



# OLD TOWN SATICOY AREA PLAN COMMUNITY WORKSHOP #2

THURSDAY, 23 AUGUST 2012, 6:30 PM

Saticoy Community Center  
11168 Violeta Street, Saticoy, CA 93005

# AGENDA

- 6:30 Introduction  
(County representatives)
- 6:45 Consultant Presentation  
(David Sargent)
- 7:30 Question and Answer  
(Consultant team and County representatives)
- 8:20 Concluding remarks  
(David Sargent, County representatives)
- 8:30 Adjournment

# SATICOY AREA PLAN



# TOWN PATTERN ANALYSIS

- Urban patterns
- Block structure
- Connectivity
- Public realm
- Building pattern
- Frontage types
- Historic patterns
- Mobility
- Health
- Sustainability



# EXISTING STREET NETWORK



# MISSING LINKS



# EXISTING AND MISSING SIDEWALKS



# PEDESTRIAN CHALLENGES





# STREETSCAPE



# STREETSCAPE CONDITIONS



# EXISTING BIKE ROUTES



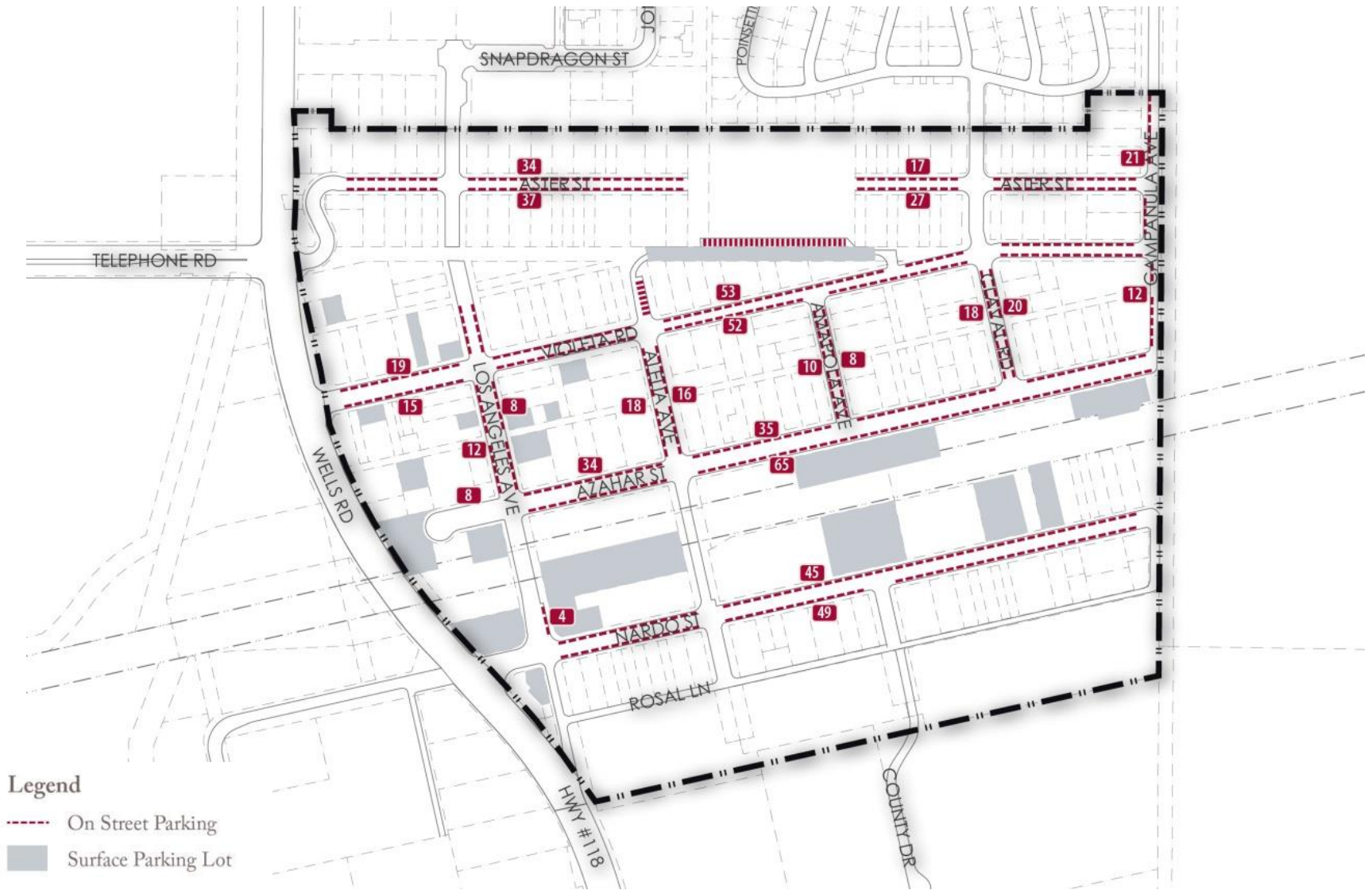
# EXISTING GOLD COAST TRANSIT ROUTES



**Legend**

- GTC Local Route #11
- Bus Stop

# ON-STREET PARKING INVENTORY



# CIVIC FACILITIES



# CIVIC FACILITIES



# HISTORIC BUILDINGS



## Legend

-  Designated Historic Buildings
-  Old Train Station



# EXISTING TOWN CHARACTER



# TOWN CENTER CHARACTER



# NEIGHBORHOOD CHARACTER



# INDUSTRIAL CHARACTER



# UNRESOLVED CHARACTER



# INFILL DEVELOPMENT POSSIBILITIES



# WHAT WE'VE HEARD SO FAR

- Dead end and missing streets make it difficult to get in and out of Saticoy, and to get around town
- Saticoy's streets lack sidewalks and crosswalks, making it uncomfortable and dangerous to walk around town
- Need better bus stops, for Gold Coast and for school busses
- Traffic drives too fast and should be slowed down
- Saticoy Park is hidden and people don't feel safe there
- Want more comfortable, safe public gathering places, including the streets themselves, with some street furniture in the town center and better lighting
- Saticoy's town center should be more visible and attractive from Wells Road
- Would like to have more local serving commercial businesses and more local jobs
- There is currently a jumble of residential and industrial uses that should be better organized over time

# INITIAL SUGGESTIONS FOR ACTION

1. Add/improve gateways to Saticoy from Telephone Road, Wells Road and LA Avenue
2. Revitalize the Town Center with infill buildings, shared parking lots, new businesses, and streetscape improvements
3. Consolidate public gathering spaces and community facilities in the center of town, between Violeta and Azahar and near the Town Center
4. Consider reconfiguring the existing park to allocate money to new parks
5. Develop new commercial and housing at south gateway to LA Avenue
6. Extend Campanula across RR tracks to Nardo and reorganize industrial land in southeast corner of town to gain synergy with proposed new industrial to the south



# TELEPHONE ROAD EXTENSION

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# TELEPHONE ROAD/LA AVENUE CONNECTIONS



# TELEPHONE ROAD/LA AVENUE CONNECTIONS



# EXAMPLE OF POTENTIAL INFILL BUILDINGS



# TOWN CENTER INFILL & IMPROVEMENT

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# TOWN CENTER INFILL & IMPROVEMENT



# SIMPLE SHOPFRONT BUILDINGS



# TOWN CENTER INFILL & IMPROVEMENT





# SIMPLE SHOPFRONT BUILDINGS



# GAS STATION ADAPTIVE REUSE



# GAS STATION ADAPTIVE REUSE



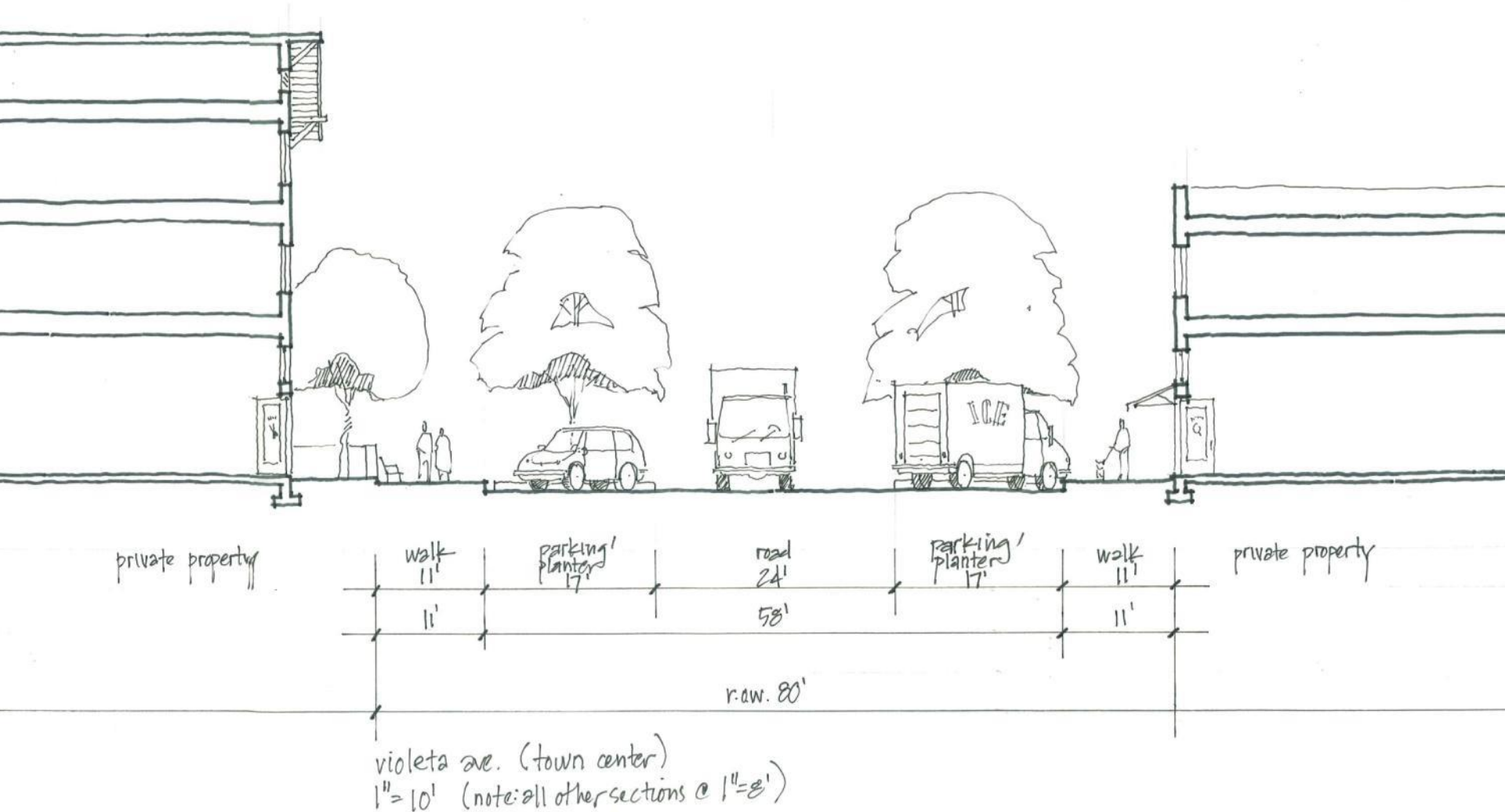
# CROSSWALKS AND BULBOUTS



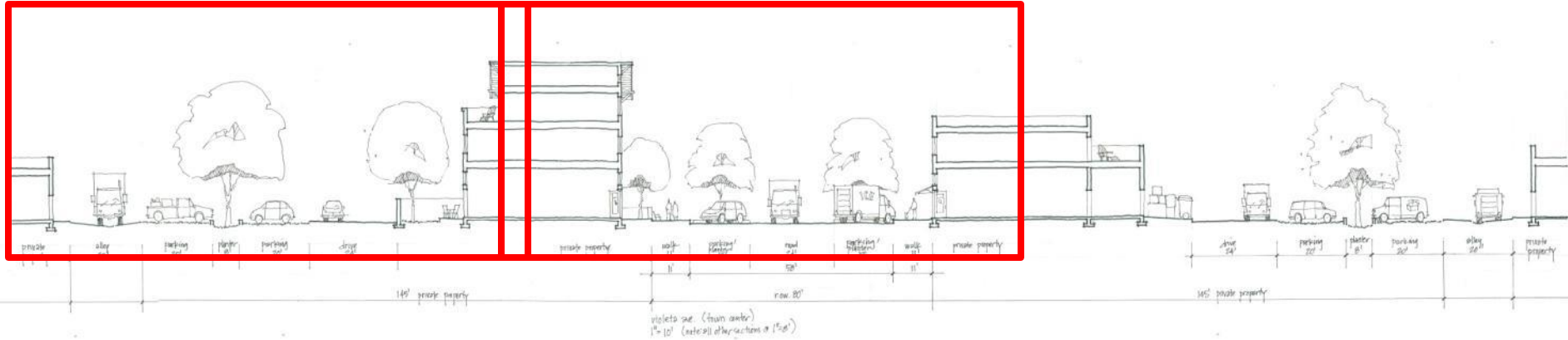
# MIDBLOCK CROSSWALK AND PASEO



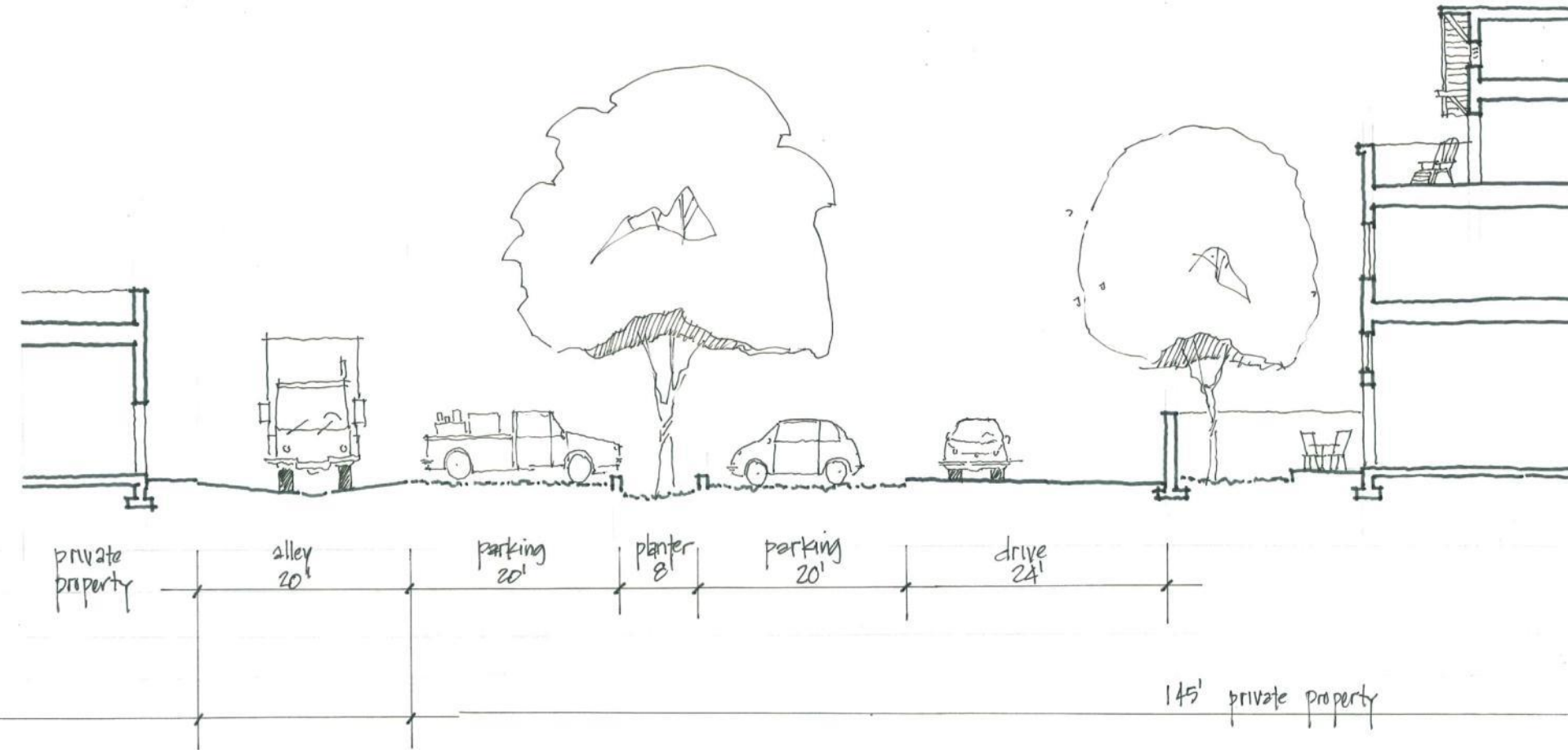
# CROSS SECTION OF VIOLETA STREET



# CROSS SECTION OF VIOLETA STREET



# CROSS SECTION OF VIOLETA STREET





# SHARED PARKING LOTS SIMPLY DETAILED



# SIMPLE LANDSCAPE AND FURNISHINGS



# VIOLETA/AZAHAR IMPROVEMENT & INFILL

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# POTENTIAL CIVIC PARK SITE



# VIOLETA/AZAHAR IMPROVEMENT & INFILL



# VIOLETA/AZAHAR IMPROVEMENT & INFILL



# TOWN SCALE MULTI-FAMILY INFILL



# AZAHAR STREETSCAPE POTENTIAL





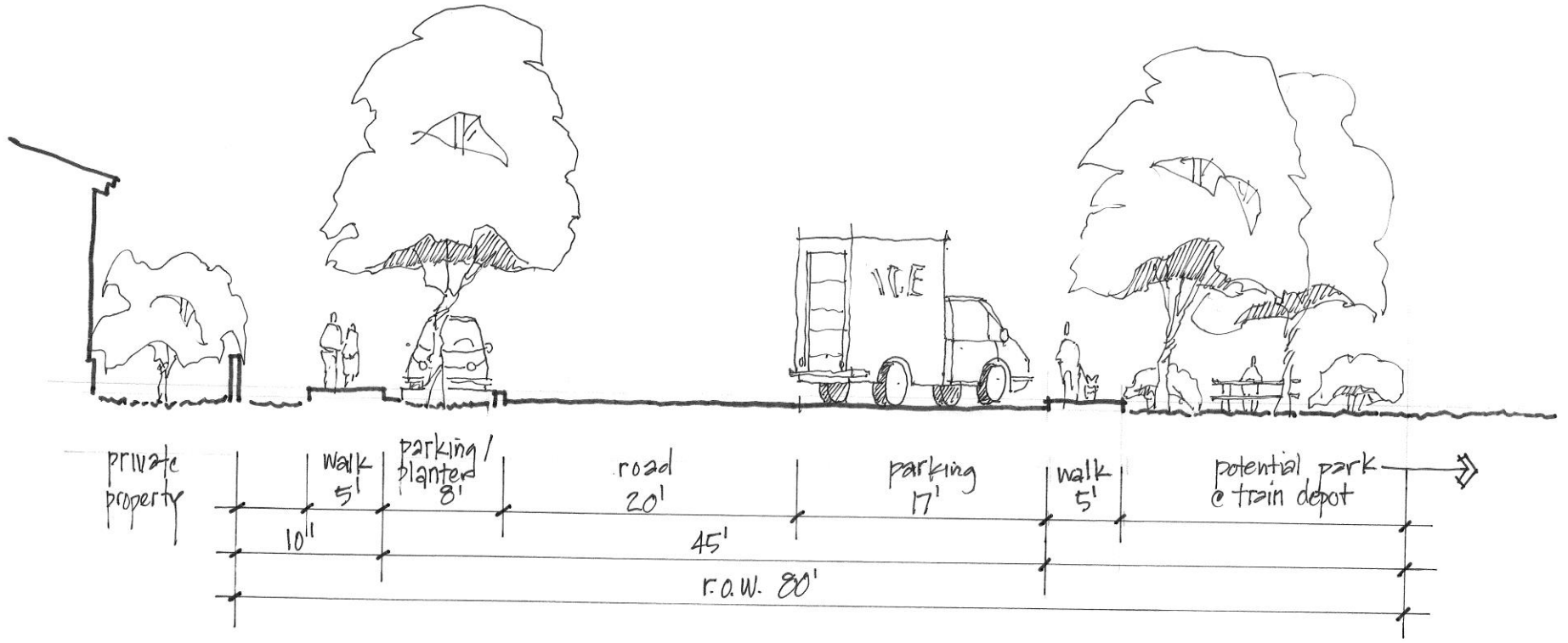
# AZAHAR STREET



# NEW DEPOT PARK



# CROSS SECTION OF AZAHAR STREET



azahar (@ train depot)  
1" = 8'.0"

# DEPOT RESTORATION



# TOWN SCALE MULTI-FAMILY INFILL



# SATICOY PARK AREA

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# SATICOY PARK



# SATICOY PARK RECONFIGURATION





# SATICOY PARK ACCESS



# SATICOY PARK



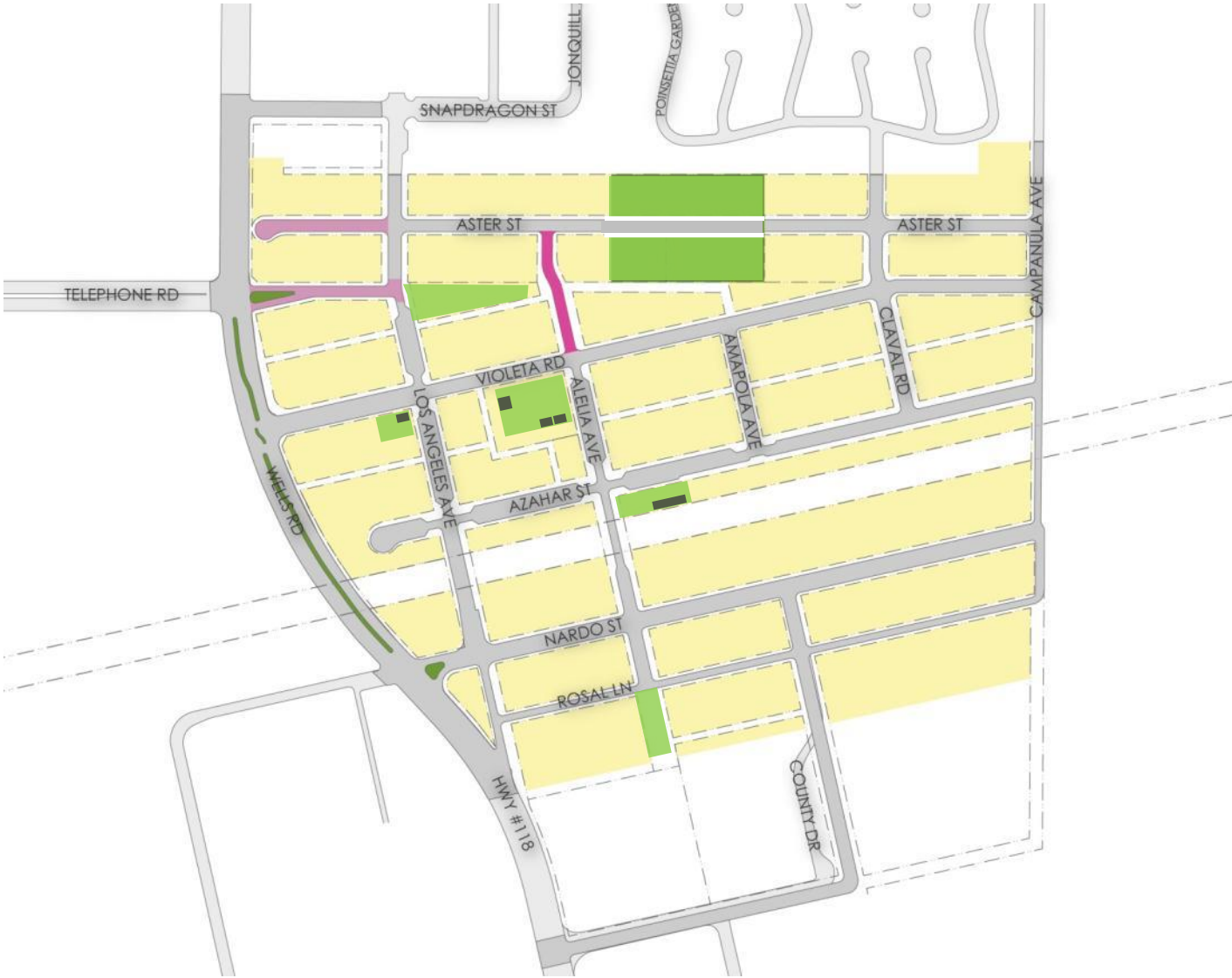
# NEW BOYS AND GIRLS CLUB



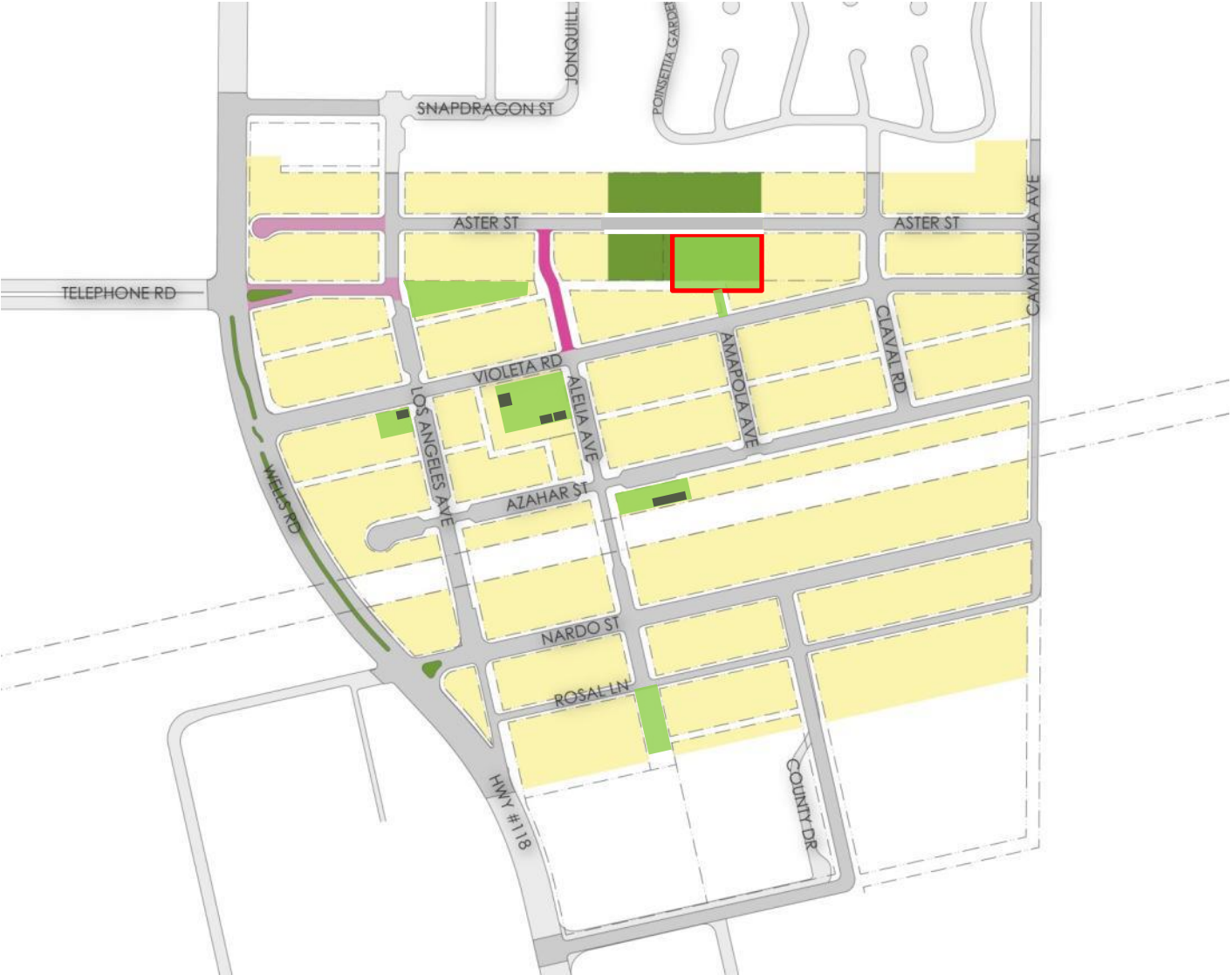
# OTHER TYPES OF NEIGHBORHOOD PARKS



# POTENTIAL PHASED PARK RECONFIGURATION



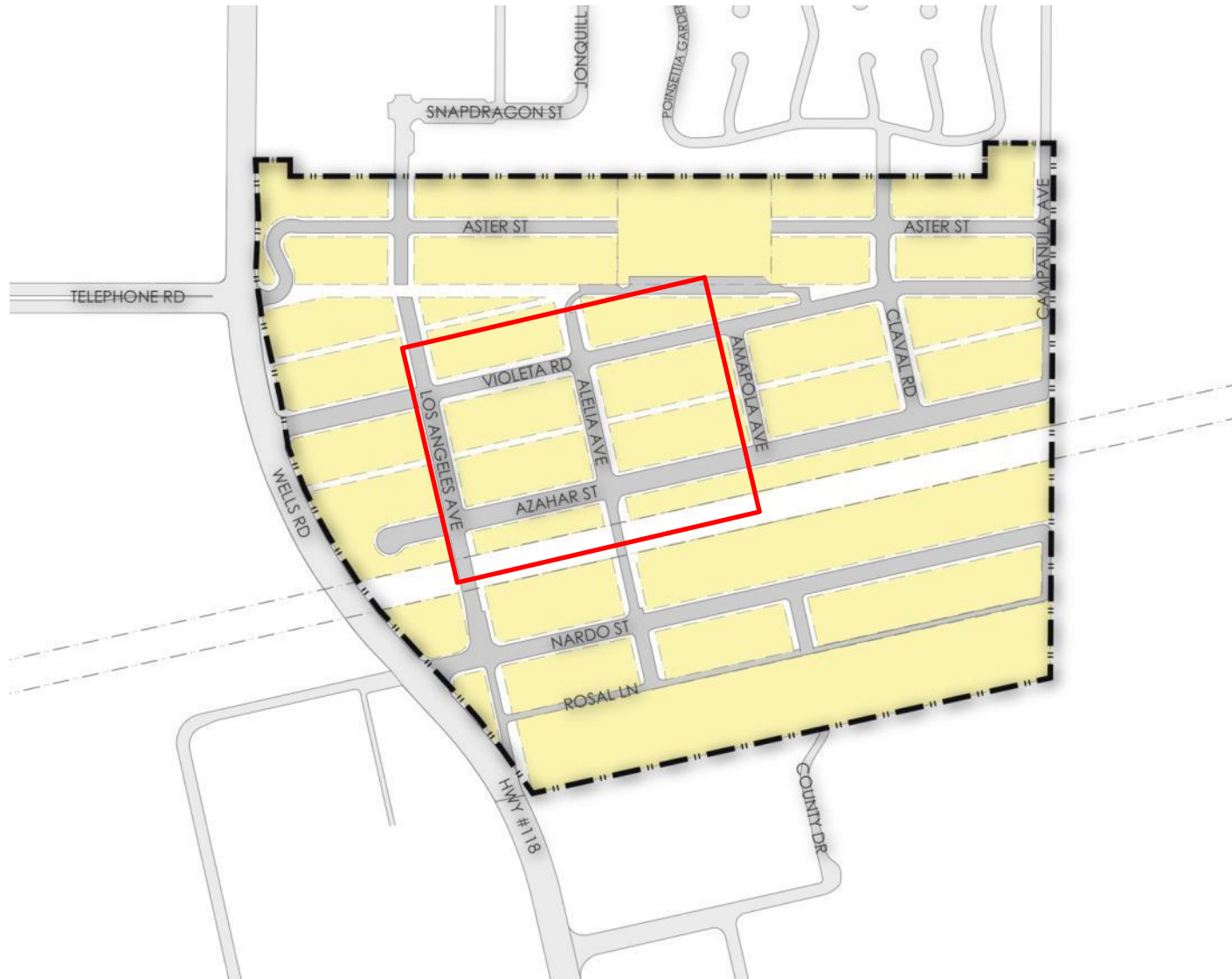
# POTENTIAL PHASED PARK RECONFIGURATION



# SATICOY PARK RECONFIGURATION



# VIOLETA/AZAHAR IMPROVEMENT & INFILL





# ALELIA MIXED-USE EXPANSION

1. Add/improve gateways to Saticoy from Telephone Road, Wells Road and LA Avenue
2. Revitalize the Town Center with infill buildings, shared parking lots, new businesses, and streetscape improvements
3. Consider reducing size of the existing park in favor of new parks elsewhere in town
4. Consolidate public gathering spaces and community facilities in the center of town, between Violeta and Azahar and near the Town Center
5. **Develop new commercial and housing at south gateway to LA Avenue**
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# ALELIA MIXED-USE EXPANSION



# EXAMPLE OF GARDEN HOUSING



# AMAPOLA INDUSTRIAL EXPANSION

1. Add/improve gateways to Saticoy from Telephone Road, Wells Road and LA Avenue
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3. Consider reducing size of the existing park in favor of new parks elsewhere in town
4. Consolidate public gathering spaces and community facilities in the center of town, between Violeta and Azahar and near the Town Center
5. Develop new commercial and housing at south gateway to LA Avenue
6. **Extend Campanula across RR tracks to Nardo and reorganize industrial land in southeast corner of town to gain synergy with proposed new industrial to the south and provide “receiver sites” for industrial businesses that are in the Town Center now and may want to move**

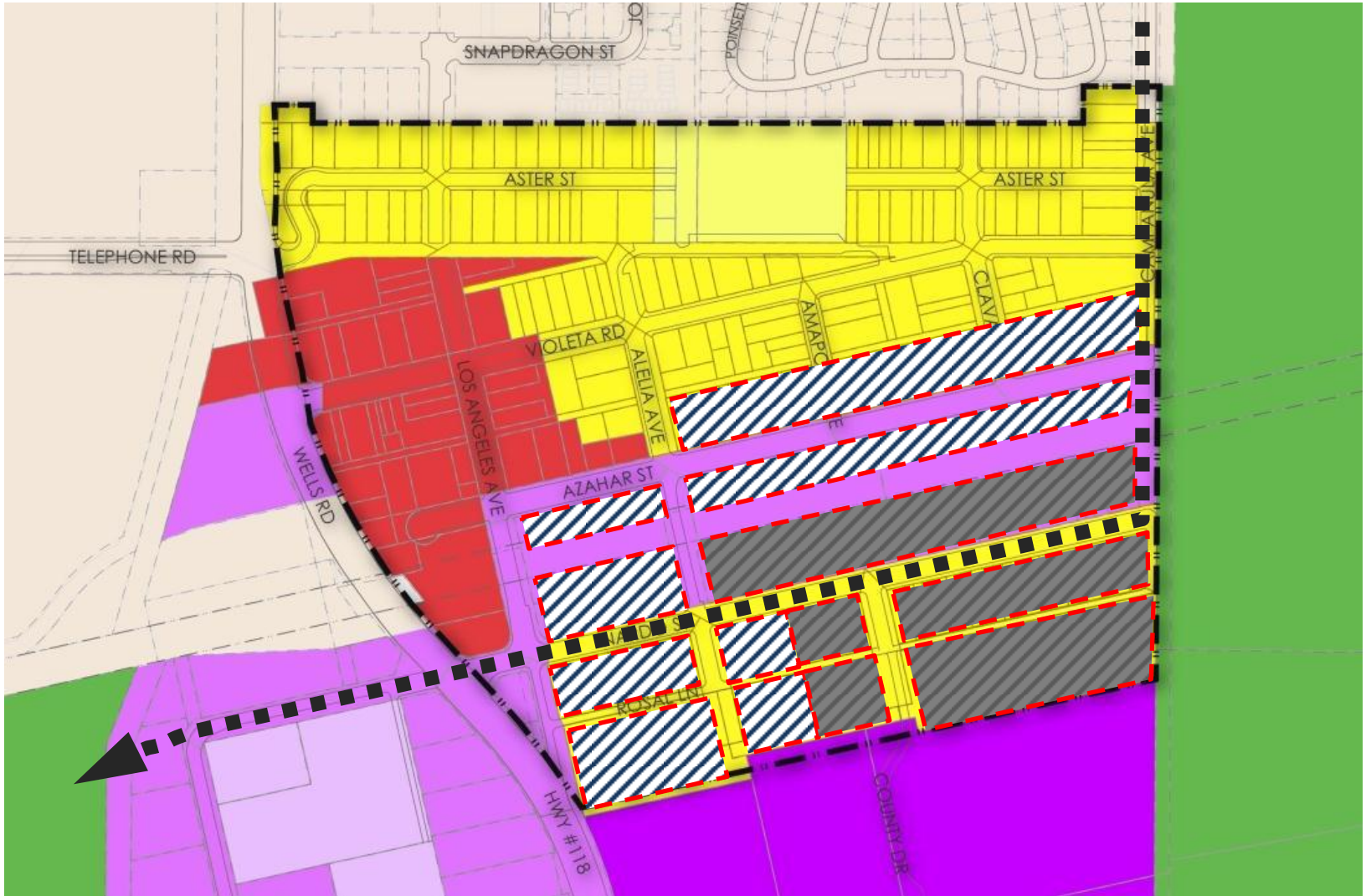
# CHARACTER AND USE ALTERNATIVES



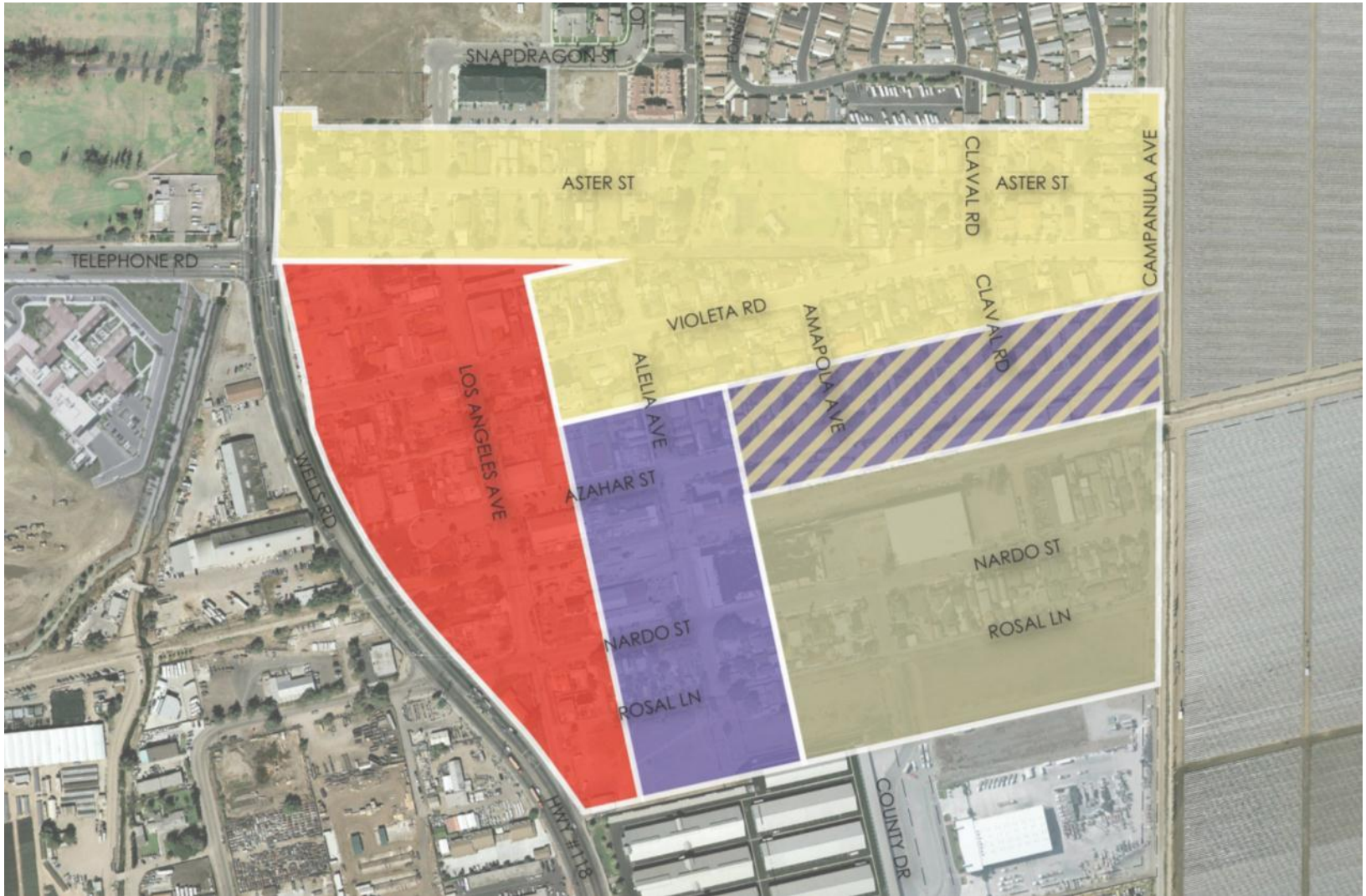
# CHARACTER AND USE ALTERNATIVES



# CHARACTER AND USE ALTERNATIVES



# POTENTIAL FUTURE ZONING





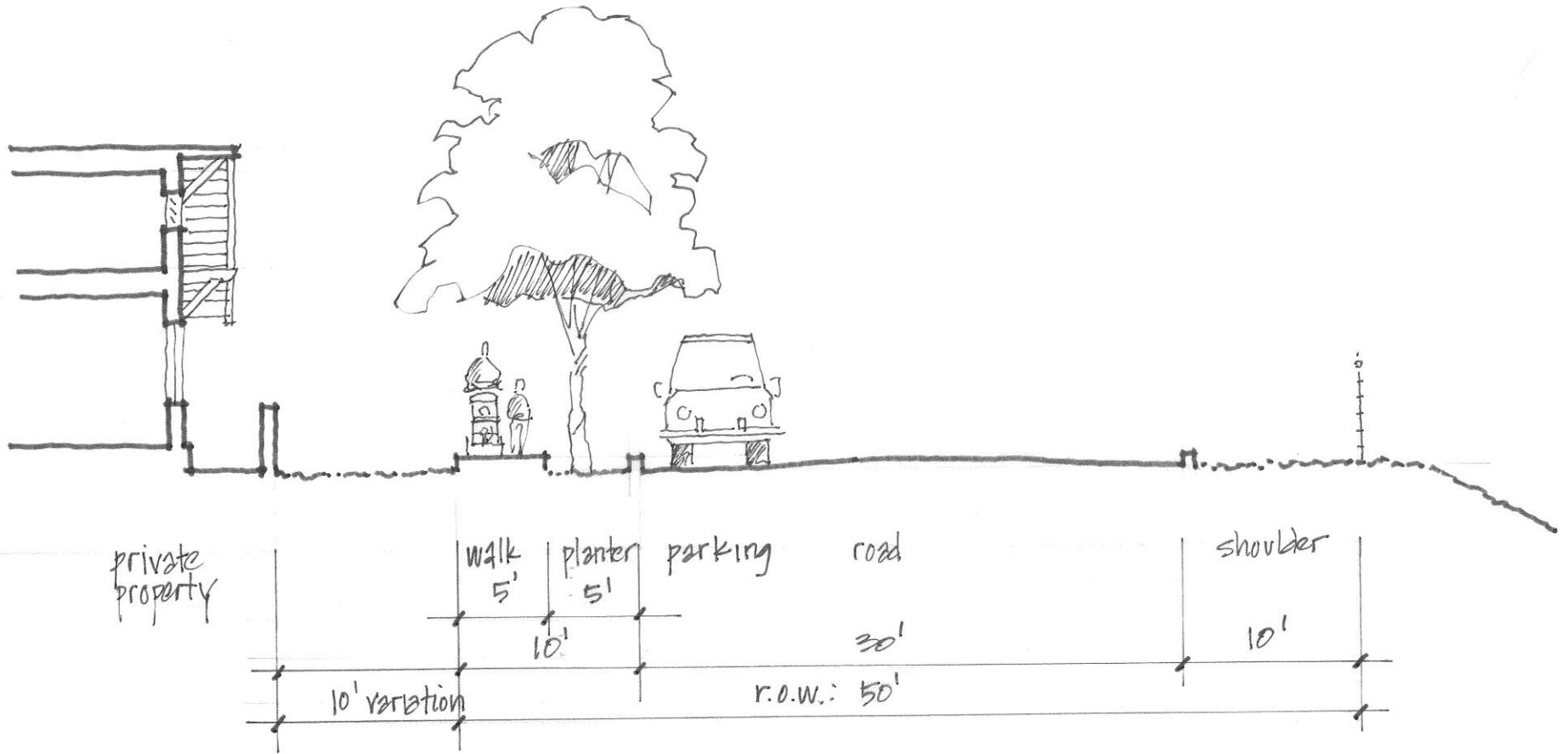
# AMAPOLA INDUSTRIAL EXPANSION



# INDUSTRIAL/OFFICE INFILL



# CROSS SECTION OF CAMPANULA STREET



Campanula ave.  
1" = 8'.0"

# THE BASIC CPTED\* PRINCIPLES

(\* Crime Prevention Through Environmental Design)

- 1. Natural Surveillance.** “Eyes on the street,” unobstructed doors and windows, pedestrian-friendly streets, front porches, gathering and dining in public space.
- 2. Territorial Reinforcement.** Clear delineation of public and private space, encourage residents’ and businesses’ sense of “territorial control.”
- 3. Access control.** Design treatments (sidewalks, building entrances, landscaping, neighborhood gateways) indicating where public access is encouraged or limited.
- 4. Maintenance.** Façade improvement, blight reduction, home improvement, landscape maintenance, “broken window” principle.

*\* No CPTED strategy can positively ensure a crime-free environment*

# DESIGN AND PLANNING STRATEGIES

- Allow for clear sight lines
- Minimize concealed and isolated routes
- Avoid entrapment
- Reduce isolation
- Avoid the “fortress” mentality
- Promote land use mix
- Generate neighborhood activity
- Provide adequate lighting
- Create a sense of ownership through maintenance and management
- Provide signs and information



# RESOURCES

- National Crime Prevention Council ([www.ncpc.org](http://www.ncpc.org))
- Ventura County Sherriff's Department ([www.vcsd.org](http://www.vcsd.org))
- National Institute of Crime Prevention ([www.nicp.net](http://www.nicp.net))
- *Crime Prevention through Environmental Design*, 2<sup>nd</sup> Edition (Timothy D. Crowe)
- Crime Prevention through Environmental Design Security Handbook, City of Oakland Police Department
- Precedents in other cities and counties, including:
  - Tucson, AZ
  - Oakland, CA
  - Baltimore County, MD
  - Durham County, NC
  - Lowell, MA
  - Tempe, AZ
  - Toronto
  - Virginia Beach, VA

# DISCUSSION QUESTIONS

1. Should we consider adding/improving gateways to Saticoy from Telephone Road, Wells Road and LA Avenue?
2. Is revitalizing the Town Center with infill buildings, shared parking lots, new businesses, and streetscape improvements a priority?
3. Do you want to consider reducing the size of the existing park if that could help fund new smaller parks elsewhere in town?
4. Is consolidate public gathering spaces and community facilities in the center of town an idea worth working for?
5. Are you in favor of new commercial and housing at south gateway to LA Avenue?
6. Should Campanula be extended across RR tracks to Nardo to divert through traffic off Azahar Street?
7. Do you favor reorganizing industrial land in southeast corner of town to gain synergy with proposed new industrial to the south and provide “receiver sites” for industrial businesses that may want to move out of the Town Center?

# ADDITIONAL INFORMATION AND INPUT

For additional information about the Old Town Saticoy Area Plan or additional opportunities to provide input, please contact:

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Planning Division  
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E-mail: [Shelley.Sussman@ventura.org](mailto:Shelley.Sussman@ventura.org)