



Community Services Advisory Commission

Special Meeting

Wednesday, November 4, 2015

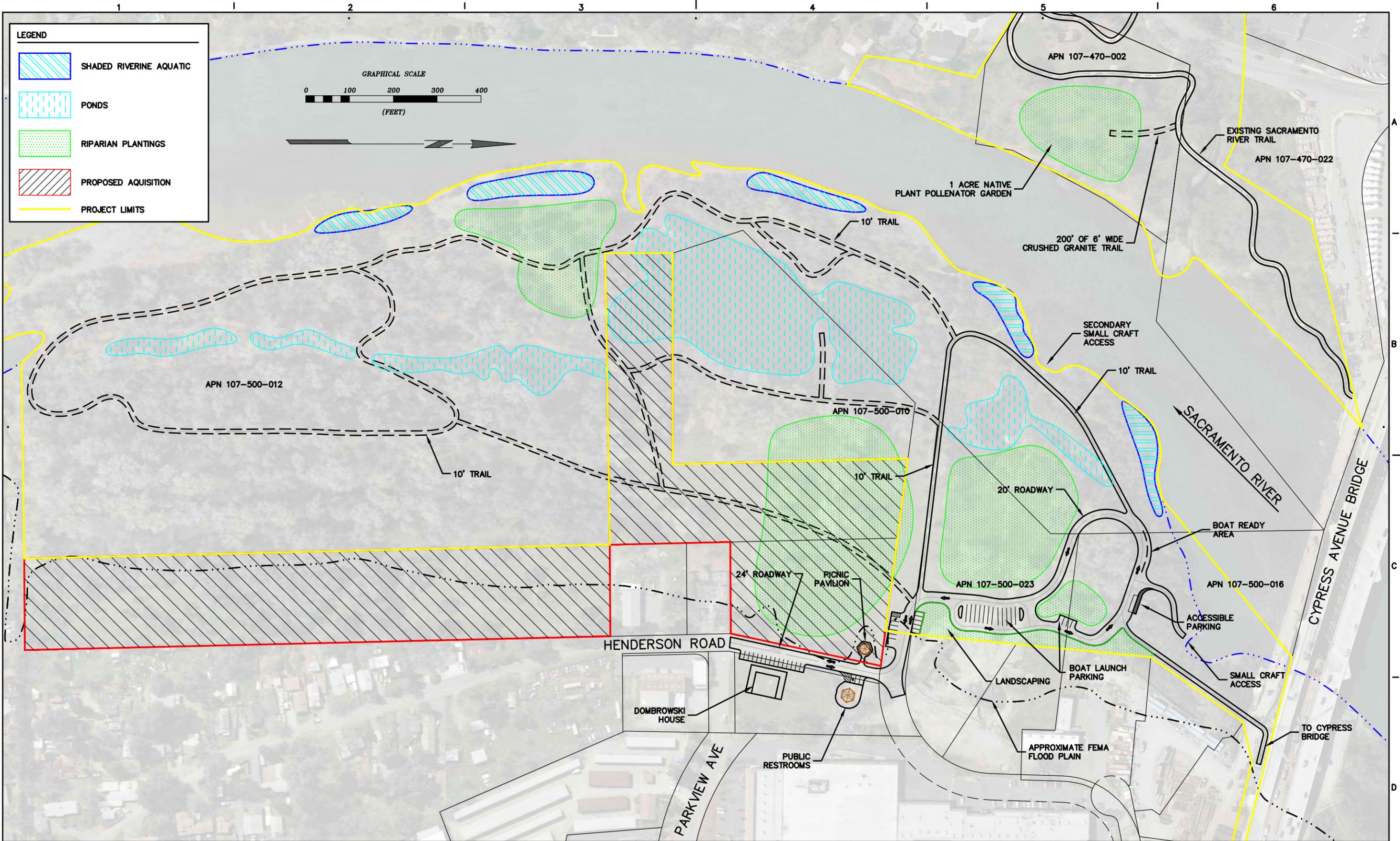
3:00 PM

Agenda Item 2

Conduct walking tour of Henderson Open Space-2410 Henderson Road

Map Handout

Henderson & Parkview Open Space Master Plan



Stoll
Engineering

800 Leisha Lane
Redding, California 96001
(530) 243-1760
FAX (530) 243-1503

DSGN	J. STOLL
DR	D. ZAITZ
CHK	
APVD	

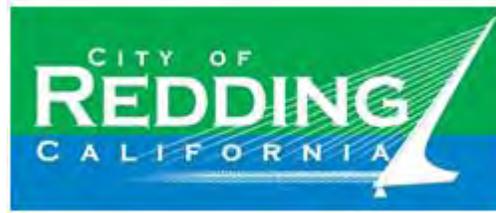
NO.	DATE	REVISION	BY	APVD

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
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IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CLIENT:
CITY OF REDDING

SITE PLAN
HENDERSON & PARKVIEW
OPEN SPACE MASTER PLAN

SHEET	1 of 3
DWG NO.	C1.0
DATE	11/3/15
PROJ NO.	



Community Services Advisory Commission

Regular Meeting

Wednesday, October 14, 2015

4:00 PM

Agenda Item 2

Conduct walking tour of Henderson Open Space-2410 Henderson Road

Map Handouts

Dignity Wellness Center Maps presented at the Regular Meeting, Wednesday, October 14, 2015:

Existing Site with Property Overlay

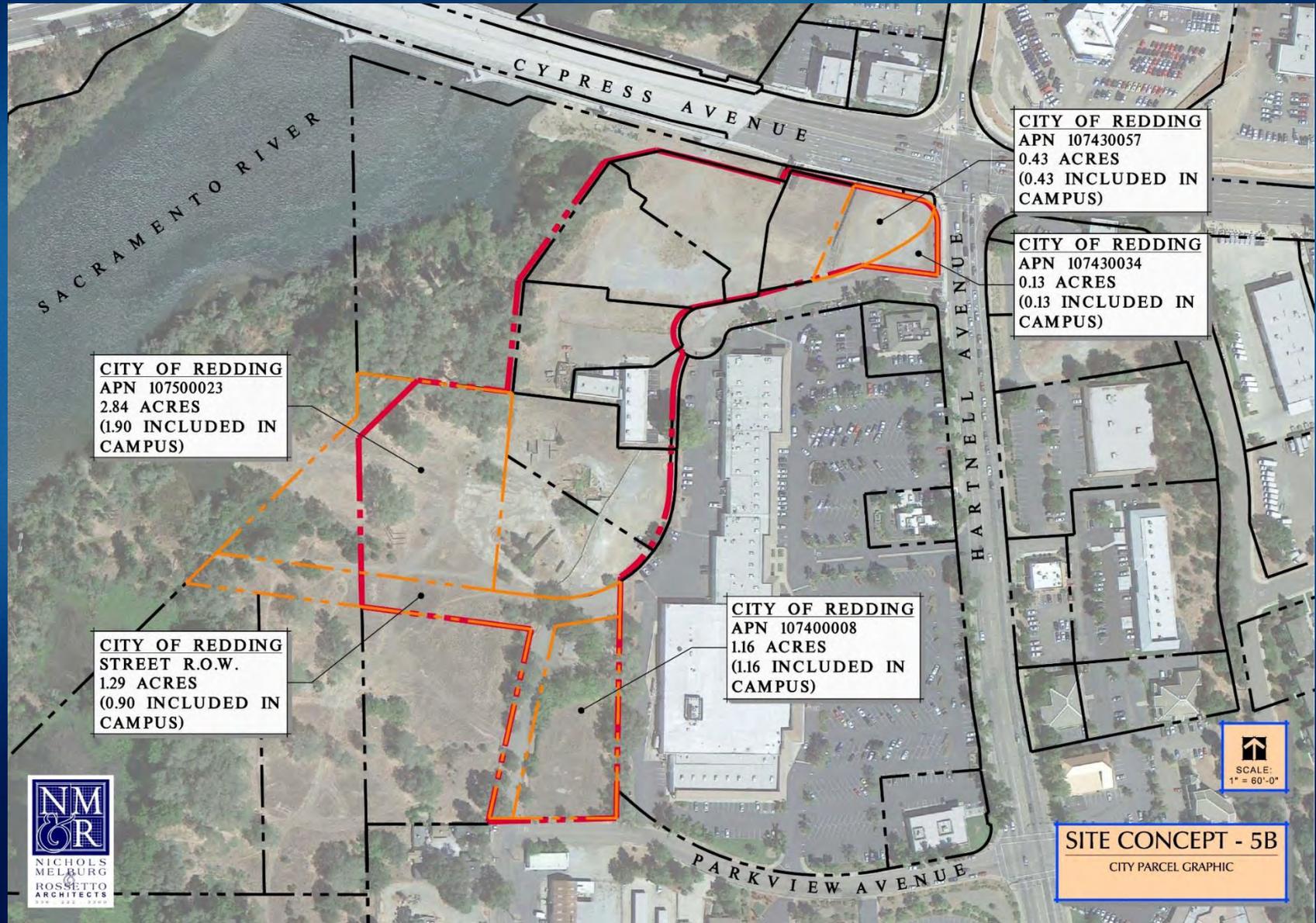
Scale Reference Graphic

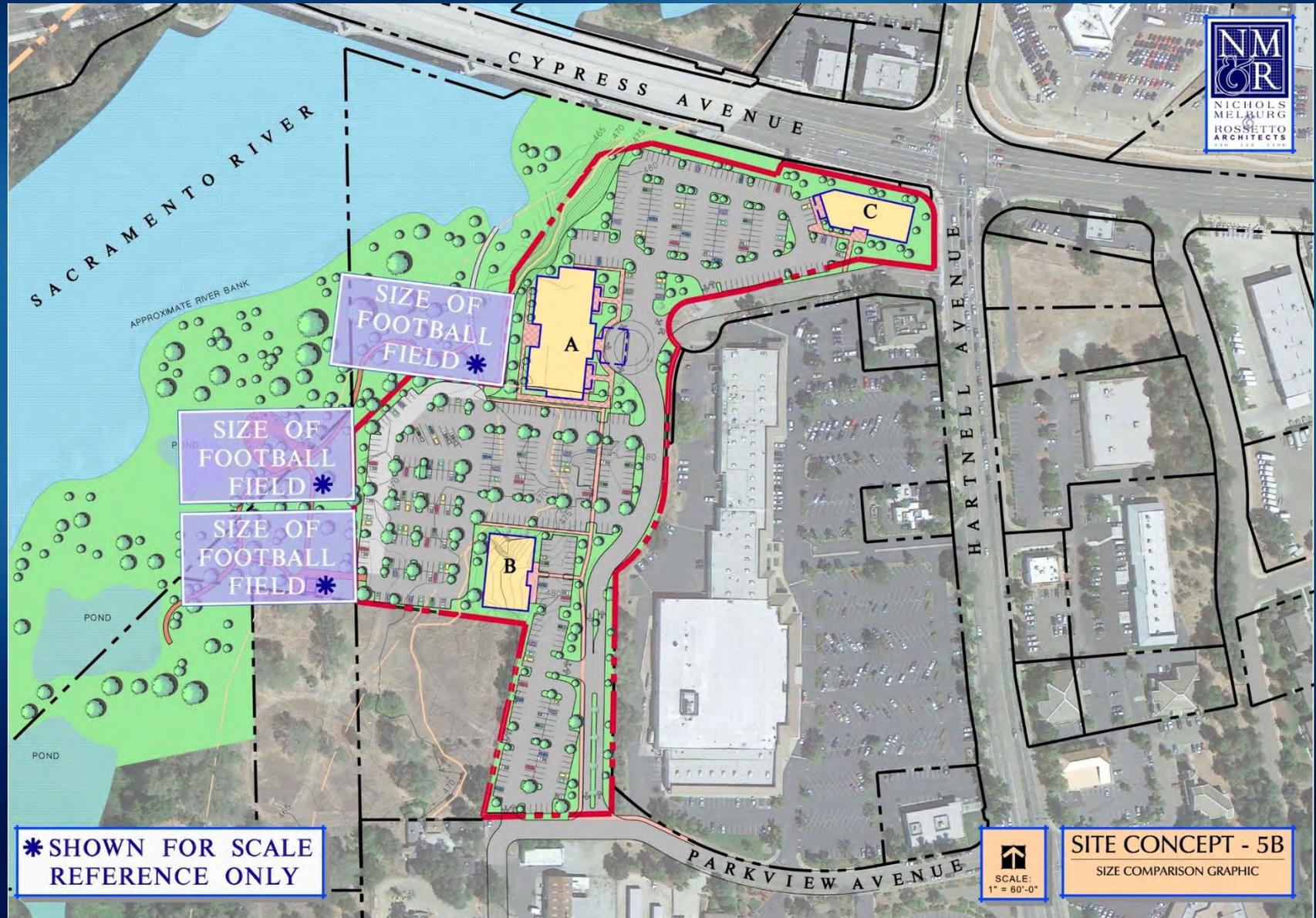
Site Concept 5

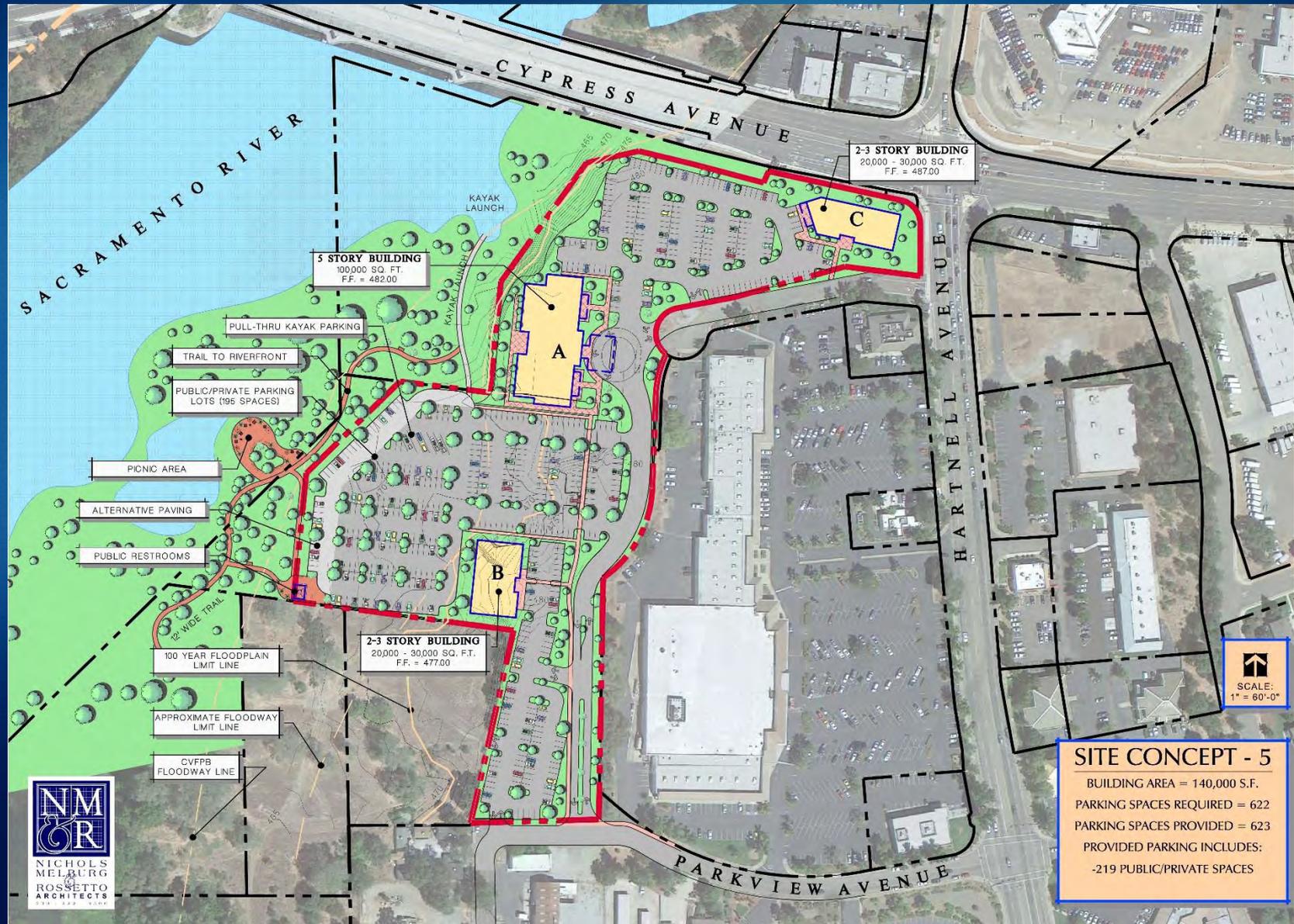
Site Concept 6

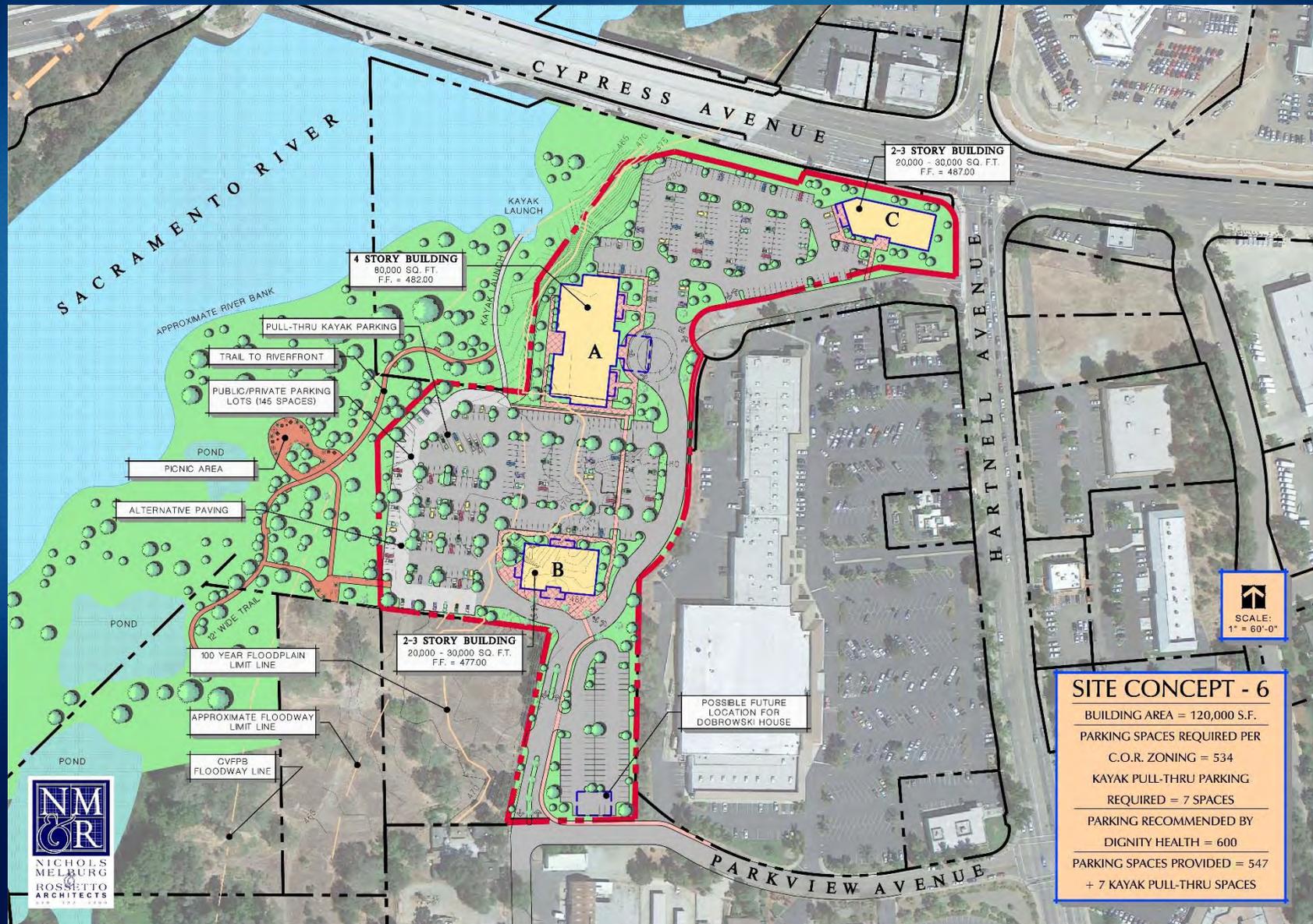
Existing Site Conditions

Conceptual Site Design

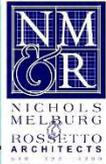








SITE CONCEPT - 6	
BUILDING AREA =	120,000 S.F.
PARKING SPACES REQUIRED PER C.O.R. ZONING =	534
KAYAK PULL-THRU PARKING REQUIRED =	7 SPACES
PARKING RECOMMENDED BY DIGNITY HEALTH =	600
PARKING SPACES PROVIDED =	547 + 7 KAYAK PULL-THRU SPACES









Community Services Advisory Commission

Special Meeting

Wednesday, November 4, 2015

3:00 PM

Agenda Item 3

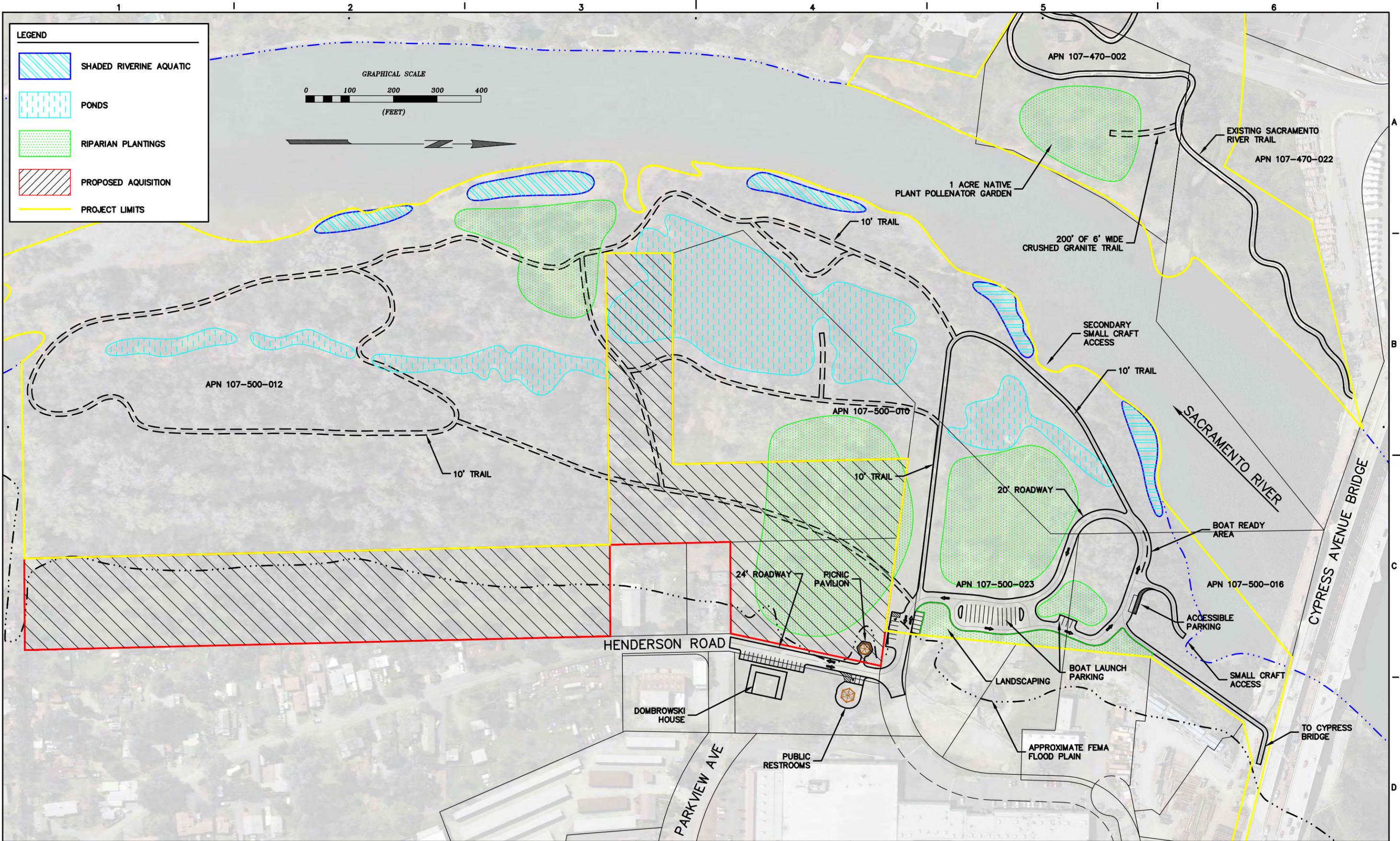
Presentation on background and plans for Henderson Open Space

Map Handouts

Henderson & Parkview Open Space Master Plan

Henderson & Parkview Open Space Boundaries

Sacramento River Parkway



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Engineering

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Redding, California 96001
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FAX (530) 243-1503

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SITE PLAN
HENDERSON & PARKVIEW
OPEN SPACE MASTER PLAN

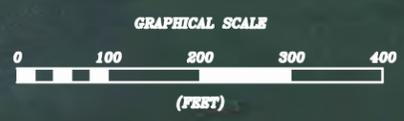
SHEET	1 of 3
DWG NO.	C1.0
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LEGEND

 PROPOSED AQUISITION

 PROJECT LIMITS



Stoll
Engineering

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CLIENT:
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SITE PLAN
**HENDERSON & PARKVIEW
OPEN SPACE BOUNDARIES**

SHEET	2 of 3
DWG NO.	C1.1
DATE	11/2/15
PROJ NO.	

Sacramento River Parkway

There are countless fly fishing locations in the northstate, with 20 miles along the Sacramento River Parkway and hundreds of miles along the Sacramento River. This area is a fishing paradise.



Photo courtesy of Marcol Segal/The Fly Shop

1 Turtle Bay Exploration Park, a 300-acre campus spanning the Sacramento River, explores our relationship with nature and includes Turtle Bay Museum, an arboretum and botanical gardens, animal shows and exhibits and year-round educational programming for all ages.



2 A view of the Sacramento River Rail Trail



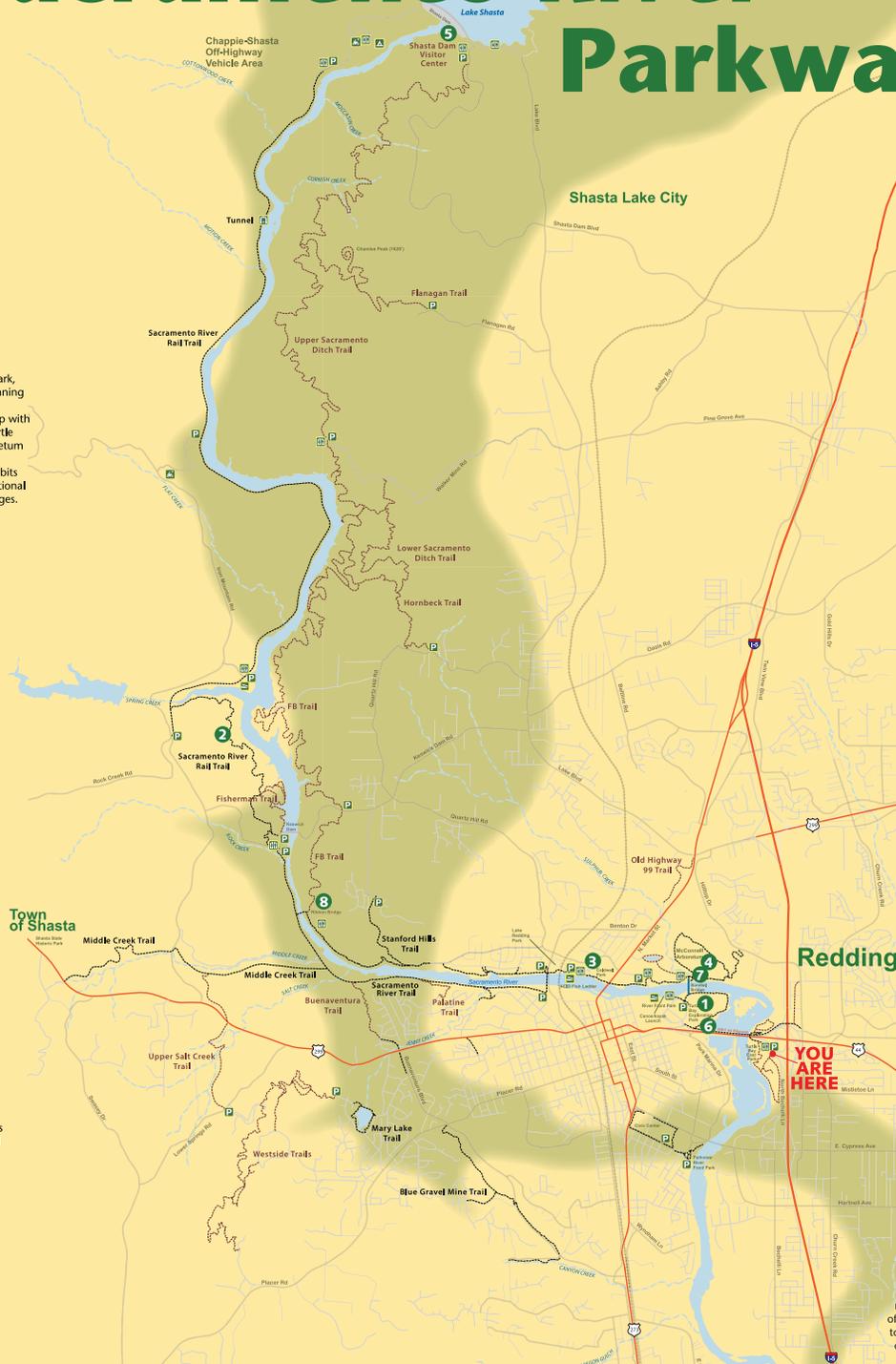
3 Located at Caldwell Park along the banks of the Sacramento River, the Aquatic Center is a refreshing family-centered spot.



4 At Turtle Bay's McConnell Arboretum, invasive plants were replaced with native plants to restore natural balance to habitats.



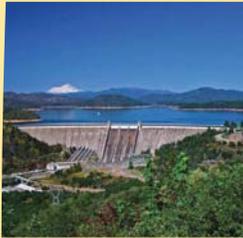
Chinook salmon and trout live in the Sacramento River year-round.



This region is an outdoor destination with hundreds of miles of marked and wilderness trails for hikers, mountain bikers and horseback riders.



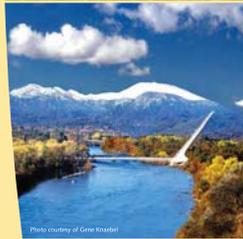
5 Shasta Dam has the highest overflow spillway in the world. The dam stands 602 feet high and 3,460 feet wide and releases water into the Sacramento River.



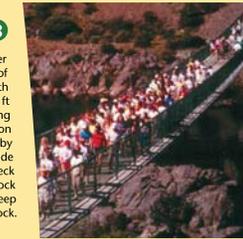
6 There is proof that environmental restoration works! As of 2009, eagles are nesting just north of the Highway 44 bridge in the Turtle Bay region.



7 The Sundial Bridge at Turtle Bay was designed by renowned architect Santiago Calatrava. This pedestrian bridge spans the Sacramento River and is a popular gathering place for residents and visitors alike.



8 The Sacramento River Trail Bridge is the first of its kind in North America. It is a 13 ft wide, 418 ft long concrete stress-ribbon bridge. It is supported by 236 steel cables inside the bridge deck connected to rock anchors drilled deep into solid bedrock.



There are several bicycle clubs in the area taking advantage of the region's extensive trail system and scenic rural roads. Other outdoor activity enthusiasts enjoy easy access to the river.



At Turtle Bay East, 80 acres and one mile of riparian, riverfront lands have been restored, providing 1-1/2 miles of trails as well as picnic facilities to ensure an enjoyable, natural, open-space experience for the community. This is a favorite spot for dogs and their people.



Another two year approved project funded by Proposition 51 through the California Natural Resources Agency to Improve River Parkways
John Lamb, Secretary of Natural Resources
Edmond C. Brown, Jr., Governor





Community Services Advisory Commission

Special Meeting

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3:00 PM

Agenda Item 3

Presentation on background and plans for Henderson Open Space

PowerPoint Presentation presented by Terry Hanson

Henderson-Parkview Open Space

Master Plan

Property Description

The Henderson and Parkview open space areas include 40 acres of land and one mile of valuable river frontage that include several riffles, offering fish spawning habitat. The Henderson open space includes large pond areas created by gravel removal and the Henderson ditch. In many ways similar to the Turtle Bay peninsula, both open space areas have been impacted over the decades by historically heavy land use, gravel mining and proliferation of invasive plant species.

Goals

Similar to Turtle Bay, the goal is to provide public access, trails and boating opportunities. It is also critical to provide environmental restoration through the removal of invasive species and the planting of native California plants and trees. Necessary public infrastructure includes, parking, restrooms, drinking water and security lighting. Other amenities include picnic areas, trash containers, directional signage and environmental interpretation. As with all other improvements in the Parkway, project development will be completed in phases.

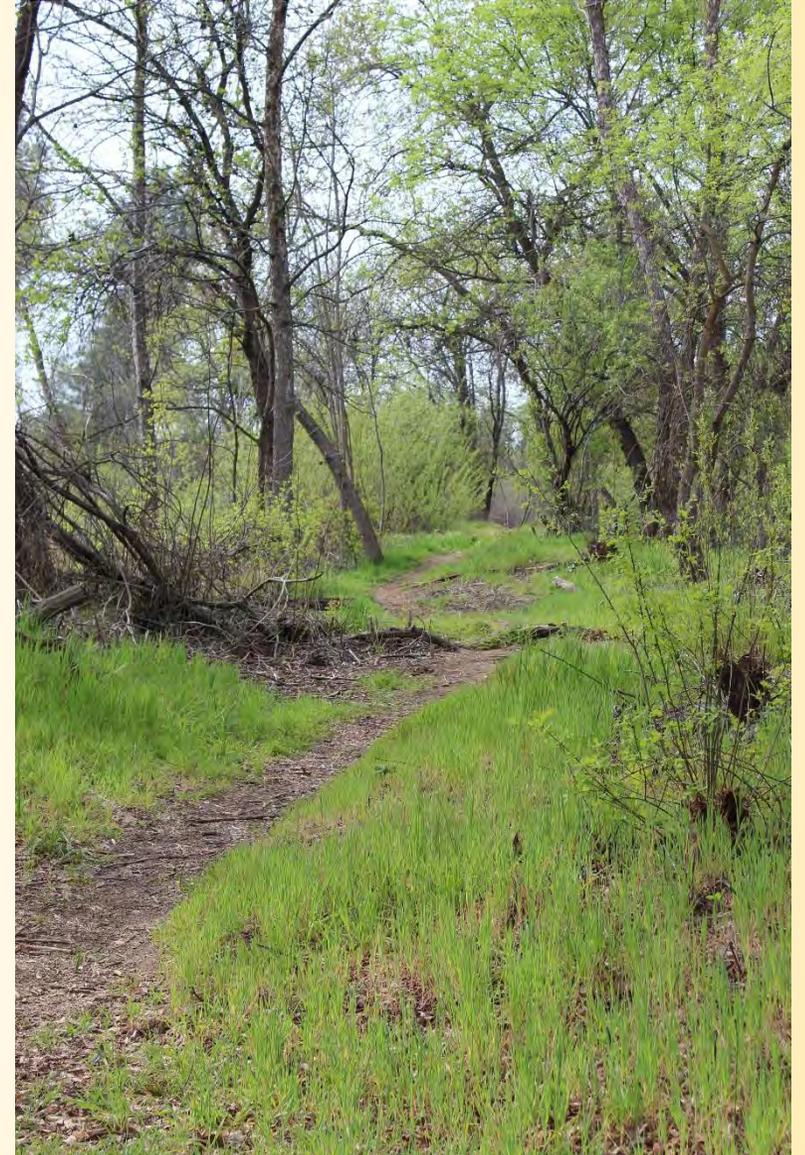
Henderson Open Space Contributors

Funding

Natural Resource Agency grant	\$376,940
CA Boating & Waterways	\$350,000
Housing-Related Parks Program	\$104,000
Steve Woodrum	\$50,000
Rotary Club of Redding tables and signs	\$10,000
Northern Flights Disk Golf golf goals	\$3,000
CA Conservation Corps	\$18,500 labor
In Memory of Frank Sawyer (pledged)	\$6,000
	<hr/>
	\$918,440

Volunteer hours

2 Community Creek Clean-ups	1500+ hours
BSSM City Projects	2000+ hours
Other community volunteers	<u>1500+ hours</u>
	5000+ hours



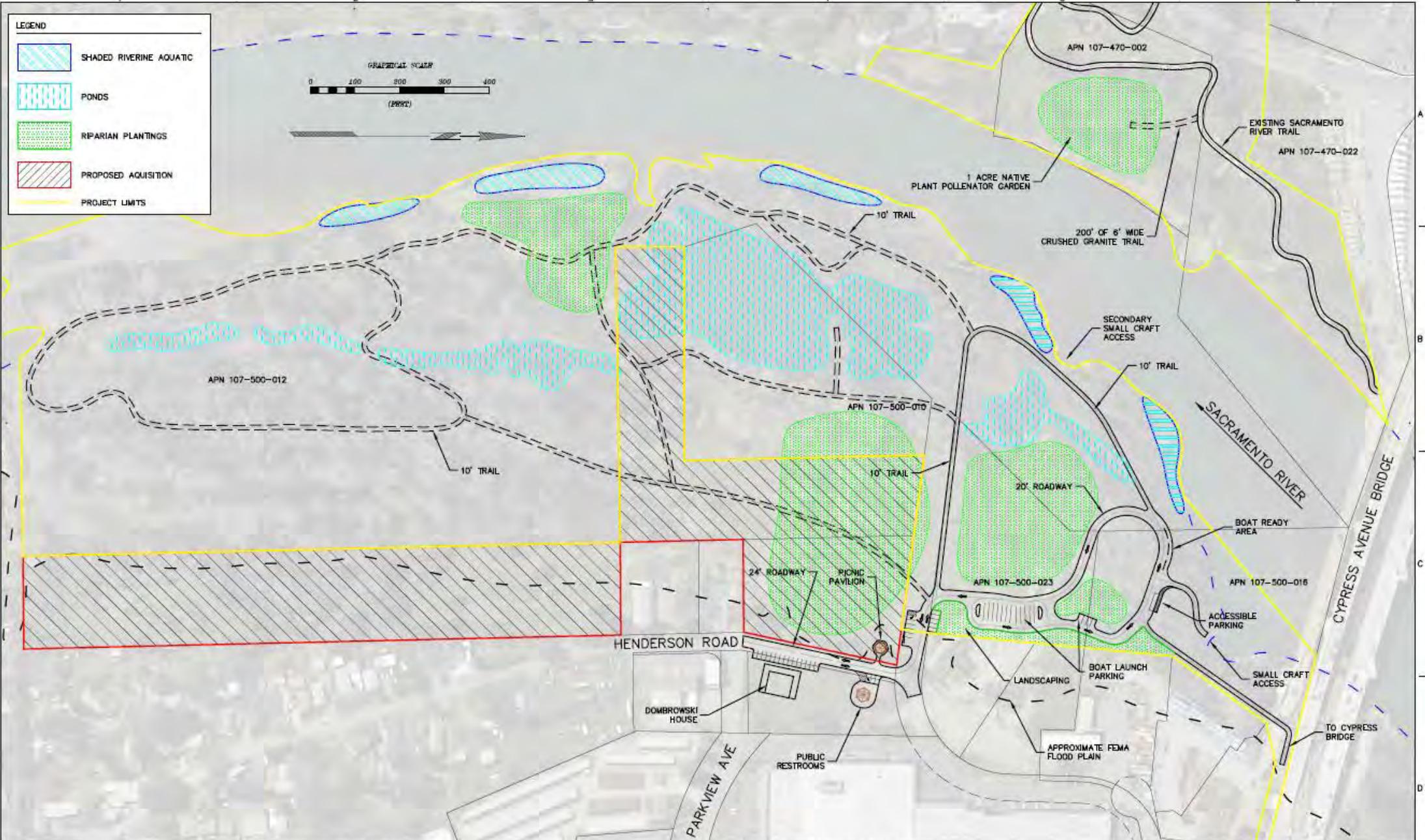
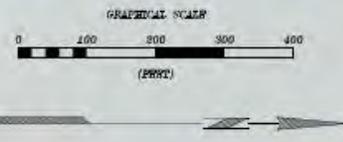
Scope

Phase 1 project improvements include:

- 12 parking spaces for trail related users
- 30 parking for small craft boat users
- Boating Access to the river
- Security lighting
- Project sign
- Approximately 1/2 mile of trail
- 1 acre pollinator garden with temporary irrigation
- 3 acres of riparian plantings with temporary irrigation
- 20 acres of invasive species removal and treatment
- Drinking fountain
- Concrete benches and tables

LEGEND

-  SHADED RIVERINE AQUATIC
-  PONDS
-  RIPARIAN PLANTINGS
-  PROPOSED ACQUISITION
-  PROJECT LIMITS



Stoll
Engineering

800 Leibel Lane
Redding, California 96001
(530) 243-1760
FAX (530) 243-1903

DESIGN: J. STOLL
DRAWN: D. ZAIT
CHECKED: [blank]
APPROVED: [blank]

NO.	DATE	REVISION	BY	APPROVED

CLIENT
CITY OF REDDING

DATE SCALE
11/3/15
AS SHOWN ON THIS SHEET, SUBJECT TO LOCAL ORDINANCES

SITE PLAN
HENDERSON & PARKVIEW
OPEN SPACE MASTER PLAN

SHEET 1 of 3
DATE 11/3/15
PROJECT NO. [blank]

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Edgewater Disc Golf Course



Edgewater Disc Golf Course

-  Parking
-  Pelton Wheel
-  Tee
-  Pin
-  Walking Path
-  Greenway parcel

Sacramento River Parkway

The Redding General Plan and the Parks, Trails and Open Space Plan identify the Sacramento River and its environs as the areas greatest natural resource and the backbone of the City's park system. As a means to protect that resource the General Plan recommends the acquisition and protection of open space along the river and the preparation of a Regional River Parkway between Shasta Dam and the City of Anderson.

While the plan has not yet been adopted, several significant components of that plan have been completed and are identified on the following map exhibit.

Sacramento River Parkway

This region is an outdoor destination with hundreds of miles of marked and wilderness trails for hikers, mountain bikers and horseback riders.



There are countless fly fishing locations in the northstate, with 20 miles along the Sacramento River Parkway and hundreds of miles along the Sacramento River. This area is a fishing paradise.

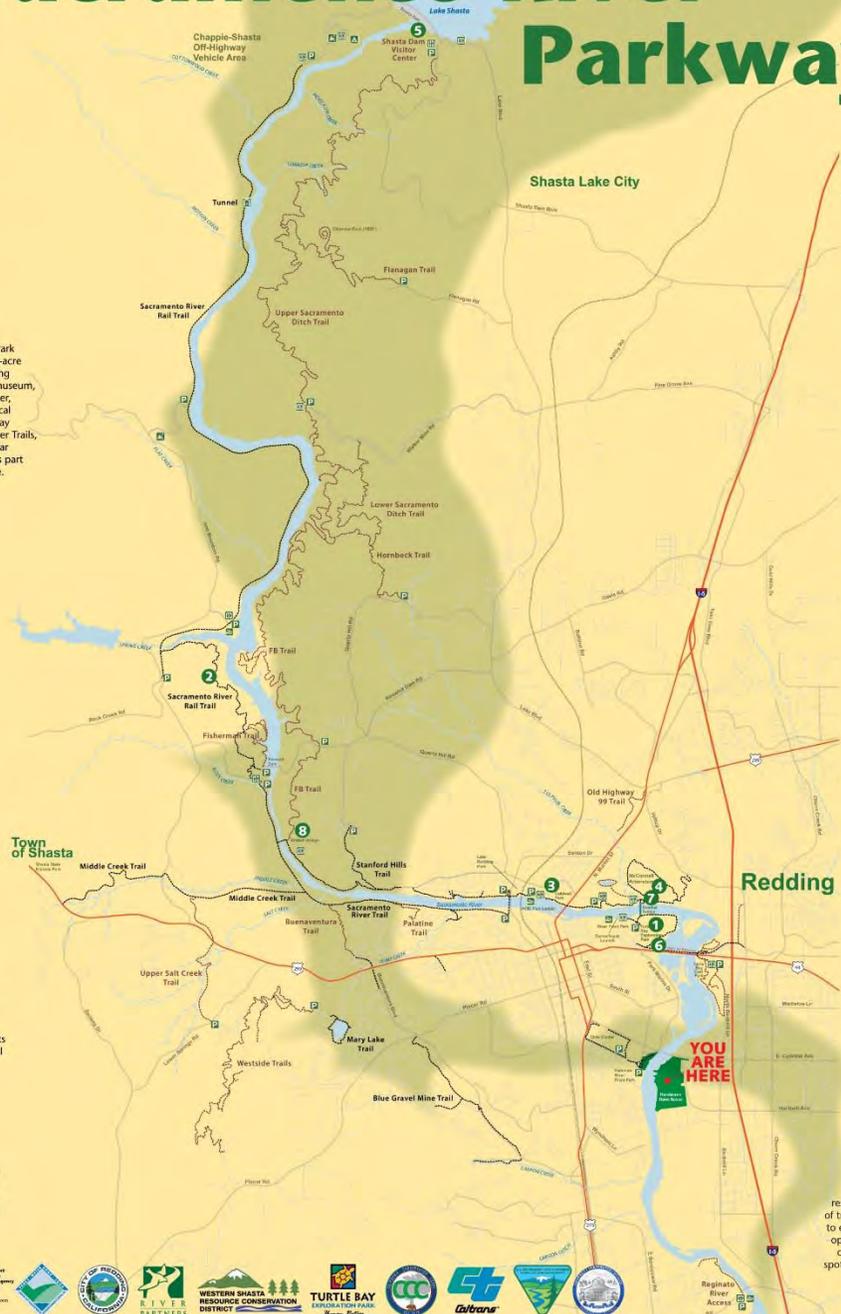
1 Turtle Bay Exploration Park is a fun, non-profit 300-acre gathering place featuring the Sundial Bridge, a museum, forestry & wildlife center, arboretum and botanical gardens. At the gateway to the Sacramento River Trails, Turtle Bay celebrates far Northern California as part of the world we share.

2 A view of the Sacramento River Rail Trail

3 Located at Caldwell Park along the banks of the Sacramento River, the Aquatic Center is a refreshing family-centered spot.

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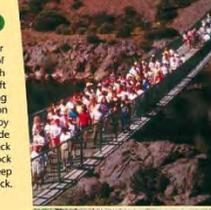
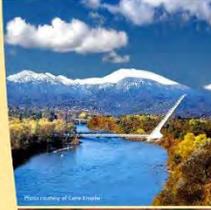
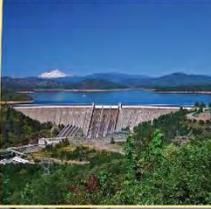
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Timeline.....

2000 - General Plan includes Natural Resource & Recreation Elements

2004 - Master Plan includes HOS in Sac River Open Space Interest Area

2007 - JF Shea property trade

2011 - Community Creek Cleanup

2012 - Community Creek Clean-up

2012 - 1st EEM Grant Application - Denied

2014 - 2nd EEM Grant Application - Approved

2014 - Cal Boating Grant Application - Approved

2014 - Woodrum and Sawyer gifts pledged

2015 - HRPP grant approved

Amenities in the Parkway:

- Acquired over 60,000 acres of public lands for public use, much of it federally owned.
- Developed approximately 200 miles of trails, of which 30 plus are paved.
- Invested nearly \$70 million on the 300-acre Turtle Bay Exploration Park, which includes the Sundial Bridge.
- Provided environmental restoration of several hundred acres along the river.
- Invested in 4 new or renovated boating access facilities.



The Henderson and Parkview Open Space projects are critical new elements of this Parkway Plan, providing new public access, trails, boating opportunities and environmental restoration.



Community Services Advisory Commission

Special Meeting

Wednesday, November 4, 2015

3:00 PM

Agenda Item 3

Presentation on background and plans for Henderson Open Space

PowerPoint Presentation presented by Kent Manuel

**HENDERSON AREA
GENERAL PLAN, ZONING, AND
FLOODPLAIN**

CITY/SUCCESSOR AGENCY PROPERTIES



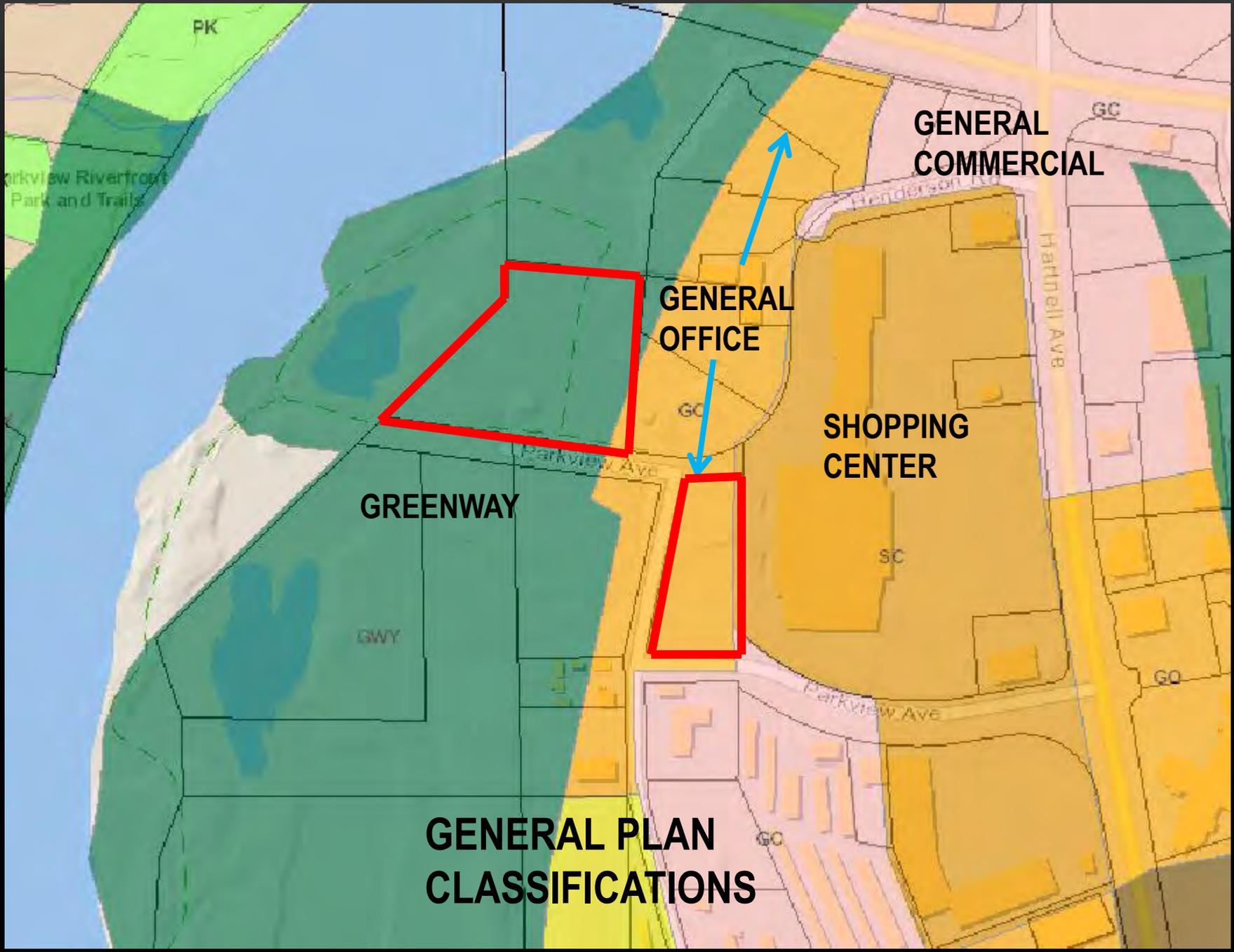
GENERAL PLAN CLASSIFICATIONS

Pre 2000

- Greenway
- Service Commercial

Post 2000

- Greenway
 - General Office
-



PK

Parkview Riverfront
Park and Trails

GENERAL
COMMERCIAL

GC

GENERAL
OFFICE

SHOPPING
CENTER

GREENWAY

GWY

SC

GO

GENERAL PLAN
CLASSIFICATIONS

GC

GREENWAY

Greenway is:

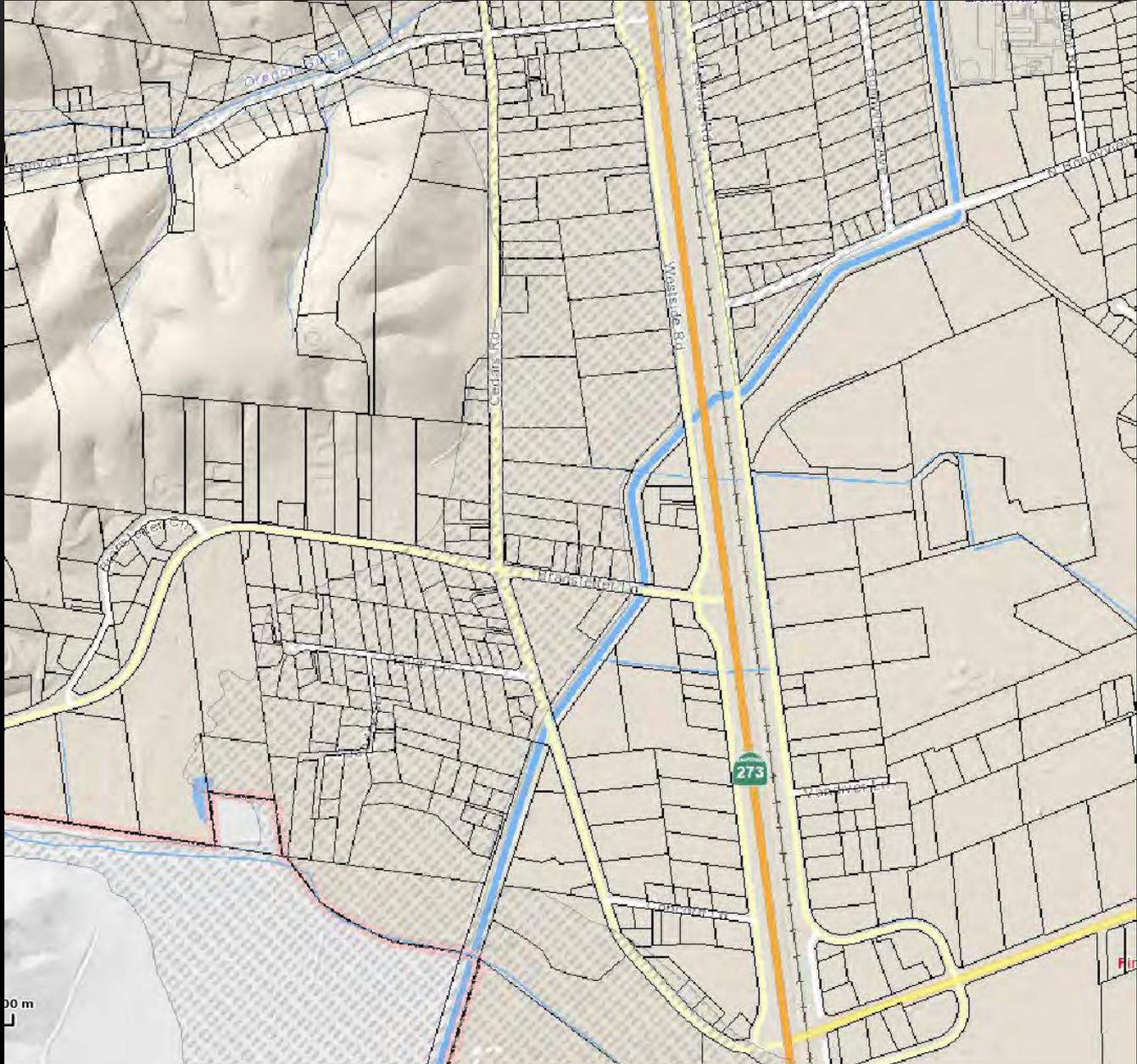
- Natural open space
 - Floodplains
 - Slopes exceeding 20 percent

G.P. Diagram is approximate. Determination based on topographic survey

Subject property does not meet “natural open space” requirement

Definition recognizes manmade sources of flooding; existing development in floodplains

Not All Floodplains Reflect “Natural Open Space”



GENERAL OFFICE

- Applies to those portions of property not considered “Greenway”.

ZONING

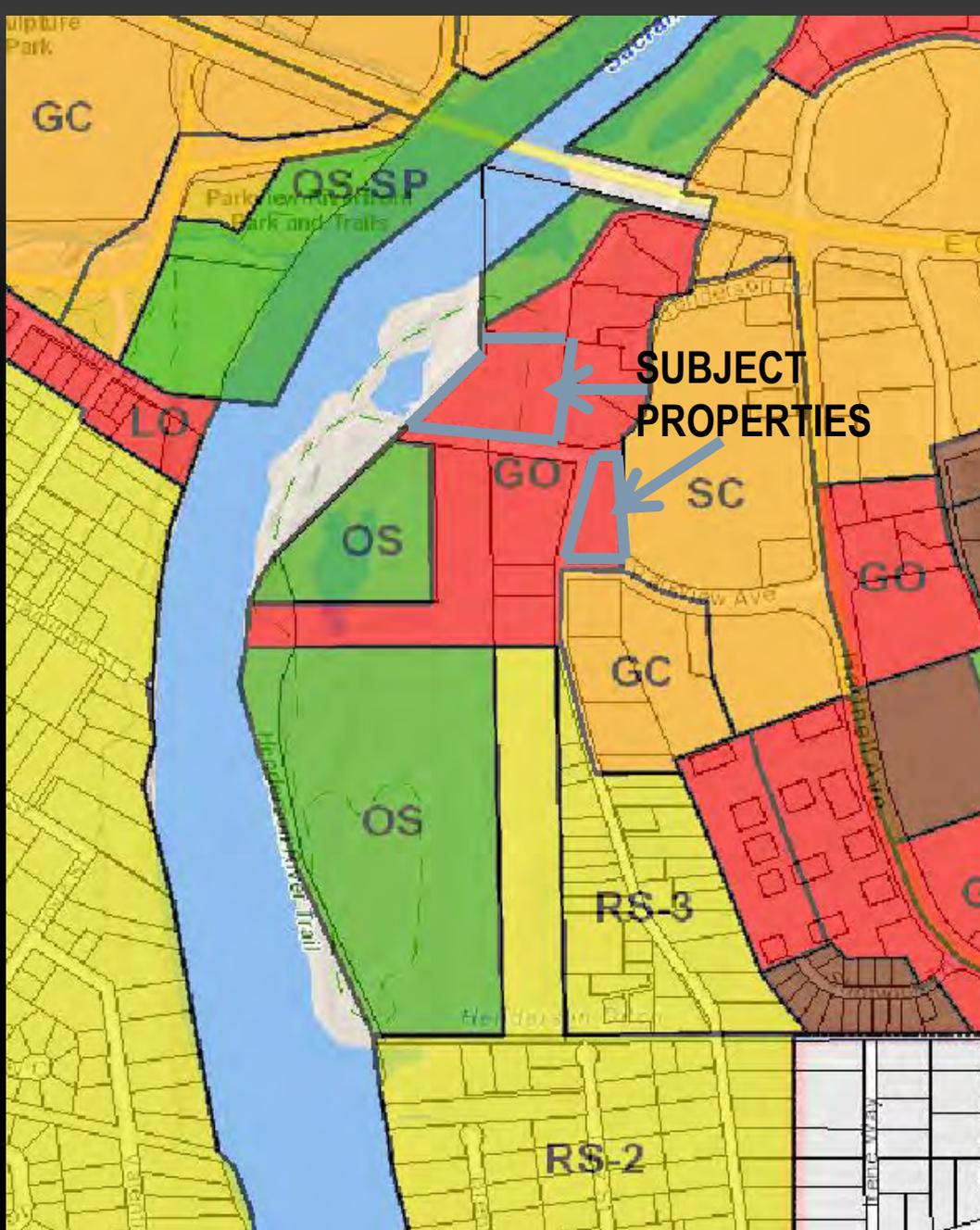
Pre 2012: “U-FP”, Unclassified; Floodplain

Post 2012:

- “GO”, General Office
- “FP”, Floodplain Overlay District

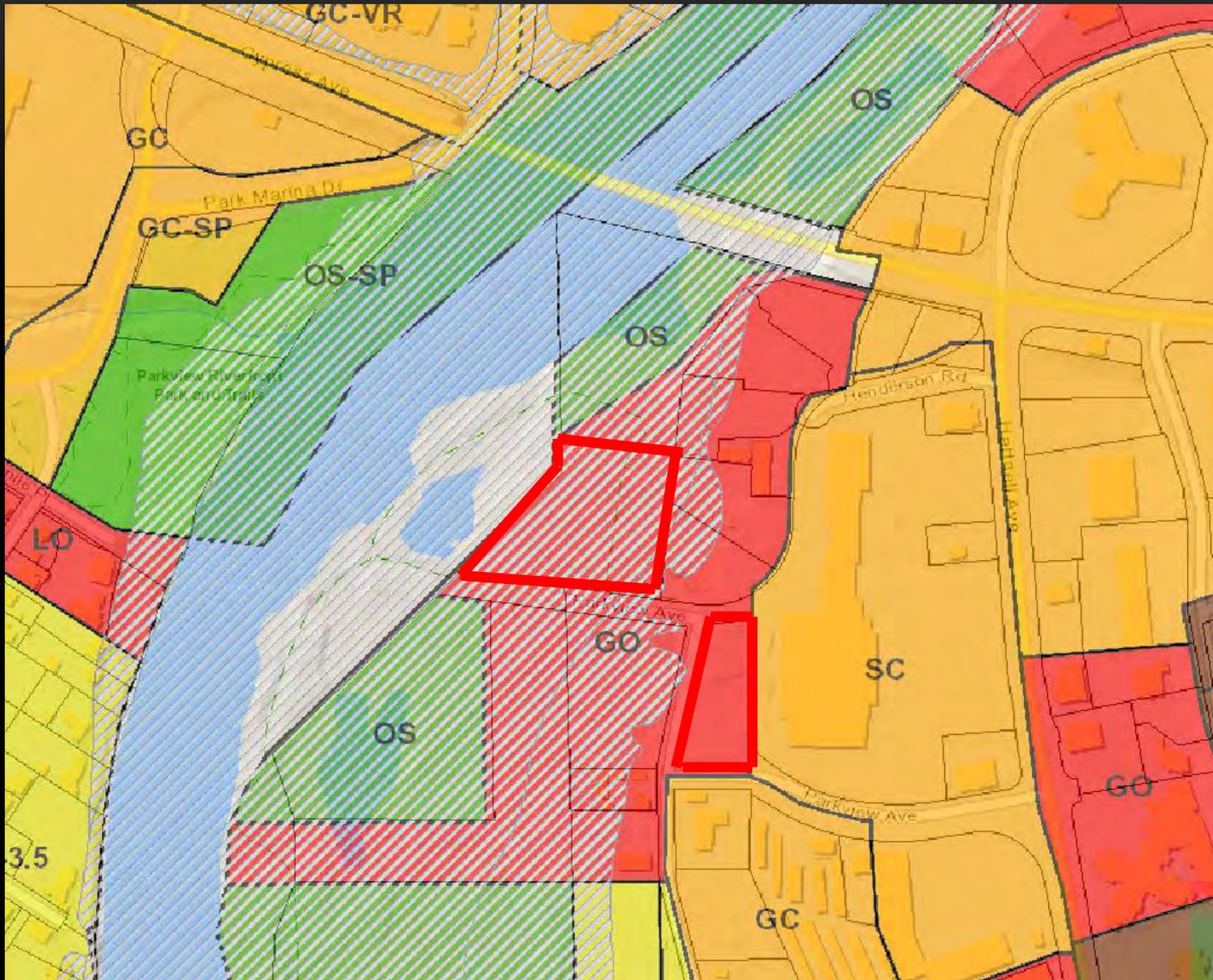
Office district regulations apply to areas outside of “Floodplain Overlay District” unless development in flood fringe is approved by Planning Commission

- Allowable uses: hospital, office, care facility, apartments, church, hotel, restaurant.
- Development over 30,000 sq. ft. requires Planning Commission approval (Use Permit)
- CEQA Issues: Traffic; Floodplain; Biological (depending on development “footprint”)



SUBJECT PROPERTIES

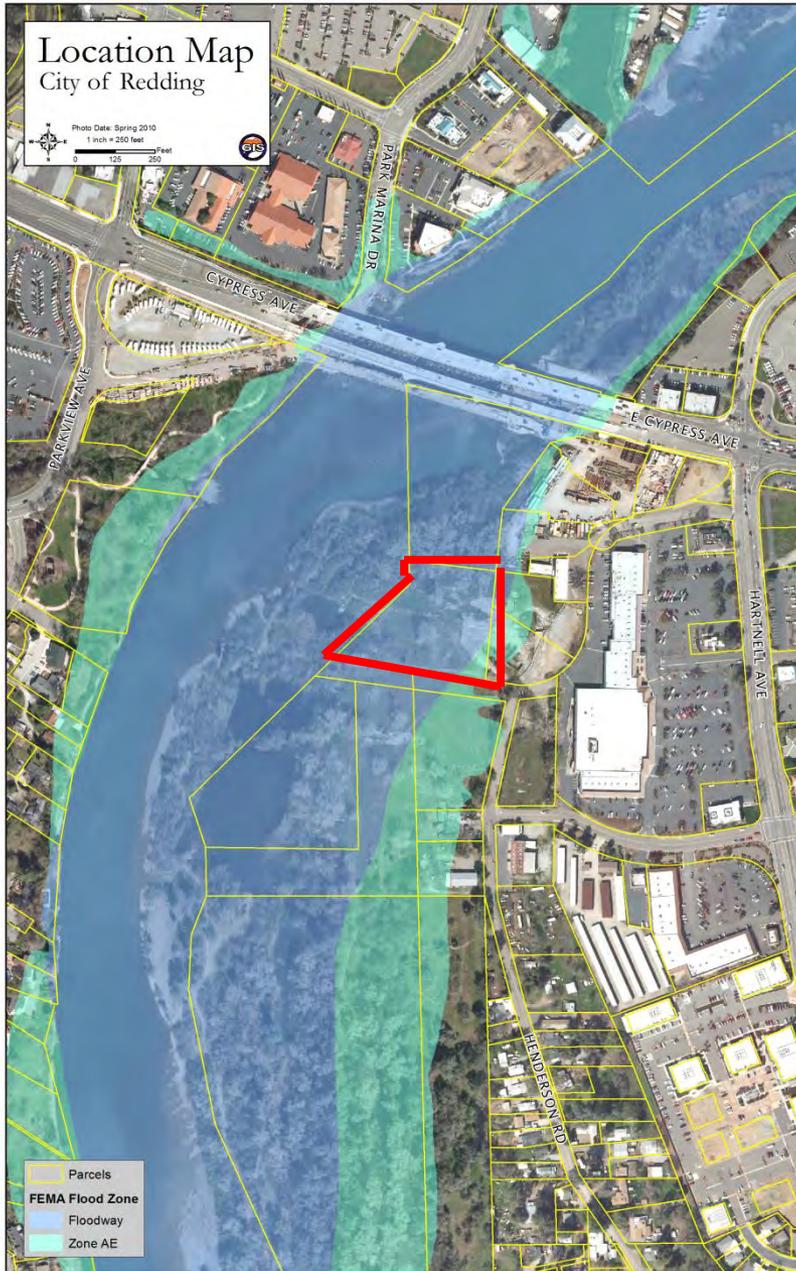
ZONING W/O FP OVERLAY



ZONING WITH "FP" OVERLAY DISTRICT

Location Map City of Redding

Photo Date: Spring 2010
1 inch = 250 feet
0 125 250 Feet



- Parcels
- FEMA Flood Zone
 - Floodway
 - Zone AE

Photo Date: Spring 2010

FLOODPLAIN ISSUES

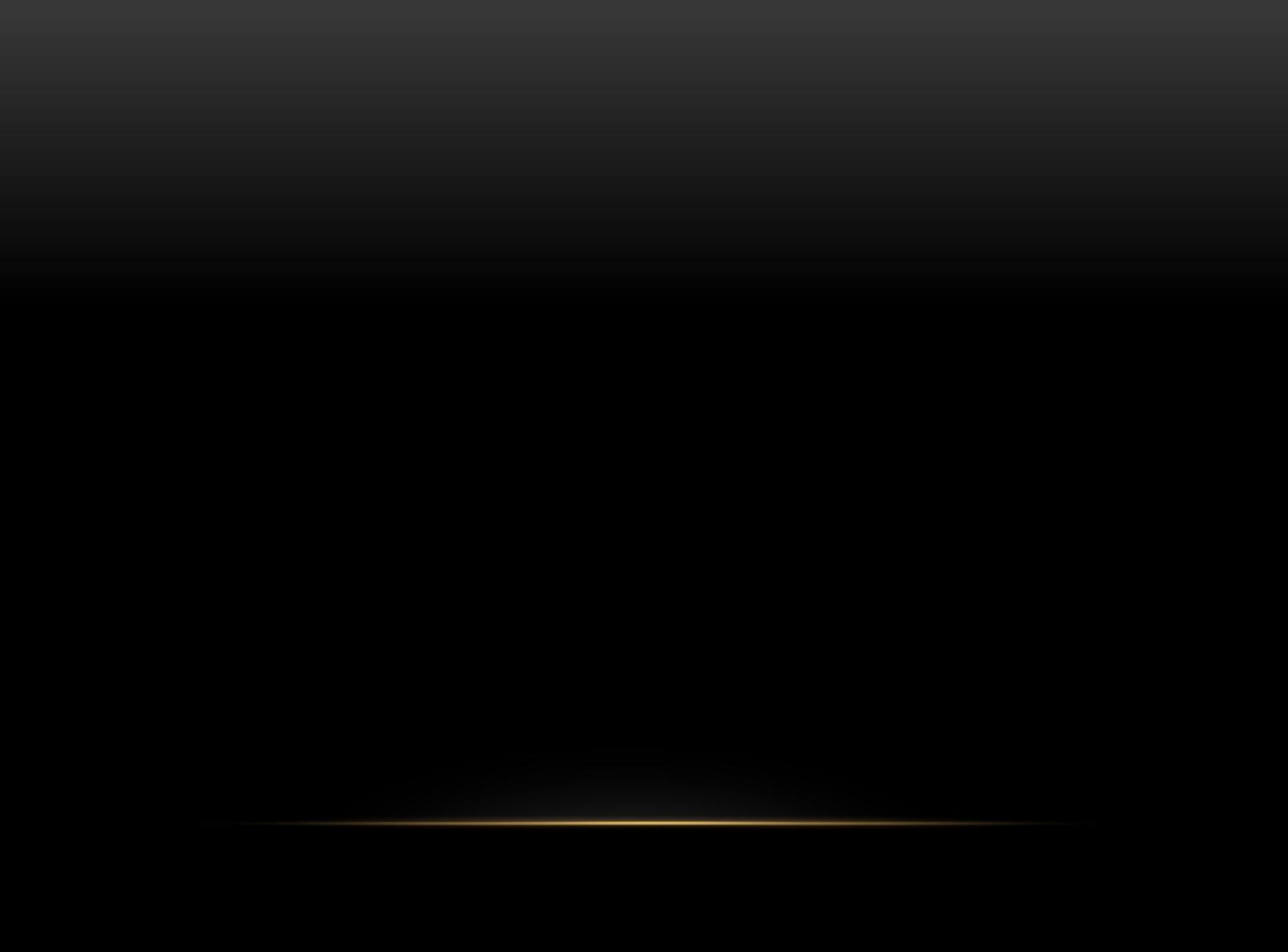
- Development of “Floodway” and “Flood Fringe” restricted by Floodplain Ordinance (RMC Chapter 18.51)
- Uses allowed by Use Permit in the “Floodway:
 - Dams, levees, fisheries/wildlife enhancements
 - Sand and gravel extraction
 - Bridges
 - Limited water-related recreation uses

FLOODPLAIN ISSUES

- Uses allowed by Use Permit in the “Flood Fringe:
 - Public parks, boat launches, trails
 - Agriculture
 - New residential, commercial, and industrial development
-

FLOODPLAIN ENCROACHMENT LIMITATIONS

- Floodplain elevation not increased on adjacent properties unless approved by affected property owner(s)
- Structures that are not elevated must be “flood-protected”.







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Agenda Item 3

Presentation on background and plans for Henderson Open Space

Dignity Health Handout provided by Mark Korth

Proposed Spring 2018

Dignity Health Wellness Center

Meeting a Community Need

Dignity Health North State is committed to providing high-quality health care services and collaborate with the communities we serve. Building in a location with close proximity to the Sacramento River and trails aligns with our vision to develop an innovative, health-promoting center. Our goal is to improve the wellness of the Redding community with a strong emphasis on delivering needed services to our aging population.

Property Description

Located on the corner of Hartnell and Cypress Avenues, the proposed 140,000 square foot Wellness Center situated on approximately 12.5 acres will connect Henderson Road and extend from Parkview to Cypress. Built only on property designated as General Commercial or General Office, the campus will feature three buildings to complement the landscape and emphasize the natural surroundings. This project will not build on property designated at the Henderson Open Space.

Services

The Wellness Center will be designed as a hub of access for outpatient services offered by Dignity Health North State. A central building on the campus will house education classes and patient advocates will direct patients and their families to the appropriate service. Outpatient services planned on the campus include:

- Primary Care
- Urgent Care
- Imaging
- Laboratory
- Lease Arrangement for Retail Pharmacy
- Outpatient Surgery
- Outpatient Oncology
- Cardiac & Pulmonary Rehab
- Physical Therapy
- Senior Intake Services for Golden Umbrella, Home Health, and Hospice
- Wound Care
- Common Space for Meetings and Community Education



Economic Benefit

When approved, this project will have a significant and lasting positive financial benefit to the community. The construction capital investment will approach \$50 million, and 120 to 180 new jobs will be created with \$9 to \$14 million in salaries paid annually. To maximize opportunities, Dignity Health will enhance existing City of Redding open space use grants and preservation plans. The project will significantly improve the open space, access, safety, and beauty of the area. Adjacent properties are generally in poor condition and currently struggling to sustain business value and jobs created and patients brought into the area will create positive economic growth.

Collaboration

- **Access** - Access to the open space and kayak launch area will be visibly designed as a pathway.
- **Preservation** - The area designated as the Henderson Open Space will be preserved. Native trees on the site will be protected and we will work with the City to establish landscape throughout the development that utilizes native plants to soften the impact of proposed parking space.
- **Cooperative Grants** - Matching money for environmental safeguards and state-of-the-art techniques, as well as a 24/7 partner, make it highly probable that Wildlife Conservation money will be better spent with the project than without it.
- **Project Use** – As the community and city determine open space enhancements, for example the Dobrowsky House placement within the project area and the Henderson Phoenix Statue placement in the open space, Dignity Health will collaborate with the city to make this possible.
- **Shared Parking** - Dignity Health will work cooperatively with the City to designate any parking space that is on the western end of the development (near the trails and kayak launch) as shared use. This will include long parking spaces to accommodate kayak trailers.

Improvement Opportunity

- This project will greatly improve the appearance of unsightly property, as the site is currently littered with industrial cement foundations that are broken and present significant safety hazards.
- This project will include removal of debris to ensure ongoing safety associated with any proposed use of the open space along the Sacramento River.
- Building a vibrant Wellness Center will increase foot traffic, security, and general use in the area. Dignity Health would also encourage the City and other nonprofit and governmental social programs to better address the needs of the homeless to minimize existing challenges on this property and throughout our community.

