

# North Redlands Vision Plan

*as compiled by the*

**North Redlands Visioning Committee**

*April 18, 2006*

*"Proud of our Past, Engaged in the Present,  
Passionate about our Future."*

# **North Redlands Vision Plan**

***March 2006***

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# **North Redlands Vision Plan**

## **Executive Summary**

### **Introduction**

In 2004, Redlands City Council began an effort to initiate a redevelopment zone in the North Redlands area, and by November 2004 the City Council was presented with preliminary steps to implement the Redevelopment Project in the North Redlands Area. After several community members and Community Groups, including the Northside Advisory Committee, and the Lugonia Community Association, expressed their concerns regarding the implementation of the City's actions at City Council meetings, the City Council reconsidered their process and took several actions to include the North Redlands Community.

On January 4, 2005 the Redlands City Council took action to abandon all actions associated with the formation of the North Redlands Redevelopment Project and authorized the initiation of a community visioning process for the area located north of Interstate 10, east of State Route 30 and west of Church Street. At this time, the Council also approved a motion to create a Community Visioning Committee.

On February 28, 2005, City staff met with residents, property owners, and business owners interested in participating in the visioning process for North Redlands. The meeting attendees decided that they would be a non-appointed, informal committee not subject to the Brown Act, and would hold meetings twice a month at the Community Senior Center.

On March 21, 2005, the committee-at-large elected officers, and the visioning process began. Over the next 12 months the North Redlands Visioning Committee (NRVC) held meetings where educational information was presented from various City Departments such as Public Works, Municipal Utilities, Community Development, Public Safety, Recreation, Finance, Redevelopment, and also the Redlands Unified School District.

### **Committee Process**

Focus groups were held for the NRVC to establish a mission statement. From May 2005 through August 2005, additional focus groups were held addressing the areas of Public Works, Land Use, Recreation and Public Safety. All NRVC members who were in attendance participated in the focus groups, which determined the concerns, priorities, and vision for the North Redlands Community (see Appendix A).

As priorities were defined, the Executive Committee reviewed and compiled the priorities into rough draft form. The rough draft reports were presented to the committee-at-large as they were completed, and suggestions and comments were incorporated into the report as they were received from the committee-at-large.

### **Committee Discussion Items**

As with any large group of people developing a plan, there was some diversity of opinion on some sections. In these sections, the Executive Committee supported and presented the majority opinion of the committee-at-large in the Vision Plan.

### **Intent of the Report**

This Vision Plan addresses issues of housing and economic development, historical preservation, infrastructure, safety and access to services for residents throughout the city. The plan is divided into four specific areas:

- Public Works
- Land Use
- Recreation
- Public Safety

Each section details specific needs and priorities for the North Redlands community, and historical preservation is an overarching theme throughout the North Redlands Vision Plan.

### **Acknowledgements**

The Executive Committee thanks Redlands City Council members, City Staff, and all NRVC members-at-large, for their participation and support, and the Redlands Community Senior Center for the use of their facility during this process.

Special thanks to Professor Jim Spee, of the University of Redlands for his time and effort in facilitating focus groups, and instructing the Executive Committee on the facilitation of focus groups and the visioning process. Also the Executive Committee thanks Redlands Print Shop owners, Earl Luevano and Bruce Bahler for the time and materials donated to the North Redlands Visioning Committee during this process.

The Executive Committee gives special thanks to Ms. Joyce Lara-Rooney, a former North Redlands resident with strong family ties to the North Redlands community, for her expert advice, suggestions, and the final version of this plan.



# **North Redlands Vision Plan**

*March 2006*

# **North Redlands Visioning Committee**

## **Mission Statement**

*The North Redlands Visioning Committee is dedicated to working collaboratively with government, education, business, community and faith-based organizations to enhance the quality of life for all. We are a diverse group committed to progress through responsible action. We strive to promote awareness, unity, respect, and integrity while preserving our heritage and the prosperity of our community.*

**North Redlands Vision Plan**  
*As compiled by the*  
**North Redlands Visioning Committee**  
*March 2006*

**Introduction**

The intent of the North Redlands Vision Plan (NRVP) is to address issues of public works infrastructure, housing and economic development, historic preservation, urban design, safety and access to services for residents throughout the City which will be included in the City's General Plan Update documents and utilized in the present and future planning of the North Redlands area. North Redlands is a principal gateway to the communities of East Highland, Loma Linda, Mentone and Yucaipa, and a convenient stop for mountain and desert resort travelers. The objectives of this plan are to facilitate responsible residential, community and commercial development in a manner that maintains the historic nature of the area, and strengthens the local economy, while ensuring the highest quality development through specific design guidelines and optimized standards that are consistent with Measure U and other established City planning and municipal code guidelines. The NRVP addresses the area bounded by Interstate 10, Wabash Street, the Santa Ana River and Mt. View Street.

This Plan also addresses the need for equity and reiterates section 1.9 Themes of the General Plan that pertains to the consistency in the quality of services, quality of developments and quality of life for North and South Redlands: "As in many cities, public and private amenities have not been evenly distributed in Redlands. The goal of this General Plan is to evenly distribute amenities throughout the City." There have been many years of neglect to infrastructure and despite the many improvements to the area in recent years, there is still much to be done.

The survey of streets, curbs, gutters, sidewalks, street trees and other infrastructure performed by the City and the University of Redlands will be instrumental in prioritizing the specific streets and areas in North Redlands, in conjunction with the recommendations of the NRVC, and property owners to determine where these projects should begin. At the time of this report, this data remained unavailable to the NRVC.

## **SECTION 1 – PUBLIC WORKS**

This section of the NRVP addresses the issues of public works within North Redlands.

### **1.1 HISTORIC AND SCENIC PRESERVATION**

General Plan Section 3.2 Historic and Scenic Preservation states, "The purpose of the Historic and Scenic Preservation component of the City Design and Preservation Element is to foster awareness of Redlands' many historic and cultural resources and to establish policies that will protect them."

The NRVC recommends posting signs that highlight the historical meaning of the names of some of these streets to maintain the historical identity of the community. The NRVC recommends signage that identifies North Redlands as a historical community similar to the signs located at the Sixth Street off ramp indicating Historic Downtown and Business District.

The North Redlands Visioning Committee recommends the development of a citywide policy on preserving cut-stone curbs, stonewalls, and stonework, etc. which are currently protected as part of historic districts or properties. There are many of these historical type curbs throughout North Redlands. The areas where these should be preserved are between, but not limited to the boundaries of Colton Avenue, Pioneer Avenue, Alabama Street and Judson Street.

## **1.2 CURBS**

The NRVC recommends ongoing maintenance of cut stone curbs that are in good condition or repairable condition. In cases where the damage is too extensive for repair, replacement of these curbs shall be included in the City's work plans. The NRVC recommends the replacement of these curbs resemble old stone with concrete replicas. Replacement should take place block to block with the ADA ramps at corners acting as a natural transition from old to new. The NRVC recommends the addition of curbs and gutters along the street borders of Texonia Park where they currently do not exist.

## **1.3 GUTTERS**

One of the NRVC's priorities is to repair existing damaged gutters, and to add gutters where none exist. The specific area for repairs and installation are between Colton Avenue, Pioneer Avenue, Alabama Street and Judson Street.

## **1.4 STREET MAINTENANCE: STREETS AND ALLEYS**

Maintenance and repaving of local and less-traveled streets are an important issue for the community members. The NRVC recommends local streets also be included in the City's Pavement Management System Plan. As with all public works efforts, the community needs to be informed of the work plan schedule and progress. The NRVC recommends the neighborhood character of these streets maintained where possible.

The NRVC recommends that major streets such as San Bernardino Avenue, Lugonia Avenue, Brockton Avenue, Colton Avenue, and Orange Street require inclusion in the City's Pavement Management System for repaving and street replacement, pothole repair, street restriping of lanes, and pedestrian crosswalks.

The NRVC recommends the pavement of alleys within North Redlands to be included in the City's annual work plan. Deterioration has made some alleys unusable. At a minimum, alleys need to be maintained to keep down dust and prevent further deterioration. Other Cities in the region have recognized the need for alley pavement improvements. They are considered right of way improvements or concrete improvements that are funded as Capital Improvement Projects. Some Cities designate a portion of their Pavement Management System expenses to include the paving of alleyways.

## **1.5 PEDESTRIAN IMPROVEMENTS AND TRANSPORTATION ENHANCEMENTS**

A significant percentage of North Redlands residents walk within and beyond their neighborhoods to downtown Redlands, Citrus Plaza, as well as to the markets and shopping areas. Public transit service route headways are infrequent, and as a result, residents walk in areas without the pedestrian safety of sidewalks, ADA ramps and protected pedestrian signalized crosswalks. In order to provide North Redlands residents and visitors, disabled or not, the use of sidewalks rather than walking in dirt parkways or in the roadway to walk in the neighborhood, one of the NRVC's priorities is to recommend the installation of ADA ramps on existing sidewalks, thereby connecting all of the existing ADA ramps with current sidewalks to complete the City's long-term pedestrian access goals and ensure compliance with ADA regulations. Improving pedestrian access will address the needs of disabled residents who are homebound because they are unable to access public transportation. Installing ADA ramps and facilities should be considered as a top priority as Federal Law requires ADA accessibility as part of any new improvement, including resurfacing projects.

The next priority is to install sidewalks along the public right of way where none exist and can meet ADA standards. Specifically the NRVC recommends sidewalks around schools, and major gathering places (e.g. churches, parks, etc.). In

addition, residents currently do not have safe walking access along Lugonia and San Bernardino Avenues to Citrus Plaza from North Redlands neighborhoods.

In order of priority, pedestrian improvements including sidewalks should be installed along:

- Orange Street between Pioneer Avenue and Colton Avenue
- Colton Avenue between I-10 and Church Street
- Lugonia Avenue between SR30 and Church Street
- San Bernardino Avenue between Alabama Street and Judson Street
- Brockton Avenue between Texas Street and University Street

The NRVC recommends maintaining the character of particular areas that have been established without sidewalks, (mature trees, etc.) such as but not limited to:

- Pioneer Avenue between Texas Street and Orange Street

The next priority is to repair sidewalks that are uneven or broken by tree roots or from other causes. The damaged sidewalks are a public hazard and are potential liabilities as "trip and fall claims" to the City. The NRVC has identified the specific areas for repairs and installation to be between Colton Avenue, Pioneer Avenue, Alabama Street and Judson Street.

As sidewalks are installed, the NRVC recommends installing transportation enhancements and beautification to high traffic areas such as colorized street print crosswalk improvements, (see appendix B), along Orange Street and bus shelters at key transportation pick-up and drop-off points consistent with the design guidelines established within the General Plan, and Specific Plans of downtown Redlands (e.g. Redlands Boulevard and Third Street, Orange Street and State Street). This would create a uniform streetscape within the North and South sides of town. Currently the difference on Orange Street between the

area south of the freeway and north of the freeway is quite striking, and reflects the neglect and inequity of landscaping and streetscaping differences between North Redlands and other areas of the City.

## **1.6 TRAFFIC CIRCULATION, SIGNALIZATION IMPROVEMENTS AND STREETScape PLANNING**

The residential development boom that began in the 1980's and 1990's in North Redlands, Mentone, Highland and East Highland has increased traffic congestion along the main arterials, collector and residential streets. Population in Redlands alone has grown over 92% from a mere 36,374 residents in 1970, to an estimated population of 70,324 (per Census data and City 2005 CAFR statistics). Traffic overwhelms the community every day, especially during peak hours.

New housing developments, increased population and traffic congestion have replaced the acres of orange groves in the North Redlands community. The NRVC recommends the City perform traffic studies, speed surveys, and pursue and initiate signal phasing analyses, signal synchronization projects Intelligent Transportation Systems (ITS) and peak hour parking restrictions to mitigate and address traffic flow issues such as rush hour traffic, speed reduction, and neighborhood traffic mitigation.

The NRVC recommends the City take proactive measures in North Redlands to address the wide variety of issues related to traffic movement and traffic mitigation. The City's effort should attempt to balance the need to move traffic efficiently with the goals of mitigating neighborhood traffic impacts.

The North Redlands Visioning Committee recommends that the City remain consistent with the intent and elements of Measure U and General Plan Sections 1A.60 Principle Six (a), (b), (c) and (d), ensuring new residential and commercial developments incorporate traffic calming measures to reduce the negative



impact on existing neighborhoods, such as speeding or other moving violations, which endanger the high volume of pedestrian traffic in North Redlands.

In addition, the NRVC recommends thorough analysis of neighborhood circulation, and on-site circulation of new developments, focusing on minimizing traffic impacts. Mitigation measures that reduce traffic such as including infrastructure for alternative modes of travel, i.e. bus stops, bike paths, and pedestrian pathways are recommended for conditions of approval of new developments.

The NRVC recommends the City perform traffic studies to evaluate the installation of traffic signals with protected turn signals at the intersections of:

- Orange Street and San Bernardino Avenue
- Orange Street and Lugonia Avenue
- Orange Street and Colton Avenue

In addition, traffic studies should be evaluated to ensure that the existing traffic signal timing, cycle length and systems are adequate for the efficient movement of traffic, and determine the appropriate traffic control methods that may be necessary to keep traffic flow moving safely.

The NRVC recommends collaboration with the State of California as it pertains to State Highway 38 as it goes through the North Redlands community for the implementation of street maintenance, signalization, mobility and pedestrian improvements. Regional funding is available from SANBAG for mutually beneficial projects with CalTrans as well as with SANBAG. The NRVC recommends the City utilize its Measure I funding, Air Quality funding grants, regional transportation and/or State and Federal funds, as well as allocate General Funds, to implement the various capital improvements in North Redlands.

Community residents identified various problems, and provided ideas and solutions to address the broad range of neighborhood issues, such as:

- Add traffic signals to improve traffic and pedestrian safety on 6<sup>th</sup> Street between Pearl and Colton Avenue at Colton/6<sup>th</sup> Street, Westbound Interstate 10 off ramp at 6<sup>th</sup> Street, and Pearl/6<sup>th</sup> Street.
- Street widening, centerline and/or lane realignments that will allow for the accommodation of increased traffic, and safe turn movements.
- Addition of landscaped medians to San Bernardino Avenue and streets where width permits.
- Addition of left turn pockets on high volume intersections.
- Re-align traffic flow for Citrus Valley High School to alleviate impact on adjacent residential neighborhoods and improve access and flow to school from SR30.

Without destroying existing neighborhoods, street widening is requested in order of priority at:

- Orange Street from Colton Avenue to San Bernardino Avenue
- Lugonia Avenue from Orange Street to Tribune Street
- San Bernardino Avenue from Alabama Street to Webster Street
- Church Street from Lugonia Avenue to Pennsylvania Avenue

As Gateway street intersections into the community are developed, the NRVC recommends the inclusion of streetscape planning and construction of landscaped medians, specifically on San Bernardino Avenue both East and West of SR30. Street print crosswalk improvements at intersections are recommended for these high traffic intersections and community gateways.

The NRVC recommends the installation of street print crosswalks and enhanced pedestrian crosswalks in the style of Redlands Boulevard on Third Street. NRVC requests these intersections receive upgraded street print crosswalks:

- Sixth Street off ramp
- Sixth Street and The Terrace
- Sixth Street and Colton Avenue
- Orange Street and Colton Avenue
- Orange Street and Brockton Avenue
- Orange Street and Lugonia Avenue
- Orange Street and Pennsylvania Avenue
- Orange Street and San Bernardino Avenue
- Texas Street and Colton Avenue
- Texas Street and Brockton Avenue
- Texas Street and Lugonia Avenue
- Texas Street and Pennsylvania Avenue
- Texas Street and San Bernardino Avenue
- Church Street and Colton Avenue
- Church Street and Brockton Avenue
- Church Street and Lugonia Avenue
- Church Street and San Bernardino Avenue
- Church Street and Pioneer Avenue

### **1.7 UNDERGROUND UTILITIES AND STREETLIGHTS**

The NRVC recommends the City pursue Southern California Edison Rule 20 program and/or other providers for underground utilities for North Redlands. This would remove unsightly wiring and utility poles throughout high traffic areas.

The NRVC recommends the City pursue the installation of additional street lighting consistent with other areas of Redlands. Tall concrete pole lighting with high-pressure sodium vapor overhead lighting should be utilized along all local streets. The NRVC recommends working with Public Safety to identify areas with criminal activity, and work with the community members to identify

neighborhoods with poorly lighted areas. Although lighting in alleyways are the responsibility of the homeowners, the NRVC recommends the installation of streetlights strategically placed at the entrance of alleys for visibility and safety purposes.

In existing neighborhoods, the NRVC recommends existing period style streetlights maintained and refurbished to produce more light. Additional street lighting should be consistent with the existing character of the neighborhood. New development in the area should be aware of the character of the neighborhood including period style street lighting. Examples of period style lighting are on Orange Street and Colton Avenue and replacements and additions should be made according to those already in existence. Replica lighting should be utilized on:

- Orange Street
- Colton Avenue
- The Terrace
- Lugonia Avenue
- Brockton Avenue
- San Bernardino Avenue
- Church Street
- Texas Street

Add energy efficient street lighting to local streets to increase safety of residents by deterring crime in well-lit areas. Historical replica lighting should be used along high traffic thoroughfares:

- Lugonia Avenue (between Church Street and SR30)
- Texas Street (between Colton Avenue and Pioneer Avenue)
- Colton Avenue (between SR30 and Church Street)
- Orange Street (between Colton Avenue and Pioneer Avenue)
- Brockton Street (between Church Street and SR30)

## **1.8 FLOOD CONTROL AND URBAN RUNOFF**

The American Society of Civil Engineers (ASCE) 2005 Inland Empire's Infrastructure Report Card gave Flood Control Systems in the County a D grade. Storm Drain infrastructure in North Redlands is in distress as well. The NRVC recommends ongoing maintenance, replacement and repair of existing storm drains that are not functioning properly. Additionally, storm drain installation or improvements in an adequate flood control system should be included in the City's work plan for areas in North Redlands that do not currently meet the growing needs of the Community. The NRVC recommends inclusion of the construction of adequate flood control system facilities as part of all new development in North Redlands.

Streets in need of storm drains and/or repair in order of priority that are recommended for inclusion in the City's upcoming work plan are:

- Church Street between Pioneer Avenue and Pennsylvania Avenue
- Orange Street at Western Avenue
- Orange Street at Brockton Avenue
- Judson Street between Pennsylvania Avenue and Brockton Avenue

The NRVC also recommends the City take progressive action in its outreach and implementation efforts to address urban runoff issues Citywide.

## **1.9 PARKING**

Neighborhood parking is also negatively impacted due to limitations of private establishments, near houses of worship, and gathering areas, the shopping center at the corner of San Bernardino and Orange Streets, and Lugonia Elementary School. NRVC recommends the City take proactive measures to work with the property owners to identify other parking solutions.

## **1.10 PARKWAYS AND TREES**

The refurbishment and maintenance of the historical Terrace is a priority to the North Redlands community. This includes the linear park between Sixth Street and Alta Street along Colton Avenue. This parkway is on one of the main streets in North Redlands and NRVC members overwhelming asked that this be repaired, upgraded for ADA, and maintained to its former beauty.

The NRVC recommends that existing trees be preserved with new development by designing streets and sidewalks around mature trees rather than removing them. The exception would be for trees that are destroying sidewalks, curbs and gutters and sewer lines. When mature trees have to be removed, they should be replaced within a timely manner. When trees are dying, they should be removed and replaced rather than be allowed to remain. Additionally, native, low maintenance trees and shrubs should be planted in parkways to reduce the amount of care required to maintain the parkways.

It would be helpful to include information on proper care and general maintenance of street trees to enable some residents to take care of trees on their parkways. Residents willing to help offset the cost of tree trimming and could work with the city and certified tree trimming companies to trim street trees under a city no-fee permit.

The NRVC suggests that the tree trimming schedule be posted on the City's TV Channel 3, posted on the City website, and mailed to affected neighborhoods. The City should also post Hotline phone number that residents can call to report tree maintenance requests.

The NRVC suggests that community improvement projects be developed where scouts, students, etc. could donate time to beautify parkways and street trees to earn credits needed for badges, school credit, etc.

## **SECTION 2 – LAND USE**

This section of the North Redlands Vision Plan addresses the issues of Land Use within North Redlands.

### **2.1 HISTORIC DISTRICTS AND CULTURAL RESOURCES**

The State Archives acquired drafts and copies of 665 maps surveyed by the U. S. Surveyor General between the late 1850's and mid-1880's, covering California's many missions, ranchos, and pueblo lands, together with a few miscellaneous maps, including surveys of Indian reservations and government lands. Those maps are reflected in the Spanish and Mexican Land Grant Maps, 1855-1875 collections of the California State Archives. The Lugo Family of San Bernardino was one of the land grant owners of nearly 36,000 acres of land, once called "Lugonia", and which is considered today to be part of North Redlands. In addition, the area was already a thriving community, as many North Redlands residents can trace their family trees more than 6 generations, prior to U.S. acquisition.

Due to the nature of history's record keeping, there is limited information on the Lugonia history. However, there are several locations, buildings and/or districts, which can be identified and designated in North Redlands as historically relevant Districts or as a Cultural Resource. The identity and preservation is vital to the community-at-large in the area bounded by Pioneer to the North, Church to the East, and Texas Street to the West and Colton Avenue to the South. The NRVC recommends developing a process within the Historic Preservation program that will recognize and establish landmarks that reflect the cultural history of the North Redlands area.

## **2.2 PRESERVATION**

Preservation of current historical facilities should be initiated such as the preservation of the packing house on the corner of San Bernardino Avenue and Texas Street. Facilities identified, as historical locations should be given serious consideration for refurbishment and re-use. The NRVC recommends the City, landowners and developers give careful thought to the significance of these facilities to the surrounding communities. If preservation is not possible, then the NRVC recommends new facilities built should be in the style of the building it replaced. Replicas such as the Casa Loma Hotel or the Wyatt Opera House, buildings that were once cornerstones of the North Redlands community, would reflect the historical small town charm of the area.

## **2.3 HOUSING DENSITY**

The housing density in the North Redlands area should be consistent with guidelines established by the General Plan and Measure U. The North Redlands Visioning Committee recommends that further attention to density be considered as it relates to future development in North Redlands and adjacent areas. As a general rule, waivers to established guidelines within the General Plan and subsequent restrictions to development density are not recommended, as they often negatively impact the immediate community due to the inadequate existing infrastructure of the North Redlands Community. If the City approves waivers, it is recommended that mitigation measures for traffic and public works infrastructure are included in the development agreements for project construction.

## **2.4 AFFORDABLE HOUSING AND OUTREACH PROGRAMS**

Affordable housing was identified as a growing concern from the community members. A priority of the NRVC is to address the limited affordable housing



issue for all residents, as well as for senior housing. The NRVC recommends encouraging the development of affordable senior housing complexes in North Redlands. Housing complexes should be consistent with zoning and density requirements and the design elements should conform to the surrounding established neighborhoods whenever possible. Senior Housing should be accessible to public transit, as well as located near shopping areas, enabling residents to have greater mobility without the use of a car.

The NRVC recommends the City establish a policy to include affordable units within all housing developments and future mixed-use developments. As these units become available the City shall initiate public outreach efforts to eligible residents for affordable housing programs for first time homebuyers.

## **2.5 HOME REHABILITATION PROGRAMS**

The City currently provides a variety of housing rehabilitation programs to residents such as Community Development Block Grants (CDBG), and Downtown Redevelopment funds among others, however the majority of North Redlands residents attending the NRVC meetings were unaware of the programs. The NRVC recommends that the City become more proactive in providing information and public outreach to the residential and business community members. Code enforcement staff could be utilized as a resource for identifying locations that may be eligible for rehabilitation programs. If staffing is limited, the NRVC recommends the City consider increasing code enforcement officers staff for the underserved North Redlands area.

Through the utilization of these programs, homes in North Redlands that are in need of repair and rehabilitation, many of which may be historical and are located on major streets in the community can be improved.

NRVC also recommends similar rehabilitation of vacant homes that have been rezoned for commercial use along Colton Avenue and Orange Street into desirable businesses. The City's Economic Development efforts should include encouraging business start-ups in North Redlands, which is in need of a variety of services including, but not limited to medical and dental offices as well as specialty retail businesses.

## **2.6 ECONOMIC DEVELOPMENT**

The NRVC recommends the City encourage outreach of the Chamber of Commerce's economic development program to North Redlands businesses. Existing business and economic development efforts by the City and the Chamber of Commerce are equally important for the North Redlands area.

This collaborative effort for the plans and methods to increase the economic vitality of North Redlands is critical to the economic health of the community and should not be overlooked. As the Downtown Redlands Business Association has determined, improvements to store fronts are imperative to attracting responsible business owners who will proactively participate in the necessary economic improvements. The NRVC recommends storefronts along Colton Avenue and Orange Street be prioritized for storefront improvements.

## **2.7 LIBRARY**

In 1975 the City Library may have been adequate to serve a mere population of 30,000; however in 2006 it is inadequate to serve a growing population of nearly 70,000 residents. The NRVC recommends the City complete its initial planning efforts to build the North Redlands Library project, which was identified as a Project Priority and approved under City Resolution 5831 by the City Council on December 19, 2000.

The NRVC recommends expanding current city library resources to include a modernized branch facility that will provide neighborhood access to programs such as, but not limited to:

- Literacy
- Tutoring
- Technology
- Career development
- Youth and senior services

A dedicated library will encourage community pride and serve as a vital resource to children and families. The Library Board could facilitate cooperative agreements with local education institutions such as the Redlands Unified School District and the University of Redlands to provide tutoring and mentoring programs. These agreements will allow direct access of services to residents and allow community and faith-based organizations to offer centralized recreational, volunteer, and academic programs to their neighborhood. Programs such as interactive senior and youth assistance mentoring projects would be beneficial to the community. Incorporating public meeting facilities and a small outdoor performing arts venue would also make the facility community-friendly and expand services and events available to all residents. This will allow North Redlands to maintain its unique identity and accentuate the positive impact the area has as part of the larger Redlands community.

## **2.8 FUTURE DEVELOPMENT**

Future development should enhance the surrounding communities and minimally impact traffic flow. Businesses should create a positive atmosphere and clientele for North Redlands.

Land use should also be functional to and from North Redlands for pedestrian traffic. Consideration of handicap accessible walkways is vital to improving

quality of life for residents. Priority should be given to Lugonia Avenue and San Bernardino Avenue as they go underneath SR30. Foot traffic is forced to walk in the gutter and in the street when crossing underneath the bridge at both areas. Pedestrian Improvements and Street Maintenance to that area is a matter of safety and should be addressed immediately.

The NRVC recommends that future developments incorporate public green spaces or plazas into all projects. Landscaping should include citrus trees, well lit meandering walkways and landscaped medians. River rocks and indigenous vegetation should also be used as part of overall design. Examples of this design are visible on San Bernardino Avenue with unique river rock walls and cut stone curbs as seen on Texas Street and throughout North Redlands. NRVC requests specific attention to development detail as this maintains the historical character of the community and creates uniformity and consistency. Transitions between new and existing neighborhoods can also best be accomplished by incorporating attractive and expansive green spaces with water features, covered tables, benches and seating areas. Future development could also incorporate mixed-used projects and upscale low-density single-family homes.

The NRVC recommends recruitment of businesses to establish corporate headquarters and other administrative offices to the North Redlands area.

Commercial development should not include big box warehouse style stores, but should include high-quality businesses. This is a Redlands trademark and should be continued throughout the city and all future developments. A small eclectic village of stores with wide pedestrian walkways, seating areas, and water features in the style of a plaza is what the community would like to see.

A moratorium on non-desirable businesses such as liquor stores, warehouses, and auto sales and repair should be instituted. Non-desirable businesses also include those that are open 24 hours, unless it is a 24-hour medical facility.

As development continues in North Redlands the addition of a post office would be beneficial to residents and businesses. Also the NRVC overwhelmingly supports the addition of a library and cultural center in North Redlands.

Land use should also include landscaped entryways into the city at the San Bernardino Avenue off-ramp. These should be focal points of entry into the City and illustrate the character of the community.

The NRVC appreciates the continued opportunity to provide community input on any future development in North Redlands. Support from potential patrons from the surrounding community ensures the overall economic vitality of future developments.

### **SECTION 3 – RECREATION**

This section of the North Redlands Vision Plan addresses the issues of recreation facilities and programs specifically within North Redlands.

#### **3.1 JOINT USE AGREEMENTS AND PROGRAM SPONSORSHIP**

While maintaining current services, increase availability of programs and services through expanded joint use agreements with the Redlands Unified School District. Recruit North Redlands business owners, community or faith-based organizations to sponsor programs in their neighborhood. This fosters a spirit of family and restores schools as the heart of a vital Redlands community. This will

create a cost savings to the city and a shared liability with regard to public access to:

- School Aquatic facilities
- Performing arts theater
- Multipurpose room
- Visual arts classrooms
- Athletic fields
- Tennis courts

### **3.2 PROGRAMS AND SERVICES**

The Redlands Boxing Club, The Boy's and Girl's Club, and similar after school programs should be maintained and expanded. Drug prevention programs should be reinstated to alleviate youth crime and implement prevention strategies. Football, soccer, volleyball, baseball and basketball programs should be expanded in conjunction with joint-use agreements with Redlands Unified School District (RUSD).

Agricultural and horticultural programs should be promoted with regard to the area's citrus heritage. This would serve as an educational service to the community and the many parks throughout the city.

Community members expressed the interest to have the Movies in the Park program at Texonia or Community Park

### **3.3 RECREATIONAL FACILITIES**

The NRVC recommends the City pursue specific development for a competition-quality, multi-use skating facility, which would include winter and summer sports programs for youth. Competitive and instructional skating, as well as hockey, will serve youth throughout the East Valley and attract families and desirable businesses in the commercial development areas. Cooperative development with

a major sports manufacturer would lessen liability to City finances while supporting youth recreational programs and positively affecting tax revenues.

The NRVC also recommends the addition of public facilities such as a pool, fields for soccer, baseball, and basketball as well as tennis courts. These facilities should always be accessible and affordable to the community.

The residents also requested adding a dog park and a public driving range for golfers. In addition, a priority to the committee-at-large was to add a public skate park that is not subject to private ownership, ensuring equal access to residents throughout the City.

While the Redlands Bowl is an excellent venue for various City events, the limitations of the location, i.e., capacity, parking, neighborhood traffic impacts, cannot meet the demands of larger venues. The NRVC recommends building a public outdoor amphitheater for summer concerts and community events that can accommodate Redlands growing population's interest and enable more community members to participate in these activities.

### **3.4 PARKS**

Redlands public parks are not only neighborhood parks; they are also used by the residents throughout the City. Park fields are used year round for the City's organized recreation programs including baseball, football, softball and soccer. The majority of parks in Redlands have small parking areas. However, Texonia Park does not have designated parking, which creates a dangerous situation for families and children crossing Texas Street.

The NRVC recommends making the following improvements at the parks to limit problems of overflow parking on neighborhood streets, address pedestrian access and safety, public access, parking and public safety:

- Pursue acquisition or improvement of land around parks to accommodate additional parking without destroying existing homes (there are currently vacant lots adjacent to both Texonia and Community Park that could feasibly be utilized for parking).
- Add bike paths, and bike racks to encourage alternative modes of travel for park users.
- Add sidewalks, curb and gutters as well as meandering walkways to parks (Texonia Park).
- Replace antiquated restroom facilities.
- Improve pedestrian safety by installing pedestrian crosswalks, pedestrian flashing signs, and/or pedestrian signals.
- Install streetlights along Texas to improve nighttime pedestrian safety, utilizing the historical design to each park, particularly along bordering streets.

New commercial and residential developments should include open space, and park areas where appropriate, maintained through developer fees. Undeveloped City-owned property is also recommended for park re-zoning to create green areas throughout the North Redlands area. The City could implement community service work programs and/or collaborate with Community- and faith-based organizations to assist with maintenance similar to the highway clean-up program through the California Department of Transportation (Caltrans). This provides opportunities for youth service programs and community investment in their neighborhoods.

The NRVC supports efforts to preserve the historical Palm trees in North Redlands and the adjacent areas on San Bernardino Avenue, Alabama, Nevada, and California Streets. The NRVC also supports efforts to add a linear park along the Santa Ana River and looks forward to collaborating with the City on this project; however, the NRVC believes that the public benefit is greater in the



areas identified for pedestrian and bike improvements, and other transportation enhancements.

## **SECTION 4 – PUBLIC SAFETY**

This section of the North Redlands Vision Plan addresses the issues of public safety. The NRVC recommends expanding community-policing efforts at the North Redlands substation. The NRVC also recommends the City address public safety through a variety of measures that have already been identified in this report, such as increased street lighting, traffic calming measures at busy intersections, clearly marked pedestrian walkways and crosswalks and bicycle paths, as well as utilizing code and traffic safety enforcement resources. Especially important is the need to ensure drivers are complying with the 25 MPH speed limits on streets where schools and parks are located.

### **4.1 TRAFFIC/SCHOOLS**

Create and improve drop-off points at all school sites. Individual school sites can implement their own safety drop-off programs in conjunction with the Police Department.

Install traffic delineators to realign traffic flow in school zones to improve pedestrian safety:

- Citrus Valley High School
- Clement Middle School
- Franklin Elementary School
- Lugonia Elementary School
- Judson Brown Elementary School
- Redlands Adult School
- Redlands Unified School District Office

#### **4.2 FIRE AND RESCUE SERVICES**

The NRVC recommends building a fire station in North East Redlands to avoid strain at the current station in North Redlands. Current and future growth in the area requires additional services and an additional fire station will alleviate the division of resources throughout the City.

As a result of recent catastrophic natural disasters in the Nation has shown, the importance of coordination and communication of evacuation centers and available services to residents is a vital part of educating the community. The NRVC recommends that the City take steps to communicate this information to the community.

### **SECTION 5 – FUNDING**

The NRVC recommends the City fund these projects using a variety of fund sources. In addition to General Fund Allocations and Measure I allocations, regional funding is available from SANBAG, Air Quality AB2766 fund revenues, regional transportation funds, and State and Federal funds to implement the variety of improvements in North Redlands.

The majority of the recommendations listed in this report are eligible projects that can be implemented using these funds. The NRVC reviewed the City's infrastructure expenditures during the last 10 years, and it appears that most of the infrastructure improvement projects budgeted and implemented in Redlands have been unfairly distributed to the South Redlands area. It is clearly obvious that North Redlands has been neglected for well over 20 years, except to build new housing developments.

The NRVC recommends the City redress these inequities of past practice through the immediate inclusion of projects in the City's FY 2007, and future work plans, and

respective financial budgets allocating existing funding options, prior to recommending designation of any redevelopment areas in North Redlands. Most importantly the NRVC recommends North Redlands is recognized and incorporated into the City's General Plan, and all its planning elements.

## **CONCLUSION**

The North Redlands Visioning Committee has worked with the community and the committee at large to specifically identify issues that affect North Redlands residents, business and property owners, as well as community- and faith-based organizations. We have attempted to outline the requests and specific needs of the community to create a true "Vision" of North Redlands. The North Redlands Vision Plan is a living document, subject to further detail and expansion. Equity of programs and services is paramount to successful implementation. We feel strongly that it was our mission to identify the needs of the community, but that it remains the responsibility of the City to budget and fund services that in many cases are long overdue.

The North Redlands Visioning Committee looks forward to continuing to work with the City of Redlands to implement and accomplish the objectives of our Community. While issues of funding and budget continue to be a factor, the NRVC will continue to help bring the City and the North Redlands community closer to resolution and a better quality of life for all. It can be done and we believe this is just the beginning of fulfilling the North Redlands Vision.

# **North Redlands Vision Plan**

## **Appendices**

## APPENDIX A – MEETING ATTENDEES

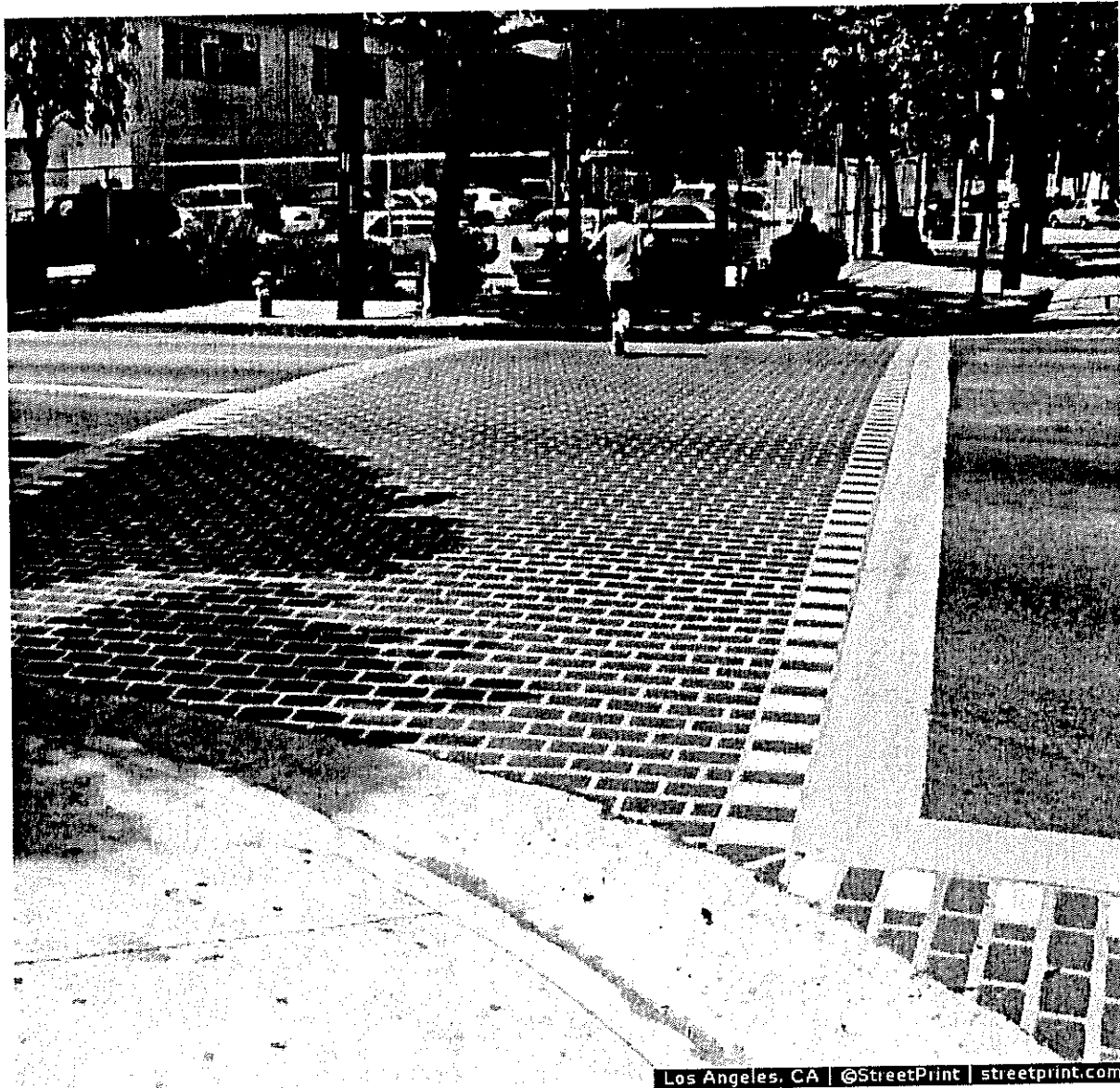
Jake Aguirre	G. Louis Fletcher	Arcadio Lara
Jenna Aguirre	Ediberto Flores	Geraldine Lara-Souza
Joshua Aguirre	Mick Gallagher	Manuel Lara-Souza
Maria Alcala	Cynthia Gallo	Aurora Lettig
Ricardo Alonzo	Herta Gaus	Barry Lee
Ramon Alvarez	G. Gil	Kurt Lieberman
Martha Amaya	Tina Godwin	Naomi Little
Bernice Arlebeu	Graciano Gomez	Larry Loera
Leon Armantrout	Joe R. Gonzales	Win Lombard
Alfred Armendariz	Ashley Gonzales	Peggy Long
Jack Baeza	Nick Gonzales	Valentine Lozano
Teddy Banta	Anna Gonzales	Gloria Ludwick
Dale Bauer	Veronica Gonzales	Carmelo Macedo
Ray Beggs	Rose M. Gonzales	Ramon Macedo
Liz Beguelin	Cheri Grosz	Tiodola Madrid
Marjie Benjamin	Lynn Grosz	Suzanne Marconet
Susan Berner	Ryan Grosz	Jesse Marquez-Lomeli
Geoff Borney	Breanna Gutierrez	Marie Martha
Patricia Bos	Jon Harrison	Travis Martinez
Randy Brown	Gary Henson	Rich Mason
Adelina Burk	Sandy Henson	Francisco Matrenzo
Bianca Bustamante	Frank Herendeen	Daniel McCarthy
Joe Caldera	Celiza Hernandez	Gary McCormick
Ray Cervantes	Lupe Huerta	Connie McFarland
John Chiu	Phillip Huerta	Gary McPeck
Vincent Christakos	Amos Isaac	Jerry McPeck
Yolonda Contreras	Dave Jaffe	Jemma McVey
Ruth Cook	Jim Jimenez	Patrick McVey
Richard Cortez	Marina Jimenez	Sandra Medina
Jerry Coyazo	Floyd Jimenez-Sims	Leticia Miller
Margaret Coyazo	Leonora Jimenez-Sims	Jose Molina
Todd Cooper	Janet Johnson	Yolonda Molina
Juan Cuebas	David Jorgensen	Eugene Moreno
Bill Cunningham	Manuel Kelly	Lindsay Moreno
James Dean	Marie Kelly	David Morgan
Juan Diaz	Nonie Kleinhas	Rosie Munoz
Pauline Diaz	Clara Kach	Dan Nackerman
Ron Eichner	Jessie Kahnweiler	Philip Naman
Dan Elisfuson	Naomi Kresge	John Nash
Betty Esquivel	Karla Kressig	Michele Nielsen
Andrea Feathers	Serapio Landeros	Derek Ohlson
Tom Fitzmaurice	Gabe La Rosa	Vanessa Overbeck

## **APPENDIX A – MEETING ATTENDEES (continued)**

Tom Overturf	Mark Stanson
Len Pacheco	Lynda Stephenson
Heather Pagdilao	Dorothy Stogsdill
Emily Papavero	Gudrun Strong
Tom Papavero	Belen Suarez
Elyse Perez	Anna Sumaya
Yvonne Perez	Laurie Tackett
Lisa Pierce	Lonnie Tackett
Clarice Pride	Eddie Tejeda
James Proctor	Lorena Tejeda
Jeff Pryor	Yvette Topete
Irene Ramirez	Yvonne Topete
Marco Ramirez	Jess Torres
Kim Ramirez	Bonnie Townsend
Nick Ramirez	Betty Tuazon
Josephine Ramos	Frank Vera
Pria Reddy	Leonor Vivanco
Edward Ringer	Leko Vlelarid
Gene Reynoza	Jim Van Norman
Helen Reynoza	Janet Ward
Bob Roberts	Gary Wood
Ray Rodriguez	Lucille Yglesias
Albert Roque	Bob Yzquierdo
Christine Roque	Betty Zapon
Jane Salazar	
Denise Samano	
Dolores Sanchez	
Wally Sanchez	
Nancy Sanchez-Spears	
Tom Santillan	
Mario Saucedo	
Terry Saucedo	
Madeline Schamehorn	
Norm Schoolcraft	
Jeff Shaw	
Scott Siegel	
Madeleine Silairos	
Anita Smith	
Jennifer Smith	
Dawn Solis	
Elaine Solis-Munoz	
Jim Spee	

## APPENDIX B – STREET PRINT

Below is an example of "StreetPrint". More information can be obtained at [www.streetprint.com](http://www.streetprint.com)



## **APPENDIX C – SOURCES**

American Society of Civil Engineers (ASCE) 2005 Inland Empire Infrastructure Report  
California State Archives website  
Census Data, 2000  
City of Redlands General Plan  
City of Redlands, City Council Minutes  
City of Redlands, 2005 CAFR  
City of Redlands website  
Measure I Ordinance Funding Plans  
Measure I Redlands Local Streets Projects  
Northside Library Project – City Council Minutes  
Redlands Chamber of Commerce website  
SANBAG Transportation Enhancements - 2006  
SANBAG website  
SCAQMD website