

**Northwest
Quadrant Plan**

Northwest Quadrant

Distinctive Features

Land Use

The Northwest Quadrant includes all the area within the planning area lying west of Interstate 5 and to the north of the Sacramento River.

Generally, development is found along the ridge tops and plateaus, and on the flatter areas along the River.

The proportion of single-family to multi-family land use here is not typical for Redding. Fifty-five percent of the housing units in this area are multi-family developments, and half of those are mobile homes. These homes typically have few private outdoor play areas available to residents, and are presumed to have a greater need for parks and other recreation areas.

Significant public facilities are located along the River, notably Caldwell Park-Lake Redding Park, Turtle Bay Exploration Park, and the McConnell Arboretum.

In addition to the Sacramento River, several transportation routes create significant physical barriers to travel in the area: Interstate 5, State Routes 273 (North Market Street), and the Union Pacific railroad, all going north/south.

Natural Environment

The dominant physical feature of this quadrant is the Sacramento River. The largest major stream is Sulphur Creek, and tributaries of Churn Creek (Boulder, Buckeye and Newtown Creeks) also originate in this area and flow southeast to join the main Churn Creek channel on the other side of Interstate 5. Large ponds are not evident here, and vernal pools have not as yet been well documented.

The topography contains the steep slopes and rocky creeks typically found on the west side of Redding. There are no large tracts of oak woodland habitat, over 40 acres, nor any large areas of high-value

agricultural soils. As in most places in Redding, views of the surrounding mountains here can be dramatic.

Population - Current and Future

The Northwest Quadrant's estimated population of 17,120 represents 20 percent of the city's total number of people. By 2020, its projected population will be 21,531 people, a 33 percent increase over present numbers. In terms of population density, this quadrant has a relatively high density compared to the other parts of the city due to the number of multi-family units. By 2020, development in the Northwest Quadrant will continue to increase the number of people per square mile.

Existing Public & Private Resources & Facilities

Neighborhood Parks

This quadrant has 9 neighborhood park sites. Five of these have been developed, including Lake Redding Park, adjacent to Caldwell Park. The City owns an additional 5.34 acres of undeveloped neighborhood parkland at various locations throughout the quadrant.

School Parks and Joint-Use Facilities

The City has a partnership with the Redding School District at Turtle Bay Elementary School for cooperative use of its new gymnasium. This area is also a part of the Gateway School District, which has two facilities here: Buckeye Elementary and Buckeye Middle School, both located along the Lake Boulevard corridor.

Community and Regional Parks

The Northwest Quadrant contains Redding's premier regional park, Caldwell Park, and the adjacent Lake Redding Park, one of the city's oldest recreation areas. These two parks total 83 acres and include a lighted soccer field, two softball/baseball fields, the newly renovated Redding Aquatic Center, a boat launch area, the Teen Center, the Skatepark, horseshoe pits, and a small playground. With half a mile of river frontage, this park site takes advantage of its location with the multi-purpose paved Sacramento River Trail, numerous picnic areas, and a unique fish viewing area to watch the salmon migrations from windows below water level.

Buckeye Community Park is located in the far north part of the quadrant, and contains a ballfield, tennis courts and a small internal park trail loop. There is significant acreage yet to be developed (17.80 acres) on adjacent land leased from the Bureau of Land Management.

Special Purpose Facilities

The Senior Citizen Hall is located just west of Lake Redding Park. Leased to the Senior Citizens of Shasta County, it is the only city-owned facility offering senior-oriented activities. The Center is adjacent to the River Trail and is equipped with large kitchens and meeting areas, making it a popular place for special event rentals, such as weddings and parties.

Trails, Bikeways and Pedestrian Connections

The Northwest Quadrant is fortunate to have many trails, which total 7.63 miles. These include a significant stretch of the Sacramento River Trail, and several extensions connecting it with surrounding neighborhoods. Future links are also contemplated at several more places on the bluffs above the River. A very important pedestrian and bike connection on the River Trail will be achieved when the Sundial Bridge is completed over the River at Turtle Bay Exploration Park in 2004. Two more pedestrian river crossings are found at the historic Diestelhorst Bridge, closed since 1997 to vehicle use, and at the Stress Ribbon Bridge just below Keswick Dam.

To the north, a CalTrans bikeway runs along the Lake Boulevard-State Route 299E corridor, connecting the areas around Shasta and Simpson Colleges to the North Market Street-Lake Boulevard area and downtown. Another short internal trail links Peppertree Natural Area Park and the adjacent, small neighborhood park of the same name to surrounding residential areas.

Open Spaces

Open space recreation areas in the Northwest Quadrant are extensive. One of the largest privately-held open spaces accessible to the public via the Sacramento River Trail is the McConnell

Arboretum, with 200 acres of oak savannah, wetlands, and riparian forest. There are also significant acres of open space around other sections of the nine-mile Sacramento River Trail, and natural resource protection parcels along Sulphur and Boulder Creeks have been dedicated via the land development process.

Other Recreation Sites

This area contains several private recreation sites, including the Indoor Sports Arena, which has an indoor roller-hockey rink, the Waterworks aquatic amusement park, and Oasis Fun Center, which

offers miniature golf and miniature car racing. The Lake Redding Golf Course, located across from Lake Redding Park, is an important contributor to the attractive landscape and recreation amenities in this area of town, offering 9-holes on a 22-acre site. (None of the acreage associated with these other recreation sites has been included in the parkland inventory.)

Private Neighborhood Parks

There are no private neighborhood parks in the Northwest Quadrant.

Northwest Quadrant Issues and Needs

Park Shortages

- The Northwest Quadrant's present level-of-service ratio, 10.22 acres of developed parkland per thousand people, including trail acreage, is the highest service level of all the quadrants. It is also the only area of town that meets the adopted 10-acre service level goal.
- While the ratio of park acres to population is high because of Caldwell-Lake Redding Park, many residential areas have no conveniently located parks. This is especially true for residents in the areas around Lake Boulevard, and the developing areas in the north part of the city out Quartz Hill Road.
- Future population growth and development will require additional parkland.
- Most neighborhood parks in this quadrant are sub-standard in size and amenities. Four of the 5 developed neighborhood parks are less than 2 acres in size. Two consist of simply a half-court basketball area, and only 3 of the 5 sites contain play equipment.
- Six undeveloped park sites are found in this quadrant. Some of these sites, accepted by the city as a condition for subdivision development approval, would make poor parks because of their shape, size, or other site characteristics.

Recreation Facility Deficiencies

- A full-service recreation center with a gymnasium is lacking in this quadrant.
- The table entitled "Existing and Proposed Major Recreation Facilities and Locations" in the Northwest 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

- Pedestrian connections to existing major destinations and recreation areas to the east side and south are limited by significant physical barriers, including the River, the railroad, and Interstate 5. Sidewalks are discontinuous or are non-existent in many areas.

Northwest Quadrant

Recommendations

Acquire Land and Develop New Parks

- Acquire and develop 4 new neighborhood parks in the area west and south of Lake Boulevard, and 3 new neighborhood parks to the north and east of Lake to accommodate recreational needs of existing and future population growth..

Develop Existing Sites

- Renovate or expand the following existing developed parks. None of these parks is completely accessible to those with disabilities and will require the replacement of existing play equipment as well as the upgrading of other features.
 - ▶ Amethyst Neighborhood Park 0.61 ac.
 - ▶ Buckeye Community Park 10.00 ac.
 - ▶ Lake Redding Neighborhood Park 10.00 ac.
 - ▶ Peppertree Neighborhood Park 1.84 ac.
 - ▶ River Park Highlands Park Site 1.89 ac.
 - ▶ Valley Ridge Neighborhood Park 1.47 ac.
- Create a development plan for Caldwell Park to address the increased demands being placed on it. The plan should address pedestrian and automobile circulation, projected parking deficiencies, the need for inviting and informative park entries, upgraded handicapped accessibility, and other improvements to accommodate the needs of park users.
- 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.
- Retain the River Ridge Terrace site for future development.

Undesirable Sites

- Consider selling or trading the following undesirable, undeveloped park sites:
 - ▶ Bedrock Park site
 - ▶ Tourmaline Park site
- Use the proceeds of any sale to develop additional, or improve/upgrade existing park facilities within the same area. The Park Strategy contains detailed recommendations on all undeveloped park sites.

Expand and Develop Recreation Facilities and Programs

- Consider expanding programs at the Teen Center at Caldwell Park.
- Continue programming activities, seasonal camps, and special events at the recently renovated Caldwell Recreation Center (formerly the Museum of Art and History).
- Provide new programming in coordination with the Redding School District at the new Turtle Bay Elementary Gymnasium.
- Investigate the creation of sport fields on the 17 undeveloped acres at Buckeye Park.
- To equitably serve residents, a proportional system of allocating future recreation facilities has been developed. Currently, 20 percent of the City's population resides in the Northwest Quadrant. Generally, 20 percent of each type of major recreation facility should therefore be found there as well (large ballfields being the exception since these are concentrated at the Redding Sports Park). This proportion is projected to drop to 19 percent by 2010, and remain at 19 percent until 2020. Based upon the proposed major recreational facility goals found in the Parks Strategy, the following facilities should be provided in the Northwest:

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	
		Cty-Owned	Joint-Use	Other	EXISTING	FUTURE		TOTAL		
					Inventoried Facilities †	Need Now	Need By 2010	Need By 2020		Combined Existing & Proposed Fields 2020
NW	Buckeye Community Park						1.00		1.00	2.68
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		
	Cty-Owned	Joint-Use	Other	EXISTING	FUTURE		TOTAL			
				Inventoried Facilities †	Need Now	Need By 2010	Need By 2020		Combined Existing & Proposed Fields 2020	
NW	Buckeye Community Park	3			1.00	2.00				7.22
	Buckeye Middle School (Future JUA)		1		0.25	0.50				
	Caldwell Regional Park (K2 & K3 fields)	2			2.00					
	Turtle Bay Elementary School			2	0.50					
	Stanford Hills Large Neighborhood Park *	1				1.00		6.25		
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		
	Cty-Owned	Joint-Use	Other	EXISTING	FUTURE		TOTAL			
				Inventoried Facilities †	Need Now	Need By 2010	Need By 2020		Combined Existing & Proposed Fields 2020	
NW	Caldwell Regional Park	1			1.00					4.37
	Turtle Bay School			1	0.25					
	Buckeye Community Park	2					2.00	3.25		
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		
	Cty-Owned	Joint-Use	Other	EXISTING	FUTURE		TOTAL			
				Inventoried Facilities †	Need Now	Need By 2010	Need By 2020		Combined Existing & Proposed Fields 2020	
NW	Buckeye Community Park (Shared)	1					1.00	1.00	0.78	
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		
	Cty-Owned	Joint-Use	Other	EXISTING	FUTURE		TOTAL			
				Inventoried Facilities †	Need Now	Need By 2010	Need By 2020		Combined Existing & Proposed Fields 2020	
NW	Buckeye Community Park	2			2.00					5.70
	Buckeye Middle School (Future JUA)		4			3.00		5.00		

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 ¹	Need Now	Need By 2010	Need By 2020	Combined Existing & Proposed Fields 2020	
NW Caldwell Park - Redding Aquatic Center	2			2.00				2.00	1.52

NOTES:
 * Future proposed park sites.
 ^ Existing, city-owned but undeveloped park sites.
 1 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 ¹	Need Now	Need By 2010	Need By 2020	Combined Existing & Proposed Fields 2020	
NW Turtle Bay School JUA		1	n/a	0.50				2.00	2.09
Future JUA at a school site		1	n/a		0.50				
Caldwell Park Recreation Center	1		n/a	1.00					

NOTES:
 * Future proposed park sites.
 ^ Existing, city-owned but undeveloped park sites.
 1 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. Gymnasiums 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 northwest 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.
- Consider creating bocce ball courts and other special game areas in community and regional parks, such as Lake Redding-Caldwell Park, which will be developed and maintained by volunteer user groups.

Protect and Improve Natural Resources

- Continue to evaluate open space in the Sulphur Creek Open Space Interest Area, adding to existing dedications and public ownership along the stream so as to create a continuous open space for a proposed trail corridor.
- Utilize open space areas for trail corridors whenever public access will not compromise natural resource values or negatively impact adjacent land uses.
- Continue partnerships with local stream groups, resource agencies, and other organizations in the restoration and management in the Sulphur Creek watershed, and along the Sacramento River.

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.
- 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.

- Consider making the River Park Highlands Unit 5 site on Ironwood Lane into a landscaped trailhead for a dirt trail to Benton Drive through existing open space.
- Look for trail development opportunities in the Sulphur Creek Open Space Interest Area, including the acquisition of land, conservation and trail easements, and/or public-private partnerships.
- Create continuous pedestrian and bikeway links to and from residential areas and major destinations such as the Downtown, Mount Shasta Mall area, Simpson and Shasta Colleges, and the future Oasis Road-Interstate 5 developments.
- Develop trails and bikeways in partnership with CalTrans and other agencies that will connect this area of the City with the east side across Interstate 5, and to downtown across the Sacramento River.
- Develop the Turtle Bay East-Palisades site into a trailhead for the Dana Drive Trail, emphasizing the site's unique location and views on top of the River's bluffs.

NORTHWEST TRAILS	Existing Miles	Proposed Miles
Paved	7.63	5.24
Dirt	0	3.51
TOTAL	7.63	8.75

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			
NW	Bel Air Small Neighborhood Park*	3.00	3.00
	Buckeye Middle School School-Park	3.00	3.00
	Newtown Creek Large Neighborhood Park *	13.50	10.00
	Redwood Large Neighborhood Park	5.00	5.00
	Stanford Hills Large Neighborhood Park *	15.00	15.00
	Upper Churn Creek Large Neighborhood Park *	8.40	6.50
DEVELOP PARK SITES ALREADY ACQUIRED			
NW	Buckeye Community Park Expansion and Upgrade	17.84	10.00
	River Park Highlands Small Neighborhood Park Site	1.89	1.89
	River Ridge Terrace Park Site	2.04	2.04
IMPROVE EXISTING PARK SITES			
NW	Amethyst Small Neighborhood Park		
	Caldwell Regional Park Upgrade		
	Lake Redding Large Neighborhood Park		
	Peppertree Small Neighborhood Park		
	Valley Ridge Small Neighborhood Park		