

*As the availability of vacant developable land in proximity to the hospital diminishes over time, the older residential areas of the neighborhood core area may begin to feel pressure to convert to office uses.*

*Sub-area B is immediately to the west of the core area and includes the “paper” Fern Subdivision as well as the former Linden Canyon residential area. The Linden Canyon area was the historical location of an established community comprised of approximately 40 homes and several small businesses from approximately the 1930s through the late 1970s. In 1978, in anticipation of the construction of Buenaventura Boulevard through the canyon, the City of Redding purchased the canyon properties and relocated the businesses and residents. The subsequent redirection of Buenaventura Boulevard to the west resulted in today's vacant condition. Today, the City of Redding continues to own 33 of the 49 parcels within the canyon area. All of the remaining privately-owned parcels are constrained by significant terrain issues related to slopes in excess of 20%, making development unlikely to occur.*



Linden Canyon, looking west.

*The remainder of sub-area B consists of the paper Fern Subdivision. Today, only one of 48 parcels in this portion is currently developed. A significant deterrent to further development in this area is the fact that the parcelization pattern does not take the natural terrain of the area into consideration. Overall, in excess of 70% of the approximately 34 acre sub-area B is made up of land with 20% slopes or greater. The City's General Plan for the area is Greenway (the slope areas) and Residential 3.5 - 6.0 units per acre. It is unlikely that the majority of the parcels can develop under today's regulatory framework. Most are completely in the slope areas or are undersized by today's standards. Even so, it is possible that the area might hold development potential if reconfigured into fewer, larger parcels with a reconfigured street layout. Sub-area B was included as there is a potential for development beneficial to the neighborhood to occur.*

*Sub-area C, approximately 26 acres, is located immediately to the south of the Core Area along Railroad Avenue. It also consists of primarily vacant or underutilized land classified as Greenway (38%) and several residential categories ranging from 2.0 to 20 units per acre under the City's General Plan. A large overhead PG&E electric transmission line runs east to west along the sub-area's northern boundary. Four (4) higher density residential parcels comprise the remaining land area. These parcels currently are developed with a total of six single-family units and could provide an opportunity for additional multi-family residential units to be developed in the area. For that reason, Sub-area C was included within the study area boundaries.*

*Neighborhood residents and property owners have expressed a strong desire to improve the quality of life within the neighborhood in several areas. In the land-use area, a more peaceful, safe atmosphere might be created if the noise and traffic generated from the adjacent railroad and commercial area along Railroad Avenue could be buffered somewhat in the residential area. Preservation of the current residential densities with a desire to increase the number of home owners in the neighborhood also were important. The current appearance of the neighborhood is negatively affected by a variety of factors including unkempt homes and properties, excessive outdoor storage of junk, illegal trash dumping, and lack of consistent public amenities like sidewalks, street lighting, and street trees. Most persons felt that the most neglected properties were rentals where the landlord did little or no upkeep of the property. The majority of persons involved in the neighborhood planning process felt that the City-owned property at Linden Avenue was also a negative element and that successful development of the property would be beneficial to the neighborhood.*