

Subarea Report: Southeast/Montalvo

July 2021



Table of Contents

- Introduction 2
- Southeast/Montalvo Overview..... 2
 - Existing Land Use..... 2
 - Neighborhood Statistics 4
 - Neighborhood Features and Challenges 7
 - Streetscape 7
 - Open Space..... 11
- Summary of Key Findings 13

Introduction

Ventura is home to a rich mosaic of neighborhoods with their own look, feel, and sense of place. While each has its own distinctive charm, each also faces its own unique set of conditions – such as housing quality, walkability, and park access – that have implications for residents’ quality of life. To better understand these differences, this report provides an overview of the Southeast/Montalvo subarea in Ventura, delineating its predominant uses, overall character, and prevailing issues. It is one in a series of twelve (12) standalone reports on existing subareas in the City of Ventura.



Montalvo Square. Source: Radius Group

Land Use	Percent
Residential	54.6%
Single-Family Attached	0.5%
Single-Family Detached	39.0%
Multifamily	15.2%
Commercial	8.4%
Accommodation	0.4%
Office	2.6%
Commercial Centers	5.4%
Commercial Other	0.1%
Mixed-Use	0.9%
Mixed-Use Commercial	0.9%
Industrial/Manufacturing	3.4%
Light Industrial	1.4%
Wholesale / Warehousing	2.0%
Public/Institutional	12.7%
Civic Facilities	7.0%
Religious Facilities	1.8%
School	1.6%
Transportation	2.3%
Water	0.1%
Open Space	16.4%
Parks / Recreation	13.3%
Open Space	3.1%
Agriculture	2.1%
Vacant/Other	1.5%

Southeast/Montalvo Overview

Southeast/Montalvo is a large mixed-use community on the southeast end of the city, bounded by Telephone Road to the north, Kimball Road to the east, the Metrolink rail line to the south, and Victoria Avenue to the west. It contains a relatively high concentration of multifamily housing, including several apartment complexes at its north end, is one of the most populous subareas in Ventura, and hosts the second-most jobs of any subarea in the city. Most jobs are concentrated in the area south of Nightingale Road, effectively forming a small but dense commercial district.

Notably, Southeast/Montalvo also hosts one (East Ventura Station) of only two passenger rail stations in the entire city. The subarea can be roughly divided into two distinct segments: a suburban commercial district south of Nightingale Street and the Metrolink tracks, supporting various shopping centers and some light industrial properties, and a predominantly residential area north of it.

Existing Land Use

As Figure 2 indicates, Southeast/Montalvo hosts a fairly diverse mix of land uses. Residential uses occupy more than (54.6 percent) of all land in the community, including more than 15 percent multifamily – the second-highest share of

any subarea. Open space occupies the second-greatest share of land (16.4 percent), with various public parks that include the newly-constructed Ventura Community Park – which includes an Aquatic Center – and several linear parks and multi-use trails that run alongside the Harmon Barranca. Public/Institutional uses (12.7 percent) primarily represent the East Ventura train station, four large churches, and the Ventura County Government Center, which is located in the northwest end of the subarea hosting a wide

range of government administration offices. South of the train tracks, a commercial area hosts a variety of industrial (3.4 percent) and commercial (8.4 percent) uses, including several shopping centers. Figure 1 shows an aerial view of the community.

Neighborhood Statistics



14,037 residents
(12.9% of City)

5,029 units
(11.6% of City)



8.5 units per residential acre
(Citywide: 7.8)



10.4 people per acre
(Citywide: 7.7)



median income
\$75,520
(Citywide: \$78,882)



median home value
\$463,711
(Citywide: \$570,100)



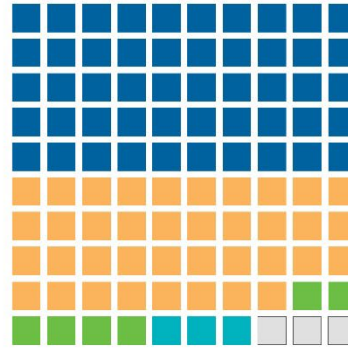
13,105 jobs
(25.7% of City)



15% residents aged 65+
(Citywide: 15.8%)



21% residents aged 18 or under
(21.8% of City)



- White (50%)
- Hispanic/Latino (38%)
- Asian (6%)
- Black (3%)
- Other/Two or More Races (3%)



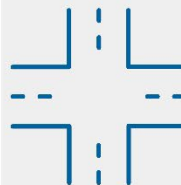
10.1 park acres per 1,000 residents
(Citywide: 7.2)



41.1% residents five minutes from park
(Citywide: 40.2%)








0% residents at very high fire risk
(Citywide: 10.7%)



91.1 intersections per mi²
(Citywide: 92.7)

Figure 1: Aerial

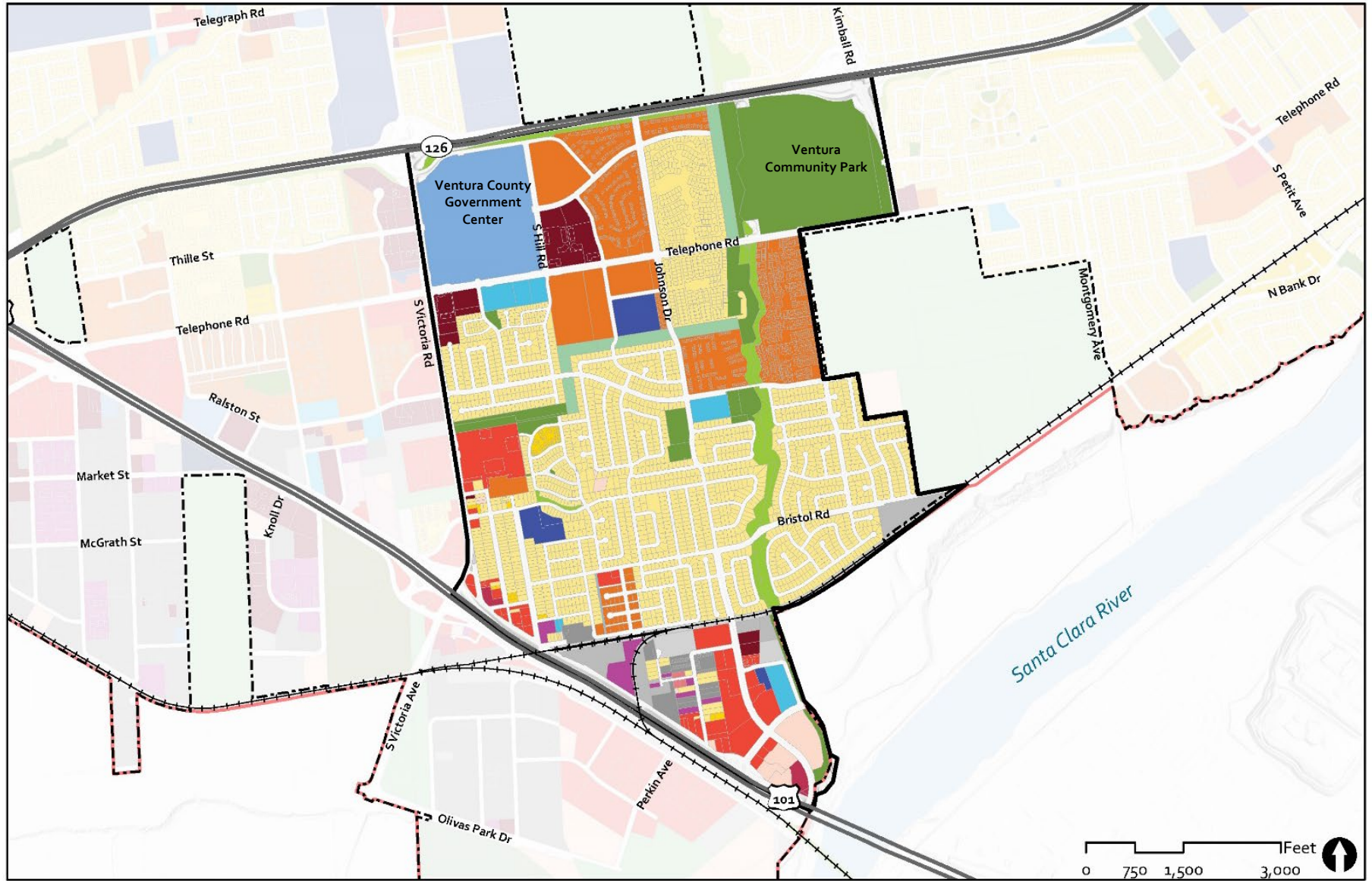


-  Southeast Montalvo Subarea
-  Ventura City Limits
-  Sphere of Influence
-  Railroad
-  Freeway

Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



Figure 2: Existing Land Use



Southeast Montalvo Subarea	Single-Family Detached	Mixed-Use Commercial	Office	Civic Facilities	Parks / Recreation	Vacant
Ventura City Limits	Single-Family Attached	Commercial Recreation	Commercial Other	Religious Facilities	Golf Courses	Transportation
Sphere of Influence	Multifamily	Commercial Centers	Light Industrial	School	Open Space	Utilities / Communications
Railroad	Accommodation	Wholesale / Warehousing	Hospitals	Cemeteries	Water	
Freeway				Agriculture		
				Natural / Conservation		

Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



Neighborhood Features and Challenges

- Planned Multifamily Communities:** As previously noted, Southeast/Montalvo hosts one of the highest concentrations of multifamily housing in the entire city. These units are largely organized in nine different planned developments, some of which include apartments and others include townhomes. These communities are largely inward facing as residents share private common amenities such as pools, green spaces, and recreational rooms. These characteristics, coupled with their deep setbacks and controlled entries from public roadways (via retaining walls and/or gates) render them detached from the public realm, creating a somewhat disjointed neighborhood environment.
- Major Employment Center:** In addition to its large residential population, Southeast/Montalvo is also a major employment destination as it hosts the second-most jobs of any subarea. Most employment is concentrated in one of two hubs: the Ventura County Government Center on Victoria Avenue and 126 Freeway, and an isolated commercial district south of the railroad tracks. The former is a major civic complex hosting several County departments and offices, including the Superior Court, Sheriff's Office, Planning Division, Building & Safety Department, and Public Works Agency, among many others. Characteristic of many civic centers developed in the 1970s, the Government Center contains many multi-story buildings surrounded by an expansive sea of surface parking. Meanwhile, the commercial district in the southern part of the subarea hosts a mix of suburban shopping centers and PDR uses.
- Unique Recreational Amenities:** The Southeast/Montalvo subarea features a unique array of recreational amenities. The recently constructed Ventura Community Park sits in the district's north end, totaling more than 90 acres that include eight athletic fields, a BMX facility, and an aquatic center. The Harmon Barranca also traverses the district toward its western border, along which neighborhood parks (such as Barranca Vista) and other greenways are situated. An extensive multi-use trail network runs alongside the barranca and extends through the entire district, though there is no safe means of crossing at Telephone Road.
- No Fire, Flood, or Sea Level Rise Risk.** No part of the Southeast/Montalvo subarea is at risk of wildfire, flooding, or sea level rise.

Streetscape

The streetscape environment in Southeast/Montalvo is largely suburban. Telephone Road is a major auto-oriented thoroughfare that runs east-west through the north half of the district, with a curb-to-curb right-of-way exceeding 80 feet in width and virtually no bicycle infrastructure. Many buildings are also deeply set back from the street, separated via landscaping, retaining wall, and/or surface parking (see Figure 4 for building footprints). In single-family residential areas, homes are typically single-story and set back from the street with landscaped front yards. Throughout the subarea, however, tree canopy is severely lacking.



Johnson Drive. Source: Google Maps

Intersection Density

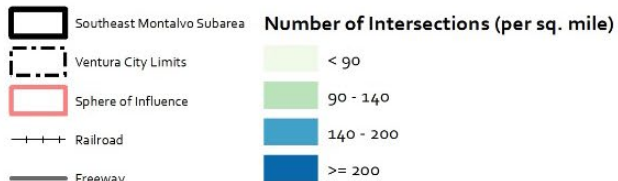
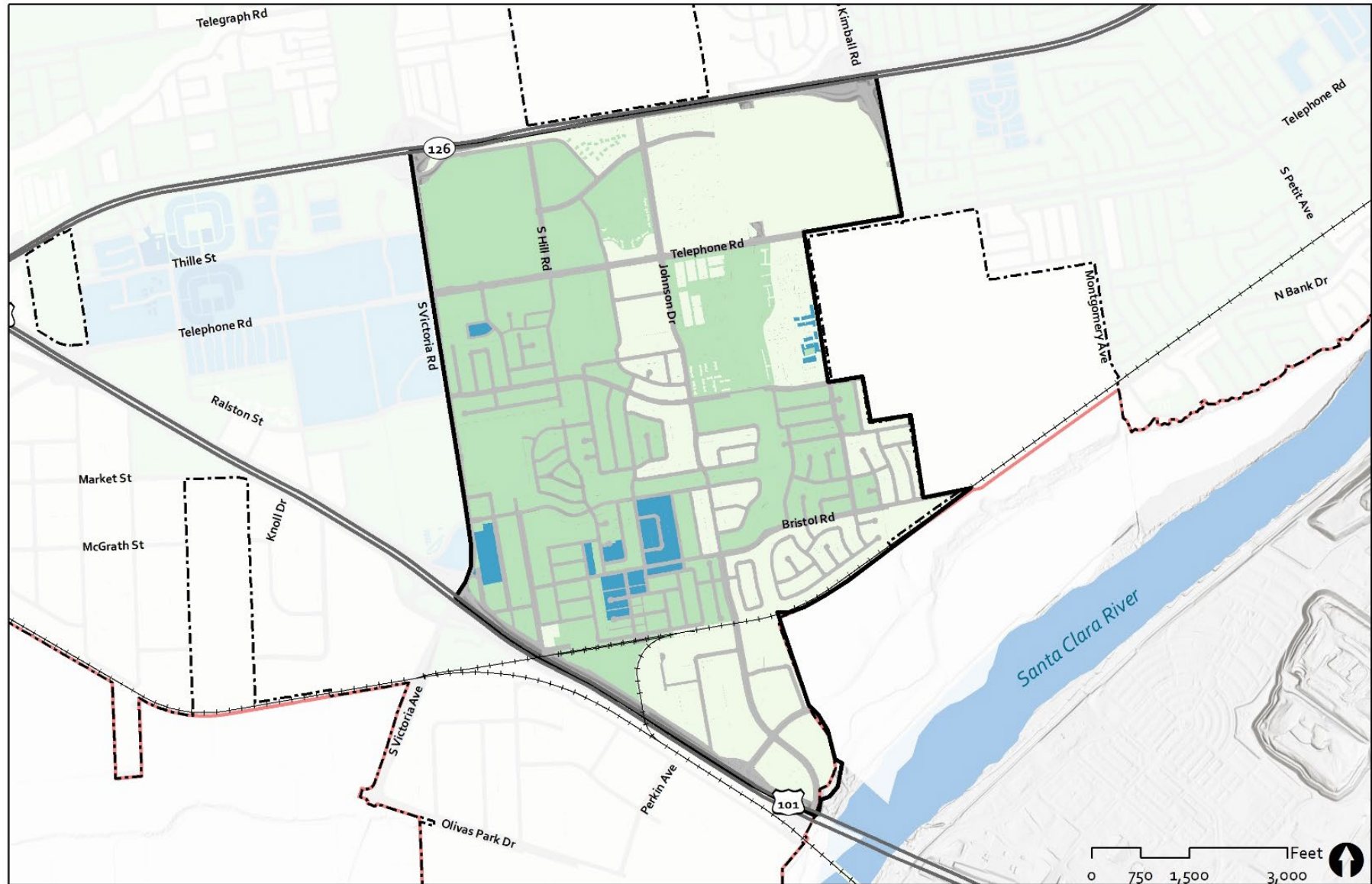
Intersection Density is one metric used to evaluate an area's walkability. A high concentration (i.e., density) of intersections in a defined place is typically indicative of a gridded street pattern, which expands travel routes and connectivity, creates frequent opportunities for controlled pedestrian crossing, and can even facilitate placemaking at key nodes. Intersection densities of 140 per square mile or more are more conducive for walkability.



Curlew Place. Source: Google Maps

As Figure 3 below indicates, Intersection Density in Southeast/Montalvo is variable. The western half of the district, mainly between Johnson Drive and Victoria Avenue, hosts several small residential blocks that increase overall permeability and connectivity. Meanwhile, residential blocks east of Johnson Drive contain larger, irregularly shaped blocks with many cul-de-sacs that dead-end the street network. In the southern commercial district, meanwhile, there are just a few large blocks that are serviced by one main roadway, Johnson Drive, which is circuitous and meets only three intersections.

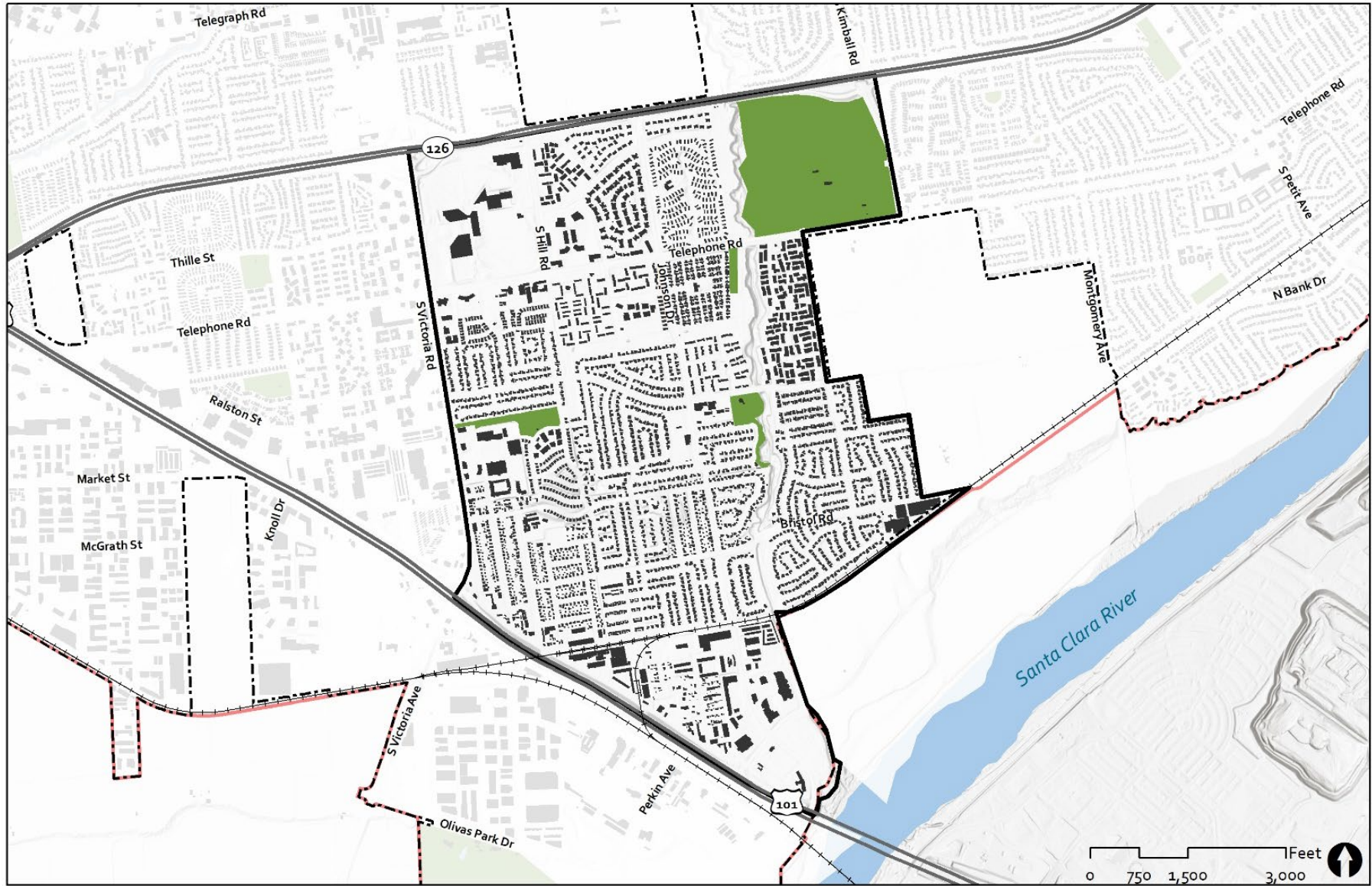
Figure 3: Intersection Density



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



Figure 4: Building Footprints



- Southeast Montalvo Subarea
- Ventura City Limits
- Sphere of Influence
- Railroad
- Freeway
- City Park/Open Space
- Building Footprints



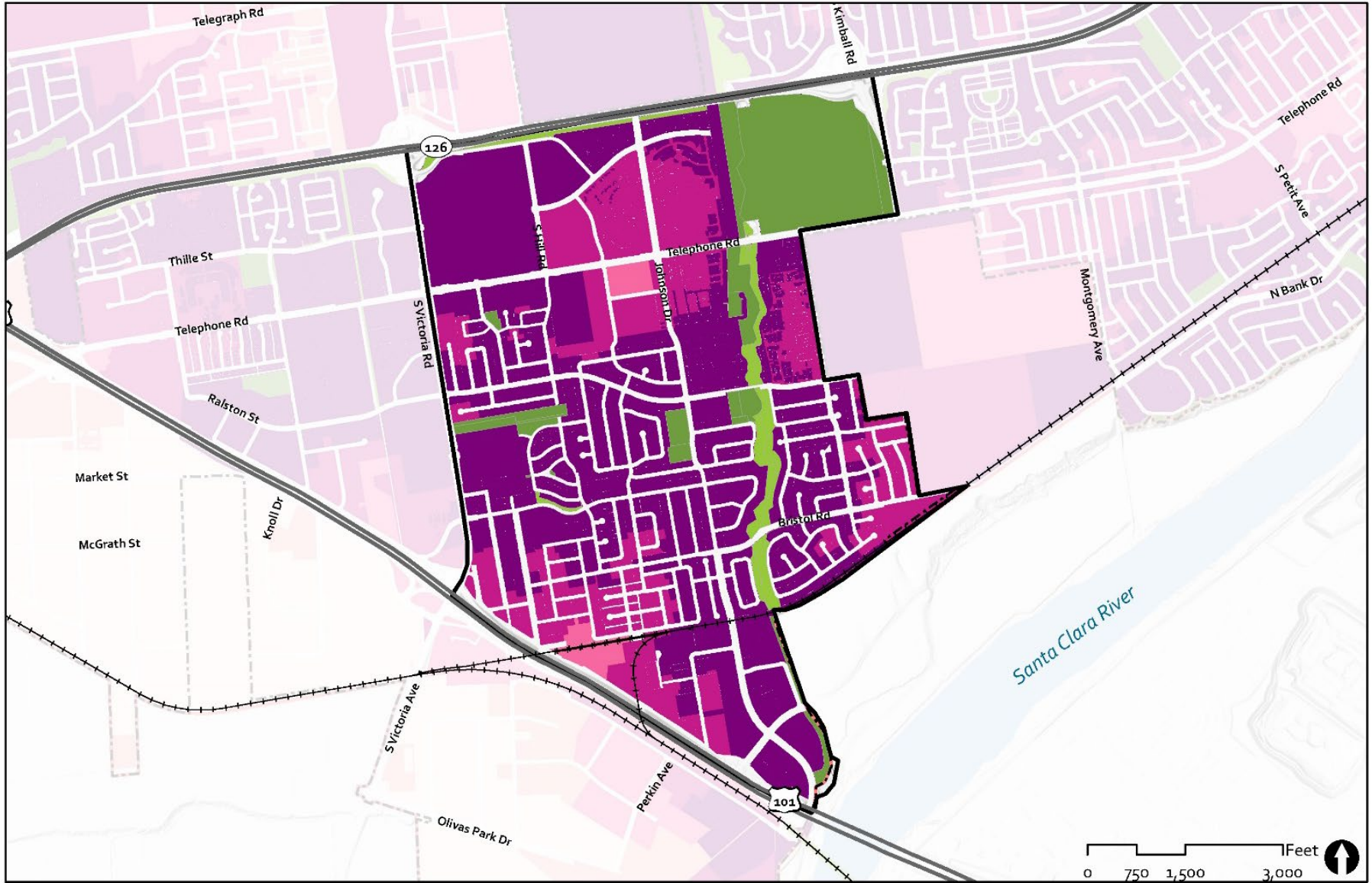
Open Space

Southeast/Montalvo, as noted above, hosts a strong diversity of parks and recreational amenities. These include the Ventura Community Park, Barranca Vista Park, and Harmon Barranca trail network, amounting to more than 10 acres of public parkland per 1,000 residents (greater than the citywide figure). As shown in Figure 5, parks and recreation facilities are also well distributed across the district, as more than 41 percent of residents live within a five-minute walk of a public park (see the Figure on the following page).



*Barranca Vista Community Center.
Source: City of Ventura*

Figure 5: Walk Access to Parks



Southeast Montalvo Subarea	Parks / Recreation	Walk Time to Parks	10 - 15 mins
Ventura City Limits	Open Spaces	< 5 mins	15 - 20 mins
Sphere of Influence		5 - 10 mins	>= 20 mins
Railroad			
Freeway			

Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



Summary of Key Findings

- **Inactive Public Realm:** Southeast/Montalvo is overly reliant on a handful of shopping centers for civic gathering and placemaking. Apart from these areas, opportunities are limited. On Telephone Road and Johnson Drive – the district’s major thoroughfares – several planned multifamily developments face inward and thus become functionally detached from the surrounding public environment.
- **Strong Recreational Environment:** Most Southeast/Montalvo residents enjoy access to a unique array of recreational amenities within walking distance of their homes, including the Ventura Community Park and Harmon Barranca trail network. Over 41 percent of residents live within a five-minute walk of a park, and nearly all live within a 10-minute walk.
- **Civic- and Retail-Based Economy:** Although Southeast/Montalvo hosts the second-most jobs of any subarea, most employment is concentrated in the retail and public sectors – two areas with limited growth potential, particularly in the aftermath of the COVID-19 pandemic. The City may choose to diversify the district’s economic base through redevelopment of underutilized commercial and industrial properties in the southeast end. Specifically, the City can leverage the area’s proximity to the East Ventura rail station as a major draw for prospective employers.

***Note:** Due to misalignments between subarea and Census-designated boundaries, demographic indicators presented in this report should be treated as approximations.*