

Johnson Corridor Land Use Poll

76 responses

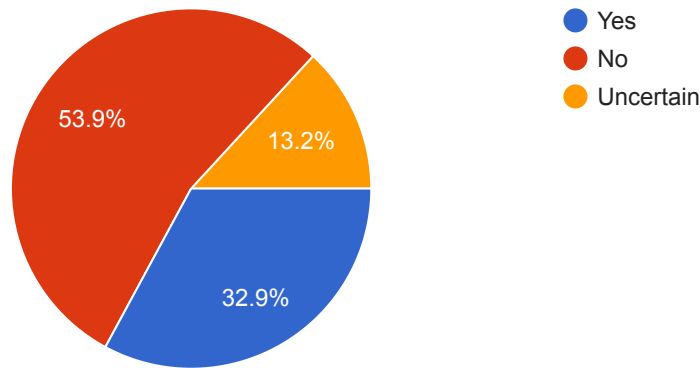
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1. Do you support adding TOD (Transit Oriented Development) in Plan Area 3?

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(TOD is development located near public transit. It may have less parking spaces, due to proximity to public transportation. In Plan Area 3, located at the current space occupied by the Patina Building that's adjacent to the Montalvo Metrolink Station, a 350 unit housing development has been proposed. It would include some affordable housing units which could enable people with lower incomes to have nice quality housing in the neighborhood.)

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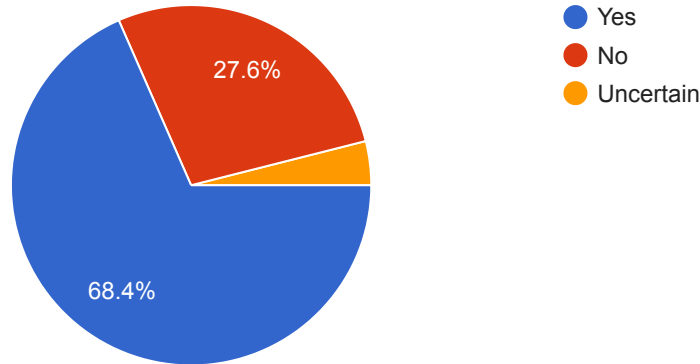


2. Do you support keeping the Metrolink Station at its current location in Montalvo?



(There has been discussion about moving the Metrolink station further into East Ventura into currently SOAR-protected agricultural and open space land. This would move the train station out of our community and make it less accessible to our neighbors in District 6. Additionally, it would be less accessible from highway 101.)

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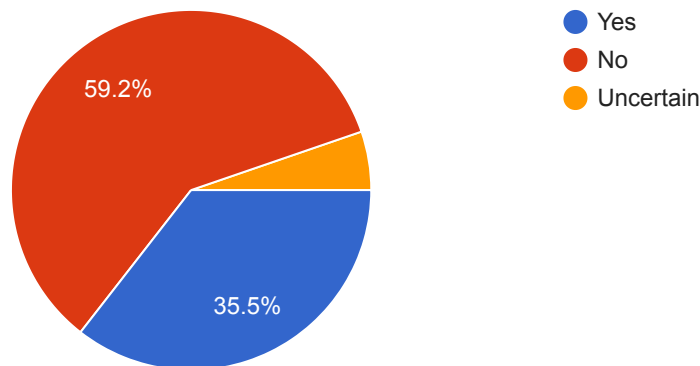
3. Do you support extending North Bank Drive through farm land protected by SOAR to



connect with North Bank Drive at Montgomery Avenue?

(This would potentially ease traffic on Johnson Drive north to Bristol Road, and from Bristol Road west of Johnson to Montgomery. However, it would cut through protected agricultural land and perhaps lay the foundation for developing that land further with residential, commercial, industrial and/or more uses. Its unlikely the land owner would agree to a road only without financial benefit gained by adding further development.)

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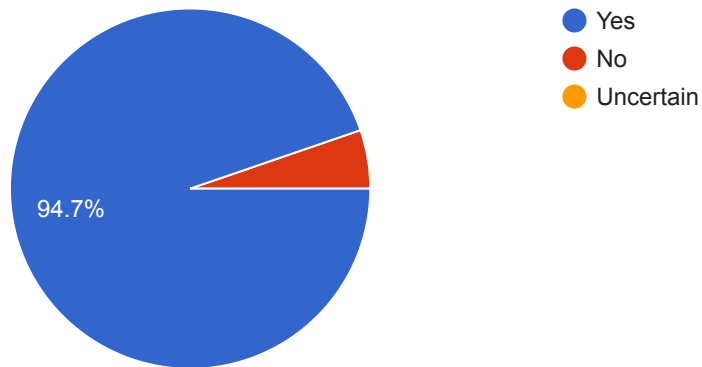




4. Do you agree the Johnson Drive & Highway 101 on/offramps should be realigned to handle the additional drivers prior to the completion of the proposed 1,000+ housing units in this area?

(The Willows project has 306 housing units currently under construction at the corner of Johnson Dr and North Bank Dr. Additional large-scale housing projects are proposed at North Bank Shopping Plaza in area 1 and the Patina building in area 3, with alikelihood of more. The 101 northbound exit is already very dangerous where Johnson Drive off/onramp intersects with North Bank Drive and Ventura Blvd. The southbound 101 Johnson Drive onramp bottlenecks during rush hour and comes to a complete standstill when a large truck gets stuck in the onramp. Fixing the traffic circulation problems before more housing is completed would prevent accidents and road rage.)

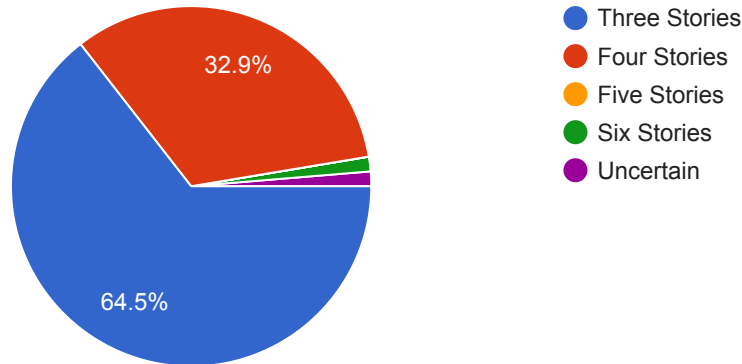
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5. What is the maximum number of stories that should be allowed for any new construction in the Johnson Drive corridor and planning areas?
(Keep in mind, with the State’s “density bonus,” developers can qualify for concessions that could include building additional stories when adding affordable housing. MCC is suggesting a 4-story maximum including any density bonuses.)

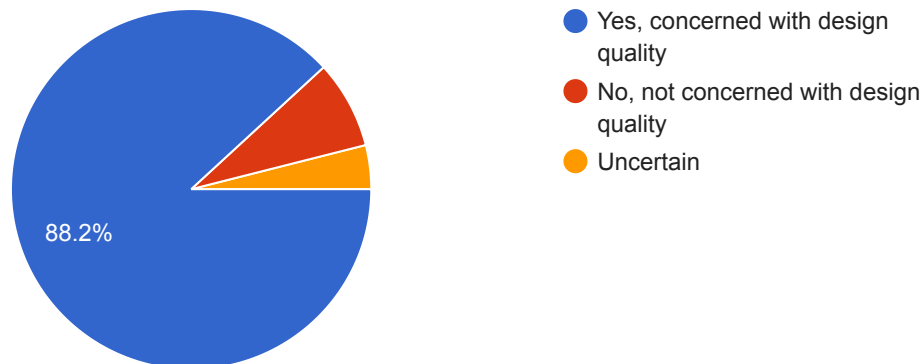
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6. Considering that Johnson Dr is the gateway into Ventura and many visitor’s first impression of our City, do you want the new building’s design to reflect our unique Ventura character or are you okay with the modern building trend, similar to Oxnard’s Wagon Wheel at 101 & Oxnard Blvd?

(Unless we specify, the trends in modern development tends to be bland and stark, which doesn’t match the existing Ventura character and charm. Otherwise, the Johnson Drive could look like an extension of Oxnard’s Wagon Wheel development in Oxnard or it could have a uniquely Ventura flavor.)

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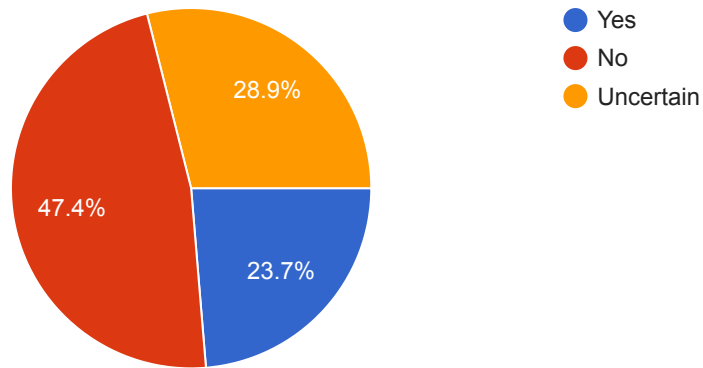


7. Would you like to be a participant in a steering group next week (early April) to share further input on the land use alternatives in the Johnson Drive corridor and plan areas?



(This would involve one 2-hour Zoom meeting with the MCC. If answering yes, please email your contact information to montalvocomcouncil@gmail.com.)

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