On-site Circulation & Parking .....2-2
  - 2.3 Service Areas .....2-3
  - 2.4 Walls and Fences .....2-4
  - 2.5 Lighting .....2-5
- 3 ARCHITECTURAL GUIDELINES .....3-1**
  - 3.1 General Architectural Design.....3-1
  - 3.2 Industrial Business Park Uses .....3-2
  - 3.3 Office Uses.....3-9
  - 3.4 Retail Uses.....3-11
- 4 LANDSCAPE GUIDELINES .....4-1**
  - 4.1 Project Site Perimeter.....4-1
  - 4.2 Pedestrian Paths .....4-2
  - 4.3 Parking Lots .....4-3
  - 4.4 Impact Considerations.....4-4
  - 4.5 Landscape Planting Characteristics.....4-6

- 4.6 Planting Palette.....4-9



## List of Figures

Figure 1-1: Project Boundary.....	1-2
Figure 1-2: Site Photos .....	1-3

## List of Tables

Table 4-1: Plant Palette.....	4-9
-------------------------------	-----

# 1 INTRODUCTION

These design guidelines will support planners, architects, and landscape architects in meeting the intent of the General Plan for continued development along the I-205 freeway corridor in Tracy, California. Implementation of these guidelines will assist in ensuring a base level of quality of architecture and landscaping design in the project area.

This document addresses general site design, as well as architectural and landscaping guidelines for the following land uses: industrial business park, office, and retail. Development of other uses not addressed in these guidelines should consider the architectural and landscape guidelines as applicable. Other uses may include wind turbines and other energy-related development.

## 1.1 Project Area

The design guidelines set forth in this document serve to guide development of all buildings within the I-205 project boundary. As shown in Figure 1-1: Project Boundary, the project boundary extends from North Tracy Boulevard east to Paradise Road (the eastern city limits). Landscape images along the corridor are shown in Figure: 1-2: Site Photos.



Figure 1-1: Project Boundary

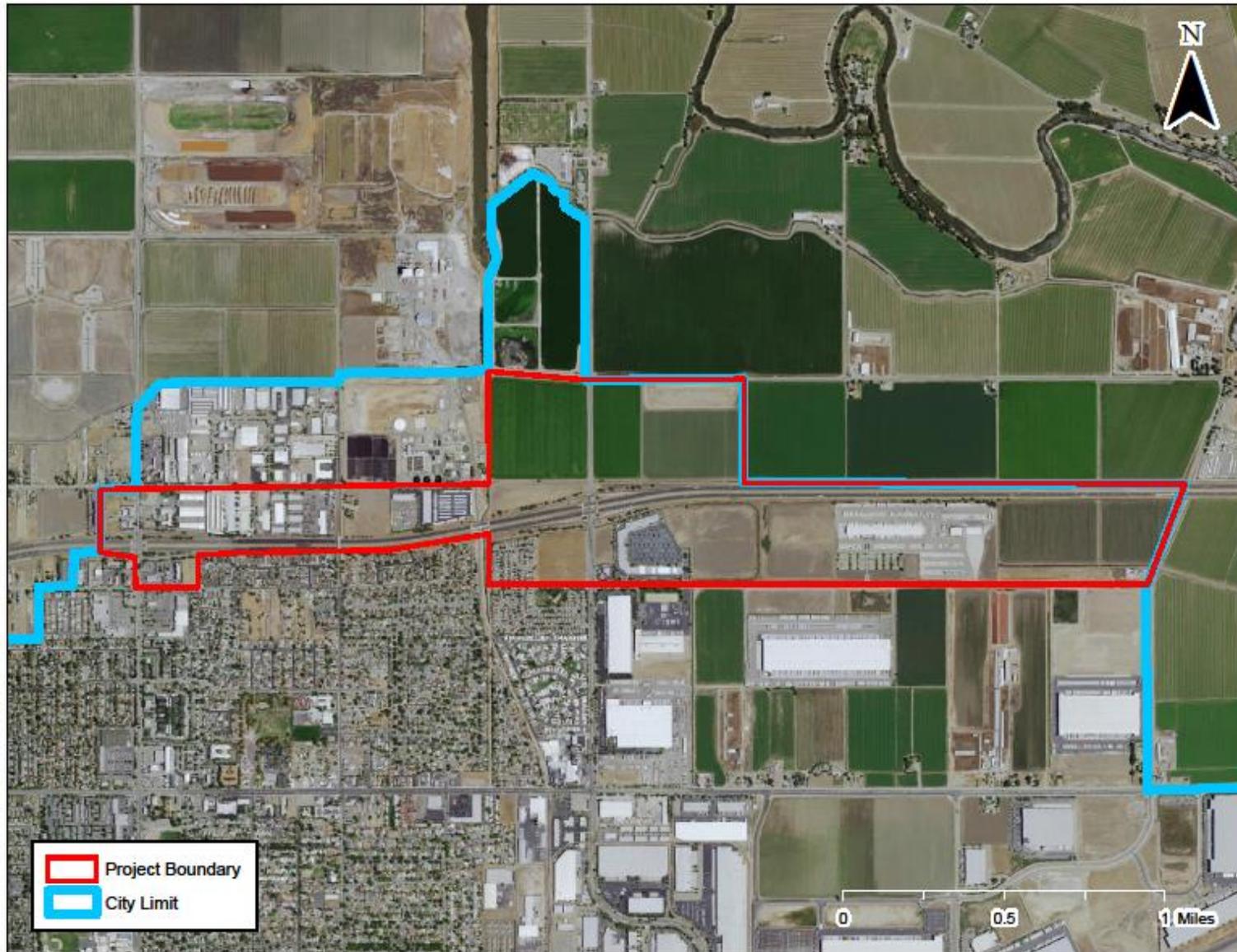


Figure 1-2: Site Photos



## 1.2 Applicability and Implementation

*This section may get deleted*

This section outlines the various approvals and implementation processes necessary to develop the project area. Discretionary permitting steps must occur to implement the development, including the approval of tentative and final subdivision maps or parcel maps, conditional use permits, and development review.

### 1.2.1 Subdivisions

Projects within the planning area will ultimately be subdivided into individual project parcels that will require the approval of tentative and final subdivision maps (or parcel maps). Approval of such maps shall be governed by the Subdivision Map Act and the City's Subdivision Ordinance. All streets, sidewalks, landscape areas and other public property infrastructure and other improvements shall be in substantial conformance with the regulations, guidelines and street network of these design guidelines.

In connection with a map application, the applicant shall provide to the City all information required under the Subdivision Map Act and the City's Subdivision Ordinance and shall submit the applicable processing fee.

### 1.2.2 Conditional Use Permit

If an applicant seeks to develop a conditionally permitted use, the applicant shall submit an application for a Conditional Use Permit (CUP) containing the data and information set forth in City regulations and shall submit the applicable processing fee. Consideration of the CUP application shall adhere to the procedures set forth in the Tracy Municipal Code. A CUP may be processed concurrently with any other necessary development application(s) for the land that is the subject of the requested CUP.

### 1.2.3 Development Review

If an applicant seeks to develop any portion of the project area, the applicant shall submit an application package for a Development Review Permit that contains all of the information set forth in the Tracy Municipal Code, and shall submit the applicable processing fee. The purpose of the Development Review Permit is to facilitate the comprehensive review and efficient processing necessary to develop the project.

All properties within the project area are subject to applicable regulations of the Tracy Municipal Code. To the extent any regulation in these Design Guidelines conflicts with the Tracy Municipal Code, the regulation set forth herein shall prevail. The review process for each type of development application shall be as specified in the Tracy Municipal Code, except as modified herein.

## 2 SITE PLANNING & DESIGN

Development in the project area will consist primarily of industrial, office, and retail uses. The following general site design guidelines should be used in support of the design guidelines for each land use as described in the subsequent sections below.

### 2.1 Site Planning and Building Orientation

- Main vehicle access drives shall be oriented to terminate at the building entrances to provide visitors with a clear pathway to entries.
- Provide for vehicle circulation and parking in front of buildings that will assist with creating appropriate building massing at public streets.
- Site planning and parking lot design should consider travel speeds and view corridors from the freeway to businesses, placement of signage, and scale and location of special architectural features.
- Establish visual links in multi-building complexes by using landscaping and other site design elements that allow pedestrians to easily navigate within a complex of buildings.
- Buildings at corners and vehicle entries should frame the street and provide pedestrian connections between the street and the buildings.
- The office portions of buildings should be oriented to the main public street or located at the building corner.
- Buildings should be oriented to include adequate setbacks to create public spaces.
- For office and retail uses, design building footprints with offsets, recesses, and orient buildings to create courtyards, and/or plazas to provide for a variety of gathering places.
- Landscaping at site entries should support the character of the project and provide a sense of arrival. Design features may include; monoliths, low ornamental walls or fences, accent planting, and special paving.
- Signage and landscape treatment should distinguish the entries that serve the main building from service entries. Service vehicle traffic should be separated from employee and visitor circulation. A clear travel route should be provided between the street and the building or complex entry.



## 2.2 On-site Circulation & Parking

- Where practical, provide separate entrances for automobiles and trucks clearly marked to promote safe site circulation.
- Parking, when located adjacent to frontage streets, shall incorporate landscaping to screen the parking areas from the public view.
- Provide for efficient site circulation by creating landscaped drive aisles that divide parking fields and direct vehicles to parking adjacent to buildings.
- Tree planting in parking areas for employee and customer service areas should create an “orchard” effect, shading and softening the appearance of the parking lot. At least 40% of the paved area shall be shaded at tree maturity, as required by the Tracy Municipal Code (Code of Ordinances, Section 10.08.3560 ).
- Where landscape planters are parallel and adjacent to vehicular parking spaces in customer parking lots, planter areas should incorporate a concrete curbs along their perimeter that is adjacent to the parking space to allow access to vehicles without stepping into landscape planters.
- Entry driveways should incorporate design features such as pavers, stamped and/or colored concrete, etc. to create a sense of arrival and clearly separate vehicular and pedestrian spaces.
- Avoid locating signage, service areas, landscaping, or other features that block line-of-site views for motorists, pedestrians, and bicyclists.
- Provide adequate stacking length at main entries and the first drive aisle to limit vehicle ingress and egress conflicts.
- Provide the minimum required turning radius and roadway widths for driveways isles and fire lanes, or otherwise consistent with the adopted City standards.

- To maximize development potential and efficiency, adjacent



## 2.3 Service Areas

- Storage areas, trash enclosures, and mechanical equipment should be located behind or to the sides of buildings and screened from view from all public rights-of-way (including I-205) through a combination of walls/fences and/or landscaping.
- To minimize visibility from I-205, all parking lots, loading docks, trailer parking, and service areas shall be visually screened using berms, landscaping, walls or fencing, or other appropriate means.
- Parcels with more than one building should cluster buildings so that service doors and loading docks oppose each other to screen views from public streets.
- Site planning shall anticipate the location of any above-ground utilities including, but not limited to, PG&E transformers, phone company boxes, fire department connections, backflow preventers, irrigation controllers and other on-site utilities, which shall be screened from view from any public right-of-way behind landscaping, structures, walls, or fences that are designed to be compatible with the buildings and landscape features on the site.
- Trash enclosures shall be designed with solid doors, interior concrete curbs, and exterior materials and colors shall be compatible with the adjacent building exteriors on a site. All trash enclosures shall be sized to fit both trash and recycling containers that will be necessary to serve the users of the site.
- Enclosed metal trash compactors adjacent to the loading docks are permitted only if screened from public view as part of the truck court/trailer storage screening.



## 2.4 Walls and Fences

- Landscape walls and fences should be of high quality materials compatible with the architecture and landscape design. Decorative fencing is encouraged, where appropriate.
- Walls and fences should be designed and constructed of materials similar to and compatible with the overall design character and style of the development.
- Permitted materials include pre-cast concrete walls, split-face masonry, stone or stone veneer, brick, tubular steel, wrought iron, or similar high-quality material.
- Site security may sometimes call for walls and/or fences, which may be comprised of a variety of different materials, including but not limited to tube steel, masonry, or any combinations thereof. The use of chain link fencing is allowable if it is designed in conjunction with the overall site and landscape plan and not visible from public view.
- Security gates should be constructed of the same materials and detailing as the fencing for the project.
- Fencing should be limited to a maximum height of 12' unless otherwise necessary due to unique site circumstances (e.g. high security needs). If security fencing is constructed adjacent to the landscape setback area, it should be constructed using a durable low-maintenance material such as tubular steel or similar material.
- Gates for pedestrian and vehicular access to restricted areas that are visible from public areas (i.e., parking lots, drive aisles) shall be constructed of solid durable material, tubular steel, or similar material.
- Chain-link is not preferred and only permitted when not in public view, such as on the side or rear project boundary when not visible from public view. Barbed wire, razor wire, integrated corrugated metal, electronically charged or plain exposed plastic concrete/PCC fences are not permitted.





## 2.5 Lighting

- Site lighting should be attractive and consistent with the overall character of the project.
- Energy efficient light (e.g. LED lighting) consistent with or exceeding Title 24 requirements is strongly encouraged.
- Lighting should be architecturally compatible with the building and site design, and should have a **40' maximum height** for a freestanding light pole. A **60' maximum height** may be allowed with a Conditional Use Permit (CUP). Lighting should be low profile and in scale with the setting and may include post lights and light bollards.
- Accent lighting shall be used to enhance the appearance of a structure, draw attention to points of interest, and define open spaces and pathways. Accent lighting will only be permitted when it does not impact adjacent development, roadways, or residences.
- Outdoor lighting and other means of illumination for signs, structures, landscaping, and similar areas, shall be made of durable materials. All lighting fixtures shall be fully shielded with cut-off fixtures so that there is no glare emitted onto adjacent properties or above the lowest part of the fixture.
- Pedestrian scale lighting should be used for pedestrian walkways through parking areas. Lighting should not interfere with passage along pedestrian walkways.
- Parking areas shall have lighting which provides adequate illumination for safety and security. Parking lot lighting fixtures shall avoid conflict with tree planting locations so they do not displace intended tree plantings.
- Pole footings in traffic areas shall be designed and installed to protect the light standard from potential vehicular damage.

Discouraged lighting: Lighting pole blocking pedestrian walkway.



## 3 ARCHITECTURAL GUIDELINES

### 3.1 General Architectural Design

These architectural design guidelines provide direction for the development of all buildings within the planning area.

- Visual interest on buildings with simple shapes shall be provided through the use of both vertical and horizontal façade breaks that should be visible from street view, including, but not limited to; varying roof heights and pitches, stepped out columns, awnings, windows, recessed entries, score lines, and a mix of colors and materials.
- All buildings should utilize a variety of colors and materials. Building base materials may consist of, but not be limited to; wood, stucco, stone, brick, concrete or slump block, and concrete tilt-up panels. Accent materials may consist of, but not be limited to, tile, glass, stone, brick, wood, stucco and metal.
- All buildings shall be designed to completely screen any roof-mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes from view of all public rights-of-way. A separate plan shall be submitted to the Department of Development Services for review and approval demonstrating compliance with such screening prior to issuance of a building permit.
- Utilitarian portions of buildings, such as vents, gutters, downspouts, flashing, electrical conduit, and other wall-mounted utilities shall be painted to match the color of the adjacent surface or otherwise designed in harmony with building exteriors.
- All separate structures on a site shall have consistent architectural detail and design elements to create a visually cohesive development. It is not necessary or even desired for buildings to “match”, but they should utilize similar architectural elements, colors and materials, or styles so that there is not an aesthetic disconnect between buildings on a site.



### 3.2 Industrial Business Park Uses

To prevent long, straight building façades that are uninteresting and uninviting, industrial business park buildings should be designed with visual variety that may include color, changes in parapet wall height, score lines, and similar design elements without compromising the functional aspects necessary to serve the occupants, such as their large scale, dock doors, and simple (rectangular) shapes.

Buildings should be constructed in a flexible manner to respond to changing market conditions and tenancy requirements and suit a broad economic market.

#### 3.2.1 Building Placement and Orientation

- For all buildings over 10,000 sf. in size, high-quality outdoor employee break spaces shall be incorporated as part of site design and include special paving, tables, benches, shade trees and other amenities that support employee events and serve as an informal gathering space.
- Buildings should orient towards I-205 where appropriate by providing elements of interest such as architectural features appropriate to project and building type.

#### 3.2.2 Building Façades

Building façades that front public streets should be articulated and present the building in a quality and attractive manner. These façades should include architectural variation over at least 15 percent of the façade's linear surface. The following techniques are encouraged:

- Various changes in wall directions or façades
- Stepping back an upper floor
- Maximize the number and/or size of window openings
- Projecting trellises, canopies or awnings over window openings
- Recess entrances and windows into the façade

- Towers, buildings projections, unique or design features at



### 3.2.3 Quality Economic Design

Building should be made of quality yet economical materials, used in a simple and straight-forward design. Functional building elements should be used to help articulate its design where appropriate. The following techniques are encouraged:

- Articulated structural elements of the building
- Variation in window placement, size, and operation
- Articulated entries and stairways
- Solar shading devises or other weather protection devices
- Trellises or other structures to support vegetation



### 3.2.4 Building Materials

Use quality economical building materials. Refer to [Section 3.1: General Architectural Design](#) for recommended building materials.

Metal is discouraged as a building's primary exterior except where the industrial nature of the use seems to mandate this type of construction. If metal buildings are found appropriate, decorative features, textural changes, or relief techniques should be used to break up large building faces and glass, brick or other surface treatments to the office portions of such structures in view of a public street shall be required.



### Building Height and Mass

Building heights, massing and setbacks should be varied to define different functions and uses such as office and warehouses. Office spaces should be located along the front perimeter of the building whenever practical. Appropriate techniques for varying building height and mass include:

- Varying rooflines
- Incorporating tower elements
- Incorporating vaulted areas

### Building Corners

- Where appropriate, key building corners should include design features that provide clear articulation of building shape and wall direction. Consider the following design techniques:
  - Towers or projecting columns
  - Color or material variations
  - Accent landscaping at the base of the building



### Roof Design

- Roof designs that use a combination of pitched and flat articulation are encouraged.
- Roof overhangs are encouraged on sloping roofs, and should be appropriately proportioned with the overall frame of the building.
- Roofing should be of light color and use reflective and/or green materials, reducing heat island effect.
- Installation of solar panels on roofing is strongly encouraged. Roof design should incorporate design features that allow for easy installation as well as optimum placement of panels for sun exposure.



**Encouraged Architectural Design**



Landscaping, signage, building treatment along roadway



Building and landscape design at primary entrance



Appropriate building massing, landscape and signage



Appropriate design of building using steel materials



Building massing elements at primary entrance



Variety of building materials; architecturally distinguish-

**Discouraged Architectural Design**



Minimal architectural variation and landscaping



Lack of a variety of building materials; no landscaping



Signage out of scale with building, lack of articulation



Obtrusive color, lack of windows, minimum landscaping



Poor building articulation, indistinguishable entrance,



Minimal architectural variation and landscaping

### 3.3 Office Uses

These office design guidelines provide direction for the development of high-quality office buildings. Offices may be single or multi-story, and may stand alone or be grouped in a campus-style design. The following design techniques are encouraged:

#### 3.3.1 Building Placement and Orientation

- Building entries should be highlighted with pedestrian-scale elements to direct customers and employees to the entrance and distinguish it from the remainder of the building.
- Buildings at corners and vehicle entries should frame the street and include plazas, or gateway openings and pedestrian connections between the street and the campus of buildings.
- Commercial and office buildings along the freeway should be setback an appropriate distance to accommodate ample landscaping and other visual screening methods.
- Buildings should be oriented to include adequate setbacks to create public spaces and plazas.
- Large parking areas should include dedicated landscaped drive aisles that divide parking fields to provide clear circulation to parking adjacent to buildings.



### 3.3.2 Architectural Guidelines

- Buildings should be designed with a high window to wall ratio. The use of glass walls is encouraged. Spandrel glazing may be used to provide the illusion of glass for large portions of a building where structural elements constrict the use of full glass walls.
- Colors and materials should be used strategically in keeping with the building's architectural theme.
- Repetition of shapes, lines and dimensions should be strategically used to create a sense of architectural rhythm that visually unites the building features.
- Establish visual links in multi-building complexes by using landscaping and other site design elements that allow pedestrians to easily navigate within a complex of office buildings.



### 3.4 Retail Uses

These retail design guidelines provide direction for the development of buildings that will house commercial retail and consumer service land uses. These buildings should be designed with elements that consider the human scale to promote the comfort of the customers by providing protection from the elements through awnings, covered walkways, and other pedestrian-friendly elements.

Often times, all sides of commercial buildings will be visible to the public and should be designed in a manner where they are welcoming to customers from the street as well as the parking lot and service areas. Site planning should orient buildings to face the primary highway/street frontage and/or entry drives to the greatest extent feasible. When this is not possible, design features and amenities shall be incorporated to create a pleasant and attractive street frontage.

#### 3.4.1 Building Orientation

- Building façades can be oriented to face either the freeway frontage or the main public street so that businesses and commercial uses are highly visible.
- Avoid placing main building entries directly against parking lots. Design techniques that allow main building entries to open up to courtyards or public space is encouraged.
- Encourage building configurations that create usable outdoor public space where appropriate.



### 3.4.2 Architectural Design

- Elements that promote pedestrian activity such as awnings, covered arcades, windows, and hardscape features (benches, stepping stones, etc.) shall be incorporated into the design of commercial/retail buildings.
- Design building footprints with offsets, recesses, and orient buildings to create courtyards, and/or plazas to provide for a variety of gathering places.
- All publicly visible sides of commercial buildings shall be designed with a complementary level of detailing and quality of materials so that there is equal visual interest on all sides. This may include, but not be limited to, the use of spandrel glazing, awnings, trims, covered doorways, accent colors and accent materials. Multiple building entries are encouraged when feasible.



### Façade Design

Façades should incorporate architectural variation and character that is visually attractive and appealing. The following techniques are encouraged:

- Provide windows, entries, transoms, awnings, cornice treatments, etc.
- Segment façade using a series of columns, masonry piers, tower elements or other architectural treatments.
- Incorporate attractive signage as an integrated element of the building façade.



### Building Height and Mass

- Building elevations should be a mix of one and two stories and should vary so that the building appears to be divided into distinct components.
- Buildings should be segmented into distinct massing elements. Consider designing building with horizontal and vertical offsets to minimize large blank walls and reduce building bulk.

### Building Materials

Use quality economical building materials. Refer to [Section 3.1: General Architectural Design](#) for recommended building materials. Additional appropriate materials may include but are not limited to a combination of:

- Stucco, smooth, sand or light lace finish
- Clay or concrete roof tiles
- Native fieldstone, sandstone and flagstone
- Brick, or tile as accent material
- Metal accents



## 4 LANDSCAPE GUIDELINES

These landscape guidelines provide a framework for achieving the high quality landscape character envisioned for a particular project. These guidelines are not intended to limit innovation, but rather to provide clear direction on design elements that are key to achieving the desired character.

### 4.1 Project Site Perimeter

Landscaping should be provided in various locations around the perimeter of the project site to be used for screening, noise buffering, and to soften edges. Requirements are as follows:

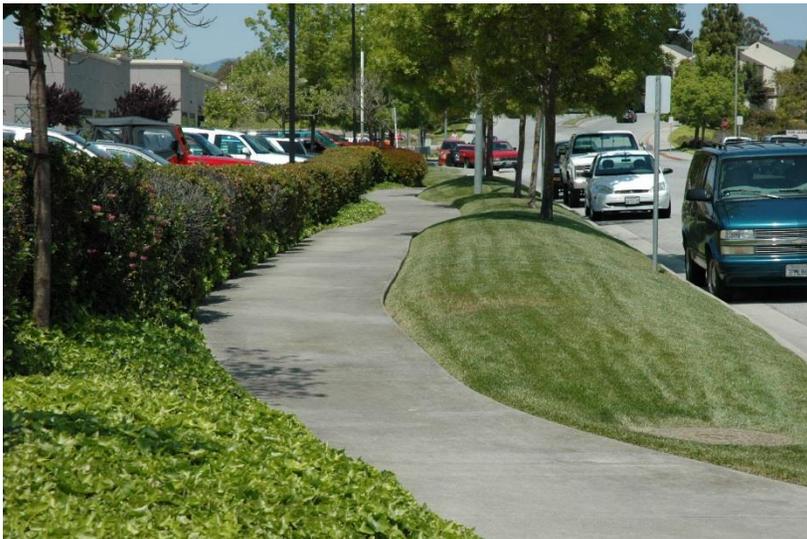
- A landscape strip should be placed along rear lot lines to separate different land uses or to mark a perimeter. Such a division may not be necessary to separate adjacent sites with the same land use type.
- Landscaping should include trees for screening and noise buffering from the adjacent residents.
- Trees should be grouped at various intervals to soften the visual appearance and screen view of buildings, parking lots, etc.
- All development fronting I-205 freeway should incorporate a uniform landscaping theme to create a consistent visual aesthetic.



## 4.2 Pedestrian Paths

Pedestrian paths should be designed to unify the entire project area and provide pedestrian site access to buildings, parking and site activity areas. The following design should be considered:

- Pedestrian paths are strongly encouraged and should be incorporated in parking areas.
- Pedestrian paths should be a minimum of **four feet** in width or wider, appropriate to the pedestrian use demands of the site. When appropriate, include landscape strips on one or both sides.
- Provide clear, convenient pedestrian connections from the public streets, sidewalks, transit stops and trails to business entries.
- Distinguish pedestrian pathways from vehicular drives through the use of differing paving texture, color and/or materials. Where pedestrian pathways cross vehicular drives, provide clearly delineated crosswalks and consider raising the pedestrian paving surface for more visual differentiation.
- Provide adequate lighting for pedestrian safety.



CITY OF TRACY



### 4.3 Parking Lots

Parking lot treatments should be consistent and contribute to the project landscape unity. Parking lots should be planted with trees in such a manner as to provide shade for vehicles and pedestrians. Planting areas should be provided between parking and roads to provide visual relief in large expanses of hardscape. To achieve this, parking lots should be landscaped as follows:

- Landscape strip medians between bays of parking should be installed with trees to soften visual appearance of parking areas. Consider the use of bulb-outs (i.e. one for every eight parking spaces).
- Parking access drives should be easily identifiable and marked with landscaping treatment. Include ground cover and 24-inch box specimen trees on both sides of the entry. (Note: trees should be located a sufficient distance from the face to the street curb to avoid interference with drivers' line-of-sight).
- Perimeter parking lots adjacent to public streets and fronting I-205 should be provided with additional landscape treatment to ensure that parking areas are adequately screened from adjacent street views.
- Parking lot trees should be provided at a minimum of one tree per 5 spaces as required by the Tracy Municipal Code (Code of Ordinances, Section 10.08.3560). Trees may be clustered to define circulation routes, frame site views, and reinforce freeway edge planting. Large scale, high branching shade trees should be used in all parking areas.
- Vegetated bioswales are encouraged in parking lot planting islands to treat on-site stormwater and provide visual relief within the hardscape.



## 4.4 Impact Considerations

### 4.4.1 Water Conservation

All projects must be consistent with the City of Tracy Municipal Water Management Plan as well as the amendments prescribing emergency water conservation measures (Ordinance 1196). All projects must also be consistent with the regulations set forth by the Water Efficient Landscape Ordinance (MWELo) and the 2015 revisions.

Water conservation techniques should include the following general irrigation and planting practices.

- Water-efficient irrigation systems, irrigation control systems, low-flow sprinkler heads, water-efficient scheduling practices, and Xeriscape should be employed to limit water usage.
- Recycled water should be used for landscape irrigation when available.
- Drip irrigation should be utilized whenever possible.
- Landscaped areas should be designed without the use of turf and with 100% water wise plants.



#### 4.4.2 Low-Impact Development

Roads and parking lots play a major role in transporting increased stormwater runoff and contaminant loads to receiving waters. The following guidelines serve to address ways in which Low-Impact Development techniques address stormwater management that mimic a site's predevelopment hydrology.

- Stormwater Best Management Practices, such as rain gardens, bioswales and rainwater harvesting, should be incorporated into the landscape to maximize on-site infiltration of stormwater, to the extent possible.
- Bioretention swales should be considered for implementation along roadway corridors, within footpaths, or in center medians. Beyond addressing stormwater quality objectives, landscape design of bioretention swales along the road edge can assist in defining the boundary of road or street corridors as well as providing landscape character and amenity.
- Tree box filters should be considered to address bioretention; the mini bioretention areas installed beneath trees can be very effective at controlling runoff, especially when distributed throughout the site. Runoff is directed to the tree box, where it is cleaned by vegetation and soil before entering a catch basin. The runoff collected in the tree-boxes serves to irrigate the trees.
- Permeable paving materials like porous concrete or unit pavers should be considered in landscape design as they may look similar to traditional paving materials but allow air and water to pass through the paving material, providing the opportunity for temporary storage of stormwater runoff and/or groundwater recharge into the soils below.

Refer to *Multi-Agency Post-Construction Stormwater Standards Manual* (Larry Walker Associates, 2015) for additional stormwater management guidelines.



## 4.5 Landscape Planting Characteristics

Design should be generally consistent with the overall contemporary agrarian character of the project. Sites should be landscaped to optimize the aesthetic appeal and comfort for employees and visitors. All portions of a site not devoted to buildings, structures, parking, or paving should be landscaped, to the extent feasible.

### 4.5.1 General Landscape Guidelines

- Fast-growing trees closely spaced in groupings to create visual mass are encouraged.
- Screening and sound attenuation along roads should be achieved through siting, berming and landscaping.
- Property owners are responsible for installing and maintaining the landscape setbacks within their properties, in accordance with the Tracy Municipal Code.
- Landscape designs with simple plant palettes, such as rows and masses of native and climate adapted grasses and orchard style tree plantings are encouraged. There should be a consistency of landscape design throughout a development. Unrelated random placement of plant materials should be avoided.
- Large scale buildings should be screened by large scale planting.
- Trees shall be provided at a ratio of an average of at least one tree for every 1,000 square feet of landscape/hardscape area, not including required parking lot trees.
- Trees shall be installed at a minimum size of 24" box.



#### 4.5.2 Materials

- Natural materials, including stone, and wood in keeping with the general character of the project are preferred.
- Locally sourced, salvaged and recycled content materials in the landscape are encouraged.
- The use of renewable energy in the landscape such as photovoltaics and wind turbines should be considered.
- Species listed on the California Invasive Plant Council (CAL-IPC) list of invasive species shall not be used in the landscape.
- Turf should be minimized in the landscape, except where needed for recreational purposes. The use of turf for solely decorative purposes is strongly discouraged.



### 4.5.3 Sustainability

- Sustainable landscape design employing the most current technologies is strongly encouraged.
- Appropriate placement of landscape materials should provide summer shade on buildings, parking spaces, drives and paths.
- Enhanced building entries and other special landscape features are encouraged and should feature bold foliage accent planting in pots or planters, colored paving, spreading shade trees and seating elements.
- Accent lighting of prominent landscape features is encouraged.



### 4.6 Planting Palette

The use of native, climate adapted and large stature species is encouraged to promote/create habitat, minimize use of water, fertilizers and pesticides, promote biodiversity and sequester carbon.

The following plant list provides suggested species suitable for the design aesthetic desired.

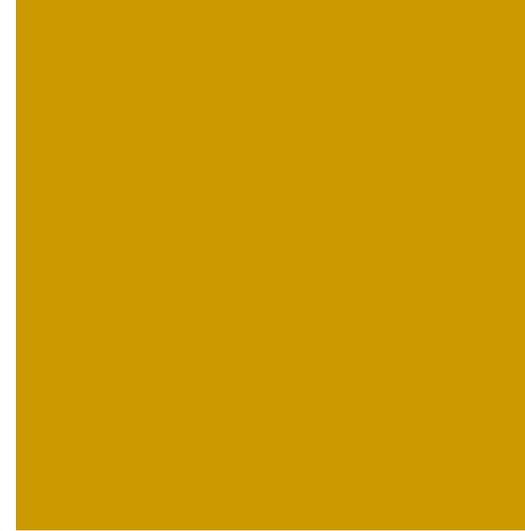
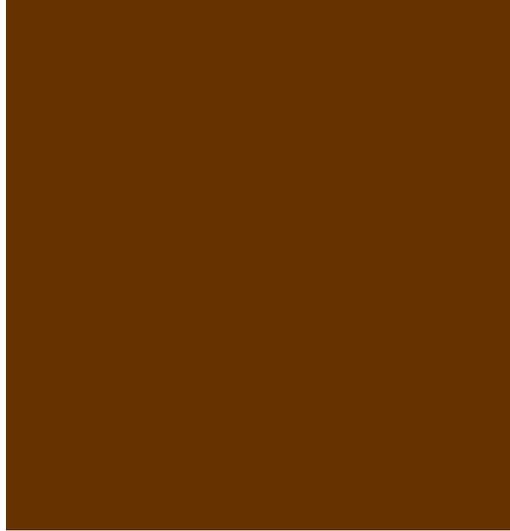
Table 4-1: Plant Palette

Botanical Name	Common Name
Acer rubrum 'Red 'Sunset'	Red Sunset Maple
Celtis sinensis	Japanese Hackberry
Cercis Canadensis	Forest Pansy
Cercis occidentalis	Western Redbud
Crataegus cordata	Washington Hawthorne
Crataegus oxycantha	Hawthorn
Cupressus sempervirens	Italian Cyprus
Fraxinus hololricha 'Moraine'	Moraine Ash
Fraxinus velutina 'Rio Grande'	Rio Grande Velvet Ash
Fraxinus uhdei	Evergreen Ash
Lagerstoemia indica	Crape myrtle
Liriodendron tulipifera	Tuliptree
Nyssa sylvatica	Saucer Magnolia
Pistacia chinensis-Male only	Chinese Pistache
Platanus acerifolia 'Yarwood'	London Planetree
Prunus cerasifera 'krauter Vesuvius'	Krauter Vesuvius Flowering Plum
Pyrus calleryana 'Aristocrat', 'Capital', 'Red Spire', 'Whitehouse'	Flowering Pear, Callery Pear, Capital, Red Spire, Whitehouse Callery Pear
Pyrus calleryana 'New Bradford'	New Bradford Pear

Pyrus calleryana 'Cleveland Select'	Cleveland Flowering Pear
Quercus agrifolia	Coast Live Oak
Quercus cocchineia	Scarlet Oak
Quercus lobata	Valley Oak, White Oak
Quercus rubra	Red Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Schinus molle	California Pepper Tree
Zelkova serrata 'Green Vase' or 'Village Green'	Japanese Zelkova







# CITY OF TRACY

## Parks Master Plan (New Developments)



Adopted April 16th, 2013  
Resolution 2013-056



## CHAPTER 4: Future Park Development

## FUTURE PARK DEVELOPMENT

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



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

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

### FUTURE PARK NEEDS

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

#### *Park Land Needs*

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

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

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

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

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

### *Park Land Allocation*

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

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

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

### *Park Access and Service*

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



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

## FUTURE FACILITY NEEDS

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

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

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

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

Table 8: Facility LOS, Guidelines, and Future Needs

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

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

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

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

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

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

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

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

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

#### *Specialized Facility Guidelines and Needs*

Highlights from Table 8 include the following:

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

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

---

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

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



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

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

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

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

---

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

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

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

## PARK DEVELOPMENT POLICIES

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




---

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

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



### **Policies**

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

#### Neighborhood Parks

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

#### Community Parks

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

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

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

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

---

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

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

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



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

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

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

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

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

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

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

### **Actions**

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

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

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

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



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

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

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

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

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

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

#### **Policies**

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

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

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

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

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

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

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

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

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

### **Actions**

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

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

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

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

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

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

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

**Policies**

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

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

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

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

**Actions**

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

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

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

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

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

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





*Group #4: Park Maintenance*

*Plan, design and develop new parks and facilities to be able to maintain these resources as City assets.*

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

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

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

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

**Actions**

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

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

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

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

## CHAPTER FINDINGS

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

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



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

## TRANSPORTATION MASTER PLAN CITY OF TRACY



### 4.7.2.1 PARKWAYS (EXPRESSWAYS)

As discussed in Chapter 2, expressways provide connections to regional roadways such as freeways and are usually designed to accommodate through traffic with limited access to adjacent land uses. For the Tracy TMP, the expressway roadway classification will be relabeled as a parkway. Travel speeds vary between 45 miles per hour and 55 miles per hour. Class I bikeways are provided on all parkways.



Figure 4.10: Typical 6-Lane Parkway

#### 4.7.2.2 ARTERIALS (MAJOR AND MINOR)

Arterials are designed to carry traffic between neighborhoods, central business districts, and major destinations. Arterials provide connections from collectors to parkways and freeway interchanges. Access to adjacent land uses on arterials is limited. Arterials can be divided or undivided and include two to six travel lanes. For 6-lane arterials, shoulders are not provided, thus intermittent pullouts (8 feet wide and 75 feet long with appropriate tapers) should be located every 1,000 feet to accommodate vehicle breakdowns and police vehicles. Vehicular speeds are typically lower than parkways as more access points per mile are provided. Arterials generally serve high traffic volumes (up to 50,000 average daily trips for major arterials). Travel speeds vary between 35 miles per hour and 45 miles per hour. Similar to parkways, Class I bikeways are provided on arterials.

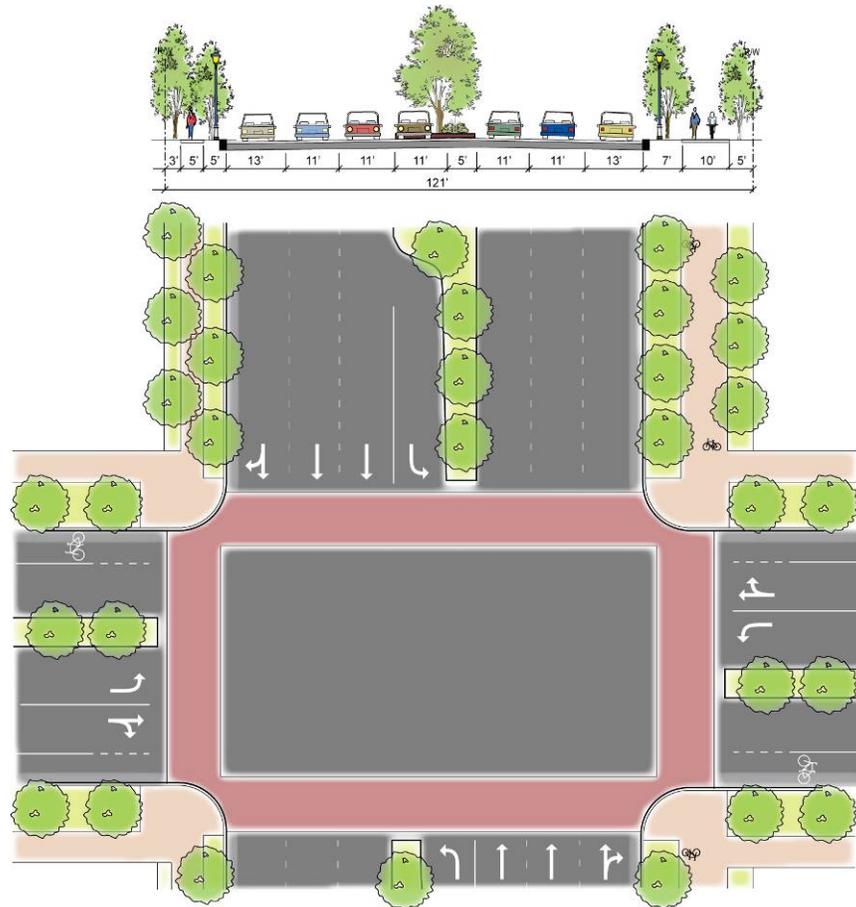


Figure 4.11: Typical 6-Lane Arterial

### 4.7.2.3 COLLECTORS

Collectors are smaller sized and undivided roadways (two lanes) that link residential roads with arterial roads. Collectors have travel speeds that vary between 25 miles per hour and 35 miles per hour. Class II bike lanes are provided on collectors. High travel speeds are discouraged on collector roads since they provide access to abutting land uses and to neighborhood streets. Collectors shall not include driveways to residential properties.

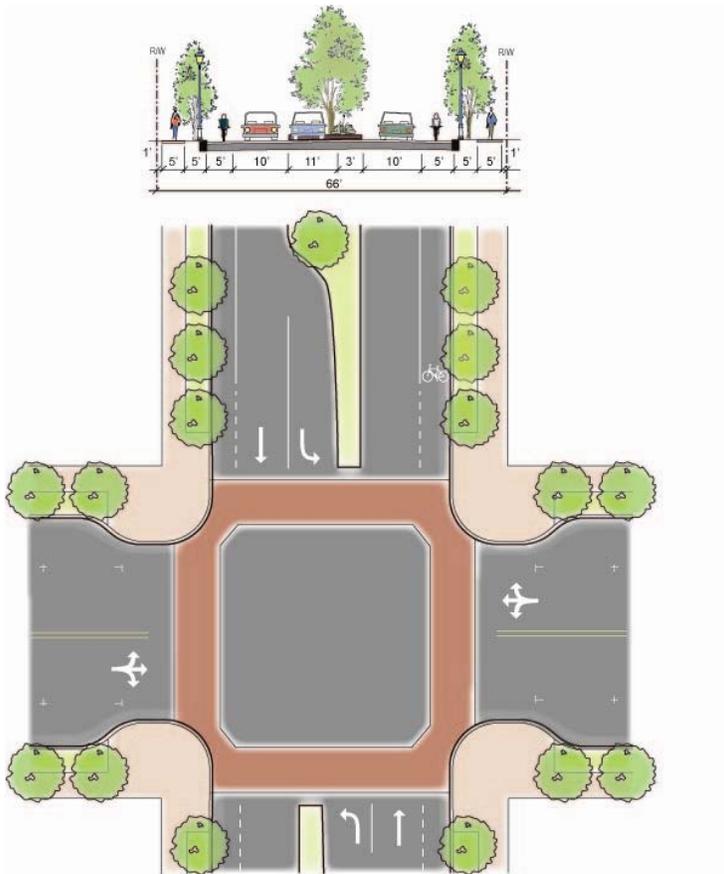


Figure 4.12: Typical 2-Lane Major Collector

#### 4.7.2.4 RESIDENTIAL STREETS AND ALLEYS

These roadways serve residential neighborhoods and emphasize multi-modal (pedestrians, bicyclists, and motorists) use. These roadways may provide one-way or two-way travel and may include parking on one side, both sides, or no parking. Travel speeds on residential streets should be 30 miles per hour or less.

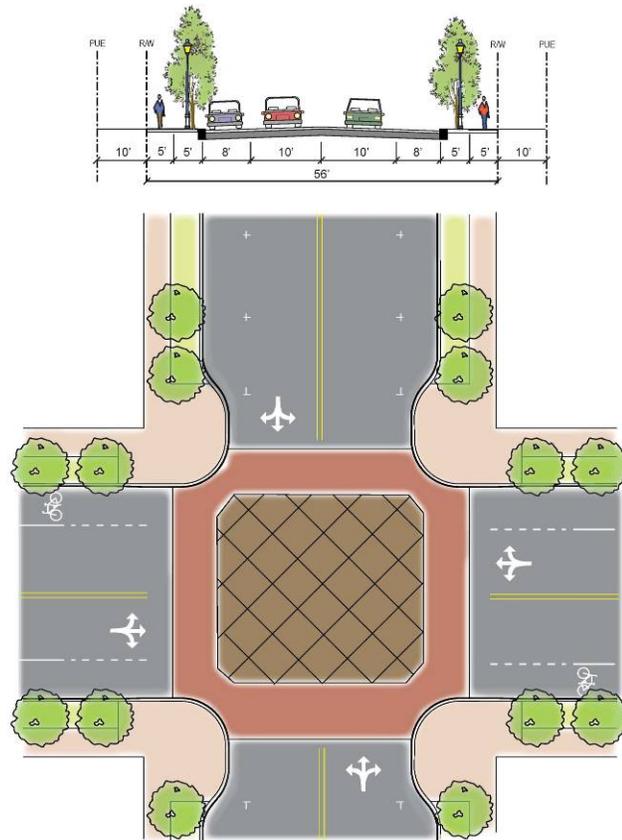


Figure 4.13: Typical 2-Lane Residential Street With Parking on Both Sides  
(1,500 to 2,500 Vehicles Per Day)

#### **4.7.2.5 INDUSTRIAL STREETS**

These roadways provide access to industrial and commercial uses and therefore require wider travel lanes to accommodate trucks and larger vehicles. Shoulders or two-way left turn lanes are provided. Standard 5-foot sidewalks are provided, however, bicycle facilities are typically not included.

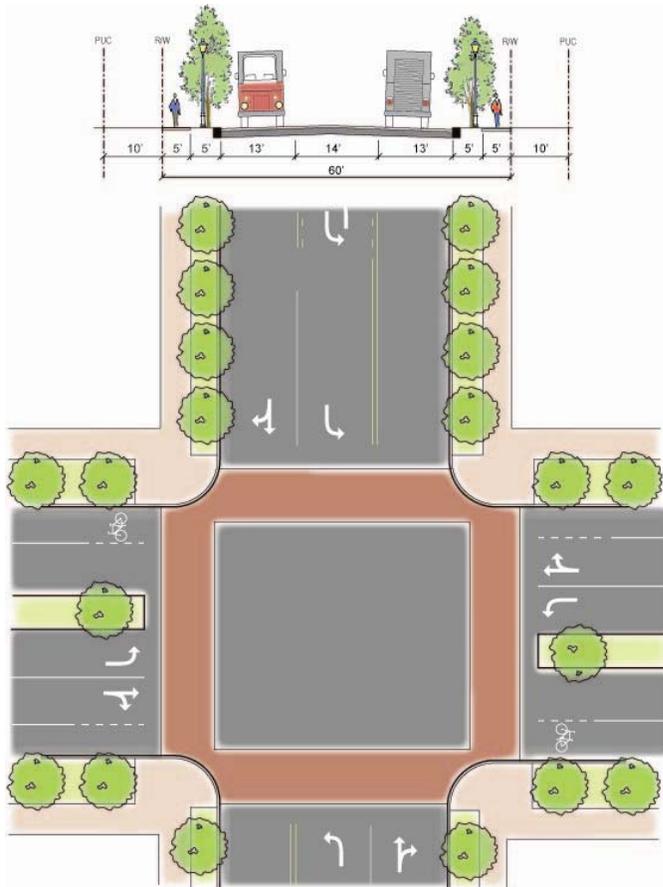
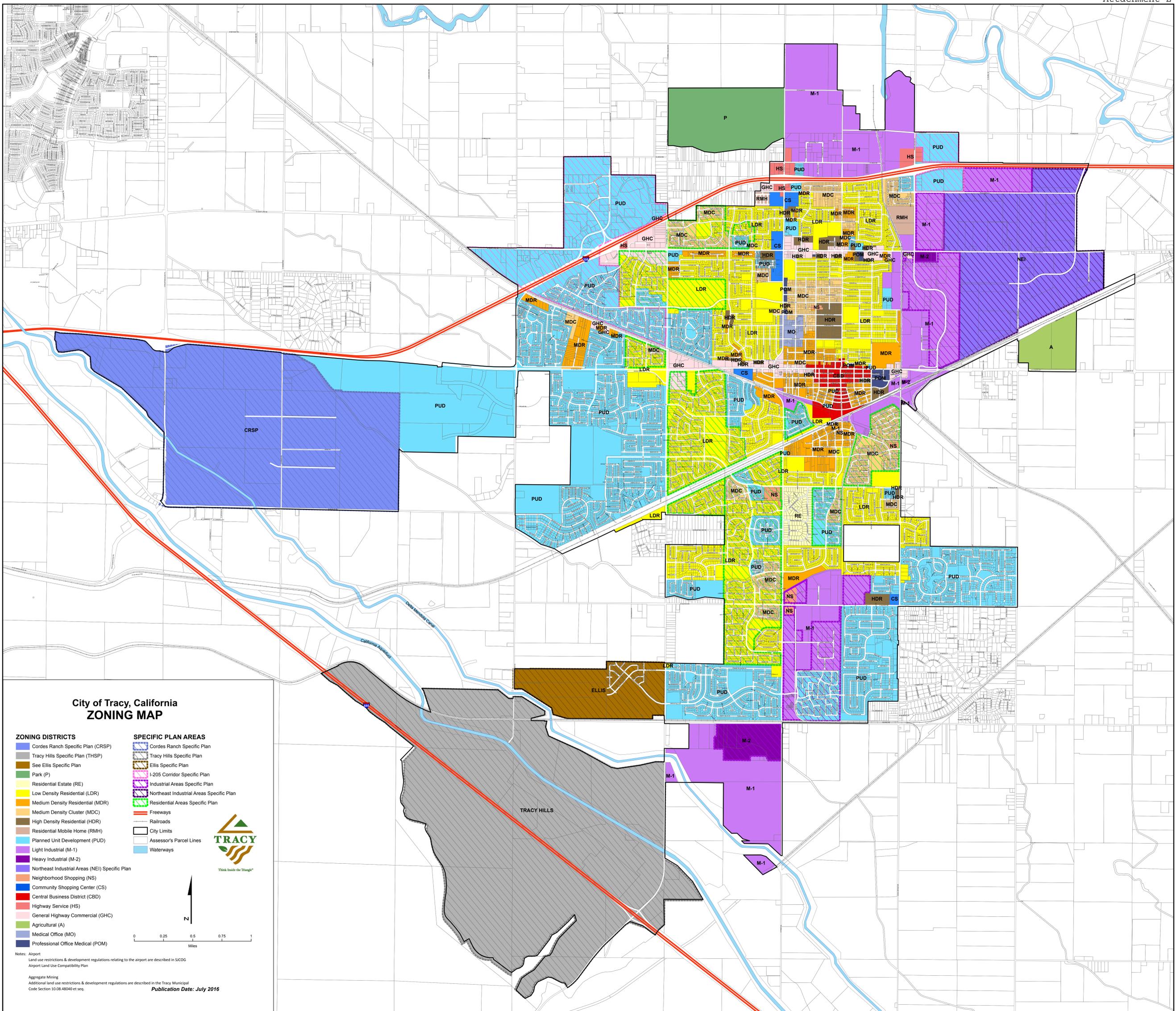
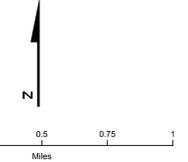


Figure 4.14: Typical Industrial Street with Two-Way Left-Turn Lane



### City of Tracy, California ZONING MAP

- | ZONING DISTRICTS                               | SPECIFIC PLAN AREAS                      |
|------------------------------------------------|------------------------------------------|
| Cordes Ranch Specific Plan (CRSP)              | Cordes Ranch Specific Plan               |
| Tracy Hills Specific Plan (THSP)               | Tracy Hills Specific Plan                |
| See Ellis Specific Plan                        | Ellis Specific Plan                      |
| Park (P)                                       | I-205 Corridor Specific Plan             |
| Residential Estate (RE)                        | Industrial Areas Specific Plan           |
| Low Density Residential (LDR)                  | Northeast Industrial Areas Specific Plan |
| Medium Density Residential (MDR)               | Residential Areas Specific Plan          |
| Medium Density Cluster (MDC)                   | Freeways                                 |
| High Density Residential (HDR)                 | Railroads                                |
| Residential Mobile Home (RMH)                  | City Limits                              |
| Planned Unit Development (PUD)                 | Assessor's Parcel Lines                  |
| Light Industrial (M-1)                         | Waterways                                |
| Heavy Industrial (M-2)                         |                                          |
| Northeast Industrial Areas (NEI) Specific Plan |                                          |
| Neighborhood Shopping (NS)                     |                                          |
| Community Shopping Center (CS)                 |                                          |
| Central Business District (CBD)                |                                          |
| Highway Service (HS)                           |                                          |
| General Highway Commercial (GHC)               |                                          |
| Agricultural (A)                               |                                          |
| Medical Office (MO)                            |                                          |
| Professional Office Medical (POM)              |                                          |



Notes: Airport  
Land use restrictions & development regulations relating to the airport are described in SJCOG Airport Land Use Compatibility Plan

Aggregate Mining  
Additional land use restrictions & development regulations are described in the Tracy Municipal Code Section 10.08.48040 et seq.

**Publication Date: July 2016**