

Appendix

GPAC Maps and Feedback Forms (p. 2-55)

- Group 1 (p. 2-15)
- Group 2 (p. 16-30)
- Group 3 (pg. 31-40)
- Group 4 (p. 41-55)

Public Maps (p. 56-63)

Downtown

find ways to incorporate arts maker business as part of industrial on West Side of Calabasas, more sculpting, pottery

Keep industrial - job center

Partner w/ Ede Ventura to activate cycle center

Hotel - Via Inn - tourist attract

develop parkina for stores

Entertainment/gathering area

Keep Amtrak/Metro link station here - connects via downtown to outside world - improve station aesthetics - improve traffic flow

Hotel/Conv. center

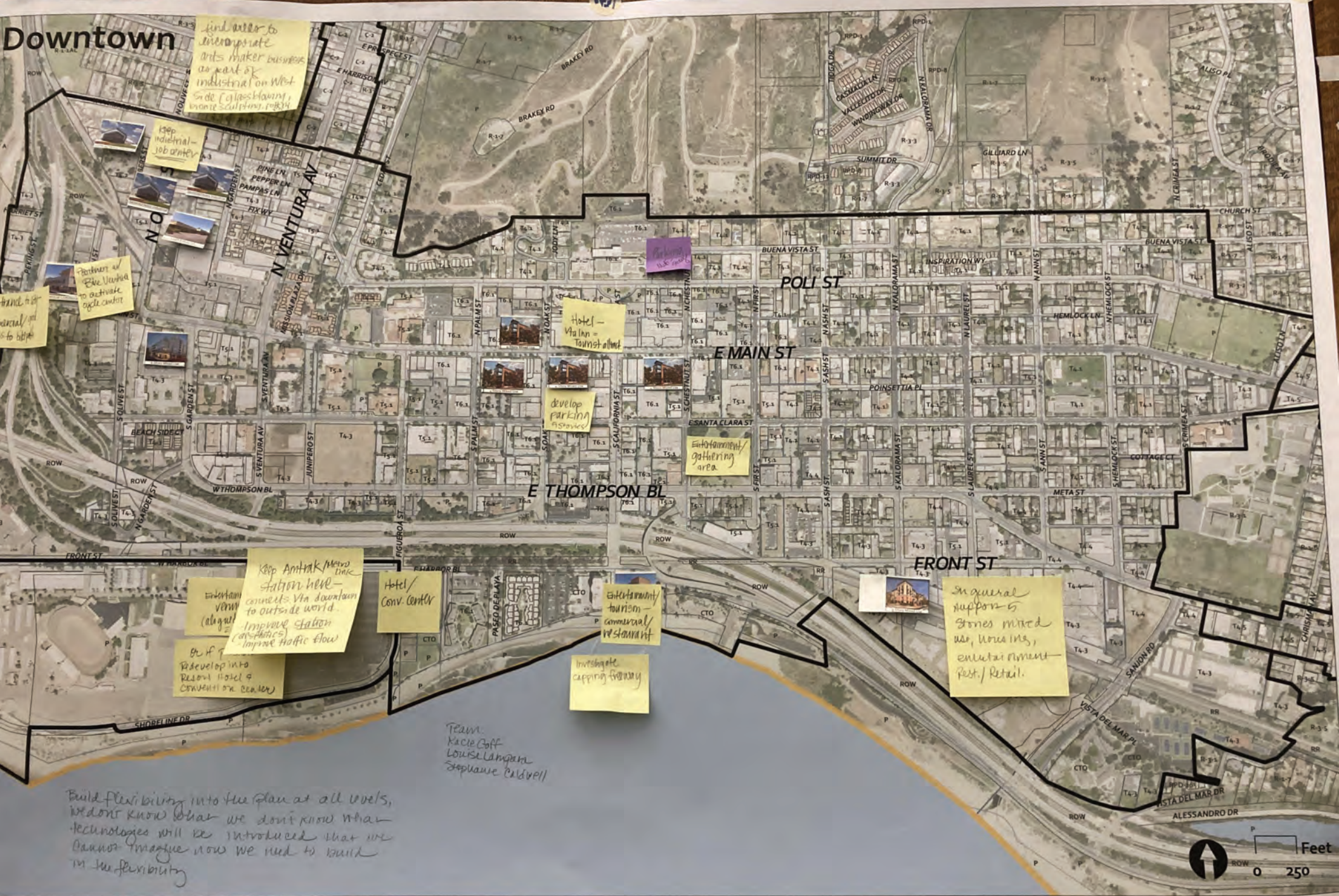
Entertainment - tourism - commercial - restaurant

Investigate capping freeway

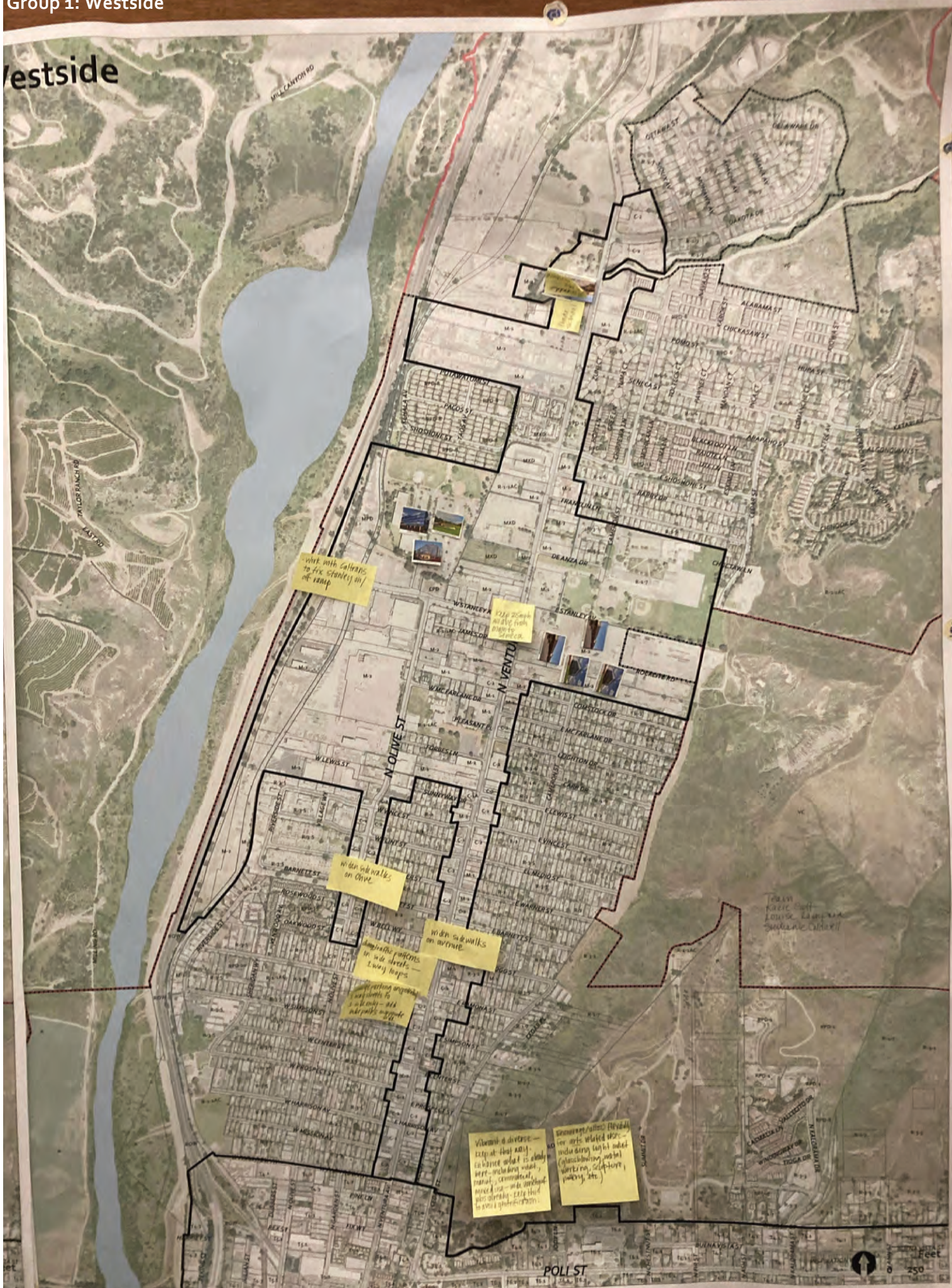
In general support zones mixed use, housing, entertainment - rest./retail.

Team:
Kacie Goff
Louise Langman
Stephanie Caldwell

Build flexibility into the plan at all levels, we don't know what we don't know what technologies will be introduced that we cannot imagine now we need to build in the flexibility



Westside



int. with Caltrans to fix Stanley in/ of ramp

2500 sq ft only with 2000 sq ft

wide sidewalks on Olive

wide sidewalks on Avenue

diagonal parking or wide street - 2 way loops

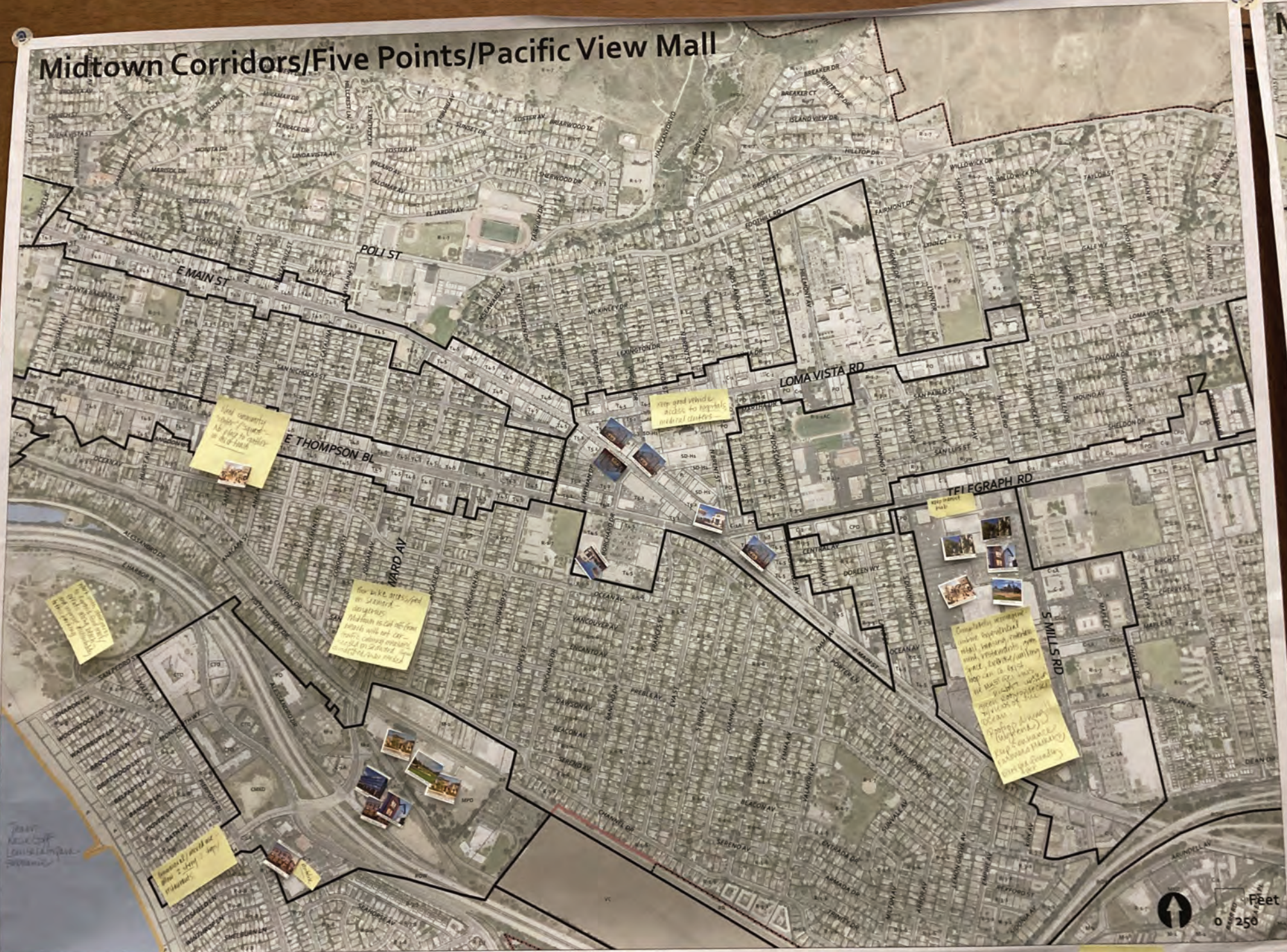
vertical parking - 2 way loops - 12 ft - 14 ft - 16 ft - 18 ft - 20 ft - 22 ft - 24 ft - 26 ft - 28 ft - 30 ft - 32 ft - 34 ft - 36 ft - 38 ft - 40 ft - 42 ft - 44 ft - 46 ft - 48 ft - 50 ft - 52 ft - 54 ft - 56 ft - 58 ft - 60 ft - 62 ft - 64 ft - 66 ft - 68 ft - 70 ft - 72 ft - 74 ft - 76 ft - 78 ft - 80 ft - 82 ft - 84 ft - 86 ft - 88 ft - 90 ft - 92 ft - 94 ft - 96 ft - 98 ft - 100 ft

Vertical parking - 2 way loops - 12 ft - 14 ft - 16 ft - 18 ft - 20 ft - 22 ft - 24 ft - 26 ft - 28 ft - 30 ft - 32 ft - 34 ft - 36 ft - 38 ft - 40 ft - 42 ft - 44 ft - 46 ft - 48 ft - 50 ft - 52 ft - 54 ft - 56 ft - 58 ft - 60 ft - 62 ft - 64 ft - 66 ft - 68 ft - 70 ft - 72 ft - 74 ft - 76 ft - 78 ft - 80 ft - 82 ft - 84 ft - 86 ft - 88 ft - 90 ft - 92 ft - 94 ft - 96 ft - 98 ft - 100 ft

Shops/retail - 2 way loops - 12 ft - 14 ft - 16 ft - 18 ft - 20 ft - 22 ft - 24 ft - 26 ft - 28 ft - 30 ft - 32 ft - 34 ft - 36 ft - 38 ft - 40 ft - 42 ft - 44 ft - 46 ft - 48 ft - 50 ft - 52 ft - 54 ft - 56 ft - 58 ft - 60 ft - 62 ft - 64 ft - 66 ft - 68 ft - 70 ft - 72 ft - 74 ft - 76 ft - 78 ft - 80 ft - 82 ft - 84 ft - 86 ft - 88 ft - 90 ft - 92 ft - 94 ft - 96 ft - 98 ft - 100 ft

2000 sq ft only with 2000 sq ft

Midtown Corridors/Five Points/Pacific View Mall



Unit opportunity
"high" priced -
high quality
in the area

Very good views &
access to hospitals
medical centers

new concept
pub



Completely integrated
mixed residential, retail,
office, recreation, open
space, education/entertainment
can be first
of its kind with
mixed commercial
residential
development
(high end)
high quality
mixed use development

Good walk, bike, stroller
friendly
walkways
Multi-use area with
pedestrian, bicycle, stroller
friendly walking paths
and a dog park

Excellent mixed use
development
high quality
development



San Diego
04/10/11

Johnson Corridor/North Bank

Team
Racie Giff
Louise Campa
Stephanie Caldwell



Commercial
Industrial
to housing

Jobs!!!
Jobs!!!
Jobs!!!

Begin thinking
about change of
parking for shared
driving students?

Work with citizens
to fix this on/off
ramp

Quality street lane?

Crisscross
streets

Need to
improve
signage

Add water-sensing
swales
improve drainage
discuss with who
owns complex

Can
we
improve
the
parking
structure
to
be
more
open
and
friendly
to
the
community

Can
we
improve
the
parking
structure
to
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more
open
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to
the
community

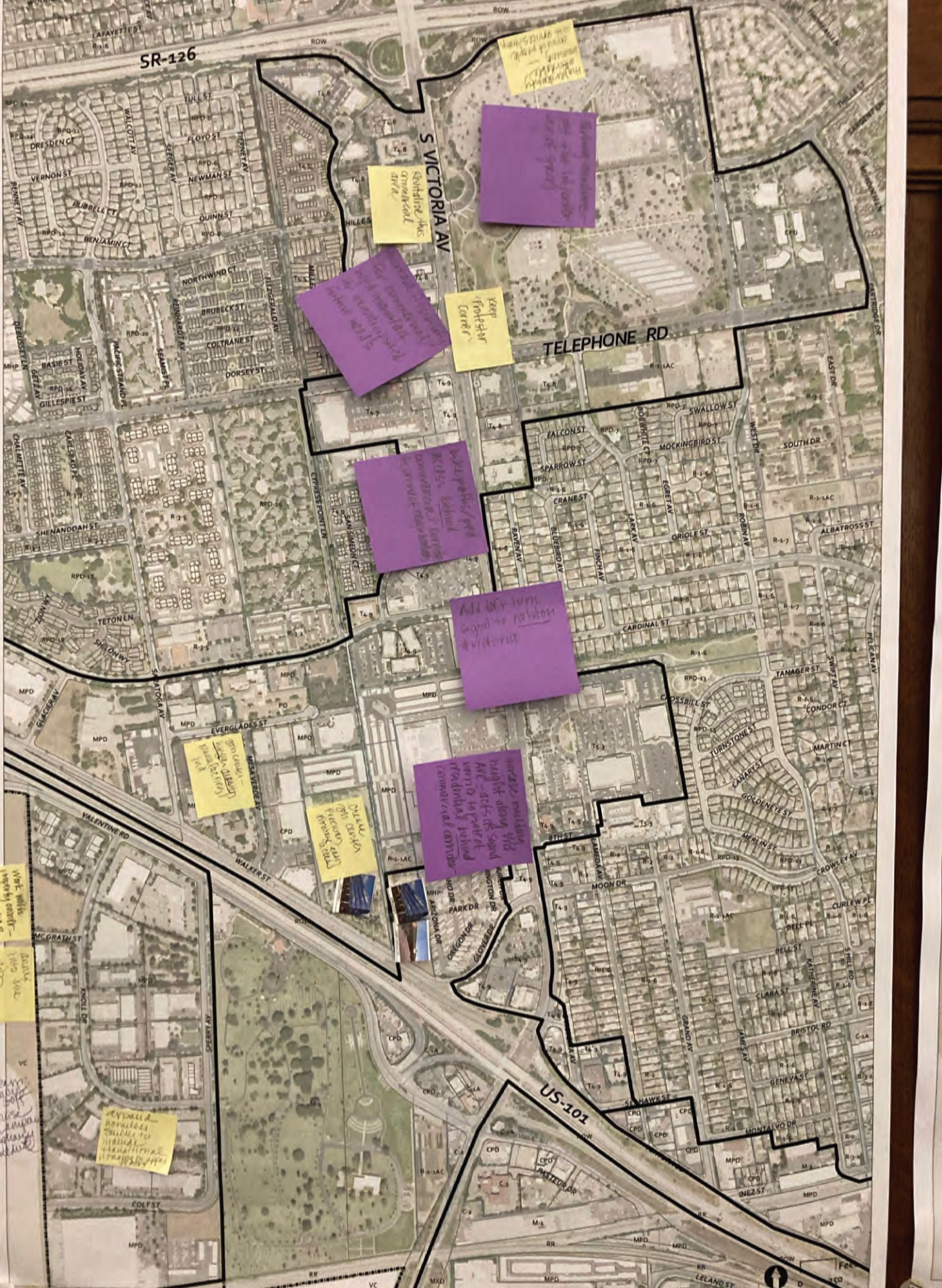
maintain good
jobs

Need use to
support area
and find other
opportunities

Need
to
improve
parking
structure

Does this
area
need
more
streets
to
improve
access
to
parking

Victoria Corridor



SR-126 corridor - high density residential - 100 units per acre.

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Area of Discussion Feedback Form
GPAC #13 – May 16 and May 17



Name(s): Kacie Goff, Louise Campara, Stephanie Caldwell

Downtown

1. Please describe your vision for the area?

- a. What is its role in the City? *Heart of the city, entertainment, gathering place, tourist attraction.*
- b. What are the primary land uses?
- c. What is the character of the area?

*Commercial & Residential & park/open space
Historic, vibrant, welcoming, eclectic*

→ Take DT back to its origins w/ 3 & 4 stories on main St. Keep wide access sidewalks.

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

Continue to support emerging businesses (Trade Desk, Vonazon, GiddyUP) Also maintain character with boutique restaurant/retail (no chains, or few).

- *Make Amtrak/Fairgrounds station more multi-modal - improve aesthetic (make welcoming, "safer")*
- *Activation of fairgrounds*
- *Improve promenade - including visitor surveying amenities where existing parking structure is located.*
- *Cap the freeway - create active path to the beach →*

extending the downtown shopping/dining
+ commercial to the beach.

Westside

1. Please describe your vision for the area?

- What is its role in the City? The model of inclusive, interconnected
- What are the primary land uses? walkable, bikeable, housing
- What is the character of the area? jobs, arts, culture.

everything! - job center, diverse job center (ind. manu., office, commercial) colocated w/ housing + parks

C - vibrant, bustling, alive, interesting, family-oriented.

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

Enhance what it is, but leave it alone.

Support the Westside vision. Expand the arts (all arts, glass blowing, metal arts, sculpture pottery etc)

Cinema

- Improve Stanley Ave off ramp!!
- more trees/green to soften hardscape
- Improve sidewalks throughout
- Create one way streets on side arteries to ease traffic
- Enlist traffic calming measures
- Better crosswalks²
- VUSD site - for jobs -

Midtown Corridors

1. Please describe your vision for the area? — Create a walkable mixed use community w/a gathering center/neighborhood hub.
- What is its role in the City?
 - What are the primary land uses?
 - What is the character of the area?

- a. The most convenient neighborhood in the city — you can get anywhere from midtown in minutes
inclusive, diverse, welcoming
- b. Residential, medical, Retail
- c. neighborhood "y" — feels a bit like a retro community, a calmer, simpler. A place where families can walk, kids can play, friendly.

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

- The mall Redesign/Repurpose/upcycle!
 - Improved Beach Access from main to the beach on Seaward (biking & pedestrian)
 - Clean up Thompson, more housing, mixed use
 - Improve sidewalks
 - More green — trees, shrubs to soften hardscape
- * Connect 126 West to 101 S !!!

Pacific View Mall

1. Please describe your vision for the area? *vibrant, exciting, enticing, multipurpose neighborhood center*
- What is its role in the City? — *Retail*
 - What are the primary land uses? — *Retail*
 - What is the character of the area? *Dead*

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

- *housing*
- *green space*
- *Mixed use commercial (w/high density housing)*
- *Go up! Heights work here (you would have a beautiful view)*
- *Rooftop*
 - *Green Rooftops/Decks*
 - *Rooftop Restaurants*
- *Bigger farmers Market* — *outdoor space for live music events*
- *Keep transportation (Bus depot)*
- *Late night restaurants (keep things open later)*
- *Rapid EV charging station*
- *Exercise loop/walking path/bike path around/through development* — *like Community Park* *new park*

Johnson Corridor

1. Please describe your vision for the area? *Vibrant mixed use, job center, Connector*
- a. What is its role in the City? *- Connect ~~to~~ County to Ventura*
- b. What are the primary land uses? *Comm, many Residential visitor serving*
- c. What is the character of the area? *Gateway from the South*
- underutilized, dirty*
"post apocalyptic"
forgotten & left behind.

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

- Create vibrancy by making this a true gateway to Ventura.*
People should know they've arrived in Ventura when they hit Johnson Dr.
"welcome to Ventura"
- Jobs Center - Can support jobs for people who live in the neighborhood*
 - Sports Center in Olivas Park area.*
 - No housing to the south of 101*
 - Improved golf or let it go.*
Either make it a world class full size golf center or develop it into something else
NO STATUS QUO.

Victoria Corridor

1. Please describe your vision for the area?

- What is its role in the City?
- What are the primary land uses?
- What is the character of the area?

Improve connections on residential from Victoria - keep flexibility for future comm. needs

Transit/Freight/Commercial Corridor
the connection to Oxnard

b. commercial, residential, office,

c. Any city USA

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

- Create a corridor behind commercial on Victoria - increase heights on Victoria
crease, paths, bike & walkways on the backside
- Consider improved usage of govt. Center
- not so many flat lots, better use of space
- keep corner gathering spot "protestor corner"
- higher density affordable housing to connect ppl w/ zones. (transit friendly)
easy freeway access.

Arundell and North Bank

1. Please describe your vision for the area?
a. What is its role in the City? heavy & light industrial manufacturing
b. What are the primary land uses? Industrial, some R&D
c. What is the character of the area? jobs

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

- Keep lighter industrial/manufacturing R&D closer to freeway & telephone/market major roads & then heavier industrial/warehouse by Transport, Railroad & Arundell
- Do not repeat "sins of the past" if this is industrial center - there should be no housing.
- Develop housing (higher density) on Broome Land

SOAR Annexation Areas

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

(*) Eastside - (*)
Public comment / GPAC comment
at earlier meetings indicated a strong
desire for neighborhood centers,
gathering area, entertainment,
retail, commercial - grocery
stores.

This area needs to be discussed/
considered, and not left out
of the land use alternatives
discussion

Finish Community Park & provide better
connection @ Ramelli & exit on Kimball side

Lots of open green space w/ walking trails &
bike paths

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

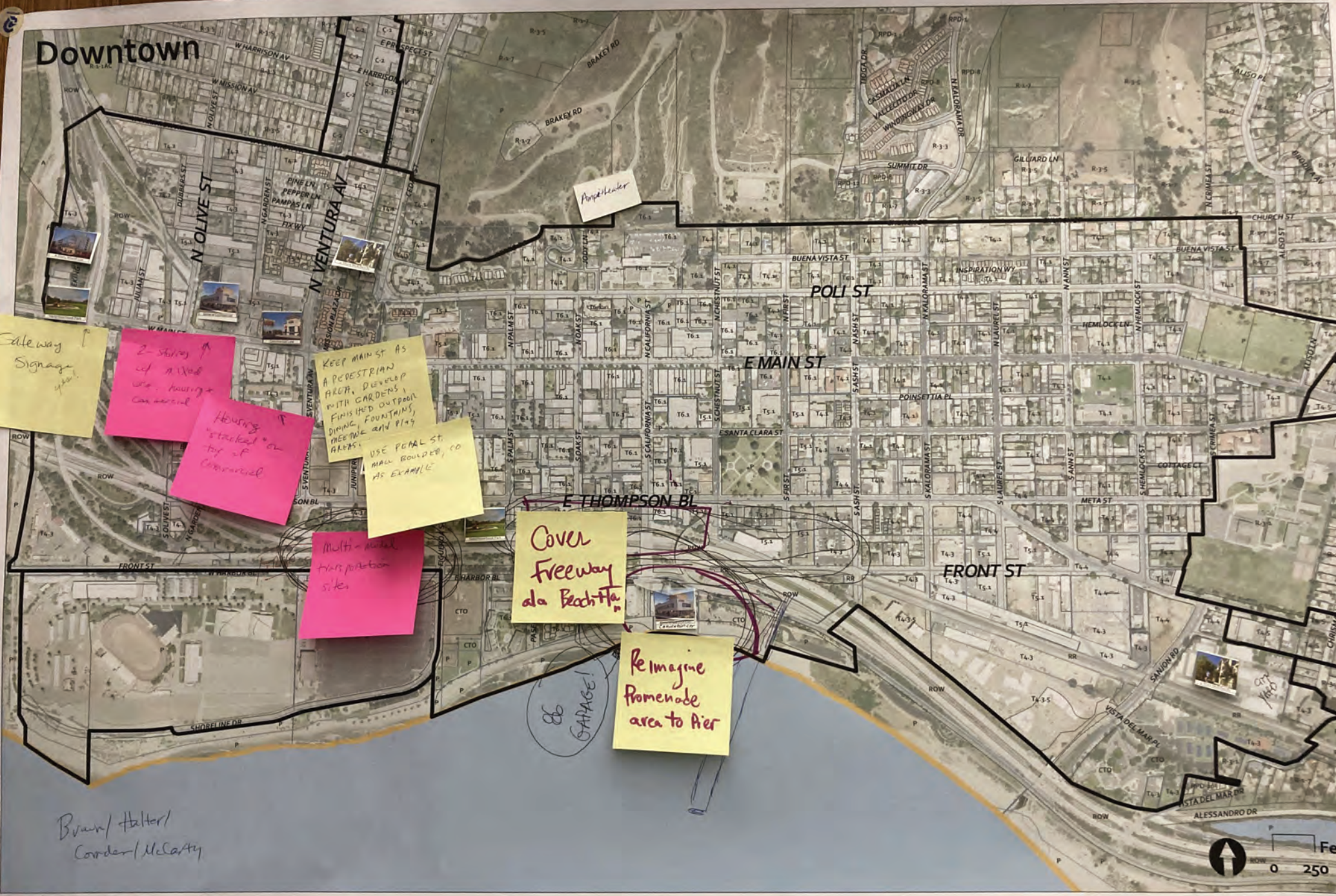
- Better connection Kimball
should be continued to Bristol

- SOAR - should be developed
into well planned communities
with various densities (more dense
by the main arteries, then stepped
down to single family) Create neighborhood
parks. (pickleball, tennis, basketball
green space, dog parks)

Some neighborhood centers, Grocery store

- Connect bike path to Harmon Canyon &
other areas.

Downtown



Amplifier

Cafe way
Signage

2-story ↑
of mixed
use housing
commercial

Housing
"stacked" on
top of
commercial

KEEP MAIN ST AS
A PEDESTRIAN
AREA, DEVELOP
WITH GARDENS,
FINISHED OUTPOST,
DINING, FOUNTAINS,
MEETING AND PLAY
AREAS.
USE PEARL ST.
MALL BOULDER, CO
AS EXAMPLE

Multi-modal
transportation
sites

Cover
Freeway
ala Beachfront

Reimagine
Promenade
area to Pier

86
SARGAS!

Bram/Halter/
Corden/McLarty

Group 2: Westside
Westside



*Boson Heller
Coker-McLain*

[Pink sticky note]



Opp

POLL ST



250 Feet

Midtown Corridors/Five Points/Pacific View Mall



Need to...

Consider...

Consider...

15 MINUTE CITY (concept)

Need to...

Brown/Halter
Carter/McCarthy

Johnson Corridor/North Bank



Take this corridor:
 NO lot
 jobs &
 housing &
 restaurants

the area road
 its own
 market place

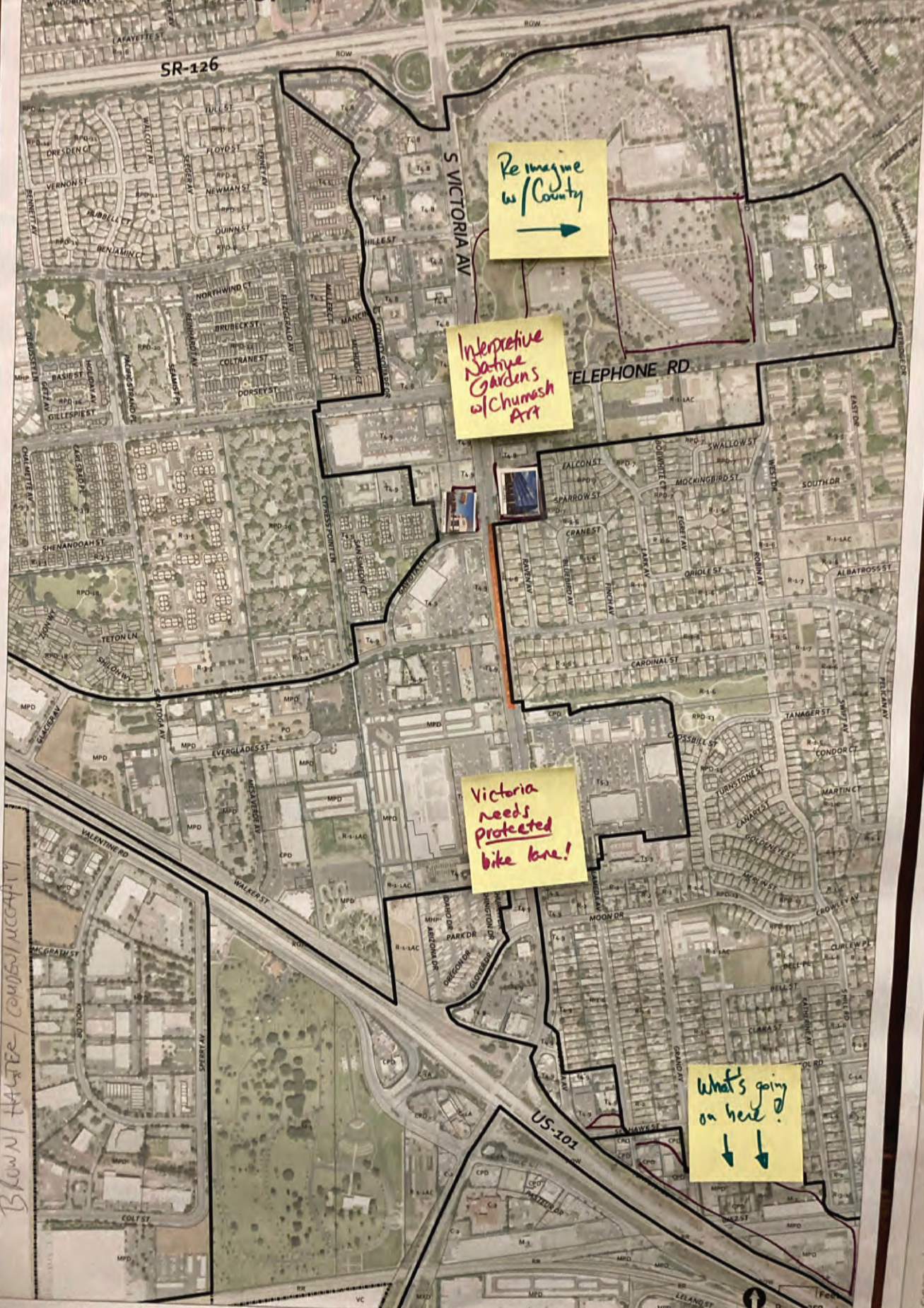
like that
 along river
 class
 like better

Walking signs
 welcoming people
 to the city

Brown
 for Hart
 Sombert
 McCarty

Doug
 Lamm
 David
 Smith

Victoria Corridor



Reimagine
w/ County
→

Interpretive
Native
Gardens
of Chumash
Art

Victoria
needs
protected
bike lane!

What's going
on here!
↓ ↓

Blown / Haze / Cond / MCA /

DMV, New, Kites, Records

Group 2: Arundell
Arundell



Industrial Park Specific Plan

126 To 101

Boone Housing Project (AFFUS?)

LEAVE Meadow? (FARM LAND)

Master Plan Industrial Park ??

Brown/Hotter Condon/McGarry

KEEP AS IS...

Widen this road!
→

Brown/Halter
Gordon/McCarthy

Area of Discussion Feedback Form
GPAC #13 – May 16 and May 17



Name(s): Brown / Halter / Comden / McCarty

★ This feedback covers ideas not noted on the maps themselves.
Downtown

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

- Consider parklets throughout.
- Build lower buildings on the street, higher condos + residences set back behind the street.

Westside

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

— Need to fix 33/Stanley offramp (see note on our map.)

Midtown Corridors

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

— PV Mall ⇒ don't reinvent the wheel. Full GPAC needs to hear the White Board Group paper "15 minute" Neighborhood presentation!! (See attached sheets.)

Johnson Corridor

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

- Great "node" area: node of jobs / various housing types / restaurants.
- Build office/R+D closer to freeway rather than housing.
- We need to know train ridership demographics to properly plan for this area!

Victoria Corridor

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

- Need protected bike lanes!
- Traffic solution will depend on how a 126/101 connector is implemented!

Arundell and North Bank

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

— Possible room for a 4-year college in open area.

Downtown



Midtown Corridors/Five Points/Pacific View Mall



Johnson Corridor/North Bank

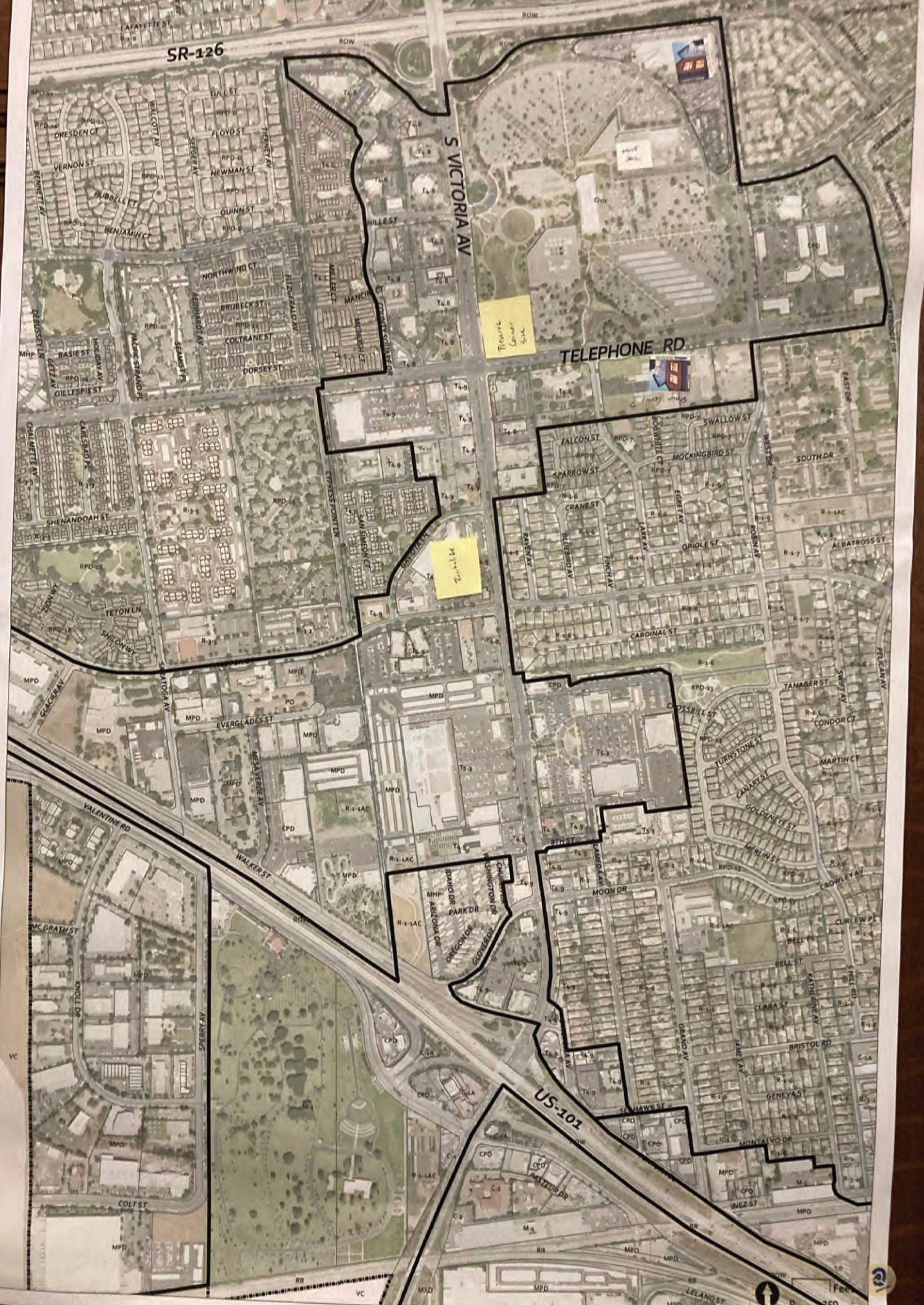


Auto Park
 Demanded but
 says Industrial /
 Green Job Center

Hijo family
 become part
 of city

BILL
 STEPA K
 PHILAD
 ERIN

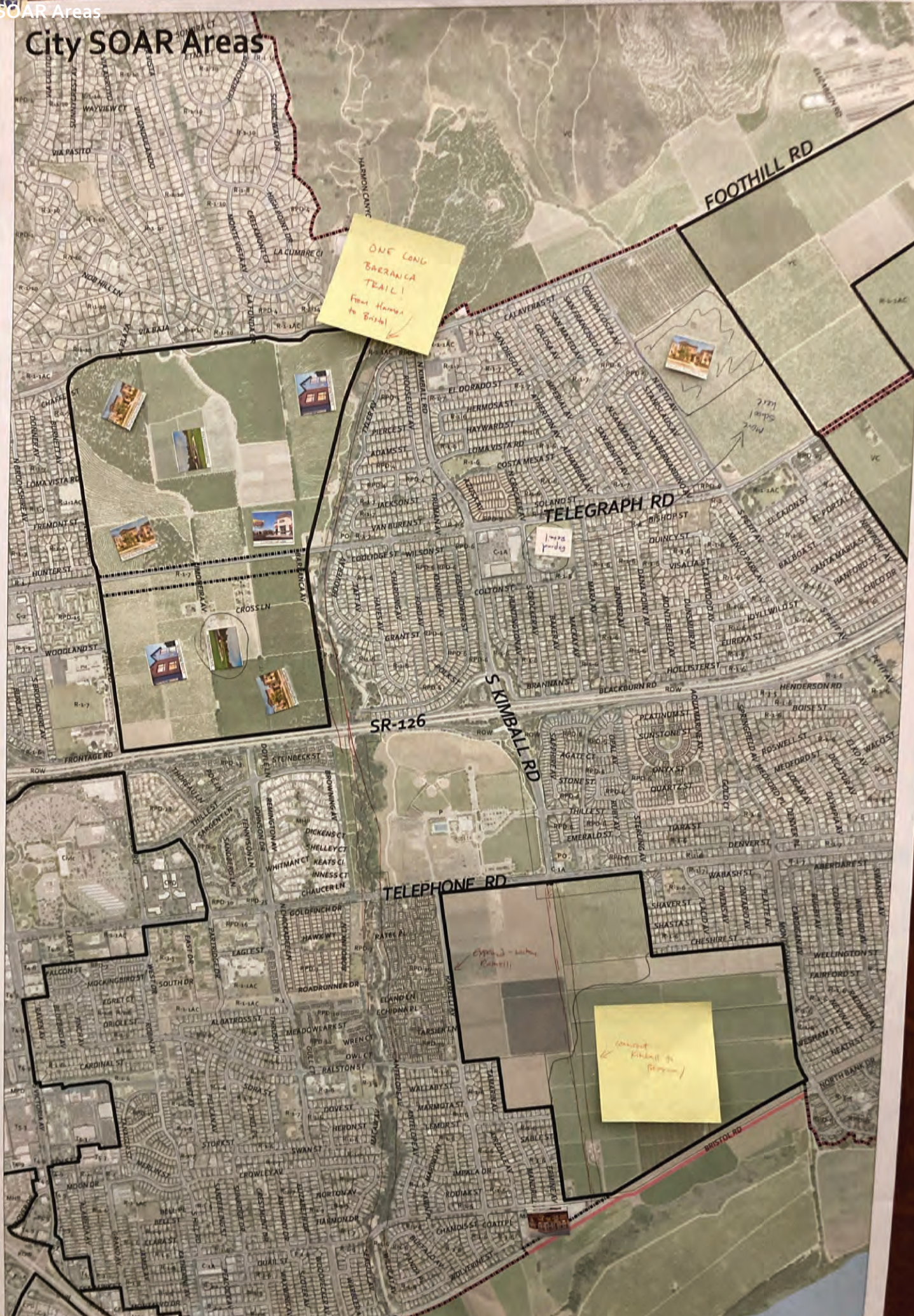
Victoria Corridor



Arundell



City SOAR Areas



ONE LONG
BAERANCA
TRAIL!
From Hanna
to 8th St

1000

Cousins
Kimball St
Program

1000 - 1000
Ranelli

Ventura General Plan GPAC #13
May 16 and 17, 2022
Area-Specific Discussion Questions

The following are potential discussion questions that GPAC members should consider when working in small groups to develop a vision for each Area of Discussion.

Downtown

- Should an expanded train station (with Metrolink and Amtrak) be located in the Downtown? If so, where should it be located and why (DTSP – Figure I-9)?
- Should the downtown focus on adding new multifamily housing, new office space or both? Use the land use designation examples to identify where each of these uses should be located.
- What should be the maximum building height on the areas east and west of the Downtown core?
- What additional opportunities are there to add housing to the downtown?
- How can the beachfront be enhanced to create a more inviting user experience?
- Where, if anywhere, should new hotels and visitor serving uses be located in the Downtown?

Westside

- What uses should be allowed on Ventura Avenue and what should the scale of development be along the Avenue?
 - Note that the direction we have received thus far is to allow up to 3 story mixed use buildings (retail below office or residential).
- Should industrial areas allow new residential uses or should they remain as jobs? If jobs, what types of non-residential uses should be allowed and what should be prohibited?
 - Note that the direction we received thus far is to continue to allow jobs but to prohibit new, polluting industries and to move existing polluters elsewhere.
- Should the City take steps to try and relocate the most egregious sources of pollution to other areas of the City?
 - Note that the direction we received thus far is to continue to allow jobs but to prohibit new, polluting industries and to move existing polluters elsewhere.
- What are ideas for improving circulation on the Westside?
- If the City were to annex county land just north of the Westside, what land uses are most appropriate for this area? *green biz*

How can they be moved and approved?

Midtown Corridors

- What should the scale and character of development be along the corridors?
 - Note Thompson is identified as a High Quality Transit Area.
- What areas should have a strong focus on pedestrian-oriented retail activity?
- Where should new housing be focused?

Five Points

- What uses should be the primary focus in the area around the hospital?

more medical / restaurant, mixed use housing 1

- What should the scale of development be for this area?
- Should residential uses be encouraged and, if so, where?

Pacific View Mall

- What are your ideas for the future of the Pacific View Mall?
 - Should it maintain a strong retail focus?
 - Should it convert to a primarily residential area?
 - Should it be a job center?
 - Or should it be a combination of uses?
- What other characteristics or uses should be included if the Mall is redeveloped?

Traffic-mills

Johnson Corridor

- What is your vision for the area if the Metrolink station remains in its current location? No, or ↑ use
- What is your vision for the area if the Metrolink station moves to the Downtown?
- What uses should be prioritized?
 - Should the focus be more on jobs or housing?
 - Should industrial uses be transformed into higher density employment uses?
- What scale of development is most appropriate for the area?

more
Hout

Victoria Corridor

- If a new 126W to 101S freeway interchange is constructed, what is your vision for the land uses on the Victoria Corridor?
- If the roadway patterns remain the same, what is your vision for the land uses on the Victoria Corridor?
 - Note Victoria is identified as a High Quality Transit Area. Transit center - bus
- How does the Victoria right-of-way change under the different scenarios?
- Are there opportunities to create a more walkable shopping area? If so, where and what does it look like?
- Should multifamily housing (including vertical mixed use) be allowed in the area? If so, where?

Employment Areas (Arundell and North Bank)

- Should the range of employment uses be expanded to include higher intensity office/R&D uses?
- Should housing be allowed in this area, even if it is close to heavy industrial uses? NO
- Are there locations to allow increased heavy industrial uses? If so, where? South of 101 / callens

SOAR Annexation Areas

- Under what circumstances should the City pursue development in these areas? L97 r450-7
- What areas are the highest priority to develop and why?
- If development were to occur, what uses are most appropriate for each area?
 - Should there be new employment uses? What type of employment?
 - Where should new housing be allowed and what types of housing (ie, townhomes, multifamily, mixed use, etc.)?



Stick to DTSP form based code as is
 Cap the Freeway to re-connect Downtown to the ocean.
 -Ex. Nohr Dam Proposal

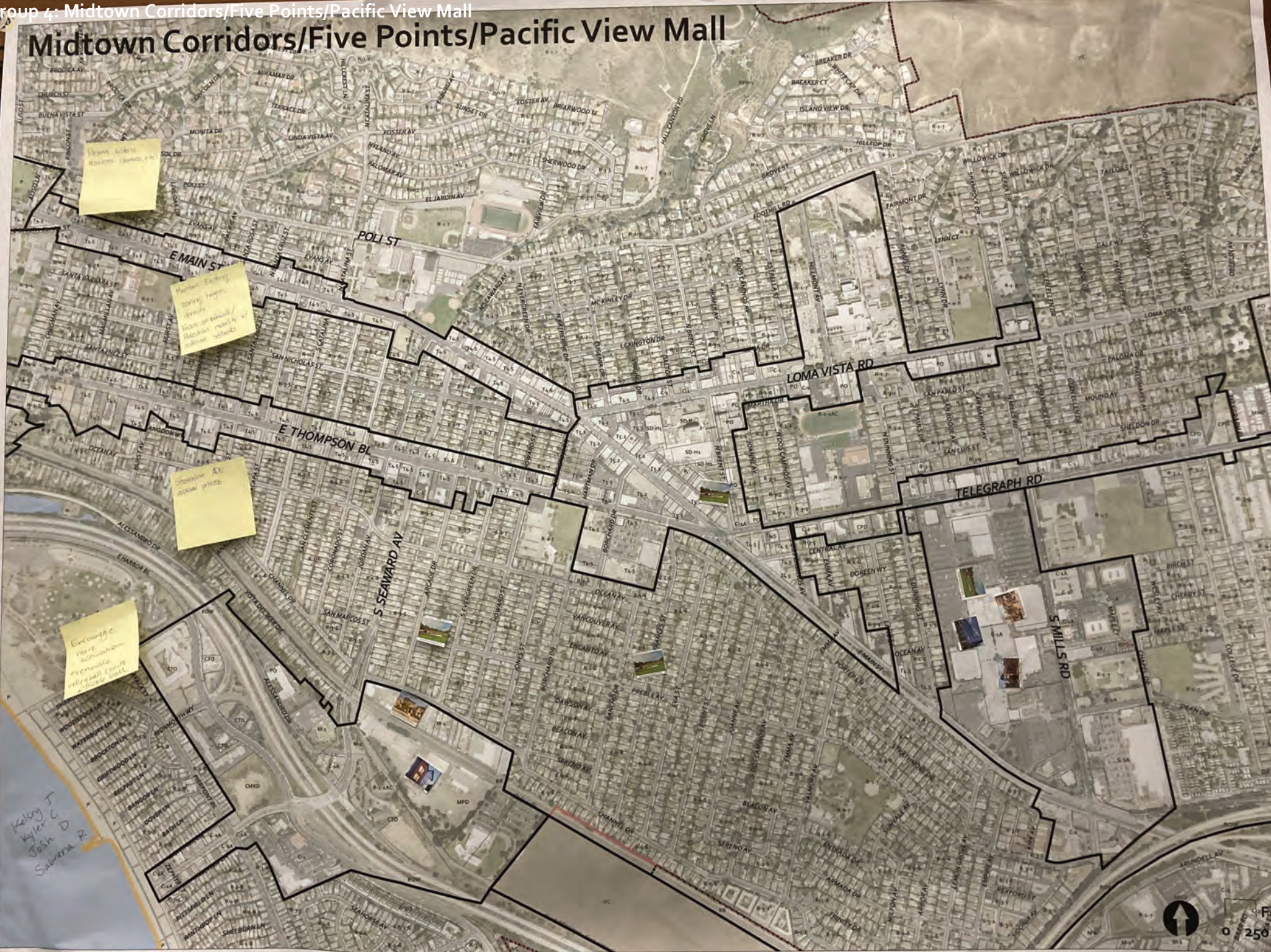
CAP TO BEACH

Stick w/ Downtown specific Plan esp Heights

More Development for towers & Community (instead of parking structures)

Sabrina R
 Josh D.
 Kyler C.
 Kelsey J.

Midtown Corridors/Five Points/Pacific View Mall



Home based
business - hardware, etc

Market Easting
2017-2018
focus on mobility/
pedestrian safety
public transit

Streamline ADU
approval process

Encourage
more affordable
apartments
allowing small family
rental units

Kelsey T
Kyle C
Josh
Sabrina R

Johnson Corridor/North Bank

Tosh D
Kyle C
Kelsey J
Sabrina P

Native Preserve/
Park
Only need 2 golf
course?

Performing Arts
Center

Consider ball field
like Grand Terrace
Building

Improve
Access



Victoria Corridor



Group 4: Arundell
Arundell



Primary use shall be industrial but clean, high quality industrial. No heavy industry. Allow low/mid level use, etc. to bring in more jobs.

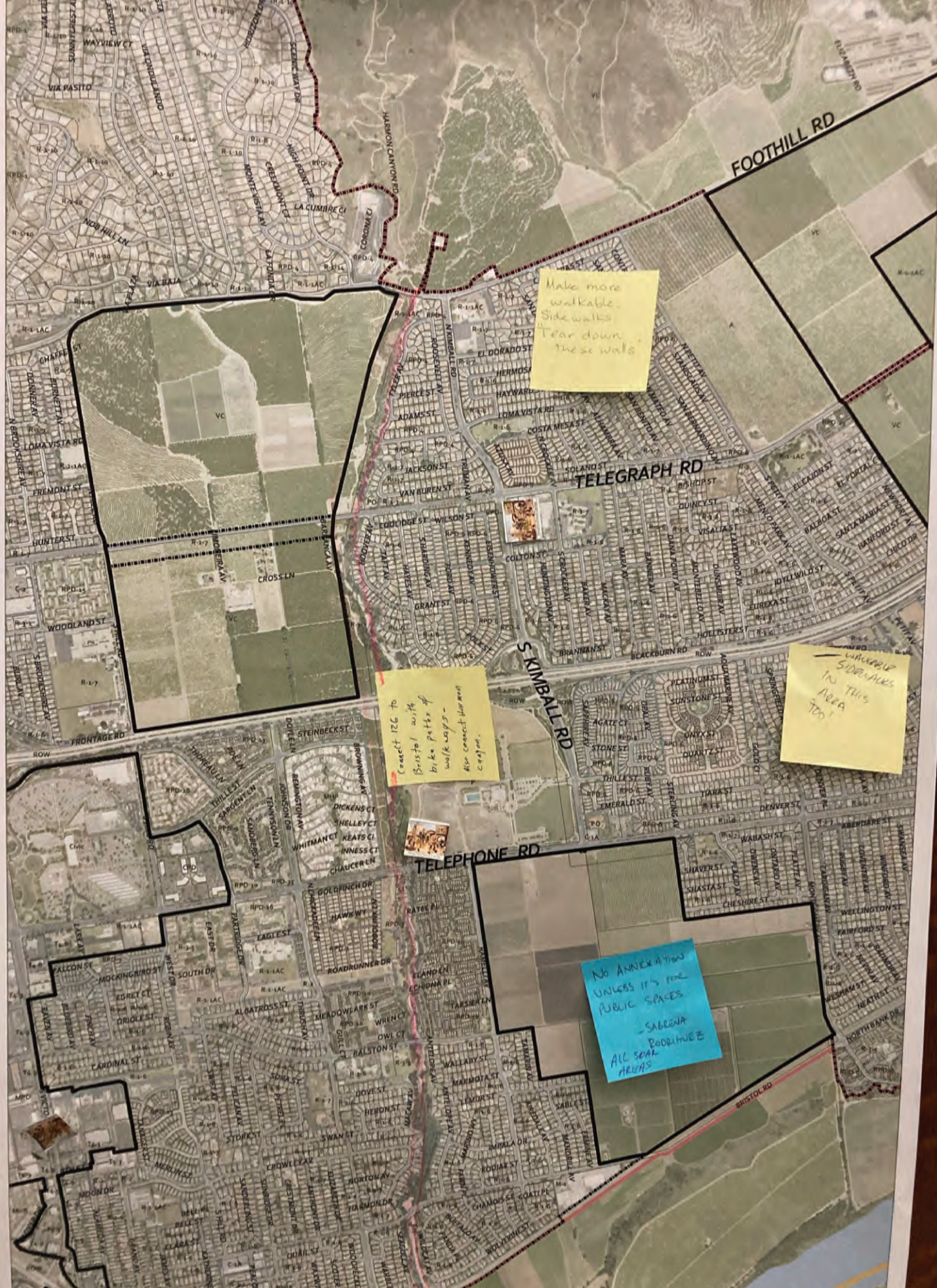
KEEP AS JOBS CENTER
 - Allow housing, commercial, mixed industrial

This could be Veterans Retail Park - we want to build but we really are not sure. [unclear]

Social Services Near Shelter

DINA JOH
 NICHOLAS KRAE

City SOAR Areas



Make more walkable. Side walks. Tear down these walls

connect 126 to Bristol with bike paths & walk ways - also connect for more green.

walkable sidewalks in this area too

No Annexation unless it's for public spaces - Sabona Boulder B Areas



Area of Discussion Feedback Form
GPAC #13 – May 16 and May 17



Name(s): ~~XXXXXXXXXXXX~~ JOSH DANIGO

Downtown

- 1. Please describe your vision for the area?
a. What is its role in the City? ICAMPUS DT PLAN
b. What are the primary land uses? LIFE / TOURISM / STOPS
c. What is the character of the area? MIXED USE
IT IS VENTURA, LIFE / VIBRANT

- 2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

WALKABLE / EASY ACCESS TO BRACH

Westside

1. Please describe your vision for the area?
HOUSING w/ LIGHT MIXED USE FOR BIKE CORRIDOR
a. What is its role in the City? BIKE CORRIDOR AND LOW-MIDDLE INCOME HOUSING
b. What are the primary land uses? HOUSING w/ PROSPECTIVE HISTORIC BLDG
c. What is the character of the area? LOTS OF MOUNTAINS. ARTS DISTRICT

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

BIKE PATHS THAT CONNECT TO BRACH
UPDATE VONS LOT

Midtown Corridors

1. Please describe your vision for the area?
a. What is its role in the City?
b. What are the primary land uses?
c. What is the character of the area?

NEIGHBORHOOD MEDIUM, LOW to MEDIUM DENSITY
? MIXED USE ALONG MAIN STREETS
HOUSING, MIDDLE CLASS, LOW CLASS

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

CONTINUE TO PUSH OUT CAR LOTS / STREET PARKING
IN EXCHANGE FOR NEWER UPDATED BUSINESSES
AND HOUSING

Pacific View Mall

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

ANYTHING BUT THE MALL...
UPDATE INTO A MORE FUN
& UPDATED CENTER

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

Johnson Corridor

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

LOCATION
POSSIBLE PLACE FOR
A PERFORMING ARTS CENTER
FIX THE ONRAMP/OFFRAMP TO
MAKE SAFER/BETTER

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

Victoria Corridor

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

CONVULSED BOUTIQUE
126 & 101
JAIL / LOW MIDDLE CLASS STRIVERS & LIGHT COMMERCIAL

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

REVITALIZATION OF KNOX / WALMART BUILDING

Arundell and North Bank

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

JOB/ INDUSTRIAL
~~HOUSING~~
~~COMMUNITY SERVICES~~

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

~~HOUSING~~
CLEAN INDUSTRIAL $\frac{1}{2}$ AWAY FOR MICRO USE
WALK/WORK:

SOAR Annexation Areas

1. Please describe your vision for the area?
 - a. What is its role in the City?
 - b. What are the primary land uses?
 - c. What is the character of the area?

ONLY CHANGE IF
A BETTER IDEA COMES
ALONG, UNLESS IT INVOLVES
COMMUNITY PARKS/OPEN SPACES

2. What other ideas do you have for the area? Feel free to provide responses to the specific discussion questions or any other ideas for the area.

Downtown

Bring to Ventura
Liz make things
3 story max only

Street trees
on all
sidewalks

CONVERT MULTIPLE
VENTURA STREETS TO
ONE-WAY
E.W. CHRISTIAN - SWIM
MEDICAL - NORTH
THERE ARE MANY RESIDENTS
THROUGHOUT VENTURA

allow fast trucks
+ 3-4 story short gaps
Region +
Parks +
Nature
Preserve
Hiking
Trails

EXPAND
UPZONING TO
INCLUDE
EAST END!
MXD, HIGH
DENSITY +
6 STORIES

make Poi?
a Scenic
Corridor

TURN DT streets into
2-ways + implement
slow streets along spots
to prevent this rd
from becoming new
Ave/arterial

STEP SIGNS AT INTERSECTION ON TOWN ST
ALVA ST.
FIR ST.
PALM ST
CHRISTIAN ST

MAKE INTO COMMUNITY
PARKS!
VALDEZ ALLEY
REISNER PARK
LEAH PARK

Downtown area is
darker at night
higher densities allow
for more eyes on
the street and
Re-define community
Based accountability

Agree
NO
6 STORIES
STRUCTURES
WEST OF VICTORIA

maintain midrise curves
+ curve downtown from a
9-5 curve to a 24hr
Destination for tourists
+ residents alike

Preserve
Architecture
of
downtown

allow single DEY with
Dwell lots owned by
the city.
+ more 6-8 stories toward
the hills and gradually
reduce to 5-4 toward
water in order to create
Sunlight filtering

Keep DT
PLAN AS-IS.
IT IS WELL
THOUGHT OUT.
agree

PROTECT
THE OCEAN, ISLAND
AND SURF VENTURE
PARK
DESIGNATE HISTORIC
SCENIC VISTA.

Protect Ocean/Surf
View From This Park
SHOULD BE PROTECTED
AT ALL COST!
1/2 COULD BE FENCED
DUE TO THE AMOUNT
OF DOGS THAT DON'T
HAVE MUCH YARD
SPACE SO DOGS NEED
TO RUN + OTHERS DOGS
W/O BEING ON LEASHES

Downtown is
the place to
go dense + high
near freeway
and main street.
Keep it low die
west

stories along
main, Santa Clara,
+ lower Van Ave
(+ Firway) is a
great place for historic
density and allows for
recreation of many of
the historic historic
Corridor.

collor design of mixed
use + residential with
set-backs (better for
pedestrians, air + light
and water capture) +
Affordable housing, not
luxury units.

LEAVE DOWNTOWN
SPECIFIC PLAN IN
PLACE. HISTORIC
DOWNTOWN NEEDS
CAREFUL ATTENTION

MOVE the Calistonia
USE RAMP coming
from downtown
close USE CRAVE ST

Density loss in
downtown is much
needed for more
affordable housing,
increasing business rates,
+ long term sustainability
Expected to see 6 stories

Kaohyp!
we are missing the
Black views due
shops/restaurants but
both other make them
with clean views

Keep R/R
STATION IN
MONTALVO.
INCREASE
DENSITY + HEIGHT
IN MONTALVO

Ventura Hill Zone

protect the
foregrounds,
a community
space - to
be subject to
sea level rise

Ferguson
(SLR)

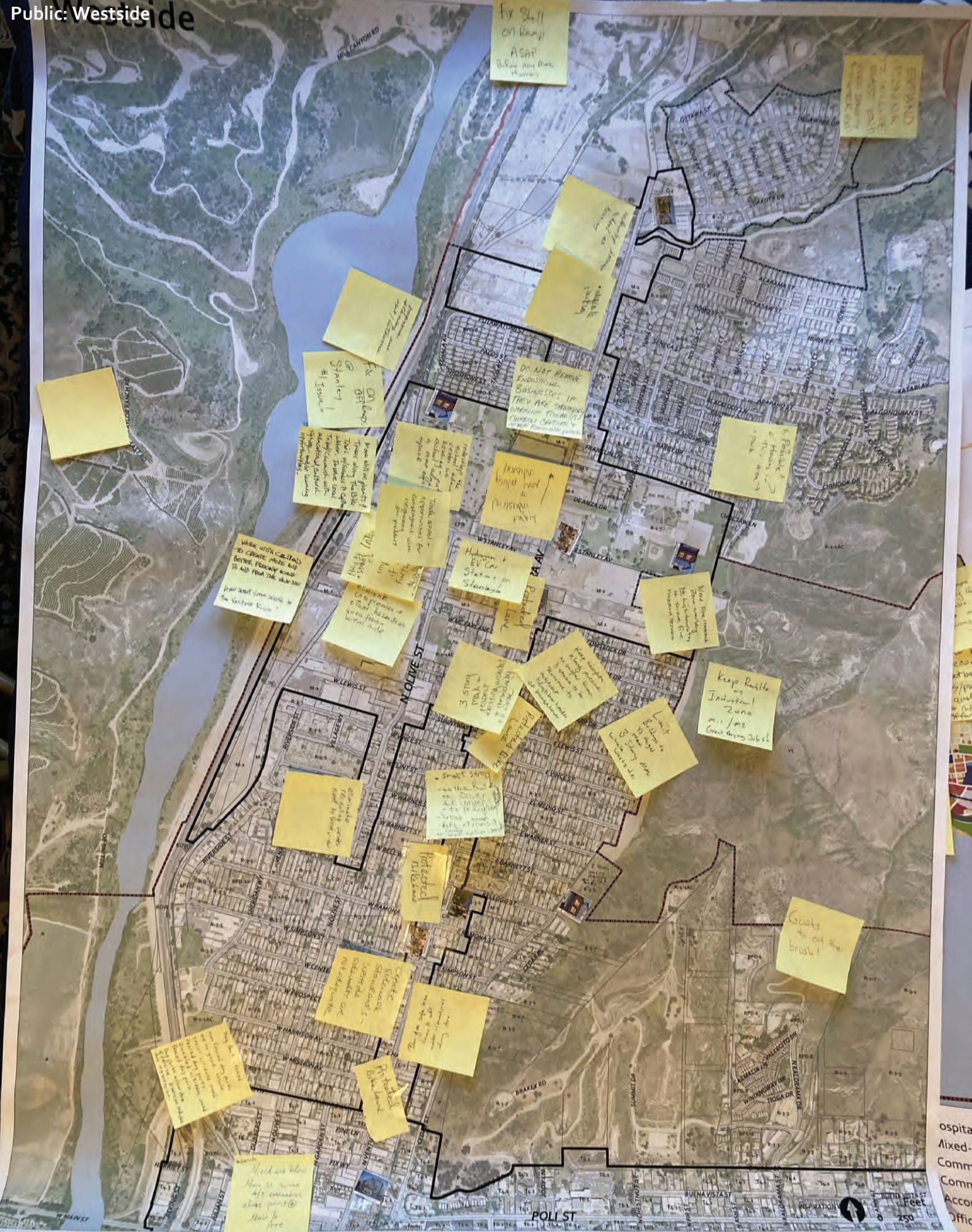
music/spans/ent
venue

Foreground
area

CHANGE A.B. FREEWAY
OPERATE FROM CALISTONIA
TO CAR ST. + CHRISTIAN ST.
use - move to
Oak St

maximize density
require more
high-rise mixed
and dog parks

allassandro
fagom should
be cleaned up
and turned into
a nature preserve
+ park.
IT IS A TREASURE



Fix Shell on Ramp ASAP Before New Phase Begins

BRAND MARKING FOR THE NEW PHASE

Improve traffic flow on Olive St

Fix on Olive St

Station 1 #1 Issue

Have better transit from Olive St to other areas

Trade area for development

Do not remove businesses if they are important

Improve transit on Olive St

Work with CEATs to create more bike lanes

Improve transit on Olive St

Hydrogen & EV Car Station on Stanley

Improve transit on Olive St

Keep Route Industrial Zone

Improve transit on Olive St

Small shops

Historical Island

Create Station on Olive St

Improve transit on Olive St

Goals to eat the brush!

Improve transit on Olive St

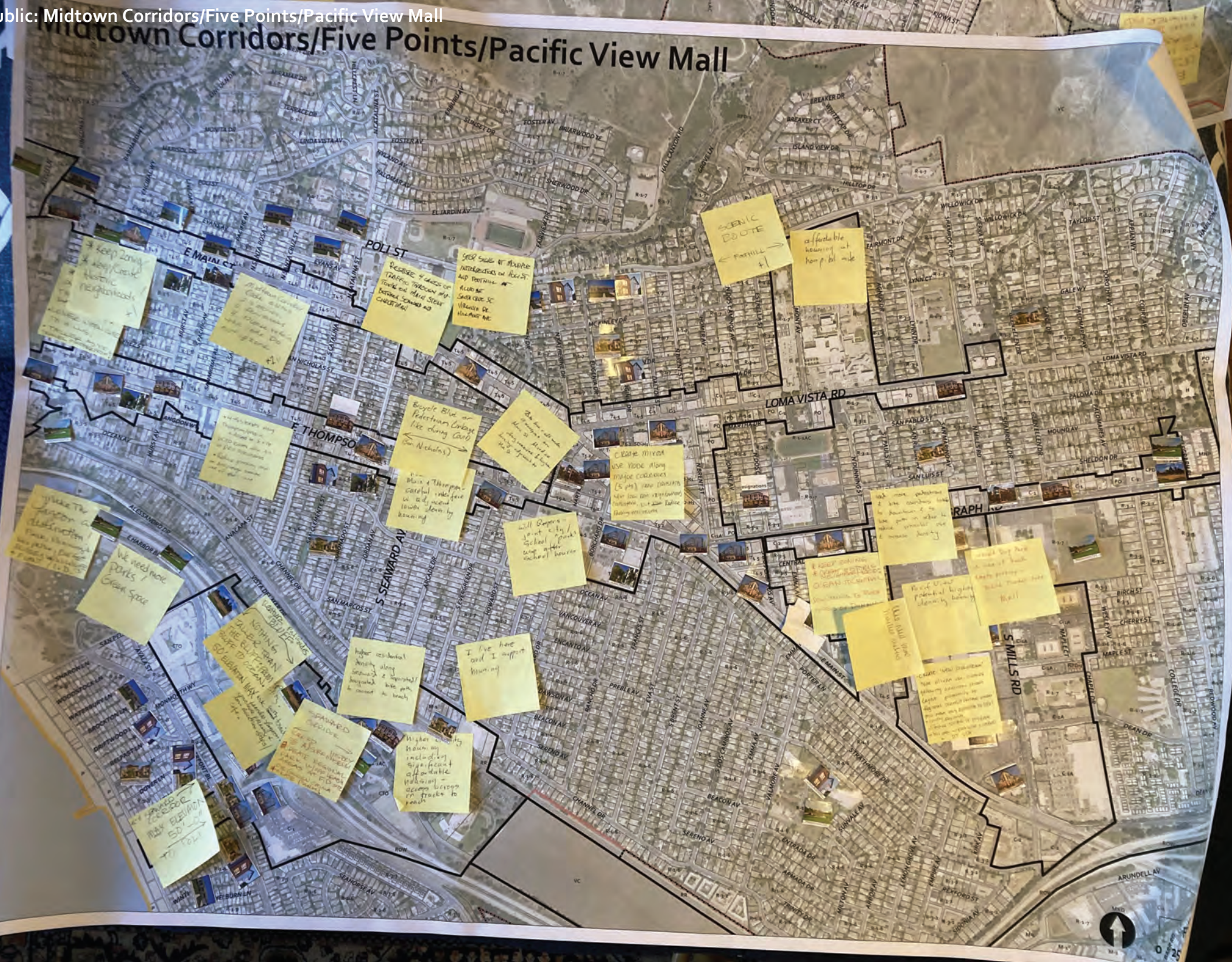
Need to have a central place point @ Olive St

ospita
Aimed-
Comm
Comm
Accor
Office

250 Feet

Handwritten notes at the bottom of the page, including 'D.B. bins' and 'Jaaper'.

Midtown Corridors/Five Points/Pacific View Mall



Keep zoning
A keep/revise
historic
neighborhoods

Historic
Civic Center
Civic Center
Civic Center
Civic Center

DESIRE 4 LANE OR
TRAFFIC THROUGH
TRAFFIC ON MAIN ST
BEFORE SPANISH RD
CHURCH

SPRINKLE OR MIXTURE
INTERSECTIONS ON ACST
AND THOMPSON
ALSO SEE
SHERWOOD ST
HILLTOP DR
HILLTOP DR

SCENIC
ROUTE
← PATHILL
+1

affordable
housing at
Pumpkin Hill

Boyle Blvd or
Pedestrian Corridor
See during Covid
(San Nicholas)

Main + Thompson
could make use
of a second
lower level by
housing

There will be
a lot of parking
along the
main corridor

CREATE MIXED
USE NODE ALONG
MAJOR CORRIDORS
(S PR) AND PARKING
FOR LOW DENSITY
RESIDENTIAL, COMMERCIAL,
RECREATION

will require
joint city/
school district
and other
national partners

Make the
main corridor
more vibrant
with more
public spaces
and green
spaces

We need more
parks!
Green space

WALKING
TO THE
SHERWOOD
STATION
TO THE
SHERWOOD
STATION

higher residential
density along
main corridor
with more
public space

I live here
and I support
housing

SEWARD
CORRIDOR
ALONG
SHERWOOD
STATION
TO THE
SHERWOOD
STATION

higher density
housing
including
sign front
apartments
walkways -
access to
public space

WALKING
TO THE
SHERWOOD
STATION
TO THE
SHERWOOD
STATION

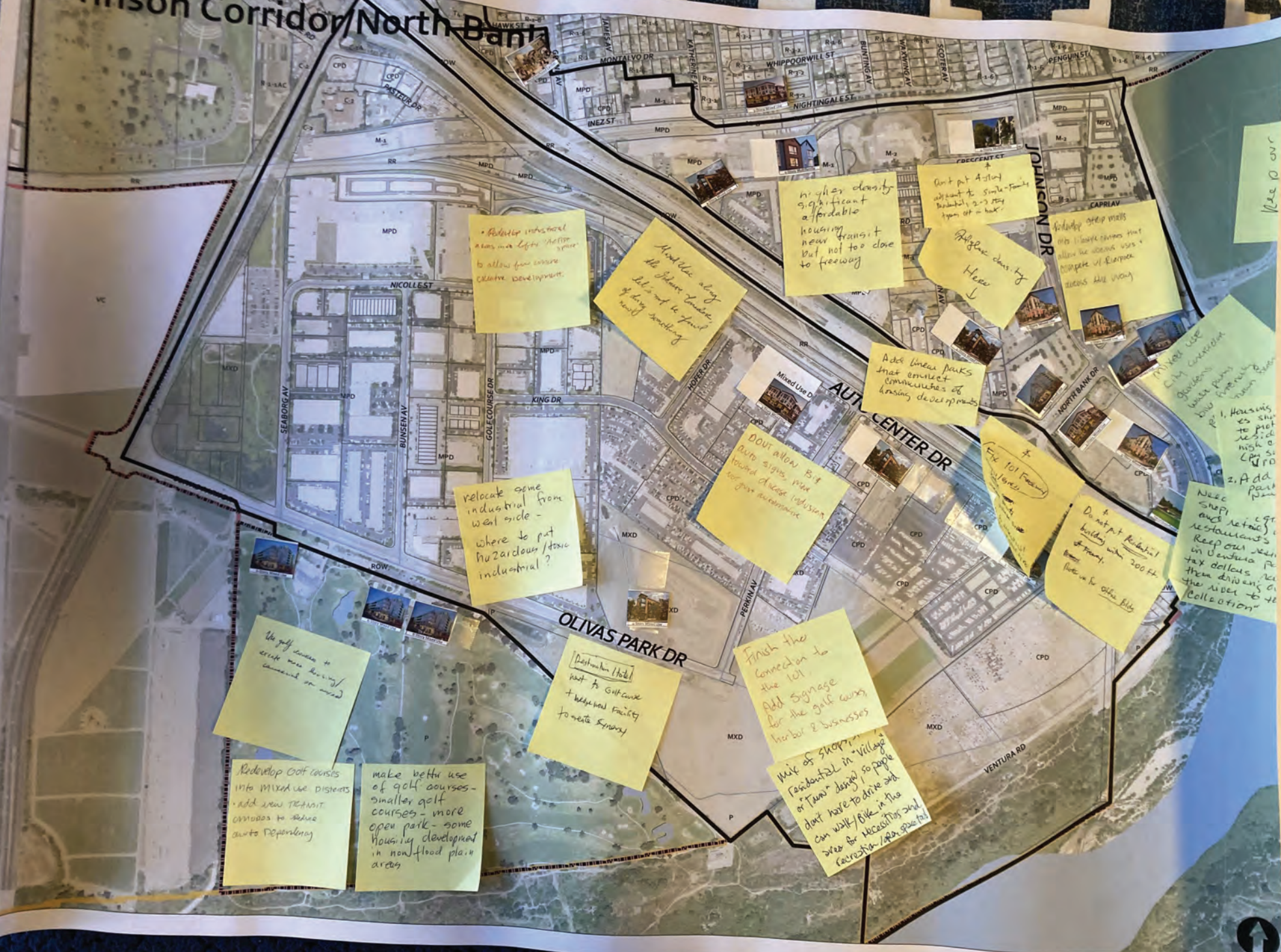
KEEP
CORRIDOR
CLEAN
WALKWAYS
TO THE
SHERWOOD
STATION

More
public space
along
main
corridor

potential
lighting
along
main
corridor

could
bring
back
public
space
along
main
corridor





Relocate industrial areas in a 1/2 mile buffer to allow for more creative developments

Move the along the shore to create a living and to find something

higher density significant affordable housing near transit but not too close to freeway

Don't put 4-story adjacent to single-family residential 2-3 story types off a block
Apply dense by here ↓

Relocate strip malls into 1/2 mile buffer that allows the urban users a mixture of different streets this way

Add linear parks that connect communities of housing developments

Don't allow B+ auto signs, mix toward dense reduction of gas automobile

relocate some industrial from west side - where to put hazardous/toxic industrial?

Ex 101 freeway

Don't put residential building within 200 ft of front

Need shops and retail and restaurants. Keep our seen in Ventura for tax dollars not then driving on the river to the collection

We golf course to create new housing/ commercial on mixed

Restroom Hotel next to Golf course + medical facility to create synergy

Finish the connector to the lot
Add signage for the golf course, harbor & businesses
Mix of shopping, residential in "village or town" design so people don't have to drive and can walk/bike in the area for necessities and recreation/ open space

Redevelop golf courses into mixed use districts
add new transit corridors to reduce auto dependency

make better use of golf courses - smaller golf courses - more open park - some housing development in non flood plain areas

Use 10 over

Mixed use City Center
linear parks
linear parks
linear parks

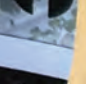
1. Housing is slow to put residential CPD

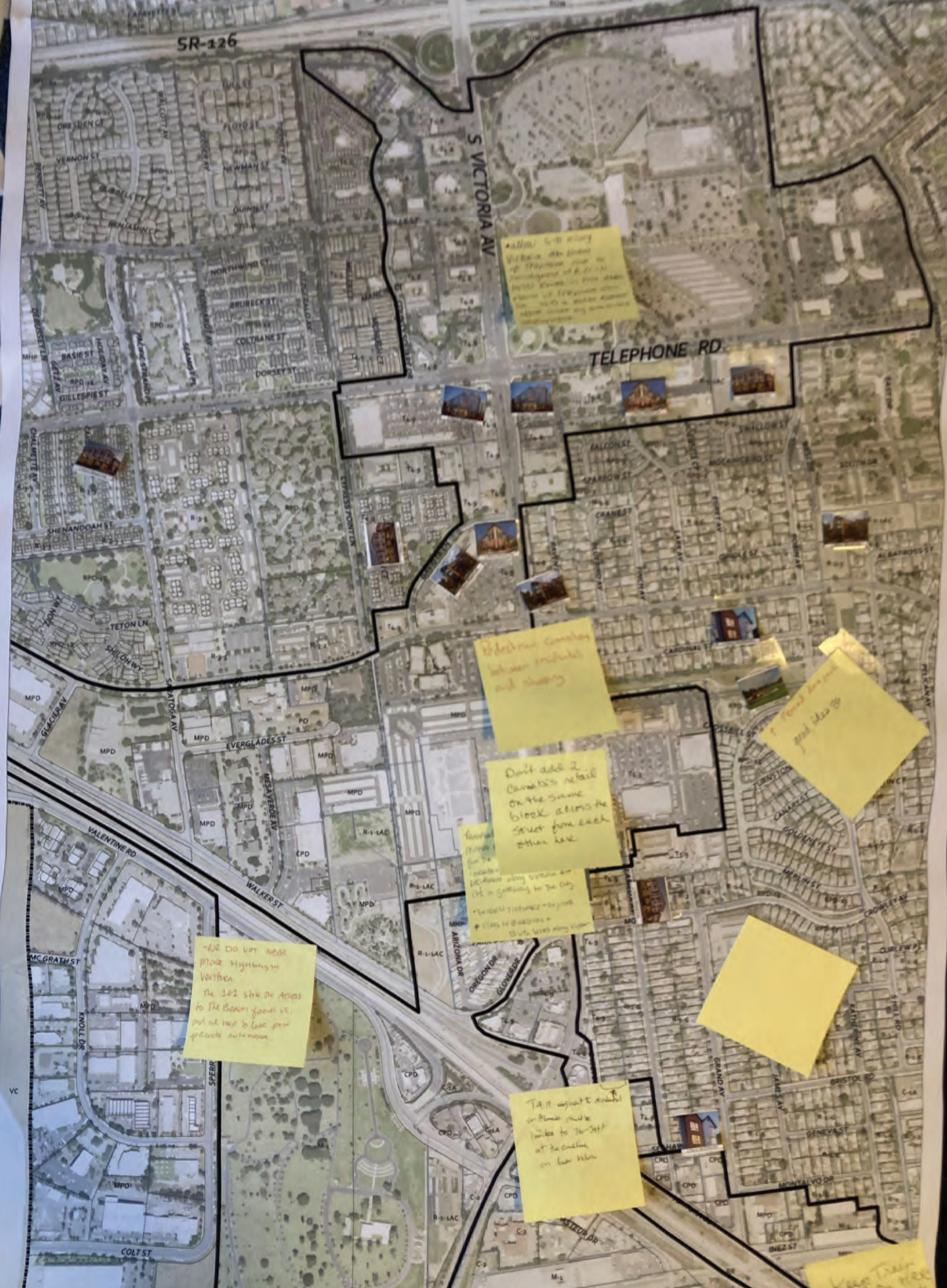
2. Add park plan

3. Add park plan

4. Add park plan

5. Add park plan





add 5-6 story
Victoria building
up Telephone road to
intersection of R-1-LAC
MPD blocks in this area
show up 2-3 stories
MPD in blocks corner
between street and
Telephone Rd

Victoria building
between Telephone
and street

Don't add 2
Carroll's retail
on the same
block across the
street from each
other here

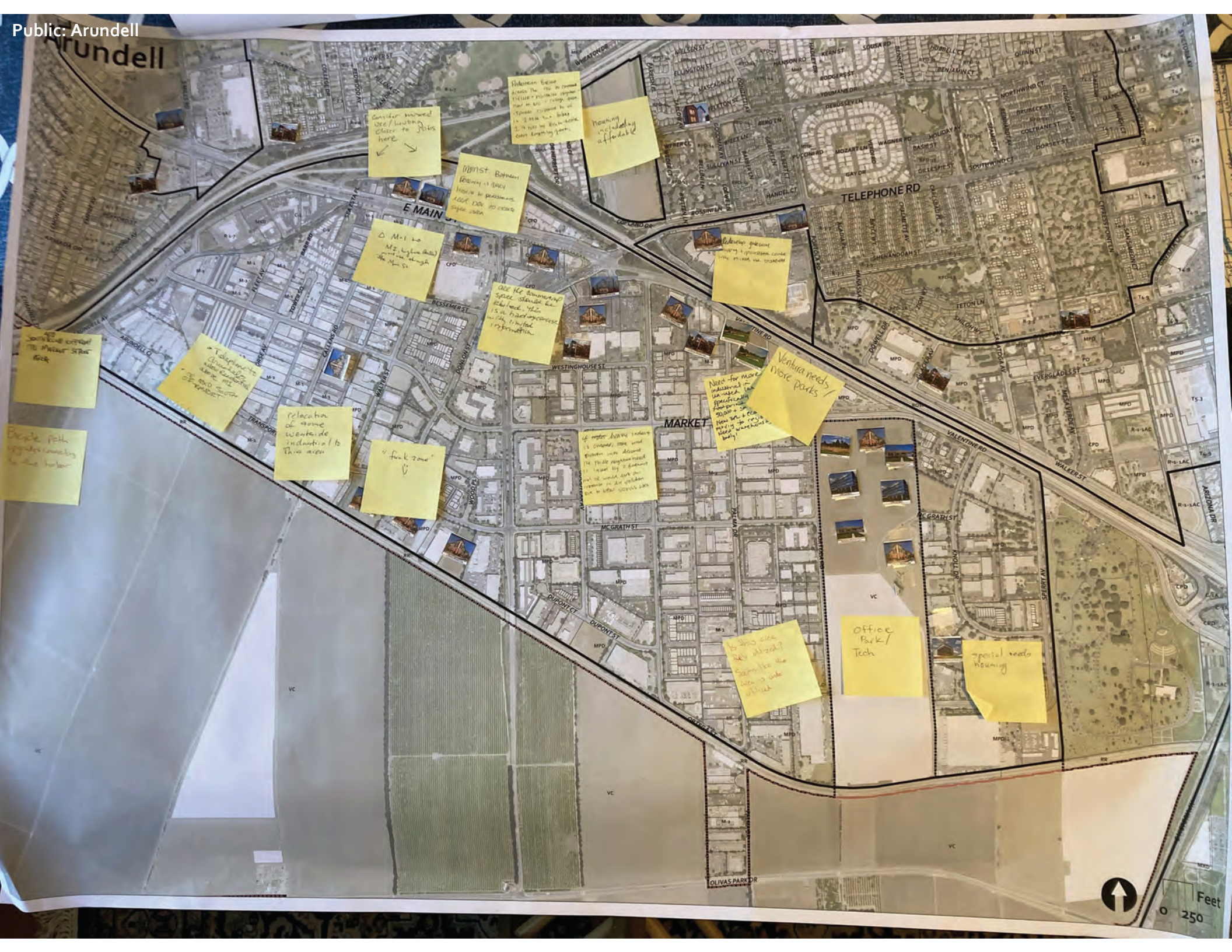
Don't
add 2-3 stories
along Victoria
MPD is getting to be big
Victoria building - 5-6 story
MPD in blocks -
MPD blocks along Victoria

1. Retail building
good design

DO NOT ADD
More Highways to
Victoria
The 302 site on Arroyo
to the Bannock ground vs.
put the new 302 on
Victoria

TA 11 sign at north
on phone side
to be 30-40ft
at the center
on low level

Keep the
station on
Victoria



Consider mixed use/lighting station on site here

Median barrier across the rd to prevent future residential development in this area

Housing including affordable

Must Bottom (Brentwood) House in possession. Look for 2020 sale date

M-1 to M2 via (Ave) and through the house

All the remaining space should be released. This is a hard process with the limited information

Delivery gateway using a provision clause with the use of a structure

All services offered to Market Street

Telephone to be relocated above the M2 and south of Market

Relocation of some warehouse industrial to this area

"fuel zone"

6 motor vehicle industry is covered, more and better use allowed. The three requirements are: 1. Total sq ft of 200,000 sq ft. 2. Total sq ft of 200,000 sq ft. 3. Total sq ft of 200,000 sq ft.

Need for more industrial space. The area is currently used for storage and is not well served. The area is currently used for storage and is not well served. The area is currently used for storage and is not well served.

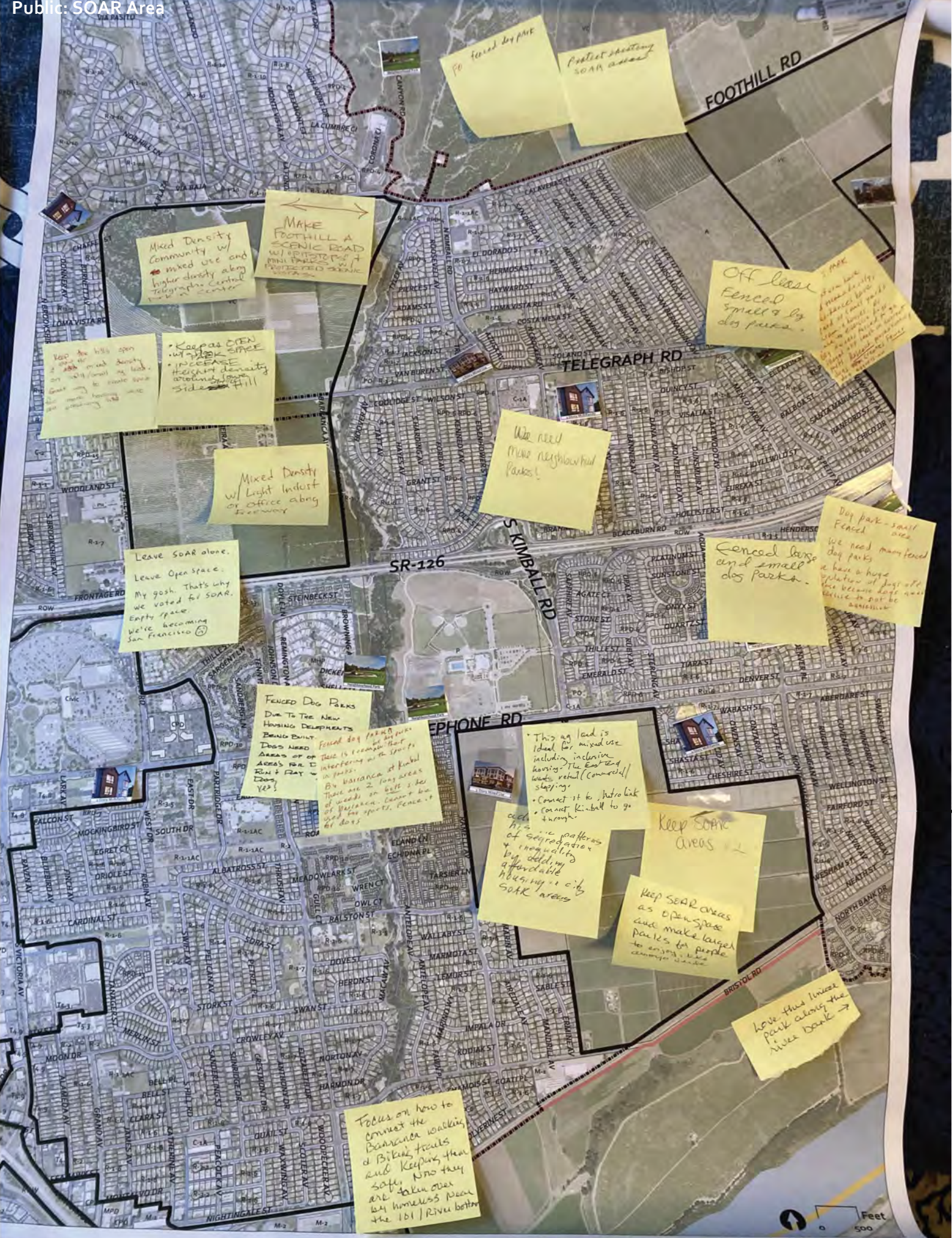
Vanua needs more parks!

In this area, we should have more office space to make it work

Office Park/Tech

Special needs housing





PO fenced by park
Protect shooting SOAR area

Mixed Density Community w/ mixed use and higher density along Telegraph central to Telegraph center

MAKE FOOTHILL A SCENIC ROAD w/ OPEN SPACE + MINI PARKS + PROTECTED SCENIC VIEW

Off lease fenced smell & dog parks

Keep the hills open... mixed density... to create space... dog parks... dog parks...

Keep as OPEN w/ open space... highest density... along... Hill

Mixed Density w/ Light Industrial or office along Freeway

We need more neighborhood parks!

Leave SOAR alone. Leave Open space. My gosh. That's why we voted for SOAR. Empty space. We're becoming San Francisco!

DOG park - small fenced. We need many fenced dog parks. We have a huge population of just off the hill because dog parks are not being built.

FENCED DOG PARKS
Due to the new housing developments being built DOGS NEED fenced dog parks. There is concern that areas of open space are being lost to dog parks. YES!
By variance of kind of fence, or built a lot of wood, or built a lot of vegetation. Cannot be used for sports. Fence it off dogs.

This area is ideal for mixed use including inclusive housing. The East End needs retail (convenient) shopping.
Connect it to Kinball to go through.

Address patterns of segregation & inequality by defining affordable housing in city SOAR areas

Keep SOAR areas

Keep SOAR areas as open space and make larger parks for people to enjoy. Let community decide.

Have this linear park along the river bank

Focus on how to connect the Berman walking & Biking trails and keep them safe. Now they are taken over by homeless near the 101/River both

Existing Land Use



- | | | | | |
|------------------------|-----------------------|-------------------------|------------------------|----------------------------|
| Single-Family Detached | Hospitals | Commercial Other | Open Spaces | Utilities / Communications |
| Single-Family Attached | Mixed-Use Commercial | Light Industrial | Agriculture | Water |
| Multifamily | Commercial Recreation | Heavy Industrial | Cemeteries | |
| Civic Facilities | Commercial Centers | Wholesale / Warehousing | Natural / Conservation | |
| Religious Facilities | Accommodation | Parks / Recreation | Vacant | |
| School | Office | Golf Courses | Transportation | |

