

CHAPTER SEVEN: PARKS, RECREATION, & OPEN SPACE

Introduction

Parks

Open Space

Standards

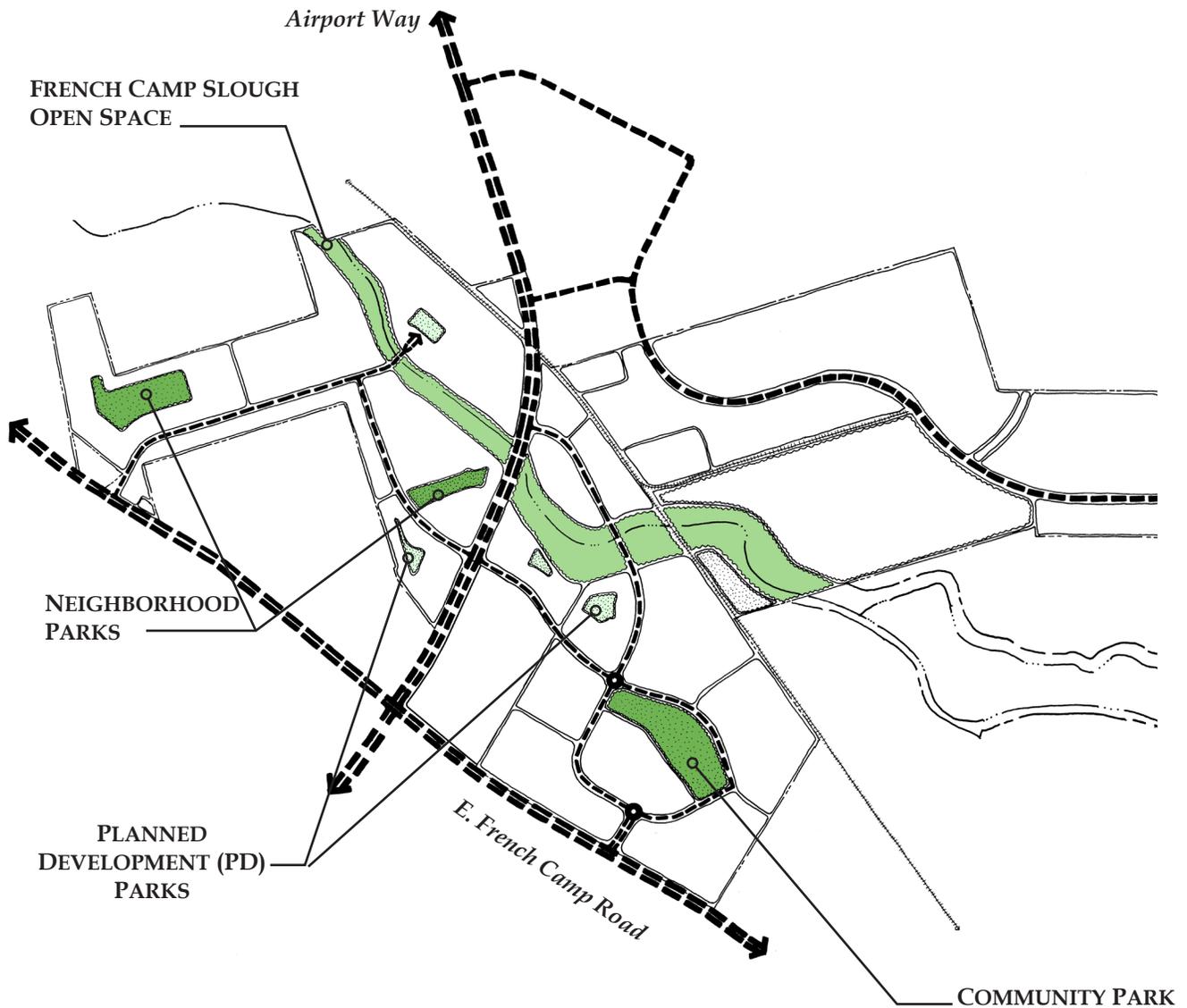
Recreation & Open Space Land Use Design Principles

Chapter Seven: Parks, Recreation, & Open Space

7.1 INTRODUCTION

The Master Development Plan features a variety of parks and open spaces to provide for the social and recreational needs of the Tidewater Crossing community. Recreation and open spaces are essential to the development of a balanced, healthy living environment and to the promotion of a sense of community. These areas will provide for the full spectrum of recreational activities from active sports to passive open space enjoyment.

FIGURE 7.1 PARKS AND OPEN SPACE IN TIDEWATER CROSSING



Parks are strategically located throughout Tidewater Crossing to provide open space within walking distance from all homes. Smaller neighborhood parks are integrated into the neighborhoods themselves, offering residents convenient open space close to home.

7.1.1 Objectives

The City's current adopted General Plan requires 3 acres of parkland per 1,000 individuals. However, the current General Plan update recommends park acreage dedication standards of 5 acres per 1,000 persons. This breaks down into 2 acres per 1,000 persons for neighborhood parks (5-15 acres in size) and 3 acres per 1,000 for community parks (over 15 acres in size). Based on the residential component, Tidewater Crossing will require 36.5 acres of usable park space to accommodate the project-related park demand per the 2035 Stockton General Plan.

TABLE 7.1 PARKS DEMAND	
Units (planned):	2,347
People (3.11 people per household):	7,307
Parks Required:	36.5 acres*
* The 36.5 acres is per the 2035 General Plan.	

7.1.2 Location and Intensity of Park Areas

Parks will be distributed throughout the Plan Area, as shown in Figure 7.1. Parks will be designed in conjunction with the City of Stockton Parks and Recreation Department. Final programming for all publicly accessible and City-maintained parks will require approval from the Parks and Recreation Department.

7.1.3 Relationship to Existing Parks

The nearest neighborhood and community parks to the Tidewater Crossing Master Development Plan Area are the Weston, Van Buskirk, Long, and Shropshire Parks. All of the parks listed are located north of the project site. The closest neighborhood park is Long Park, approximately two miles northwest of the Plan Area boundary. The closest community park is Van Buskirk Park, which is approximately 2½ miles northwest of Tidewater Crossing.

7.2 PARKS

Parks will be developed according to the phasing diagram presented in Chapter 11. Park and open space are accounted for in Table 7.2 and depicted in Figure 7.2.

TABLE 7.2 PARKS IN TIDEWATER CROSSING	
Parks Requirements	
Units:	2,347
People:	7,307
Park Req't:	36.5
Parks on Plan:	24.3
Under:	-12.2
*Bike Trail atop of levees	3.0
*Lakes outside of PD Neighborhoods	7.0
*Usable Open Space within Slough Riparian Corridor:	14.2
Parks on Plan:	24.3
Total Parks	48.5
Over/(Under)	12.0

*Open Space Amenities that Qualify towards Park Space Requirement

Open Space	
Land Use	Acreage
Open Space in LDR Neighborhoods	4.5
Ex. Slough & Easement	62.0
Total OS	66.5

FIGURE 7.2 LOCATIONS OF PARKS AND OPEN SPACE IN TIDEWATER CROSSING

11 X 17

REMOVE

7.2.1 Pocket Parks

Approximately five (5) acres of parks space will be included in the Small Lot Residential neighborhoods. It is expected that Neighborhoods C, E, L, and N will be gated and the park space within the gates will not be available to the entire Tidewater Crossing Community.

At the discretion of the Director of Parks and Recreation (or appointed representative) and consistent with department parkland dedication working guidelines, pocket parks that are publicly accessible, privately developed, and privately maintained, to the satisfaction of the Director may be counted towards the overall 5 acres per 1,000 parkland requirement if they are larger than ½ acre in size and include amenities such as:

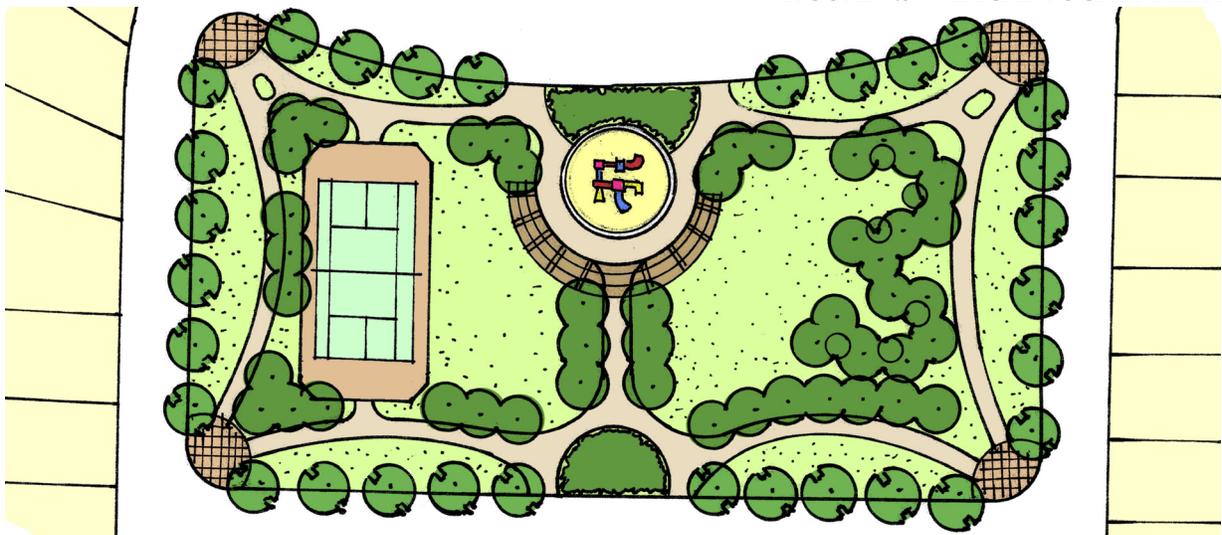
- 5-foot wide meandering concrete pathways,
- Ornamental lighting to provide ½ foot-candle illumination over walking paths,
- Play equipment,
- Drinking fountain(s),
- Picnic tables and benches, and
- Turf with appropriate ground contouring.

Example of a Pocket Park



Typical pocket parks are illustrated in Figure 7.3.

FIGURE 7.3 TYPICAL POCKET PARK



7.2.2 Neighborhood Parks

The City of Stockton defines neighborhood parks as parks between five and fifteen acres (5-15) with a service radius of ½ mile. Amenities within neighborhood parks will be coordinated to provide a mixture throughout Tidewater Crossing. Facilities may include (but are not limited to) tot lots, children's play areas, sitting areas, and lawn areas.

FIGURE 7.4 TYPICAL NEIGHBORHOOD PARK



Example of a Neighborhood Park



7.2.3 Community Parks

Community parks within Stockton are generally medium sized (between 15 and 30 acres) and have a service radius greater than one mile.

Community parks often include facilities for baseball, tennis, soccer, basketball, and children’s play, as well as space for picnics or multi-use lawn areas. The largest community park within Tidewater Crossing is located adjacent to the 19.4-acre school site, which will allow for joint-use of recreational facilities. The school property is large enough to accommodate the school’s outdoor athletic field requirements and the shown net acreage for the park does not include land needed for the school. The park and school sites will be separated in a manner determined by and acceptable to the Manteca Unified School District and City of Stockton Department of Parks and Recreation.

FIGURE 7.5 COMMUNITY PARK AND ADJACENT SCHOOL



7.3 OPEN SPACE

7.3.1 Greenbelts

Greenbelt acreage may be applied toward a percentage of the overall project's parkland acreage requirements provided they are at least 50-foot wide and 300-foot long and have a street along one side (assuming a levee or waterway is on the other side). With the exception of overhead utility easements, they must be outside of any easements and they must be privately developed. Furthermore, they must meet the Parks and Recreation Department's definition of "usable" land and are subject to acceptance by the Director of Parks and Recreation.

7.3.2 French Camp Slough Linear Open Space

Linear open space will transect the length of French Camp Slough. The open space will include nature trails, walkways, and open turf areas. The linear open space will buffer and separate residential areas while enhancing the community's network of sidewalks. A 12-foot wide pedestrian/bike path will be located on top of the levees from the Union Pacific Railroad at the western boundary to the Union Pacific spur line east of Airport Way. Refer to Figure 5.2 and Section 5.7 for a more detailed description of bike path connectivity between French Camp Slough Linear Open Space and the surrounding neighborhoods.

The project developer intends to reserve the 5.9 acre parcel located along the alignment of the Union Pacific Spur-line and east of Village 'G' for future use associated with development in the area east of Tidewater Crossing. Maintenance of the parcel is the responsibility of the project developer or successor-in-interest with access to the parcel from maintenance roads associated with the French Camp Slough open space corridor.

Planned improvements that involve impacts to water ways and wetlands will require approval(s) from the California Department of Fish and Game and the US Army Corps of Engineers, among other agencies.

7.3.3 PD Parks and Open Space Assessment

Four neighborhoods within Tidewater Crossing qualify as Planned Developments (PDs) and will be required to provide additional open space. The Tidewater Crossing Master Development Plan complies with the guidelines put forth by City Staff in June 2007. The guidelines state that three acres of common open space are required for every 1,000

TABLE 7.3 OPEN SPACE IN PD NEIGHBORHOODS

Open Space Requirements (3 ac/1,000 people)		
PD Neighborhood	Population	OS Req't (ac.)
C	927	2.8
E	514	1.5
L	467	1.4
N	433	1.3

Open Space Assessment			
PD Neighborhood	Req't	Planned	Over/(Under)
C*	2.8	7.2	4.4
E	1.5	2.1	0.6
L	1.4	2.9	1.5
N	1.3	2.6	1.3

* Does not include 1.4 Acre Lake

population within the specific neighborhood. Within the guidelines, open space may be provided within or contiguous to the neighborhood containing the compact lots and front yard landscaping do not count towards the requirements.

Table 7.3 accounts for the open space and parks in the four PD neighborhoods.

7.4 STANDARDS

Park design standards will follow the City of Stockton requirements. Trail standards require 8-foot wide trails separated in each direction or 12-foot wide trails that combine travel in both directions.

7.5 RECREATION & OPEN SPACE LAND USE DESIGN PRINCIPLES

1. Use parks, plazas, and greenways to visually organize and physically connect the community.
2. Provide parks and open space that allow for both active and passive recreation opportunities for all residents.
3. Locate parks adjacent to schools to maximize their recreational benefits.

4. Design parks to provide for a variety of users, with amenities such as shade trees and structures, multi-use lawn areas, children's play areas, sport courts and fields, and picnic and barbecue areas.
5. Emphasize drought tolerant, riparian, and native plantings in appropriate areas.