The open space and recreation system for the TSP will primarily consist of a central neighborhood park/basin, paseos along the collector street system, and private common open space areas situated mainly within small lot residential and multiple family residential areas. Chapter 5, Design Guidelines & Standards, promote connectivity between neighborhoods including between the neighborhood park/basin and private open space areas. See Exhibit 7.2, Park, Recreation and Open Space Plan.

The open space and recreation system for TSP includes approximately one 19.0-acre dual-use basin/park, and approximately 11.3 acres in paseos, a landscaped pedestrian and bicycle path, that tie the entire TSP together. In addition, an undetermined number of private common open space areas serving the small lot residential and multiple family residential neighborhood will be provided.

A landscape buffer will also surround the existing City of Modesto water reservoir, located near the center of the entire TSP. This area will emphasize landscape screening to reduce the visual mass and presence of the reservoir. It will serve primarily as a landscape and visual amenity having little functional value as an active and usable park space. Refer to the Streetscape Plan, Specific Plan Elements Chapter 3 for more detail.

The Neighborhood Park/Basin and paseos and landscaping and fencing along the collector street adjacent to the water tank site are part of the “backbone” infrastructure and are required to be installed prior to or concurrent with development within the TSP. The phasing of the “backbone” infrastructure will be determined by the Facilities Master Plan and Infrastructure Financing Plan. The implementation and funding mechanisms of the “backbone” infrastructure is provided in Chapter 9, Implementation. The private common open space improvements will be provided in conjunction with individual projects by the developer.
7.1 Existing Park Setting

There are several existing parks of different sizes offering various recreation facilities nearby the TSP area. They are listed and described as follows:

**Stockard Coffee Park**
On the westside of the TSP, Stockard Coffee Park, located on Mable Avenue is a neighborhood park that contains picnic areas, a basketball court, and open turf and tree groves. Stockard Coffee Park is about .5 mile away from the TSP.

**Beyer Park**
To the west of the TSP, is Beyer Park, a community park directly off of Sylvan Avenue and Beyer Park Drive and immediately adjacent to Beyer High School. The park contains restrooms, off-street parking, picnic areas, a playground, lighted softball fields, and court sports (such as tennis, volleyball, petanque, and horseshoes). Beyer Park is about .75 mile away from the TSP.

**Mary Grogan Park**
To the east of the TSP, Mary Grogan is a proposed community park at the corner of Litt Road and Sylvan Avenue, adjacent to James Enoch High School. It will contain lighted soccer fields, a community center, aquatics facility, parking lot, softball field, play areas, open turf areas, and a joint police and fire station. This Community Park will serve the TSP.

Phase I of the park (soccer fields and parking and roads) was completed in 2013. Mary Grogan Park is .25 mile away. James Enochs High School (formerly known as Village One High School) opened in Fall of 2006.

**Exhibit 7.1 - Mary E. Grogan Community Park Master Plan**
7.2 Proposed Neighborhood Park

A central dual use park/basin “Neighborhood Park” will serve as the center point of the TSP community. The City’s general plan calls for the combined allocation (both Neighborhood and Community Park) of parkland on a per capita basis at 3 acres per 1,000 population. (1 acre per 1,000 population for Neighborhood Parks, and 2 acre per 1,000 population for Community Parks). The TSP is anticipated to have maximum population of approximately 9,270 residents based on the current estimate of 2.86 persons per dwelling unit from the City of Modesto 2003 - 2008 Housing Element and a maximum residential dwelling unit count of – 3,241 units) This translates to a need for nearly 27 acres of parkland; 9 of which must be a contiguous neighborhood park, and the remaining 18 to be provided at Mary E. Grogan Community Park, which serves the TSP.

The City of Modesto Guidelines for Small Lot Single Family Residential Development contain provisions allowing for the development of private landscaped common areas; however the dedication and development of the private common areas do not supplant or replace the park acreage requirement for central neighborhood park at Tivoli or the community park beyond it. There is no aggregate credit of private open space or paseos towards land dedication for public parks.

Exhibit 7.2 - Park, Recreation and Open Space Diagram


7.2.1 Dual Use Basin/Neighborhood Park Description and Design

The TSP proposed dual-use park/stormwater detention basin is divided into three large tiers at different elevations. The lowest tier is to the north and the highest tier is to be located on the south side of the park/stormwater detention basin. The tiers will be designed to have a smooth and more curving shape to them, avoiding a more rigid and squared appearance.

During storm events, water will collect in the lower tier, which will be covered with a significant depth and width of large cobbles. The mid-range tier will be large and fairly flat in the center, with a gradient of 2% maximum, and sloped on the sides. This will be an area for informal active sports. At least 9 acres of the site will meet the effective park area as outlined in the City of Modesto Dual Use Standards, December 2000. This will constitute the acreage required for a central neighborhood park. The Park will contain amenities typically found in other neighborhood parks in Modesto. Examples of such amenities can be seen in Village One, Stockard-Coffee or Coffee-Claratina Park. The entire basin will be surrounded by an 8’ wide pedestrian walking path, with 5’ pedestrian paths crossing through the center of the facility. The Neighborhood Park tier will be above the 100-year flood level, with some portions of it below the 100-year flood level. The lower tiers will be within the 100 year flood level.

Both lower tiers will be planted in turf and are intended to be used only for passive recreation and perhaps informal practice for field sports. No formal sports fields improvements (e.g. fencing, goals, field markings or markers, skinned infields) will be contained on either tier. Developed sports fields for organized play will be available at nearby Mary Grogan Community Park.

A conceptual diagram for the dual use basin neighborhood park, Exhibit 7.3, along with associated imagery to convey the ideas it contains, is show on the next page. Examples of appropriate recreational facilities and features that are typically found in other similar parks of this nature and function elsewhere in Modesto are:
- Separate 5-12 (school age) and 2-5 (tot lot, preschool)
- An interactive water play tower/sculpture
- A series of individual picnic tables situated along the pathways
- A combination of both hard and soft surface sports courts in the form of half-court basketball
- A restroom building and shade structure
- Low landscape berms dividing walkways with an emphasis on greater ornamental or native plant variety along with complementary shade tree groves

As noted on the accompanying illustrative park diagram, this is one suggested for the dual use basin park. Further definition will be given through a more complete master planning and design development process for this neighborhood park development as a part of the implementation of the TSP. A wetland site of roughly one acre has been identified on the designated dual-use basin/park site by Tivoli Environmental Impact Report. If the wetland mitigation strategy requires taking some land out of the dual-use park/basin for wetlands, then the resulting dual-use park/basin size may need to be modified to assure compliance with the City’s dual-use park/basin standards.

7.2.2 Satellite Basin/Linear Parks

As shown on Exhibit 3.4, Conceptual Storm Drainage System Diagram, found in Chapter 3.0, one Main West Basin and one or more Potential Basins are proposed. These Potential Basins would be “satellite
CHAPTER 7 • PARKS & RECREATION

Exhibit 7.3 - Dual Use Basin Park Diagram

Note: This is a conceptual characterization of the dual use basin/neighborhood park. Further definition will be given through complete master planning and design development by the City of Modesto.

Highlight Park Entry Points and Street Intersection with:
- Enhanced paving
- Entry structure thematic
- Accent tree groupings

Riparian Woodland Character
- Lower basin slopes to exhibit more of a water-oriented woodland appearance using:
  - Sycamores, alders, cottonwoods, willows, wax myrtle

Proposed Elementary School Site

Paseo/Greenway
- Continue 30’ wide paseo treatment on two sides of park
- Refer to streetscape section of specific plan elements (chapter 3)

MDR-1
- Community collector street and streetscape (typical)

MDR-2
- Landscape screen/buffer planting (typical)

MDR-3
- Low flow cobble-lined channel

LDR-12
- Active Park Area

LDR-13
- Lower Basin

MDR-2
- Middle Basin

MDR-3
- Upper Basin
basins” to the Main West Basin. The Main West Basin is discussed in detail in Section 3.3.4. The exact size and configuration of the Potential Basins is, at present, unknown and will be better determined during preliminary engineering of the public facility infrastructure improvements required for land use designation areas GC-1, RSC-2, LDR-10 and 11, MDR 4 and MHDR 3 and 4.

As shown on Exhibit 3.4., Potential Basins will connect to the Main West Basin and will have on-site stormwater detention as their dominant function and may have recreational use as a secondary function. The Potential Basins will be landscaped to avoid the appearance of a mud pit, or, as an alternative, they may be constructed as swales, parking lot storage, or underground storage, if approved by the City. Any recreational aspect of these basins would not count toward the TSP Neighborhood Park requirements.

To explore that potential further, the preliminary design of these smaller stormwater basins should be closely coordinated with the City of Modesto Parks, Recreation and Neighborhoods and Public Works Departments. Maintenance and upkeep of these smaller stormwater “satellite” basins will be funded by the landowner, or through the Community Facilities District established for Tivoli.

7.2.3 Private Common Open Space Areas (COSA)

Common open space areas (COSA) are to be built by the developer(s) and maintained by the future residents of the applicable neighborhood or development and must meet City of Modesto Urban Area General Plan standards and TSP standards to be eligible for approval by the City. These and other provisions would be applied at subsequent stages of the development process.

COSA will be incorporated into the site planning of small lot single family neighborhoods and multiple family projects within the TSP in order to foster a stronger sense of place and identity. If desired, a developer may include in COSA in any typical lot residential development. Chapter 5 addresses COSA site planning guidelines for the affected residential developments. The COSA designed shall be proposed in the preparation of Area Plans and Final Development Plans of the site specific project. The COSA system for the TSP will implement the following open space standards:

- Range in size from one-third to four acres in size based on the number of units.
- Be conveniently located for the intended users.
- Be “form-giving” that create a focal point and sense of place within the each distinct residential area.
- Act as “form giving” open space areas designed to highlight the unique personality and visual character of the neighborhood they are located in.
- Be centrally located within each distinct small lot residential neighborhood and multi-family project within the TSP. In addition, they must be distributed throughout the residential neighborhoods so that every dwelling unit is within approximately one-eighth mile walking distance.
- Site planning will need to consider long-term maintenance costs and requirements, public safety, access by police and fire, and impacts from lighting, noise and traffic on surrounding residential uses.
- Actual facilities and features to be included at future COSA sites shall be based on identified facility needs and demands within the City as well as the adopted standards for dual-use basin/recreation facilities. The amenities may include open turf “flex” areas for passive or active activities, tot and school age lots, picnic areas, BBQs, benches, shade structures, and sport courts.
- Where desirable and feasible, COSA shall be located adjacent to or connected with the main paseo greenway in Tivoli.

The Common Open Space designs will incorporate the thematic landscape concept adjoining residential areas using specimen trees, flowering shrubs and sodded turf to set these spaces off as focal elements. Additional elements such as tree groves, thematic shade structures and special hardscape treatments will further tie these spaces into the surrounding neighborhood character. The COSA will be installed by the individual builders and maintained by
a homeowners association, or other acceptable entity. Further design guidelines for COSA can be found in Chapter 5, Design Guidelines and Standards.

7.2.3 **Paseo/Greenway**

The paseo is briefly again mentioned in this chapter as it is serve as a green “backbone” linking the entire community of Tivoli together in both an east/west and north/south direction. In its more narrow (30’ wide) and linear configuration, the paseo contributes over 11 acres of very useable greenspace to Tivoli. At the same time, its presence will establish a very impressive streetscape along the collector streets it will border. Within Chapter 3.0, Section 3.4.12, the Paseo/Greenway is more fully described including broad design criteria to help guide landscape architects in the future design refinement of this important linear greenspace. Two plan view concepts, shows-caricatures of the paseo/greenway in both a housing (also Exhibit 3.21, Chapter 3.0) and retail (also Exhibit 3.22, Chapter 3.0) orientation in an enlarged size (along with photo imagery).
General Design Criteria for COSA and Neighborhood Greens:

- Use vertical trees to provide privacy for adjacent homes.
- Plant shrubbery along perimeters where walls or slopes occur.
- Apply all other general residential landscape requirements (see Streetscape section of Chapter 3)
- Use high quality and coordinated site furnishings
- Use of site lighting should be consistent with the level of the Common Open Space development and character, anticipated public use and security/surveillance concerns.
- Use canopy trees to provide shade in the Common Open Space area.
NOTE: THIS IS A CONCEPTUAL CHARACTERIZATION OF THE PASEO. FURTHER DEFINITION WILL BE GIVEN THROUGH COMPLETE MASTER PLANNING AND DESIGN DEVELOPMENT AS A PART OF THE IMPLEMENTATION OF THE TSP.

PASEO GREENWAY - RETAIL EDGE CONCEPTUAL SKETCH

TIVOLI SPECIFIC PLAN

MODESTO, CALIFORNIA
NOTE: THIS IS A CONCEPTUAL CHARACTERIZATION OF THE PASEO PARK. FURTHER DEFINITION WILL BE GIVEN THROUGH COMPLETE MASTER PLANNING AND DESIGN DEVELOPMENT AS A PART OF THE IMPLEMENTATION OF THE TSP.