

**Southwest  
Quadrant Plan**



# **Southwest Quadrant**

## **Distinctive Features**

### **Land Use**

The Southwest Quadrant includes all the area within the planning area west of I-5 and south of the Sacramento River. As the original town site, this part of Redding has existed longest and therefore contains many densely developed areas and a wide variety of land uses. Outside the downtown area, commercial and industrial land uses mix with multi-family residential along the SR 273 corridor. Older residential areas are located close to the central business district, as well as on ridge tops in outlying areas.

Significant physical barriers for travel in the area include the Sacramento River, which wraps around two sides of the quadrant, the Anderson-Cottonwood Irrigation District (ACID) Canal, Interstate 5, and SR 273.

Considerable time and effort has been, and is proposed to be expended, in planning the development and revitalization of areas within this quadrant. Specific Plans are in place for the Downtown and Park Marina areas. In addition, Neighborhood Plans are underway for the Parkview and Martin Luther King Jr. neighborhoods. These efforts will examine more closely the needs of these areas and make recommendations that may include recreation amenities.

### **Natural Environment**

The topography is characterized by steep-sloped ridges with flat tops, and ravines with picturesque, rocky creeks at their bottoms. The Sacramento River plays a prominent role in the landscape, as do its many sizeable tributary streams, including Clear Creek, Olney Creek, Oregon Gulch, and Canyon Hollow Creek, which all flow east toward the River. Both Salt Creek and Jenny Creek drain smaller watersheds in the northern part of the quadrant.

Like a small river, the man-made ACID irrigation canal runs from its diversion dam on the River near Caldwell Park, south to agricultural lands around Anderson. It's vegetated banks and watery environments create a rich, if seasonal, habitat for wildlife. The largest water body is Mary Lake, part of a 30-acre natural area park. Small vernal pools are scattered throughout on the top of ridges.

There are large tracts of soils suitable for grazing here, and ranching operations are still evident on the urban-rural edge. A significantly large area of oak woodland habitat still exists at the privately-held 1,700-acre Gore Ranch located between Clear Creek and Olney Creek, and smaller tracts of oak woodland exist throughout the area.

This quadrant possesses the highest elevations in the planning area, and in some places there are wide views in all directions to the surrounding mountains, and south toward the Central Valley.

### **Population - Current and Future**

The Southwest Quadrant ranks highest in population with an estimated 32,956 people, or 38 percent of the city's total population. This percentage will drop to 35 percent as the population grows more slowly than the rest of the city, reaching 39,662 people in 2020. In terms of people per square mile, it ranks second in population density, below the Southeast quadrant.

# **Existing Public & Private Resources & Facilities**

## **Neighborhood Parks**

Redding's original town site was laid out in the area that was to become the Southwest quadrant, and therefore it is not surprising that with this longer period of development there are more parks here than in any other quadrant.

There are 11 small neighborhood park sites that have less than 5 acres in size. Eight of these sites (11 total acres) are developed with limited recreational amenities, in some cases nothing but turf grass. Six of the eight have playgrounds. There are no large neighborhood park sites.

## **School Parks and Joint-Use Facilities**

The City has four partnerships with the Redding School District and the Shasta Union High School District for cooperative use and/or development of shared recreational facilities (6.52 acres). These agreements include a gym at Juniper Academy, tennis courts and gym space at Sequoia Middle School, and fields at Shasta High and the Shasta Learning Center.

## **Community and Regional Parks**

In this quadrant, there are two community park sites, but no regional sites. Cascade Park is the larger community park, with 4 developed acres on a 27.63-acre site at the confluence of the Sacramento River and Olney Creek. It is the home of a BMX track, as well as a basketball court, a playground, and a walking trail loop.

South City Park, one of the city's oldest parks, is the other community park. Including the baseball facility at Tiger Field, the park has 12 acres with 4 tennis courts, shaded picnic tables, a large playground, a small meeting hall, a small ballfield, and the City's Recreation Division offices.

## **Natural Area Parks**

The best-known natural area park, Mary Lake Park, is located in this quadrant. Recently renovated with input from the surrounding neighborhoods, this 29.59-acre site has a ¾-mile perimeter walking trail, drinking fountains, benches, fishing access, and views of wooded hillsides.

The new Parkview Riverfront Park is also located in this quadrant, with lovely views of the river, trails, and picnic areas.

## **Special Purpose Facilities**

Twelve of Redding's 16 special purpose facilities are found in the Southwest Quadrant. The long and varied list includes a boat ramp at Turtle Bay and at South Bonnyview Road, the Benton Dog Park, the downtown performance stage and plaza called Library Park, Old City Hall Park (a landscaped area), the community gardens near the Diestelhorst Bridge, the grounds of both the Convention Center and the Civic Center, the rodeo grounds, and Softball Park on Parkview Avenue next to South City Park. Together, there are 39.72 acres of special purpose facilities.

## **Trails, Bikeways and Pedestrian Connections**

This part of the city is also abundant in trails. Existing paved trails include the south section of the Sacramento River Trail and its trailhead at Court Street, the Blue Gravel Mine Trail, and the Canyon Creek Trail. All of these have connections to surrounding residential areas.

The Westside Trails is a 6.08 mile system of newly built dirt trails near the western city limits that is enjoyed by mountain bikers and pedestrians.

In addition, three internal trail loops exist at parks and public facilities: the ¾-mile trail around Mary Lake, the ½-mile perimeter trail around Cascade

Park, and the 1 mile loop around the Civic Center that will eventually connect to the River Trail through Parkview Riverfront Park. Together, there are 7.44 miles of paved trails in the Southwest quadrant.

### **Open Spaces**

Some of Redding's most significant open space areas are located in this quadrant along the Sacramento River at Turtle Bay Exploration Park, in Riverfront Park, and at Turtle Bay East.

In addition, city-owned open space parcels are found near the Cypress Avenue bridge, and also along the Blue Gravel Mine Trail as it travels through a stream corridor adjacent to Buenaventura Boulevard on the west side of town.

Through the development review process, natural resource protection measures have preserved open space in the Southwest Quadrant in areas with steep slopes and along streams in many recently developed residential neighborhoods.

### **Other Recreation Sites**

Many commercial and privately-owned recreation sites are located within the Southwest Quadrant:

- The YMCA is located in the downtown area, which offers many recreation programs and amenities.
- The Turtle Bay Exploration Park is located on the River and adjacent to the Sacramento River Trail.
- Behind the Shasta County Office of Education building downtown, there is a popular one-acre playground that is open to the public.
- Viking Skate Country offers recreation roller skating near the Convention Center.
- On Park Marina Drive, there are golf activities at Aqua-Golf Driving Range.
- Three golf courses are found in the Southwest, with tennis and swimming facilities also offered at the private Riverview Country Club.

None of the acreage associated with these other recreation sites has been included in the parkland inventory.

### **Private Neighborhood Parks**

Five of the city's 10 private residential developments containing recreational amenities for the exclusive use of their residents are located in the Southwest Quadrant. 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.

Meadow Woods Estates and the adjacent Marvin Gardens development stand out from all others in the city by the variety of amenities and the acreage allotted to recreation. At three separate but nearby sites within these two adjoining subdivisions, one can find multiple playgrounds, grass turf and picnic areas, tennis courts, and basketball courts.

# Southwest Quadrant

## Issues and Needs

### Park Shortages

- The level-of-service ratio for the Southwest is the lowest of all the quadrants. At 5.20 acres of developed parkland and trails per thousand people, this is well below the 10-acre goal the City has adopted with the General Plan.
- If all currently owned parkland is fully developed, the projected ratio will rise to 7.92 acres.
- Most residents in the developed areas of this quadrant have relatively good access to park sites. However, this is not true for three significant areas: those who live in the area north of South Bonnyview and west of the River; the homes found along and near Westside Road; the residential areas between the River and I-5.
- The size of existing neighborhood parks in this quadrant is substandard. All of the 11 developed neighborhood park sites are smaller than the 5-acre standard, except for Riverview Park, whose total 6.09 acres contain only 1.90 usable acres.
- There is no large regional park (30-plus acres) for this part of the city. A park of this type could accommodate a wide range of athletic and recreational facilities for nearby residents, and at the same time provide regional attractions.
- Four undeveloped park sites are found in this quadrant.

### Recreation Facility Deficiencies

- There is no community center where recreation programs and classes can be conducted. City recreation programs are now offered at school sites and at antiquated buildings near South City Park.
- The table entitled “Existing and Proposed Major Recreation Facilities and Locations” in the Southwest 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 are poor to existing parks, to the downtown, and to major destinations and recreation areas, such as Turtle Bay and the Convention Center. Physical linkages and visual connections for visitors and residents, such as continuous sidewalks, shade trees, and way-finding and directional signs, are lacking.
- Bicycle travel is difficult because of the lack of bike lanes on existing bridge crossings.

# Southwest Quadrant

## Recommendations

### Acquire Land and Develop New Parks

- Acquire and develop a total of 7 new neighborhood parks in the Southwest Quadrant to accommodate the recreational needs of existing and future population growth.
- Initiate negotiations for additional school-park or joint use sites with Redding School District and the County Office of Education.
- Cooperate with the Redding Redevelopment Agency in its efforts to bring additional park and recreational amenities to the Parkview and the Martin Luther King, Jr. neighborhood revitalization plans, and the Downtown Specific Plan.
- Acquire and develop a community/regional park site (15 to 50 acres) to better serve the recreational needs of residents in this quadrant.

### Develop Existing Park Sites

- Develop 3 existing neighborhood park sites:
  - ▶ Meadow Creek Park site 1.87 ac.
  - ▶ Summerfield Park site 2.26 ac.
  - ▶ Waverly Park site 0.60 ac.
- Renovate or expand the following existing developed parks. None of these parks is completely accessible to those with disabilities, and some will require the replacement of existing play equipment and the upgrading of other features:
  - ▶ Cascade Community Park
  - ▶ Country Heights Neighborhood Park
  - ▶ Creekside Neighborhood Park
  - ▶ Foothill Park
  - ▶ Martin Luther King, Jr. Neighborhood Park
  - ▶ Ridgeview Neighborhood Park
  - ▶ Rolling Hills Neighborhood Park
  - ▶ Indian Hills Neighborhood Park
  - ▶ T. R. Woods Memorial Neighborhood Park

- With input from neighborhood residents, evaluate all 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 the Redding School District and with Shasta Union High School District for shared recreation facilities.
- Look for partnership opportunities to renovate Tiger Field.

### Expand and Develop Recreation Facilities and Programs

- Continue to look for opportunities to provide recreation programs at alternate locations, such as at schools, until a community-sized park can be developed with the possibility of a full-service community center to serve Southwest Quadrant residents.
- Develop the Buenaventura Fields site to accommodate youth athletic programs.
- To equitably serve residents, a proportional system of allocating future recreation facilities has been developed. Currently, 38 percent of the population resides in the Southwest Quadrant. Generally, 38 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 35 percent by 2010, and remain at this level until 2020.
- Based upon the proposed major recreational facility goals found in the Parks Strategy, the following facilities should be provided in the Southwest:

**Table: Existing and Proposed Major Recreation Facilities By Quadrant**

<b>Locations of Existing and Proposed Large Baseball and Softball Fields, By Quadrant 2003-2020</b>										
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
<b>SW</b>	Tiger Field	1			1.00				4.25	4.90
	Shasta High School		1		0.25					
	Buenaventura Fields ^	1				1.00				
	Southwest Regional Park *	2						2.00		
<b>Locations of Existing and Proposed Small Baseball and Softball Fields, By Quadrant 2003-2020</b>										
Quad.	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
<b>SW</b>	Martin Luther King, Jr. Park	1			1.00				12.50	13.30
	Softball Park (Parkview Ave.)	1			1.00					
	South City Park (K-1 field)	1			1.00					
	Juniper Academy		2		1.50					
	Bonny View Elementary School			2	0.50					
	Marzanita Elementary School		1		0.75					
	Sequoia Middle School			2	0.50					
	Shasta High School			1	0.25					
	Buenaventura Fields ^	2				2.00				
	Westridge Large Neighborhood Park	1					1.00			
	Cedar Meadows School			4				1.00		
Cascade Community Park	2				2.00					
<b>Locations of Existing and Proposed Soccer Fields, By Quadrant 2003-2020</b>										
Quad.	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
<b>SW</b>	Shasta High School		2		1.50				7.50	8.05
	Bonny View Elementary School			1	0.25					
	Sequoia Middle School			2	0.50					
	Juniper Academy			1	0.25					
	Sycamore Elementary School			1	0.25					
	Marzanita Elementary School JUA		1		0.75					
	Buenaventura Fields ^	2				2.00				
Southwest Community Park *	2						2.00			
<b>Locations of Existing and Proposed Football Fields, By Quadrant 2003-2020</b>										
Quad.	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
<b>SW</b>	Shasta High School Stadium			2	0.50				1.75	1.40
	Shasta Learning Center			1	0.25					
	Southwest Regional Park* (Dedicated)	1						1.00		

**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 <sup>1</sup>	Need Now	Need By 2010	Need By 2020	
<b>SW</b> South City Park	4			4.00				10.50
Sequoia Middle School		6		4.50				
Shasta High School			4	1.00				
The Bluffs (Private)			1	0.25				
Meadow Wood Estates (Private)			1	0.25				
The Knolls (Private)			2	0.50				

**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 <sup>1</sup>	Need Now	Need By 2010	Need By 2020	
<b>SW</b> Shasta High School			1	0.25				2.80
Paris Park (Private)			1	0.25				
The Knolls (Private)			1	0.25				
The Bluffs (Private)			1	0.25				
Shasta YMCA			2	0.50				
Southwest Community Park <sup>*</sup>	1					1.00	2.50	

**NOTES:**

\* Future proposed park sites.

^ Existing, city-owned but undeveloped park sites.

<sup>1</sup> 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 <sup>1</sup>	Need Now	Need By 2010	Need By 2020	
<b>SW</b> Shasta High School JUA		1		0.50				3.85
Shasta Learning Center JUA		2		1.00				
Sequoia Middle School JUA		2		1.00				
YMCA, Shasta County			2	0.50				
Juniper Academy JUA		1		0.50				
Southwest Community Park <sup>*</sup>	1					1.00	4.50	

**NOTES:**

\* Future proposed park sites.

^ Existing, city-owned but undeveloped park sites.

<sup>1</sup> 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

- Consider providing public swimming access to the Sacramento River in the Park Marina area.
- Work cooperatively with other agencies and groups to implement the Downtown Specific Plan, including the creation of a downtown square or plaza (see Chapter 3, Mall Disposition, in that document).
- Make additional improvements to Riverfront Park near Turtle Bay Exploration Park to take advantage of its unique view of the Sundial Bridge, provide public access down to the banks of the Sacramento River, and enhance the habitat of the Sacramento River's riparian corridor.

## Protect and Improve Natural Resources

- Continue to evaluate open space opportunities in this quadrant, adding to existing public ownership along streams and steep slopes so as to create more continuous open space and wildlife corridors.
- Work in partnership with local stream groups and resource agencies to develop watershed assessment and management plans for the Sacramento River and for Clear, Canyon, Olney, Oregon Gulch, and Salt Creeks.
- Look for trail opportunities in the identified Open Space Interest Areas, including the acquisition of land, conservation and trail easements, and public-private partnerships.

## Develop Park Access, Trails and Connections

- Make improvements to the Sacramento River South Trailhead on Court Street, including picnic facilities, signage, and small loop trails that take advantage of on site river views.
- Make additional trail improvements at Turtle Bay East on North Bechelli Lane.
- Provide attractive and functional pedestrian linkages between the downtown area and the cultural/recreational centers on Auditorium Dr.
- Give high priority to trail, bike, and sidewalk connections and improvements in elementary school walk zones (¾-mile radius around schools) and designated Safe Routes to Schools.
- Utilize open space areas for trail corridors whenever public access will not compromise natural resource values or negatively impact adjacent land uses.
- Work with CalTrans and other agencies to create bicycle and pedestrian crossings across Interstate 5 and the Sacramento River.
- 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 citywide trail and bikeway system within public parks, in the public right-of-way or within public easements.
- Create continuous pedestrian and bikeway links to and from residential areas, downtown, the future community/regional park, Whiskeytown Recreation Area, and other major destinations.

<b>Southwest</b>	<b>Existing Miles</b>	<b>Proposed Miles</b>
Paved Trails	7.44	13.95
Dirt Trails	6.08	9.68
<b>TOTAL</b>	<b>13.52</b>	<b>23.63</b>

# 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>
<b>ACQUIRE AND DEVELOP NEW PARK SITES</b>			
<b>SW</b>	Bonny View School-Park	4.00	4.00
	Canyon Hollow Natural Area Park *	6.00	6.00
	Downtown Square / Plaza	1.80	1.80
	Rivercrest Large Neighborhood Park *	6.25	6.25
	Southwest Community Park *	30.00	25.00
	Sycamore School-Park / Future Joint-Use Site	5.00	5.00
	Westridge Large Neighborhood Park *	13.00	13.00
<b>DEVELOP PARK SITES ALREADY ACQUIRED</b>			
<b>SW</b>	Buenaventura Sports Fields	15.00	12.00
	Cascade Community Park Expansion and Improvements	10.00	10.00
	Creekside / Summerfield Small Neighborhood Park	4.21	2.26
	Magnolia Park / Future Joint-Use Site	1.00	1.00
	Meadow Creek Small Neighborhood Park Site	1.87	0.50
	Waverly Small Neighborhood Park Site	0.75	0.75
<b>IMPROVE EXISTING PARK SITES</b>			
<b>SW</b>	Country Heights Small Neighborhood Park		
	Foothill Park		
	Indian Hills Small Neighborhood Park		
	Mary Lake Natural Area Park		
	MLK Jr. Small Neighborhood Park		
	Ridgeview Small Neighborhood Park		
	Rolling Hills Small Neighborhood Park		
	Sequoia School Joint-Use Site		
	South Bonnyview Boat Launch, Phase II		
	South City Community Park		
	T.R. Woods Memorial Park		
	Turtle Bay Boat Ramp, Phase II		

