

Northeast Quadrant Plan

Northeast Quadrant

Distinctive Features

Land Use

The Northeast Quadrant includes all the area within the planning area that is east of Interstate 5 and to the north of State Route 44. Single-family residential subdivisions are a predominant land use in this quadrant, and several significant institutional or public facilities are found here — Shasta College, Simpson College and the headquarters of the McConnell Foundation at Lema Ranch.

Outside of the downtown area, this quadrant also contains the largest area of existing commercial retail land use. This includes the Mount Shasta Mall and surrounding area, and a future commercial area at the interchange of Interstate 5 and Oasis Road. Multi-family housing developments, which often have high recreation needs, are associated with these two commercial areas.

Three major highways create significant physical barriers to travel in the area: Interstate 5 going north/south, and State Routes 44 and 299E, both going east/west.

Natural Environment

The topography of the Northeast Quadrant is characterized by rolling hills and broad streams, rather than the steep-sided canyons and small rocky creeks typically found on the west side of Redding. Major streams generally flow north to south, and include Churn Creek with its many smaller streams, and Stillwater Creek, which for or less forms an eastern boundary to the urbanized area. Several large ponds exist, and a portion of a large vernal pool complex is found just north of State Route 44 near Old Oregon Trail.

This quadrant contains prime agricultural soils along the Stillwater Creek corridor. Large areas of oak woodland habitat still exist in significant-sized tracts. Views of the surrounding mountains are dramatic from many points throughout the area.

Population - Current and Future

The current population of the Northeast is the smallest of the four quadrants. With an estimate of only 14,980 people, it is half the size of the Southwest quadrant, which has 32,564 people. However, over the next twenty years, this area is expected to double in population and increase more rapidly than any other quadrant, reaching approximately 26,063 people by 2020. While it ranks lowest in population density now (people per square mile), by 2020 density here will more than likely catch up with the rest of the city.

Existing Public and Private Resources and Facilities

Neighborhood Parks

While this quadrant has 5 developed neighborhood parks located within residential subdivisions, all are 1-acre or less in size and can therefore offer only a limited range of recreational amenities. The City owns an additional 5.72 acres of undeveloped neighborhood parkland at various locations throughout the quadrant.

School Parks and Joint-Use Facilities

The City has partnerships with three educational entities in the area for joint use and/or development of shared recreational facilities:

Simpson College. The City has a cooperative agreement to use the College's ballfields for City recreation programs in exchange for their use of City-owned Tiger Field downtown.

Columbia School District. A 6-acre city-owned park site adjacent to the south side of the new Mountain View Middle School is presently undeveloped. The school's Shasta View Drive campus, opened in 2001, is on its own 12-acre site with many existing and planned recreational amenities. Details of a cooperative agreement are still being worked out regarding future site development and use.

Gateway School District. A 5.9 acre school/park site was dedicated through the land development process north of State Route 299E. Future site improvements have not been determined, but will likely involve some sort of partnership with the school district.

Community and Regional Parks

The Northeast Quadrant has one undeveloped 40-acre community park site in city ownership — the Twin View Park site, a former sewage treatment facility in the western part of the quadrant near the intersection of Interstate 5 and State Route 299E.

Special Purpose Facilities

There is one significant special purpose facility in the Northeast Quadrant, the Redding Sports Park on Old Oregon Trail. Currently under construction with expected completion in 2004, this City-sponsored capital improvement project will reduce the current shortage of quality sports fields and other recreation facilities in Redding. It is also expected to be a regional destination for many northern California sport enthusiasts and league tournaments.

The park's master plan depicts six baseball/softball fields, four soccer fields, four sand volleyball courts, and two multi-purpose facilities that can accommodate a variety of indoor sports, including basketball, in-line roller hockey, indoor soccer, as well as special events. A recreational trail loop is planned for the entire 104-acre site, and 54 acres has been set aside as a natural wetlands area.

Trails, Bikeways and Pedestrian Connections

There are no City trails at this time in the Northeast Quadrant, although 38.12 miles are planned. A CalTrans bikeway currently runs adjacent to State Route 299E that connects the intersection of North Market Street and Lake Boulevard to Shasta and Simpson Colleges to the east.

Two privately held areas, not counted in the City's inventory, have trail loops accessible to the public:

Lema Ranch. Owned and maintained as the headquarters of the McConnell Foundation, the Lema Ranch property is a private open space area currently available to Redding residents. The site has many amenities that make it a popular destination, including connections to several adjacent residential areas, 3.58 miles of trails, vista points overlooking five ponds, a public parking lot, and sweeping mountain

views. Walking and jogging are the only permitted activities. Additional trails are being planned by the Foundation along Churn Creek between College View Drive and the city-owned Minder Park near Old Alturas Road.

Shasta College. The campus has a par course and an internal trail system approximately 1.5 miles long, with additional trails along the campus perimeter.

Open Spaces

The area's largest open space generally accessible to the public is the aforementioned 200-acre, privately-owned Lema Ranch on Shasta View Drive owned by the McConnell Foundation.

City open space ownership in the Northeast Quadrant includes:

- Acquisition of a significant vernal pool preservation site near the Sports Park in cooperation with the Department of Fish and Game
- A cultural resource protection area in the north
- Parcels protecting steep slopes and floodplains obtained via the land development process in many places along Churn Creek.

Other Recreation Sites

Two 18-hole golf courses are located within residential developments in the Northeast Quadrant: Tierra Oaks Golf Club, a private course in the far northeast part of the city on Old Oregon Trail, and Gold Hills Country Club, south of Oasis Road, which is open to the public. (None of the acreage associated with these other recreation sites has been included in the parkland inventory.)

Private Neighborhood Parks

Three private residential developments in the Northeast Quadrant have recreational amenities for the exclusive use of their residents. As explained in the Park Strategy, half of the acreage in these private parks has been included in the parkland inventory because the City credits these developments for park fees when recreation sites are included in their improvement plans. The Appendix contains a table describing these parks and their amenities.

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Issues and Needs

Park Shortages

- The present level-of-service ratio is 5.44 acres of developed parks and trails per thousand people. This service level is skewed by the 60 developed acres of the Redding Sports Park, a large special purpose facility. Without its 60 acres, the service level is only 1.40.
- Future population growth and development will double the number of people in this area in the next twenty years. By 2020 the quadrant's level-of-service will be 6.91 acres per thousand people if all existing sites are fully developed and no additional land is acquired for parks.
- Most residents must get in a car to enjoy activities typically found at parks.
- The size of neighborhood parks in this quadrant is generally sub-standard. The 5 small, developed city parks are all 1-acre or less in size.
- A community / regional park site (30-plus acres) in a central location to the area's geography and population needs to be acquired.
- Four undeveloped park sites have been a source of concern by both residents and the City for many years. The Appendix contains a detailed discussion of the entire list of undeveloped park sites.

Recreation Facility Deficiencies

- There are no community centers where recreation programs and classes can be conducted on the east side of the city, nor in this quadrant. City recreation programs are offered only at school sites under joint use agreements.
- The table entitled "Existing and Proposed Major Recreation Facilities and Locations" in the Northeast Quadrant Recommendations section outlines the current and future need for softball,

baseball, soccer, and football fields, and for tennis courts, swimming pools, and gymnasiums.

Problems with Access, Trails, and Connectivity

- There are no City trails currently in the Northeast Quadrant. Access to the developing city-wide trail system is limited to the Hilltop Extension of the Sacramento River Trail at the far west edge of the quadrant via Hilltop Drive.
- Many pedestrian connections to existing major destinations and recreation areas on the east side have discontinuous pavements or are non-existent.

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Recommendations

Acquire Land and Develop New Parks

- Acquire and develop 3 new neighborhood parks to accommodate recreational needs of existing and future population growth.
- Acquire and develop one community/regional park site of 30 acres or more in a location north of State Route 299E and east of Interstate 5.
- An additional community park site of 15 to 50 acres should be acquired within the next 10 years for the northern part of the quadrant, north of State Route 299E, which will serve future growth in the Oasis Road area.

Develop Existing Park Sites

- Develop 5 existing undeveloped park sites:
 - ▶ Gateway (Blossom) School-Park Site 3.20 ac.
 - ▶ Mountain View School-Park Site 6.00 ac.
 - ▶ Rosetree Neighborhood Park Site 2.00 ac.
 - ▶ Vista Ridge N'borhood Park Site 0.92 ac.
 - ▶ Whistling Park Site 1.57 ac.
- Renovate or expand the following list of existing developed neighborhood parks. Few of these parks are completely accessible to those with disabilities and will require the replacement of existing play equipment as well as the upgrading other features such as drinking fountains:
 - ▶ Minder Neighborhood Park
 - ▶ Northridge Gardens Neighborhood Park
 - ▶ Ravenwood Neighborhood Park
 - ▶ Stillwater Heights Neighborhood Park
- With input from neighborhood residents, evaluate existing parks to see what recreation amenities could be added that would serve the broadest range of ages and interests.

- Continue joint-use agreements with Gateway and Columbia School Districts, and with Simpson and Shasta Colleges for shared recreation facilities.

Undesirable Sites

- Consider selling or trading one undesirable park site. Accepted by the city as a condition for subdivision development approval, this site would make a poor park because of its shape, size, and site characteristics. Use any proceeds to acquire and develop more suitable park facilities within the same area.
 - ▶ Hacienda Heights Site 0.38 acres

Expand and Develop Recreation Facilities and Programs

- To equitably serve residents, a proportional system of allocating future recreation facilities has been developed. Currently, 18 percent of the population resides in the Northeast Quadrant. Generally, 18 percent of each type of major recreation facility should therefore be found in this quadrant as well (large ballfields being the exception since these are concentrated at the Redding Sports Park). This proportion is projected to rise to 21 percent by 2010, and to 23 percent by 2020.
- Based upon the proposed major recreational facility goals found in the Parks Strategy, the following facilities should be provided in the Northeast:

Table: Existing and Proposed Major Recreation Facilities By Quadrant

Locations of Existing and Proposed Large Baseball and Softball Fields, By Quadrant 2003-2020											
Quad.	Facility Location	OWNERSHIP AT BUILD-OUT			CITY-WIDE INVENTORY					2020 QUADRANT GOALS Large Baseball/ Softball Fields	
		City-Owned	Joint-Use	Other	EXISTING	FUTURE			TOTAL		
					Inventoried Facilities	Need Now	Need By 2010	Need By 2020	Combined Existing & Proposed Fields 2020		
NE	Redding Sports Park - Big League Dreams	5			5.00						3.22
	Shasta College			1	0.25					5.25	
Locations of Existing and Proposed Small Baseball and Softball Fields, By Quadrant 2003-2020											
Facility Location	OWNERSHIP AT BUILD-OUT			CITY-WIDE INVENTORY					2020 QUADRANT GOALS Small Baseball/ Softball Fields		
	City-Owned	Joint-Use	Other	EXISTING	FUTURE			TOTAL			
				Inventoried Facilities	Need Now	Need By 2010	Need By 2020	Combined Existing & Proposed Fields 2020			
NE	Simpson College		1		0.75						8.74
	Columbia Elementary School			2	0.50						
	Shasta College			1	0.25						
	Mountain View Middle School (2 Future JUA)		2		0.25	1.25					
	Mountain View School Park	2				2.00					
	Gregory Lake Community Park	2					2.00				
	Blossom School Park	1						1.00			
	Oasis Community Park *	2						2.00	10.00		
Locations of Existing and Proposed Soccer Fields, By Quadrant 2003-2020											
Facility Location	OWNERSHIP AT BUILD-OUT			CITY-WIDE INVENTORY					2020 QUADRANT GOALS Soccer Fields		
	City-Owned	Joint-Use	Other	EXISTING	FUTURE			TOTAL			
				Inventoried Facilities	Need Now	Need By 2010	Need By 2020	Combined Existing & Proposed Fields 2020			
NE	Mountain View Middle School (2 Future JUA)		2		0.50	1.00					5.29
	Boulder Creek Elementary School			1	0.25						
	Redding Sports Park - Soccer Facility	4				4.00					
	Mountain View Middle School Park Site	1						1.00	6.75		
Locations of Existing and Proposed Football Fields, By Quadrant 2003-2020											
Facility Location	OWNERSHIP AT BUILD-OUT			CITY-WIDE INVENTORY					2020 QUADRANT GOALS Football Fields		
	City-Owned	Joint-Use	Other	EXISTING	FUTURE			TOTAL			
				Inventoried Facilities	Need Now	Need By 2010	Need By 2020	Combined Existing & Proposed Fields 2020			
NE	Redding Sports Park Soccer Fields (Shared)	1				1.00			1.00	0.92	
Locations of Existing and Proposed Tennis Courts, By Quadrant 2003-2020											
Facility Location	OWNERSHIP AT BUILD-OUT			CITY-WIDE INVENTORY					2020 QUADRANT GOALS Tennis Courts		
	City-Owned	Joint-Use	Other	EXISTING	FUTURE			TOTAL			
				Inventoried Facilities	Need Now	Need By 2010	Need By 2020	Combined Existing & Proposed Fields 2020			
NE	Shasta College		6	1.50						6.90	
	Mountain View Middle School (Future JUA)		5		3.75						
	Oasis Community Park *	2					2.00	7.25			

Locations of Existing and Proposed Swimming Pools, By Quadrant 2003-2020

Facility Location	OWNERSHIP AT BUILD-OUT			CITY-WIDE INVENTORY				2020 QUADRANT GOALS Swimming Pools
	City-Owned	Joint Use	Other	EXISTING	FUTURE		TOTAL	
				Inventoried Facilities	Need Max	Need By 2010	Need By 2020	
NE Shasta College			2	0.50				1.84
Shasta Hills Estates (Private)			1	0.25				
Tanglewood Village (Private)			1	0.25				
The Vineyards (Private)			1	0.25			1.25	

NOTES:

* Future proposed park sites.

^ Existing, city-owned but undeveloped park sites.

† Inventoried Facilities have been counted to reflect the degree of ownership and control by the City. City-owned sites are counted at 100% their actual number. School sites under a Joint-Use Agreement (JUA) with the City are counted at 75% of their number. School sites used by non-profit leagues, but not controlled by any use agreement with the City, are given 25% credit in the inventory.

Locations of Existing and Proposed Gymnasiums, 2003-2020

Facility Location	OWNERSHIP AT BUILD-OUT			CITY-WIDE INVENTORY				2020 QUADRANT GOALS Gymnasiums
	City-Owned	Joint Use	Other	EXISTING	FUTURE		TOTAL	
				Inventoried Facilities	Need Max	Need By 2010	Need By 2020	
NE Redding Sport Park - Multi-Purpose Pavilion	1		n/a	1.00				2.53
Mountain View Middle School Future JUA		1	n/a		0.50			
Future JUA at a school site		1	n/a		0.50			
Future JUA at a school site		1	n/a		0.50		2.50	

NOTES:

* Future proposed park sites.

^ Existing, city-owned but undeveloped park sites.

† Inventoried Facilities have been counted to reflect the degree of ownership and control by the City. City-owned sites are counted at 100% their actual number. Gymnasium at school sites under a Joint-Use Agreement (JUA) with the City are counted at 50% of their number.

Special Purpose Areas

- Locate a fenced dog park in the northeast quadrant. Minimum size should be one acre (optimally 2 acres or more) and basic amenities should include waste disposal materials and receptacles, a source of water, irrigated turf, a double-gated entry with automatic closures, and shaded seating.
- Continue to develop needed facilities contained in the Redding Sports Park’s Master Plan.

Protect and Improve Natural Resources

- Continue to evaluate open space opportunities in the Churn Creek Interest Area, adding to existing dedications and public ownership along the stream so as to create a continuous open space and trail corridor.
- Continue to explore the possibility of co-locating stormwater detention facilities at the Twin View Park site to protect residents along Boulder and Churn Creeks from flooding, while at the same time creating playing fields in the site’s former treatment basins.
- Work in partnership with local stream groups and resource agencies to develop a watershed assessment and management plan for the Churn Creek corridor.
- Look for open space and trail opportunities in the Stillwater Creek Open Space Interest Area, including the acquisition of land, conservation and trail easements, and public-private partnerships.

Develop Park Access, Trails and Connections

- Give high priority to trail, bike and sidewalk connections and improvements in elementary school walk zones (¾ mile radius from schools) and designated Safe Routes to Schools.
- Work with the McConnell Foundation to connect their trails along the Churn Creek corridor with the larger trail system.

- Create continuous pedestrian and bikeway links to and from residential areas and major destinations such as the Mount Shasta Mall area, Simpson and Shasta Colleges, the Redding Sports Park, and Lema Ranch. Trail locations in the I-5/Oasis Road area may be refined by the adoption of the Oasis Specific Plan.
- Utilize open space areas for trail corridors whenever public access will not compromise natural resource values or negatively impact adjacent land uses.
- Develop easily identified family hike-and-bike-loops that provide residents with continuous, accessible, and attractive routes for exercise or pleasurable walking, jogging, or cycling close to home. These loops, whenever possible, will connect with the Sacramento River Trail and the city-wide trail and bikeway system. They can be located within public parks, in the public right-of-way, or within public easements.
- In partnership with CalTrans and other agencies, develop the Dana Drive Trail and Bikeway (#25 on the Trail Map) that will connect additional portions of this quadrant to the west side of the city and to downtown across Interstate 5 and the Sacramento River.

NORTHEAST TRAILS	Existing Miles	Proposed Miles
Paved	3.78 (Lema Ranch)	37.12
Dirt	0	0
TOTAL	3.78	37.12

Redding Master Plan Park Project List, 2004-2020

Revised Mar 2004

Listed by Type of Proposed Action, Sorted by Quadrant

<i>Quadrant</i>	<i>Project Name</i>	<i>Park Site Acreage</i>	<i>Additional Developed Acreage</i>
ACQUIRE AND DEVELOP NEW PARK SITES			
NE	Boulder Rock Large Neighborhood Park*	20.70	13.00
	Collyer Large Neighborhood Park *	10.00	10.00
	Gregory Lake Community Park	45.00	20.00
	Hawley Large Neighborhood Park *	5.00	5.00
	Oasis Community Park *	30.00	20.00
	Valley Oak Neighborhood Park	30.00	15.00
DEVELOP PARK SITES ALREADY ACQUIRED			
NE	Gateway (Blossom) School-Park Site	5.90	5.90
	Mountain View School Park Site	6.00	6.00
	Redding Sports Park Site, Phase II	12.00	10.00
	Rosetree Small Neighborhood Park Site	2.00	2.00
	Vista Ridge Small Neighborhood Park Site	0.92	0.92
	Whistling Small Neighborhood Park Site	1.57	1.57
IMPROVE EXISTING PARK SITES			
NE	Minder Small Neighborhood Park		
	Northridge Gardens Small Neighborhood Park		
	Ravenwood Small Neighborhood Park		
	Stillwater Heights Small Neighborhood Park		

