

CITY OF REDDING
INTERNAL COMMUNICATION

DATE: October 30, 2008 P-050; S-101-102

TO: Jim Hamilton, Development Services Director

FROM: Terry Hanson, Community Projects Manager *Terry Hanson*

SUBJECT: Response to Comments from Teresa Neikirk and Hidden Hills Neighbors;
Concerning On-Site Parking for a Highland Neighborhood Park

The *Parks Trails and Open Space Master Plan* was adopted in 2004 and established standards for Large Neighborhood Parks (pg. 81 of the plan). The proposed Highland Park would be considered a large neighborhood park. I have attached page 81 from the Plan to illustrate the possible list of park amenities typically desired in a large neighborhood park. The final list of amenities selected for a park are a function of the size and usability of the land provided for the park, the community needs at the time it is developed and the cost of improvements. The standards list either the provision of on-street parking (where it is contiguous to the park) or off-street parking areas to serve these parks. Both possible park locations for Highland Park provide significant street frontage, allowing for the provision of on-street parking. Proposed Park Site A includes 1100 feet and Park Site B 1300 feet of street frontage, allowing for approximately 45 and 55 cars respectively. An on-site parking lot of this size would reduce park amenities and open space by 0.5 to 0.7 acres.

The Community Services Department is recommending the use of on-street parking to serve Highland Park for the following reasons:

1. Large Neighborhood Parks range in size from 5 to 15 acres. Highland Park is proposed at seven acres for site A and five acres for site B. Because of topography issues, Site A's usable ground after grading, will be reduced to 5 or 5.5 acres. This puts both sites at the low end of the range for a large neighborhood park. This relatively small size, which limits the size and number of ball fields, also limits the amount of parking needed.

It is important to recognize that neighborhood parks are intended to primarily serve the residential areas within a ½ mile radius. It is anticipated that most will choose to walk to the park (ten minute walk).

2. Separate on-site parking lots require a higher capital cost, higher operating costs for night lighting and greater long-term maintenance costs.
3. Separate on-site parking lots can have a greater impact on the neighborhood as a source

of additional night lighting and the nuisance of unauthorized activity after the park is closed.

4. Utilizing the parking lane required for the public street section frees up space within the park for additional public amenities and a more expansive quality to the park.

Given the issues and conclusions outlined above, staff will be recommending that on-street parking be used to serve the park. We believe this approach to parking for a neighborhood park of this size is in everyone's best interest.

Large Neighborhood Park Standards

| Use and Definition | Typical Site Characteristics | Typical Amenities |
|--|--|---|
| <ul style="list-style-type: none"> ▶ Large Neighborhood Parks are the basic unit of the park system ▶ Overall park system goal is to provide each resident with convenient access to the typical amenities found at this type of park ▶ Serves as recreational and sometimes the social focus of a neighborhood or area within a 10-minute walking distance ▶ Achieves balance within the overall park system by providing informal, unstructured recreation opportunities close to home ▶ Accommodates a wide variety of age and user groups living in the service area, including children, teens, adults, elders, and those with physical disabilities ▶ Should take advantage of natural on-site features to help create an appealing and unique amenity to the residential area in which it is located ▶ Neighborhood input should be sought in determining the specific development or rehabilitation plan at each site ▶ Included in Level-of-Service acreage calculation | <ul style="list-style-type: none"> ▶ Size: 5 acres to 15 acres ▶ Service Area: ½- mile radius ▶ Access: Smaller parks sited within residential subdivisions or neighborhoods; larger sites best located on collector or arterial streets; accessible from throughout its service area by way of interconnecting trails, sidewalks, or low volume streets; ideal service area is uninterrupted by non-residential roads and other major physical barriers ▶ Parcel Shape: Should have regular shape with sufficient level terrain to accommodate various types of sports activities ▶ Landscape: Ornamental plants; shade trees; irrigated turf; multi-seasonal shrub borders that include both evergreen and flowering species; may contain natural features for environmental education, such as streams, ponds, wetlands or unique vegetation ▶ Maintenance: City Parks Division, with assistance from garden clubs or local residents ▶ Activities: Playground activities, sitting, walking and jogging, picnicking, field sports, basketball, tennis, volleyball, roller sports, tricycle and bike riding, water play, gardening, special games such as bocce, horseshoes, or disc golf, unorganized casual play | <p>STANDARD</p> <ul style="list-style-type: none"> ▶ tot lot (1-5 yrs.) ▶ play lot (6-12 yrs.) ▶ walking paths ▶ open play turf areas, or on larger sites a multi-purpose sport field (200' x 200' minimum size) ▶ full court basketball / multi-purpose court ▶ bike rack ▶ shaded picnic areas ▶ signage / information kiosk ▶ appropriate and accessible site furnishings, including trash receptacles, benches, drinking fountains ▶ on-street parking contiguous to site ▶ off-street parking at sites attracting significant numbers of visitors from beyond immediate environs ▶ security lighting only on major paths <p>OPTIONAL</p> <ul style="list-style-type: none"> ▶ barbeque facilities ▶ tennis or volleyball courts ▶ special game areas ▶ water play area ▶ backstops ▶ community garden area ▶ restroom facilities for parks 10+ acres in size, or where practice fields and/or group picnic areas are provided ▶ public art |