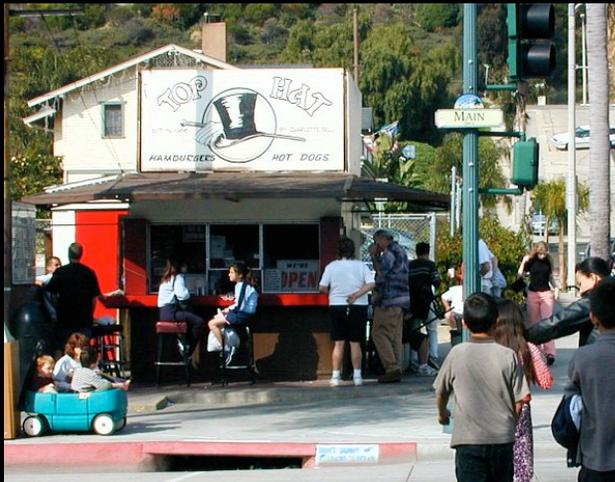




VENTURA VISION

CITY OF SAN BUENAVENTURA, CALIFORNIA

PREPARED BY THE UNIVERSITY OF NOTRE DAME SCHOOL OF ARCHITECTURE
GRADUATE URBAN DESIGN STUDIO, 2009









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DESTROYED...



DESTROYED...



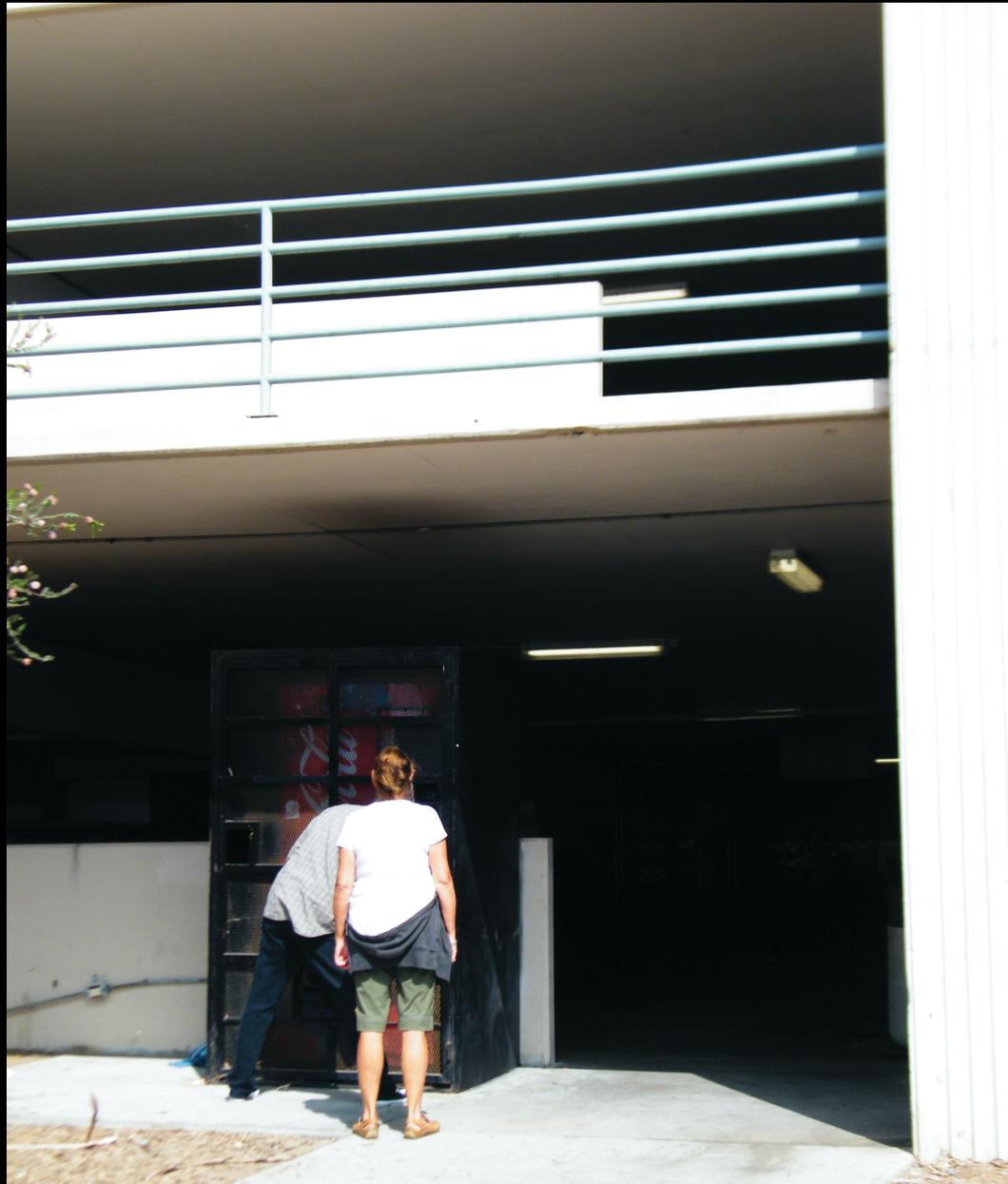
MAD HIGHWAYS...



SPHINXES OF CONCRETE AND ALUMINUM...



STARVING FOR DEVELOPMENT...



BURNING FOR CONNECTIONS...







VENTURA VISION

NORTHBOUND ENTRANCE TO CITY FROM US HIGHWAY 101



VENTURA VISION

EDGEWATER



VENTURA VISION

CALIFORNIA STREET CROSSING US HIGHWAY 101

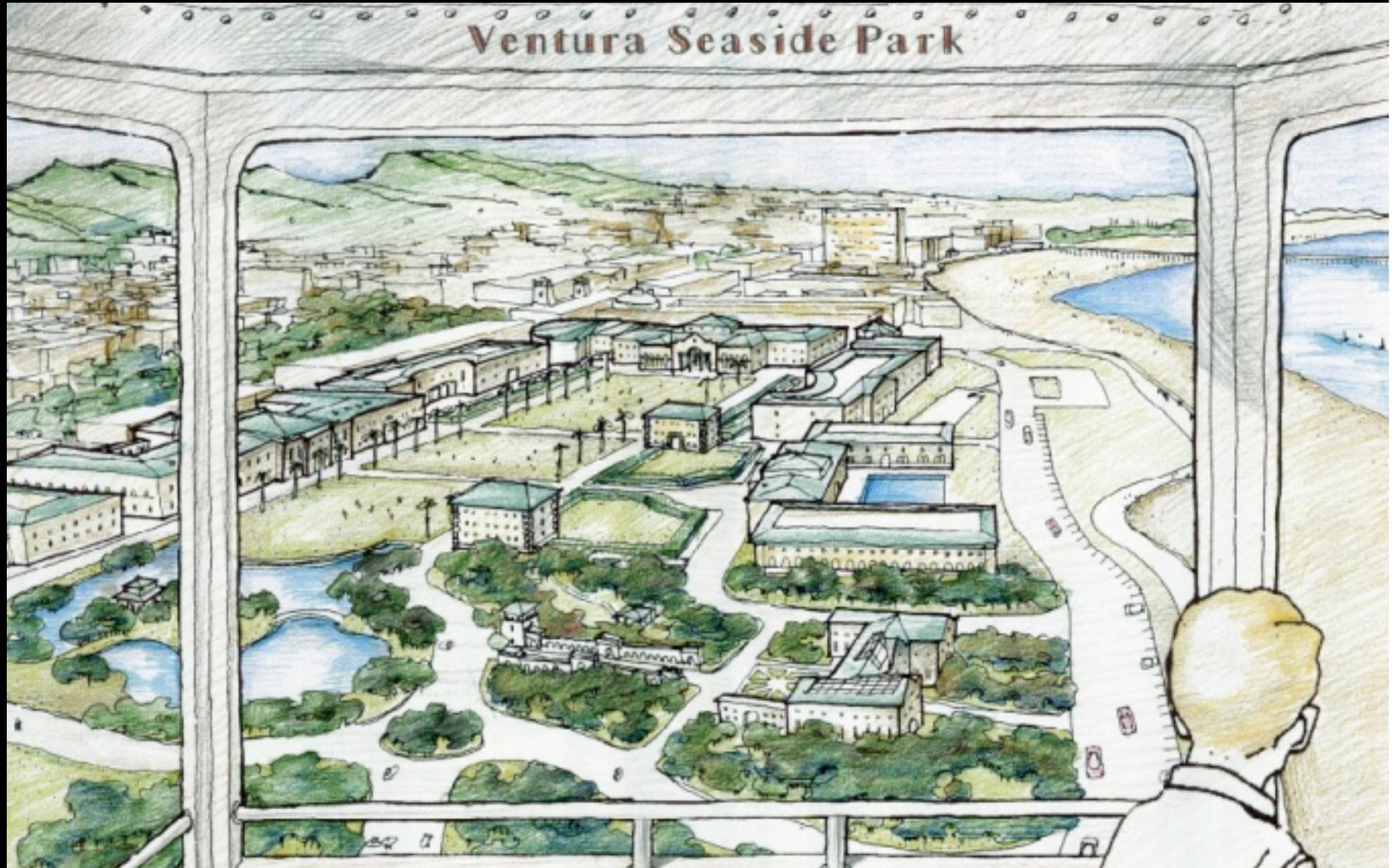


VENTURA VISION

THE TOP HAT



VENTURA VISION
VENTURA COUNTY FAIRGROUNDS



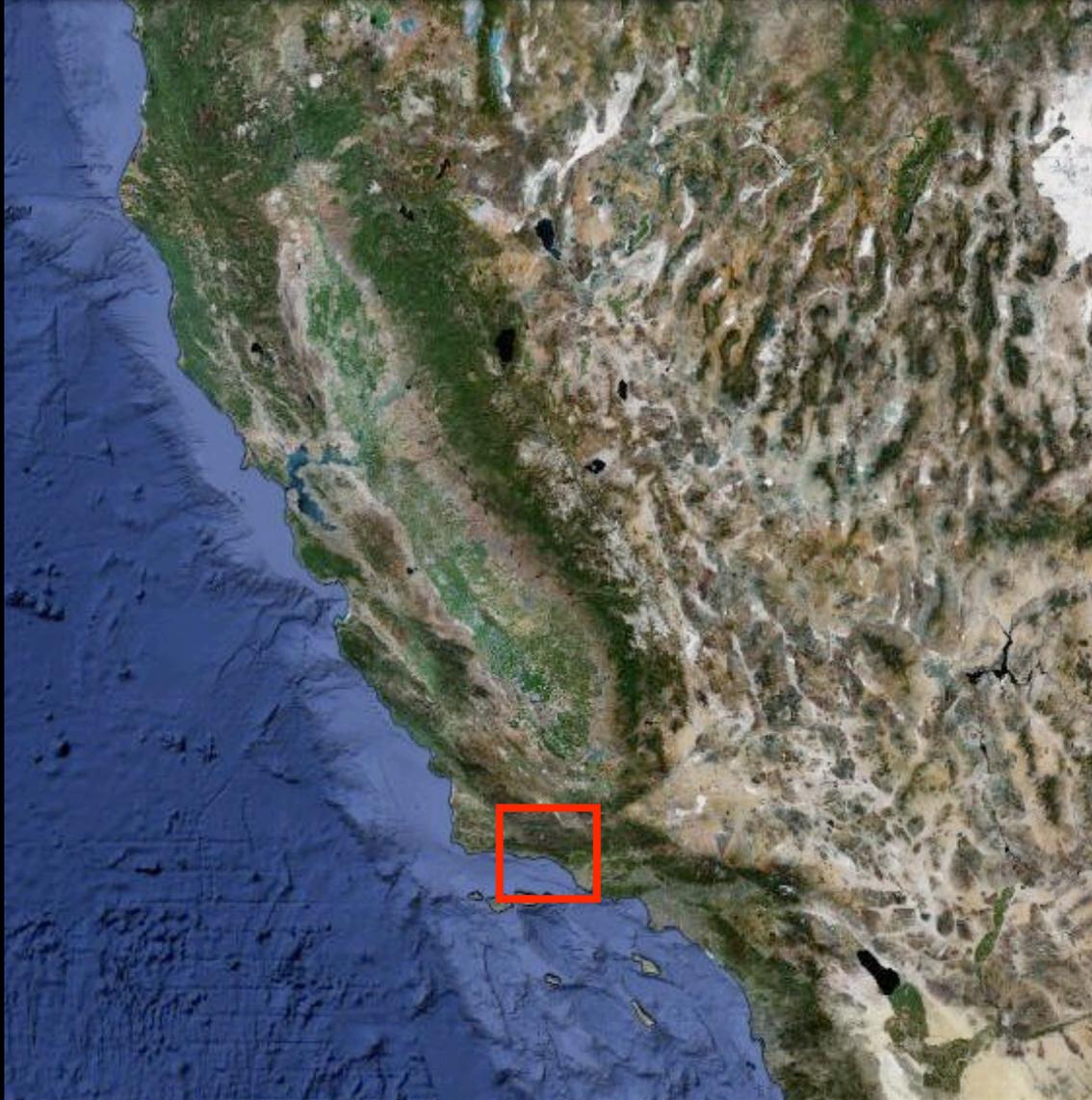
VENTURA VISION
PLAZA PARK PASEOS



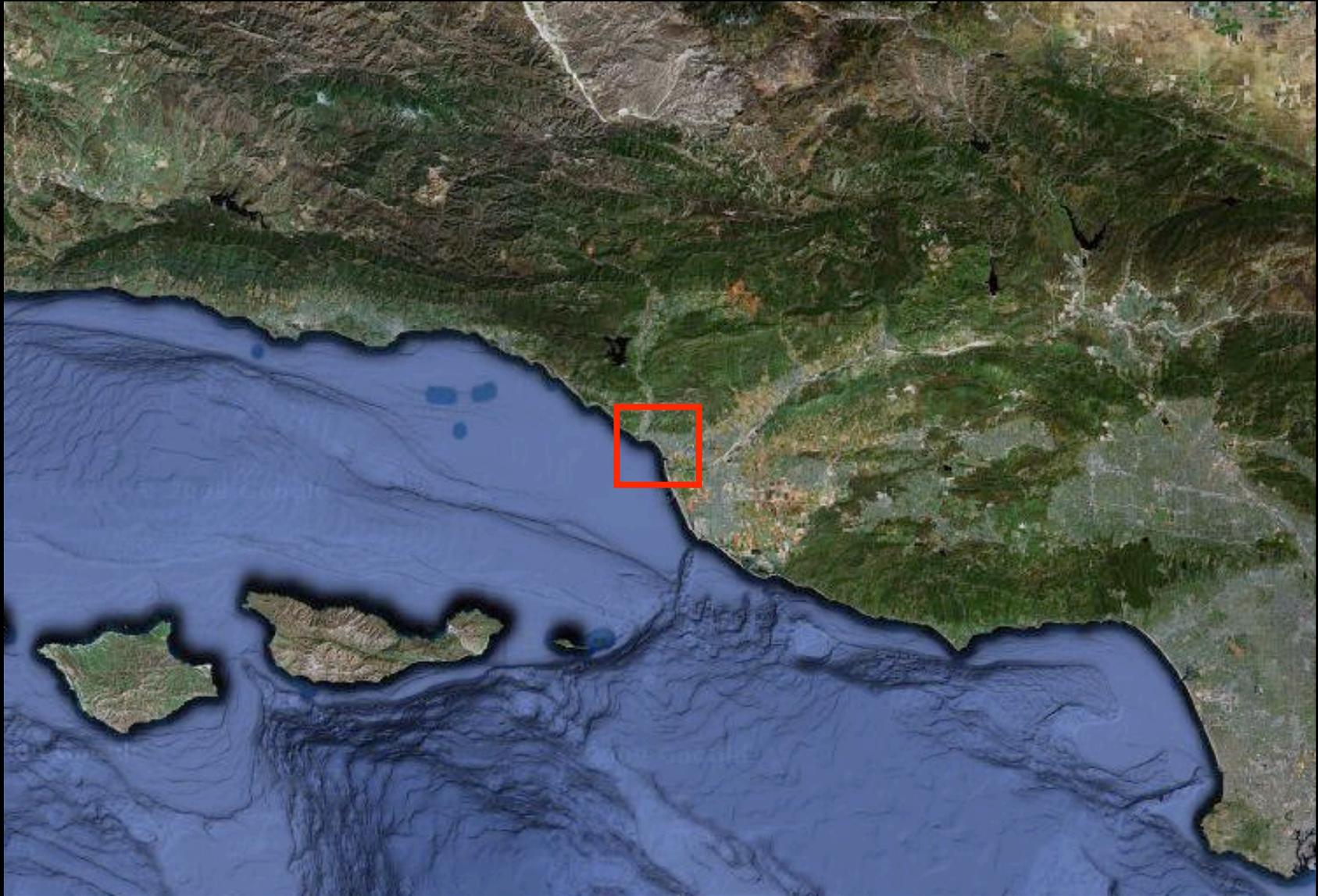
CONTINENTAL CONTEXT



REGIONAL CONTEXT



LOCAL CONTEXT



STUDY AREA

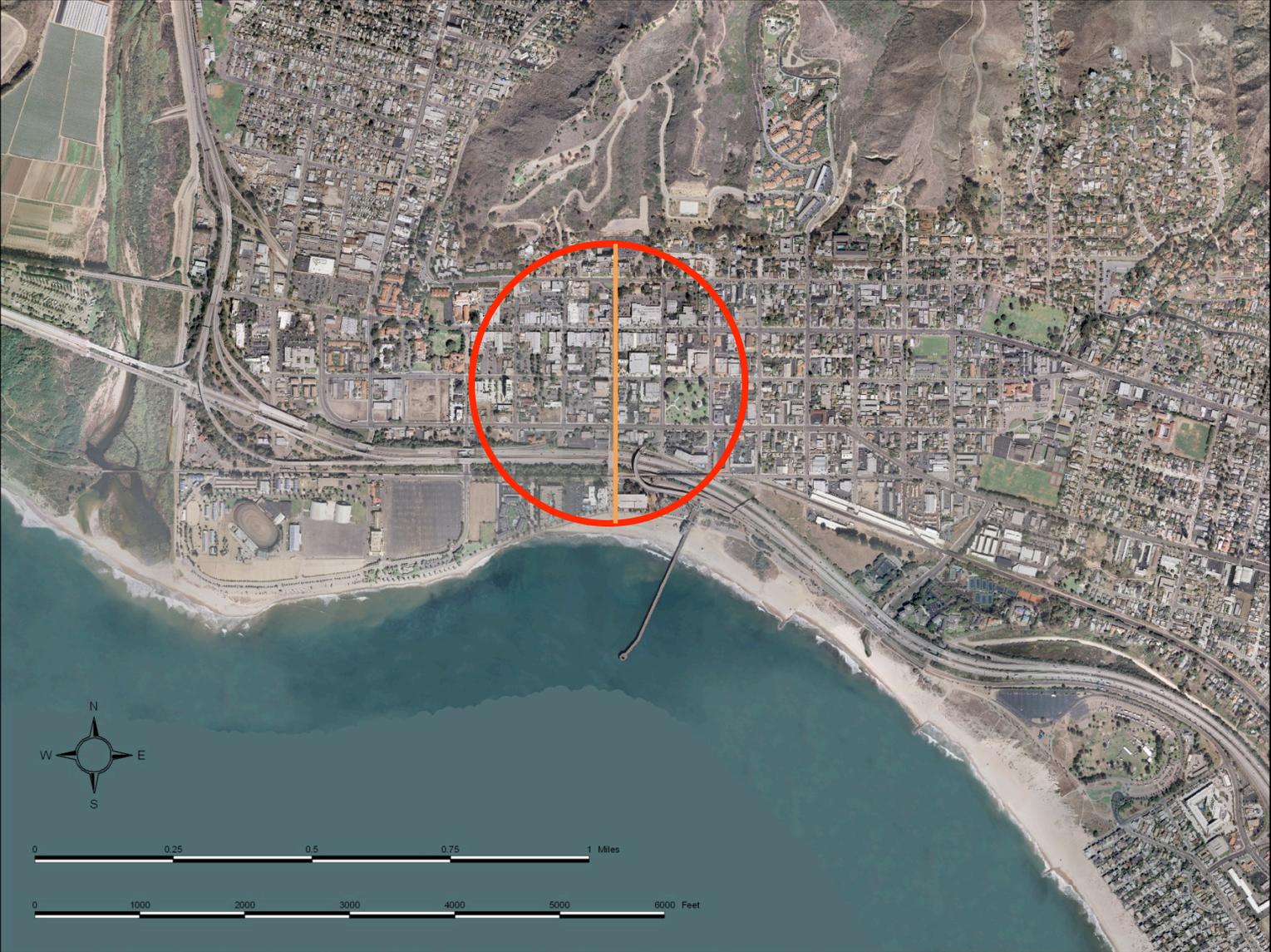


STUDY AREA



HISTORIC CENTER

QUARTER-MILE RADIUS CIRCLE- 5 MINUTE WALK



MISSION

QUARTER-MILE RADIUS CIRCLE- 5 MINUTE WALK



FAIRGROUNDS

QUARTER-MILE RADIUS CIRCLE- 5 MINUTE WALK



EDGEWATER AND THE PIER

QUARTER-MILE RADIUS CIRCLE- 5 MINUTE WALK



STATE BEACH

QUARTER-MILE RADIUS CIRCLE- 5 MINUTE WALK

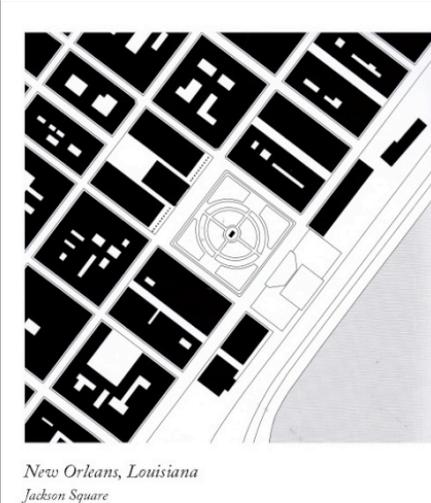
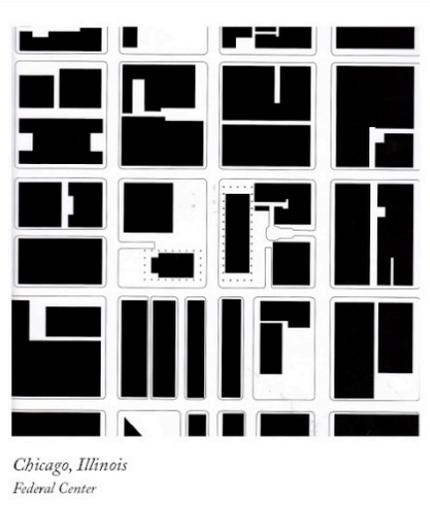
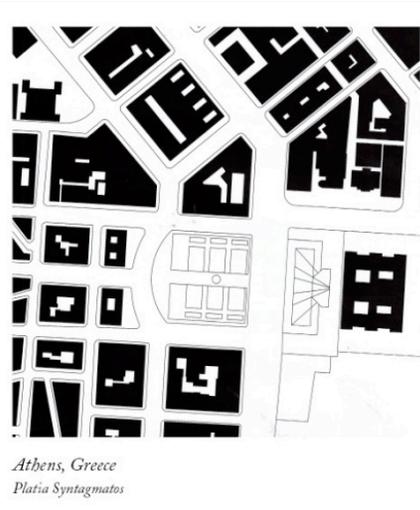
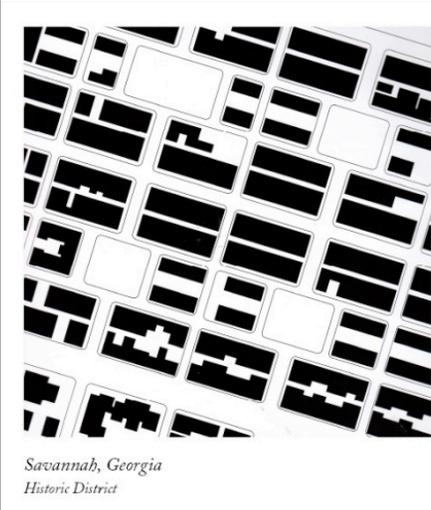


VENTURA

QUARTER-MILE RADIUS CIRCLE- 5 MINUTE WALK

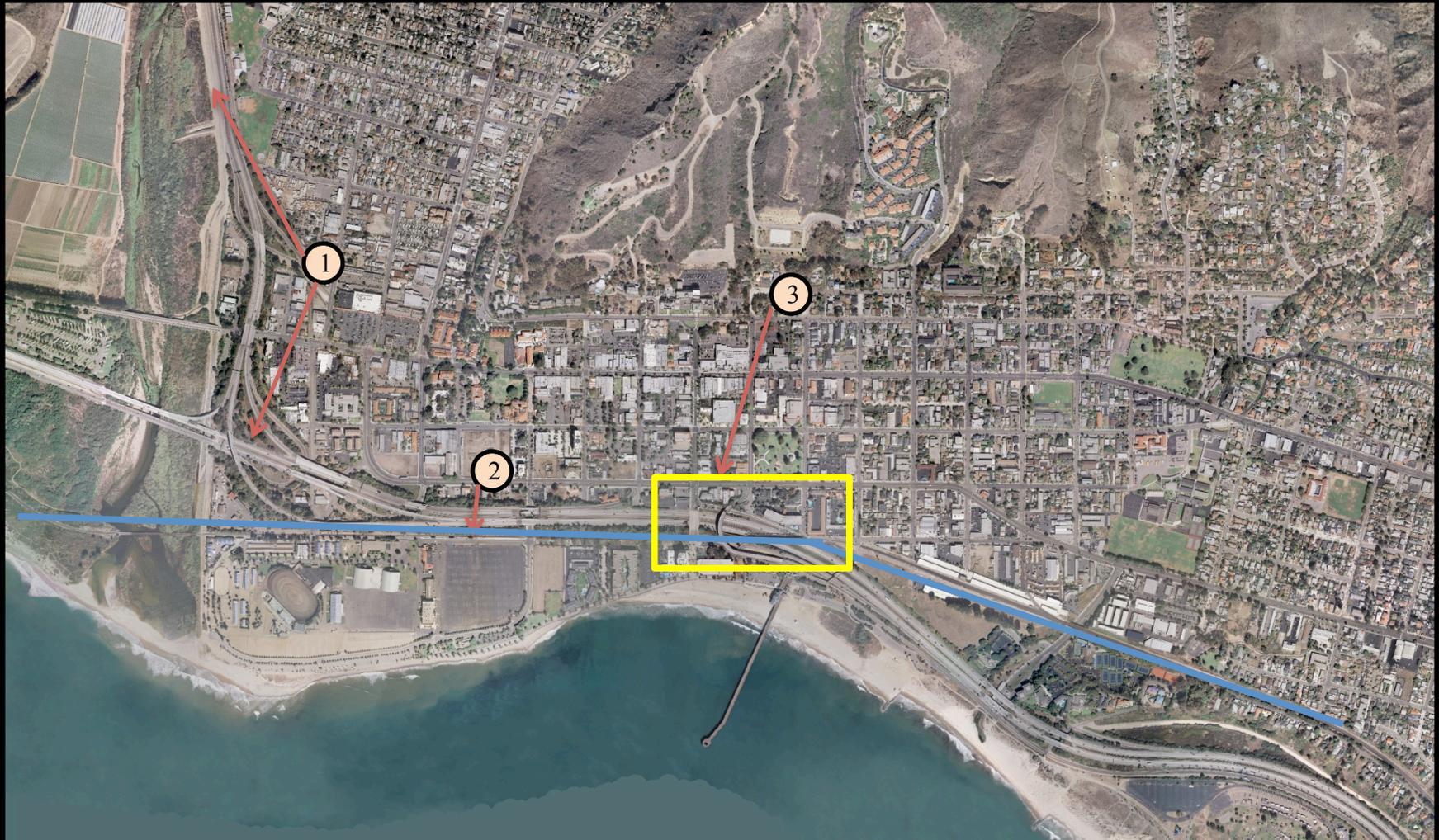


CITY SCALE STUDY



INFRASTRUCTURE I

1. STATE ROUTE 33
2. RAIL ROAD
3. US HIGHWAY 101 CAP



INFRASTRUCTURE I

1. STATE ROUTE 33
2. RAIL ROAD
3. US HIGHWAY 101 CAP



INFRASTRUCTURE I

1. STATE ROUTE 33
2. RAIL ROAD
3. US HIGHWAY 101 CAP



EXISTING RAILROAD CONDITIONS



STATE ROUTE 33

EXISTING CONDITIONS



STATE ROUTE 33 EXISTING CONDITIONS



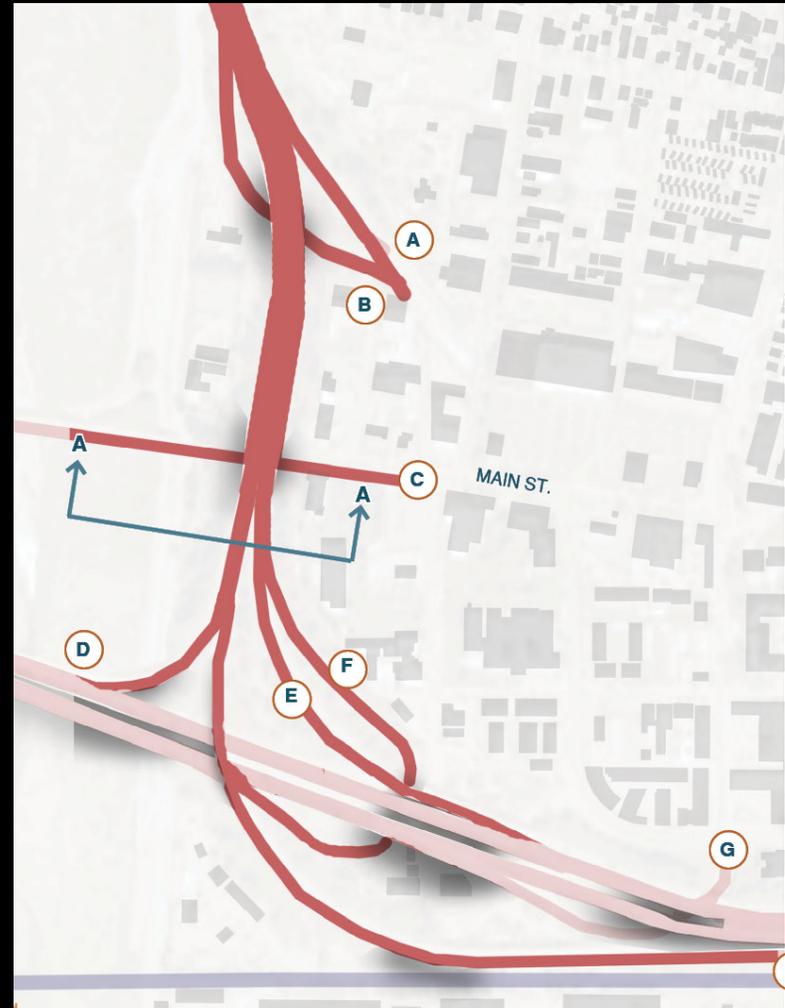
STATE ROUTE 33

SITE PLANS

PROPOSED



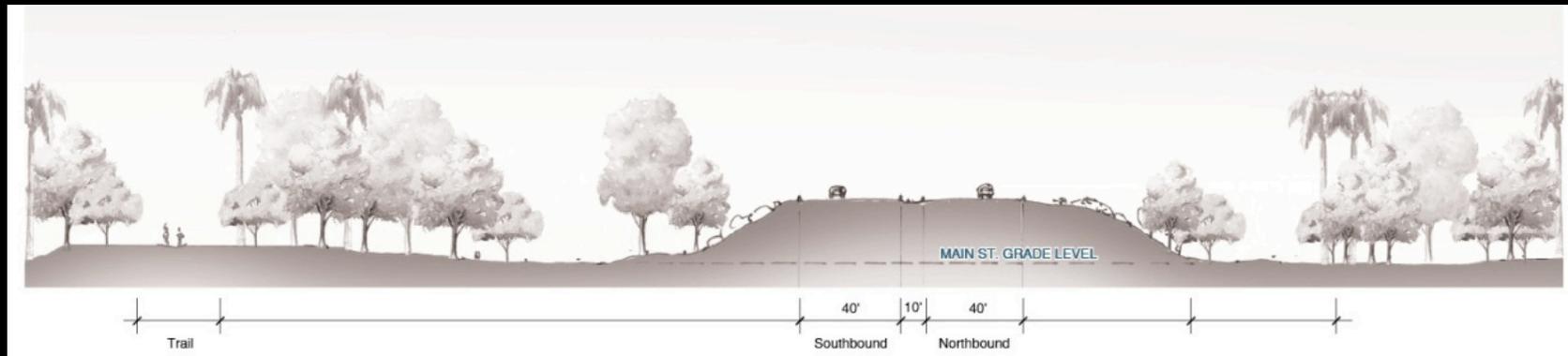
EXISTING



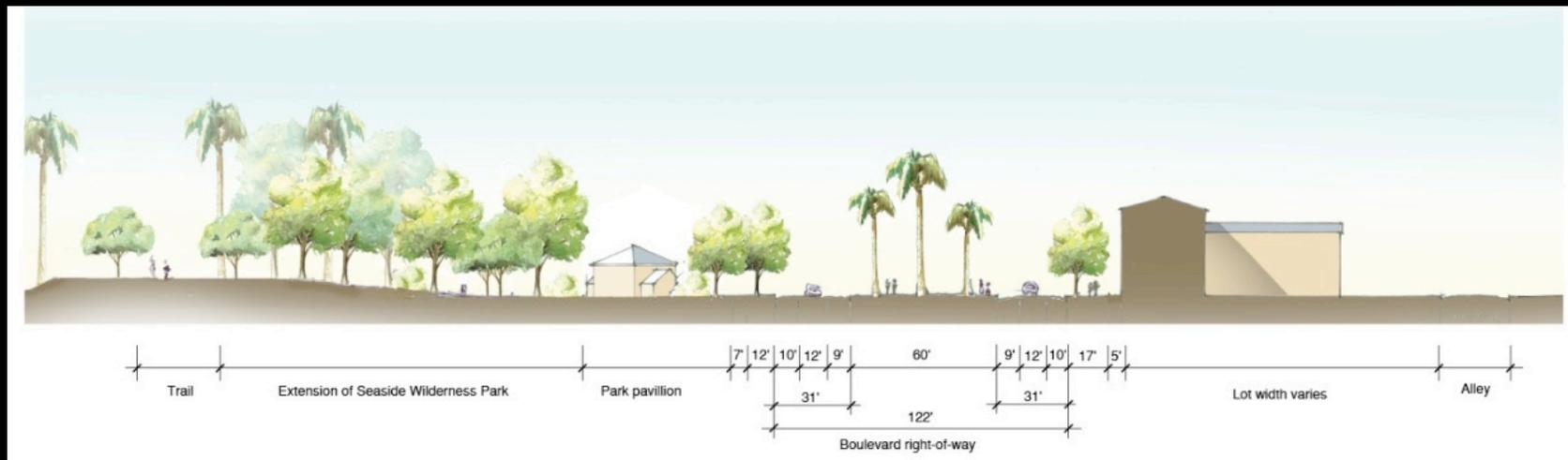
STATE ROUTE 33

STREET SECTIONS

EXISTING



PROPOSED



STATE ROUTE 33

NEW DEVELOPMENT AFFORDED BY PROPOSAL



STATE ROUTE 33

- DEMOLISH EXISTING INTERCHANGE
- TRANSFORM FROM FREEWAY TO PARKWAY
- INTRODUCE ROUNDABOUT AT MAIN STREET
- CREATE NEW REAL ESTATE FROM FREEWAY INTERCHANGE
- NEW ON-OFF RAMPS FROM 101

RAILROAD

EXISTING CONDITIONS



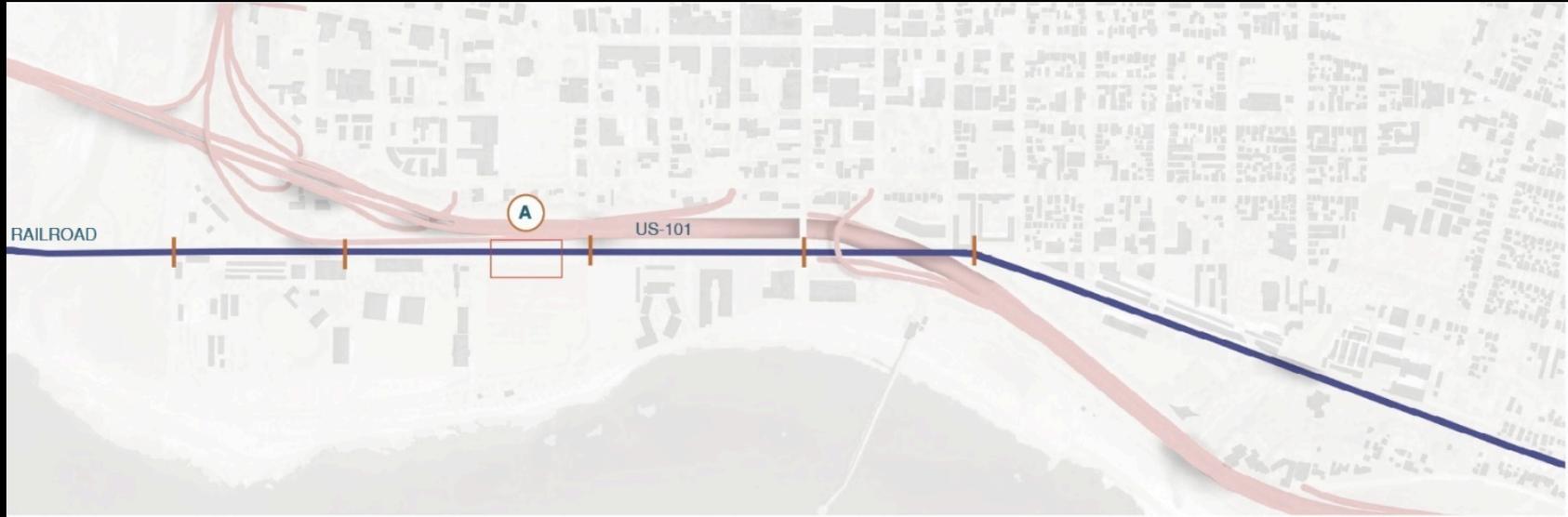
RAILROAD

EXISTING TRACKS LOCATION

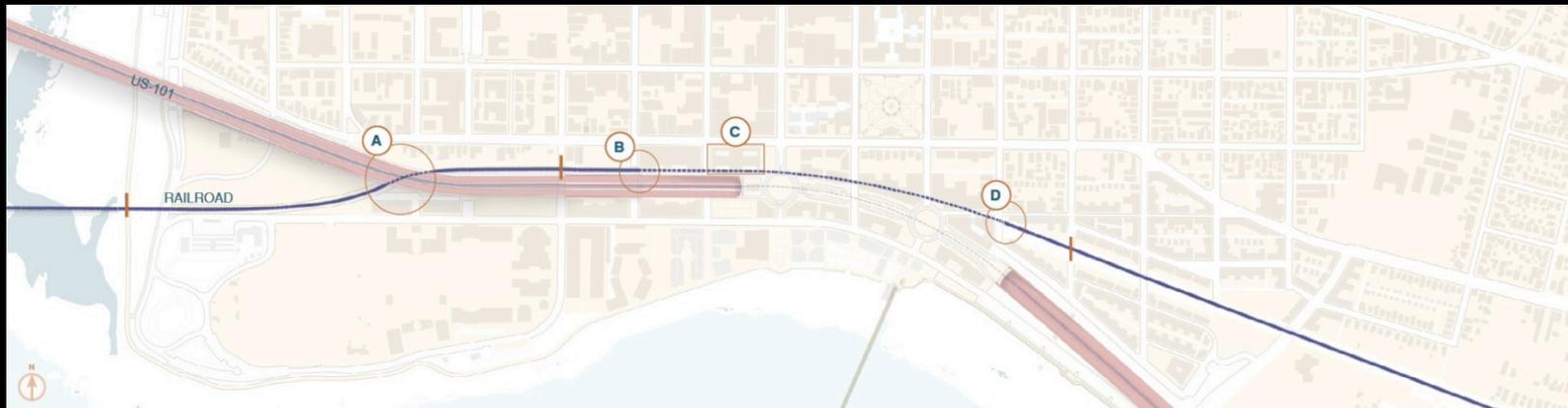


RAILROAD SITE PLANS

EXISTING



PROPOSED

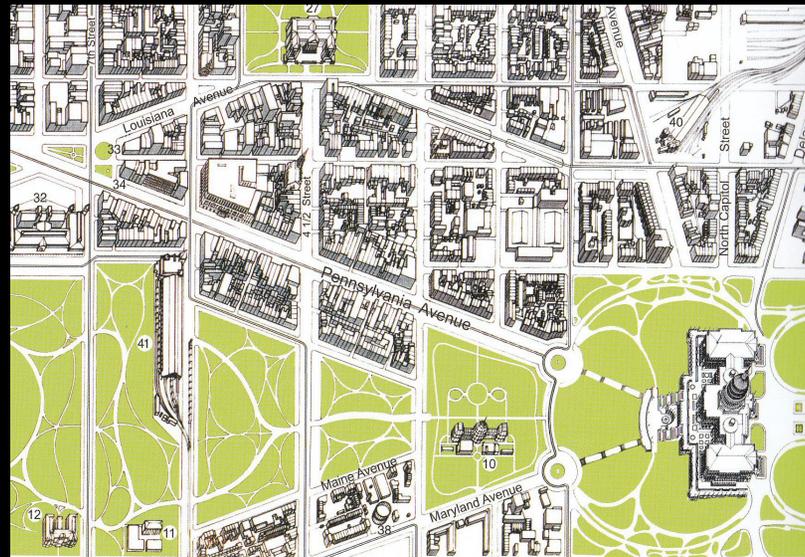


RAILROAD

KEY JUNCTURES: OLIVE STREET, CAP, ASH STREET



RAILROAD CROSSING THE NATIONAL MALL



RAILROAD

- RELOCATE EXISTING TRACKS NORTH OF US-101 AT OLIVE STREET
- TRACKS RUN UNDER US-101 CAP FROM PALM STREET TO ASH STREET ALLOWING STREET CONNECTIONS ACROSS US-101
- LOCATE MULTI-MODAL TRANSPORTATION CENTER AT CALIFORNIA STREET AND THOMPSON BOULEVARD
- CREATION OF NEW REAL ESTATE ON FORMER RAILROAD RIGHT OF WAY AND ABOVE RAILROAD TUNNEL

US HIGHWAY 101 CAP

EXISTING CONDITIONS



US HIGHWAY 101 CAP

SITE PLANS

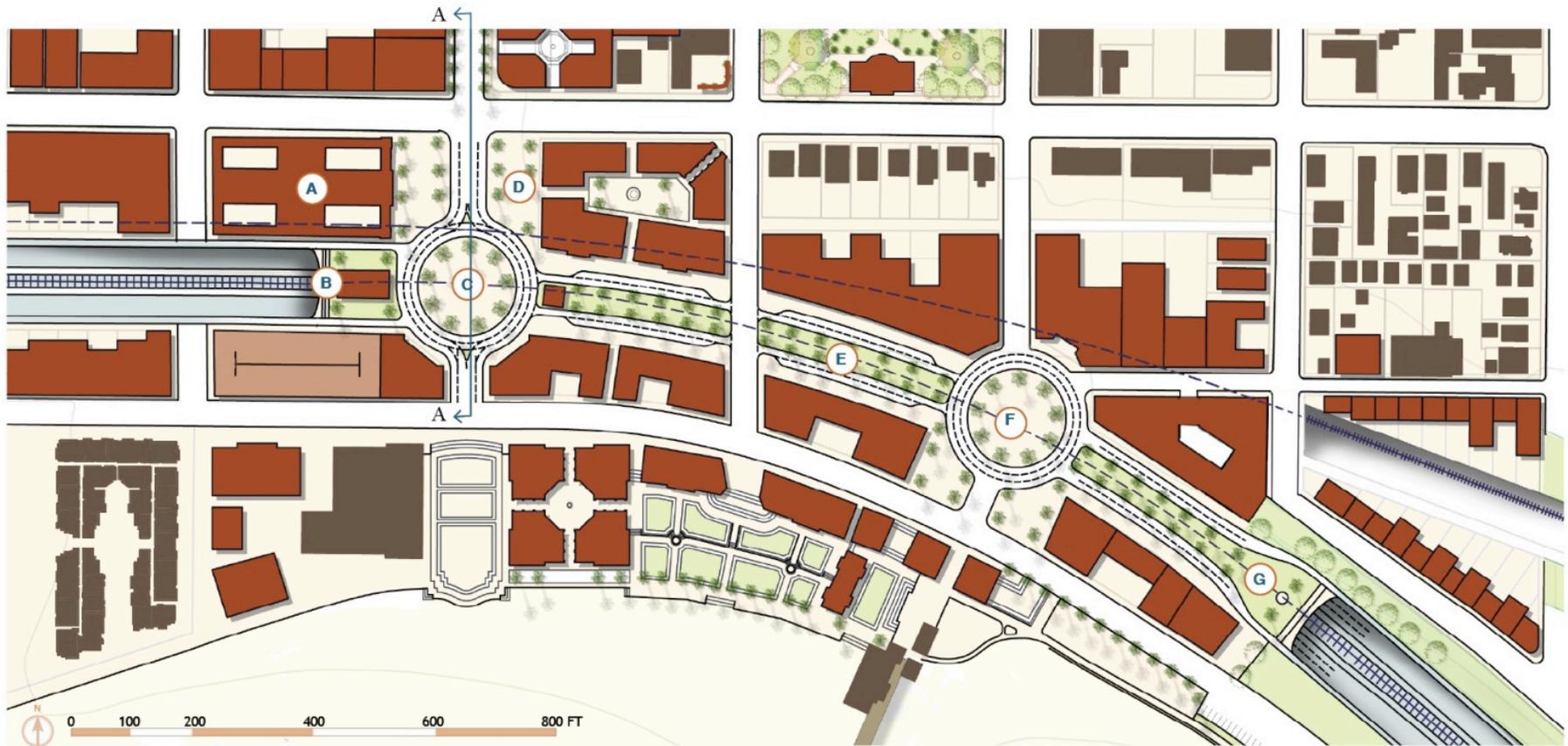


EXISTING

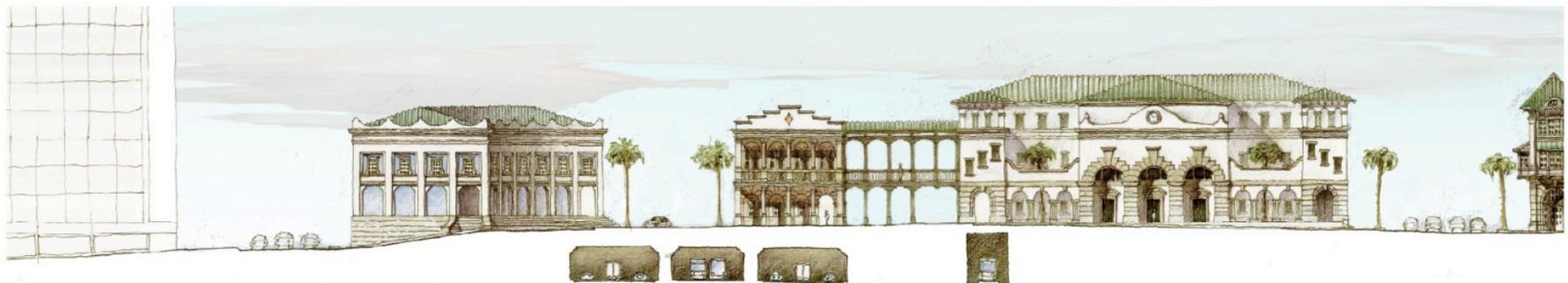


PROPOSED CAP





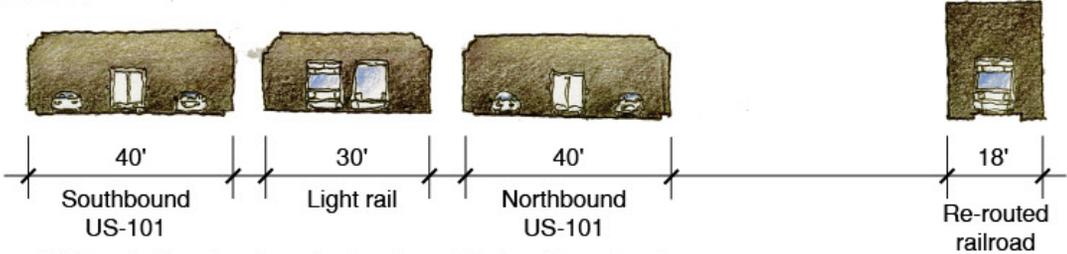
Proposed plan of US-101 cap



Section A-A: Through proposed US-101 cap, cut along California St.

US HIGHWAY 101 CAP

SECTION THROUGH CALIFORNIA STREET

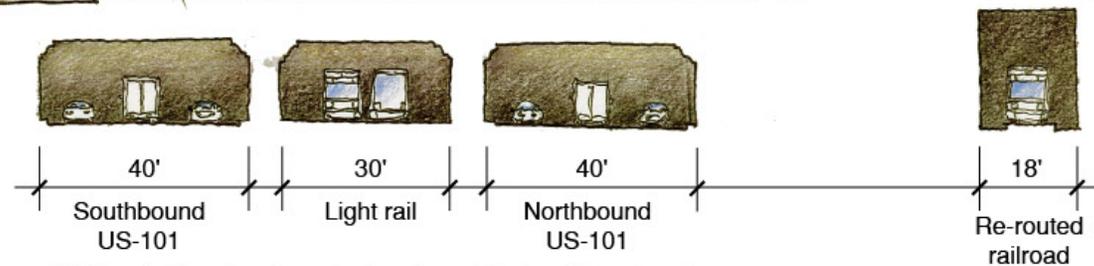
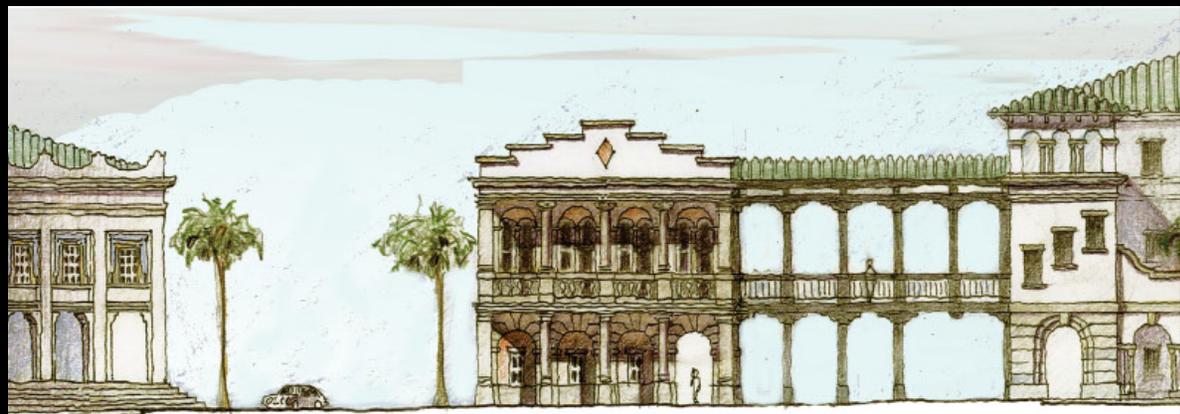
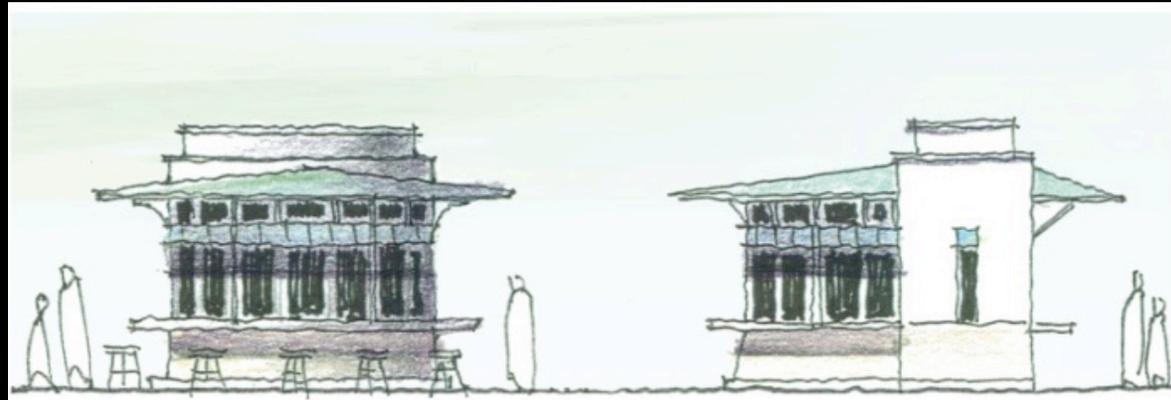


US HIGHWAY 101 CAP

- US HIGHWAY 101 CAP CONNECTS DOWNTOWN TO THE BEACH
- STACKED BOULEVARD ALLOWS FOR EAST - WEST CIRCULATION WITH MULTIPLE ENTRIES INTO THE CITY AND BEACH.
- CREATION OF NEW REAL ESTATE ALONGSIDE NEW BOULEVARD

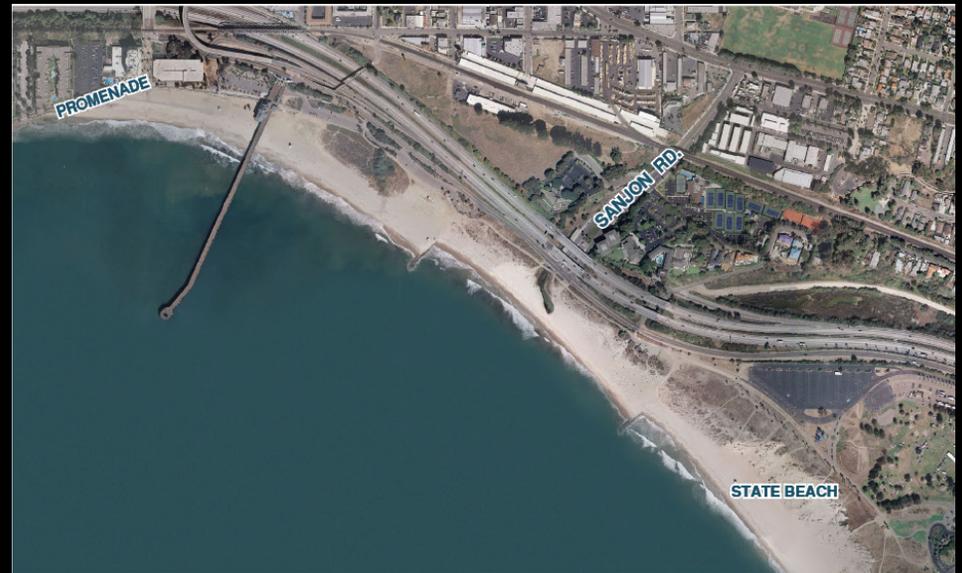
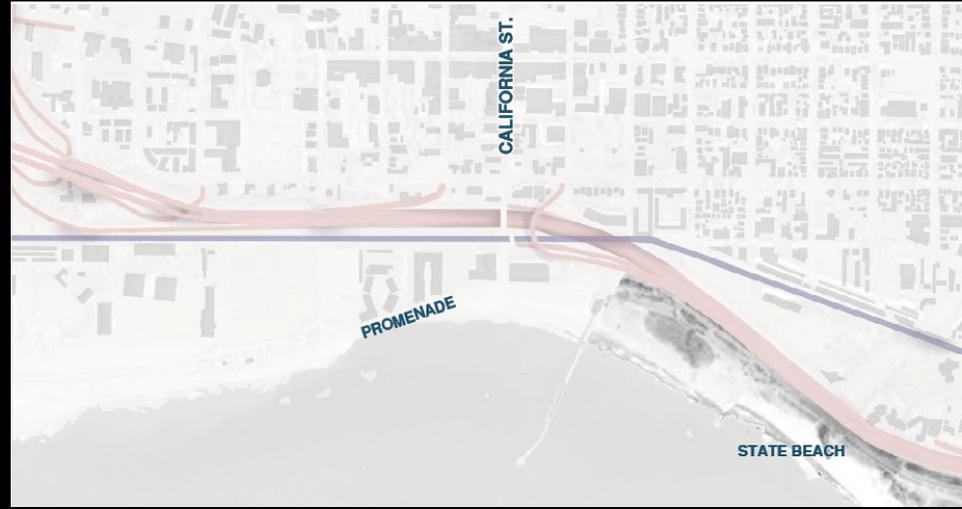
INFRASTRUCTURE II

- BEACHFRONT AMENITIES
- LIGHT RAIL



BEACHFRONT AMENITIES

EXISTING CONDITIONS



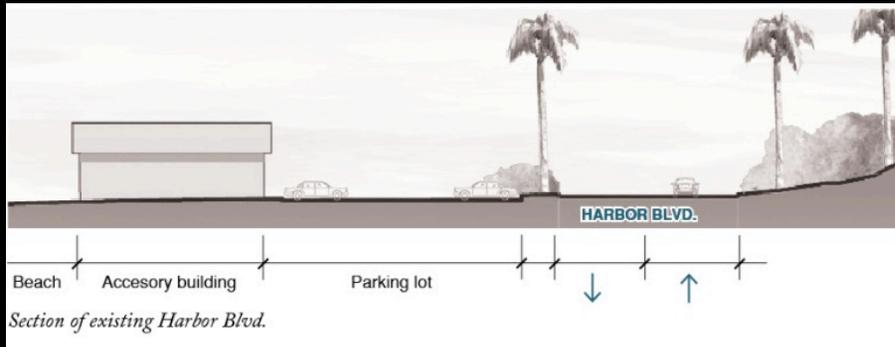
BEACHFRONT AMENITIES

PLAN OF PROPOSED HARBOR BLVD. IMPROVEMENTS SHOWING NEW PARKING, SERVICE STRUCTURES, TRAILS, PICNIC AREAS, AND CONNECTION TO PIER



BEACHFRONT AMENITIES

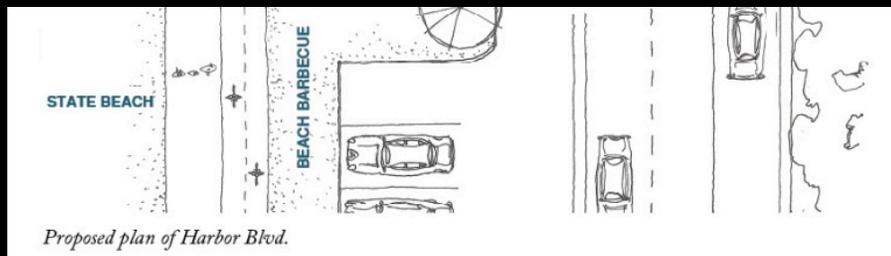
EXISTING AND PROPOSED



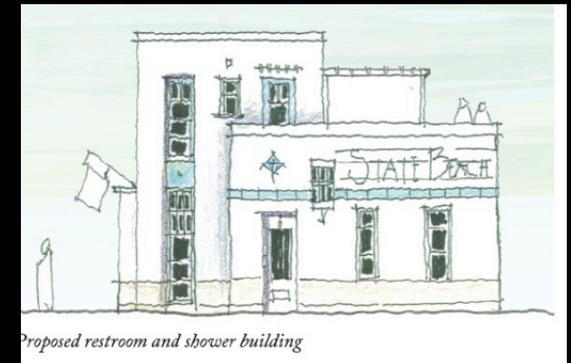
Section of existing Harbor Blvd.



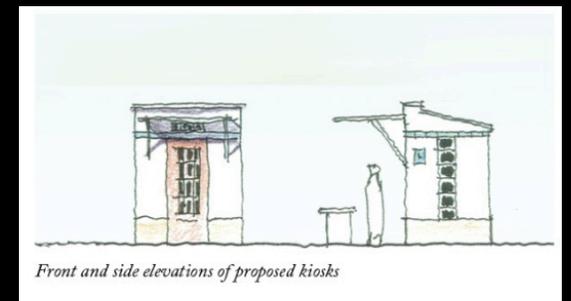
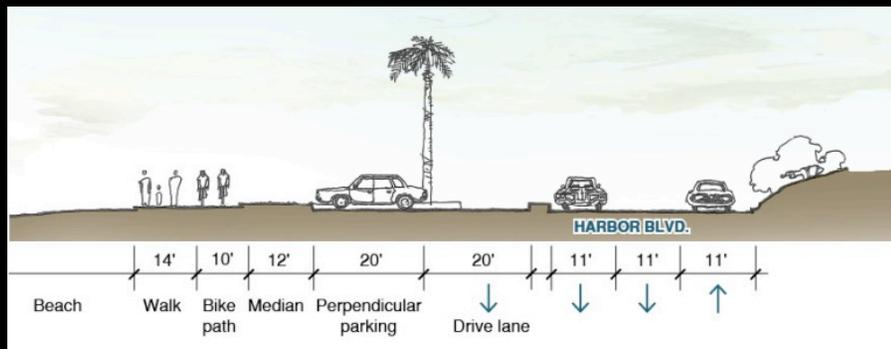
Front and side elevations of proposed Beach Hat (beach complement to the Top Hat)



Proposed plan of Harbor Blvd.



Proposed restroom and shower building



Front and side elevations of proposed kiosks

BEACHFRONT AMENITIES

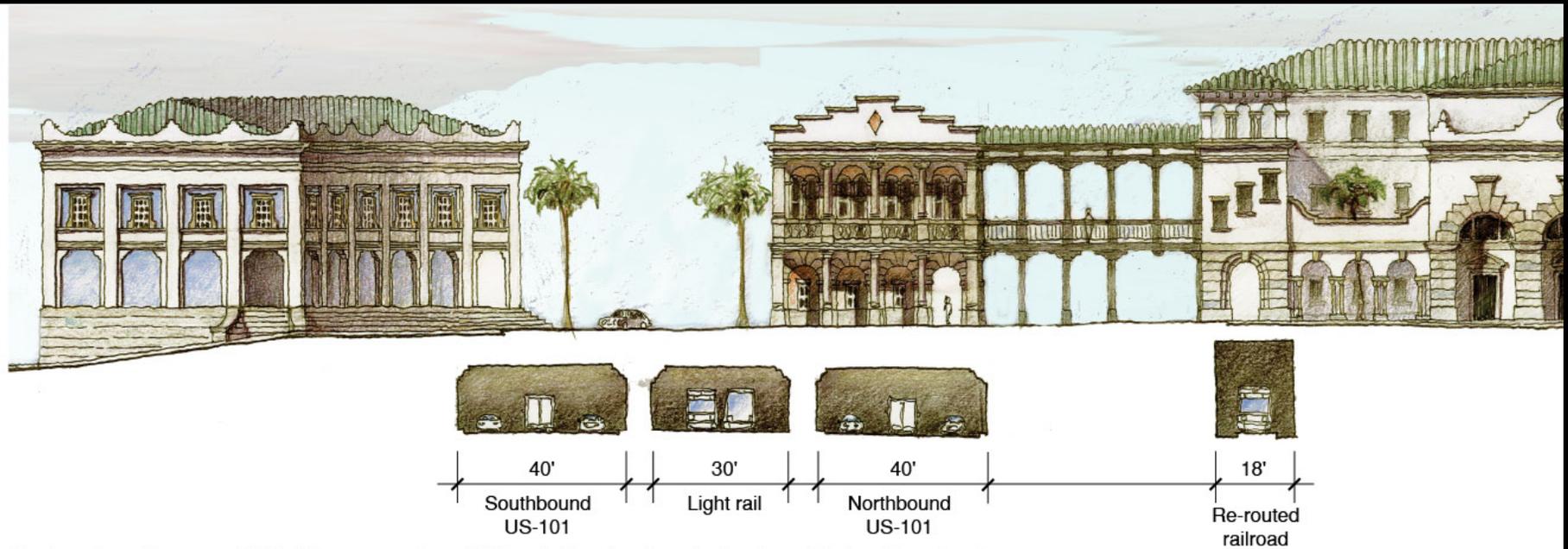
- INCREASED PUBLIC ACCESS TO WATERFRONT
- EXTENSION OF PEDESTRIAN AND BICYCLE CIRCULATION THROUGH THE STATE BEACH PARK, EDGEWATER, THE FAIRGROUNDS, SURFERS POINT, AND SEASIDE WILDERNESS PARK
- CONSERVATION OF NATURAL RESOURCES AND HABITAT
- INCREASED PARKING AND CONVENIENCE, INCLUDING PICNIC AREAS, SHELTERS, WATER FOUNTAINS, WASHING STATIONS AND PUBLIC RESTROOMS

LIGHT RAIL

- PROMOTION OF REGIONAL PUBLIC TRANSPORTATION NETWORK
- UTILIZES EXISTING 101 MEDIAN



LIGHT RAIL



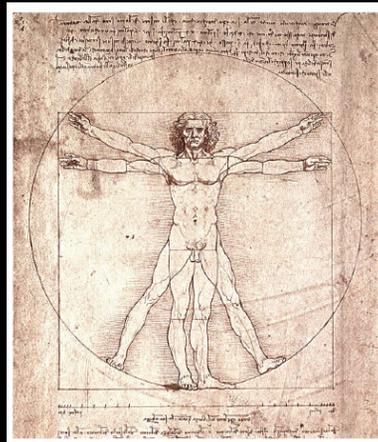
Section through proposed US-101 cap, cut along California St., showing the location of light rail under the cap

ARCHITECTURAL CHARACTER

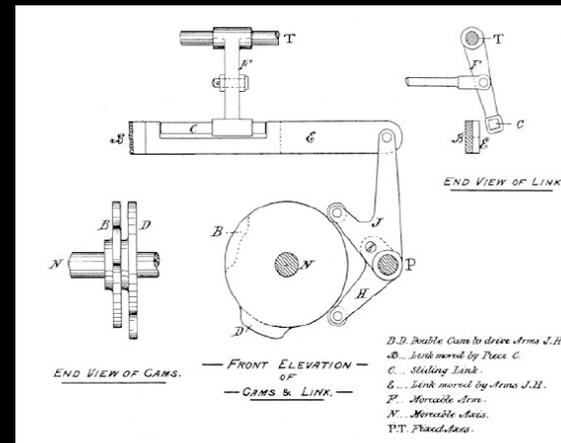


ARCHITECTURAL CHARACTER

HUMANIST ARCHITECTURE BASED ON NATURE AS MODEL



MODERNIST ARCHITECTURE BASED ON MACHINE AS MODEL



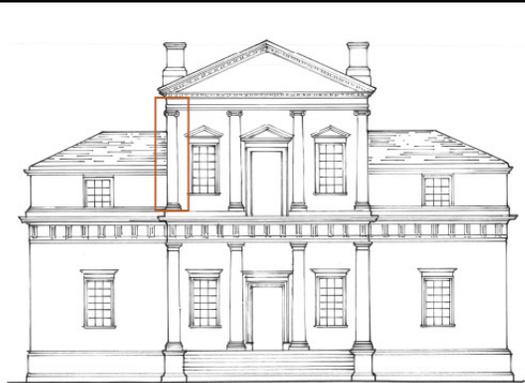
ARCHITECTURAL CHARACTER

DESIGN PRINCIPLES: DURABLE LOW-EMBODIED ENERGY MATERIALS



ARCHITECTURAL CHARACTER

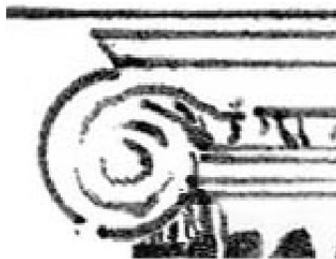
DESIGN PRINCIPLES: LAYERING AND SCALE OF DETAIL



Entire composition: Building



Mid-range composition: Column



Detailed composition: Capital



Entire composition: Tree



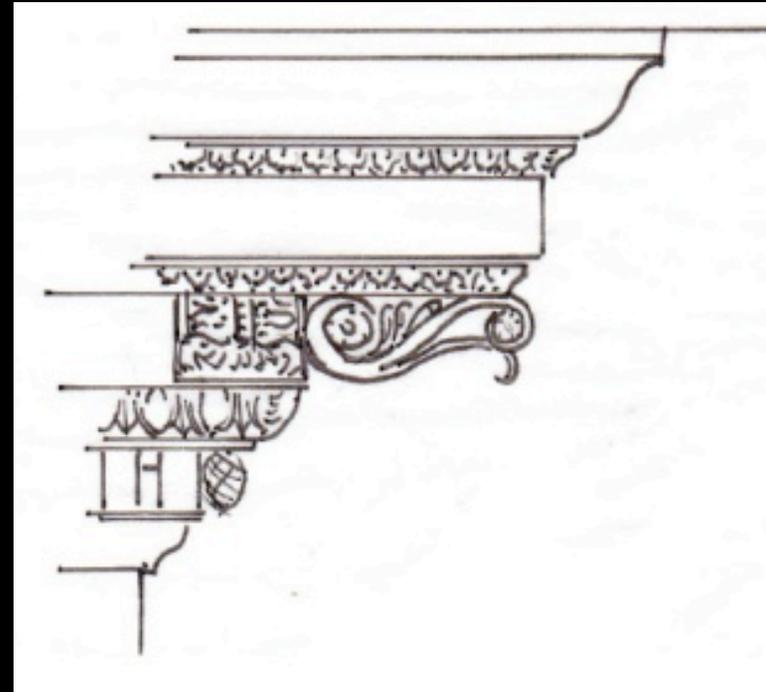
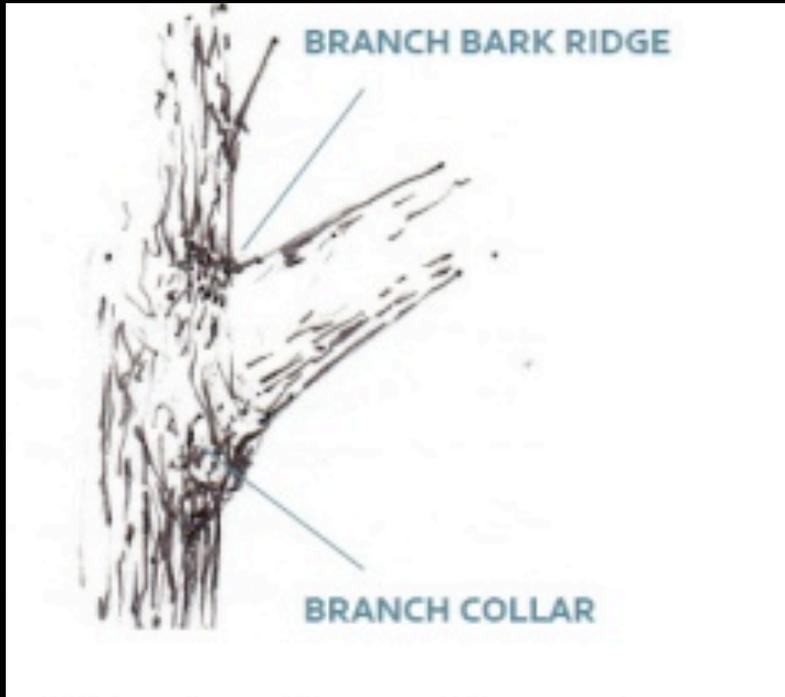
Mid-range composition: Leaves



Detailed composition: Bud

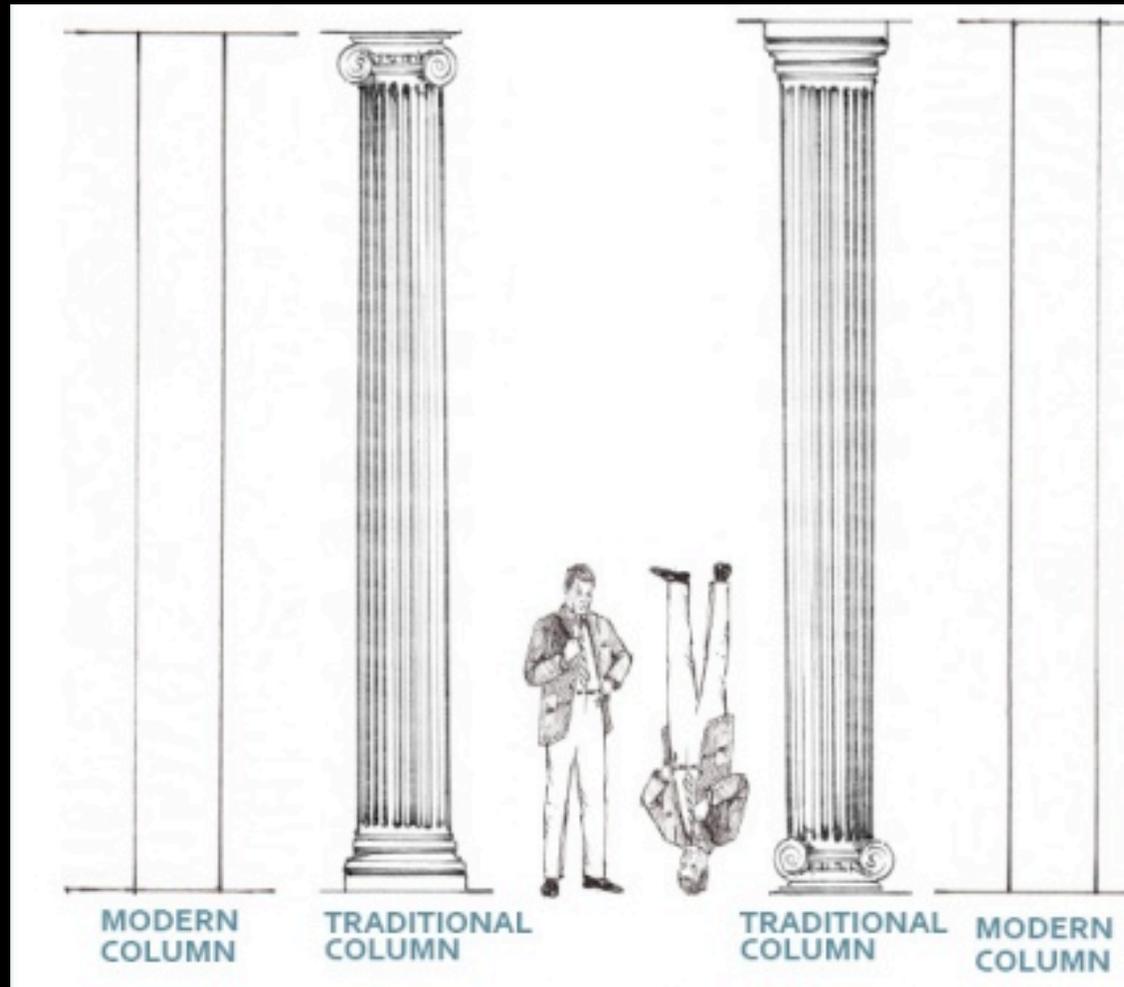
ARCHITECTURAL CHARACTER

DESIGN PRINCIPLES: ORNAMENT, DECORATION, AND DECORUM



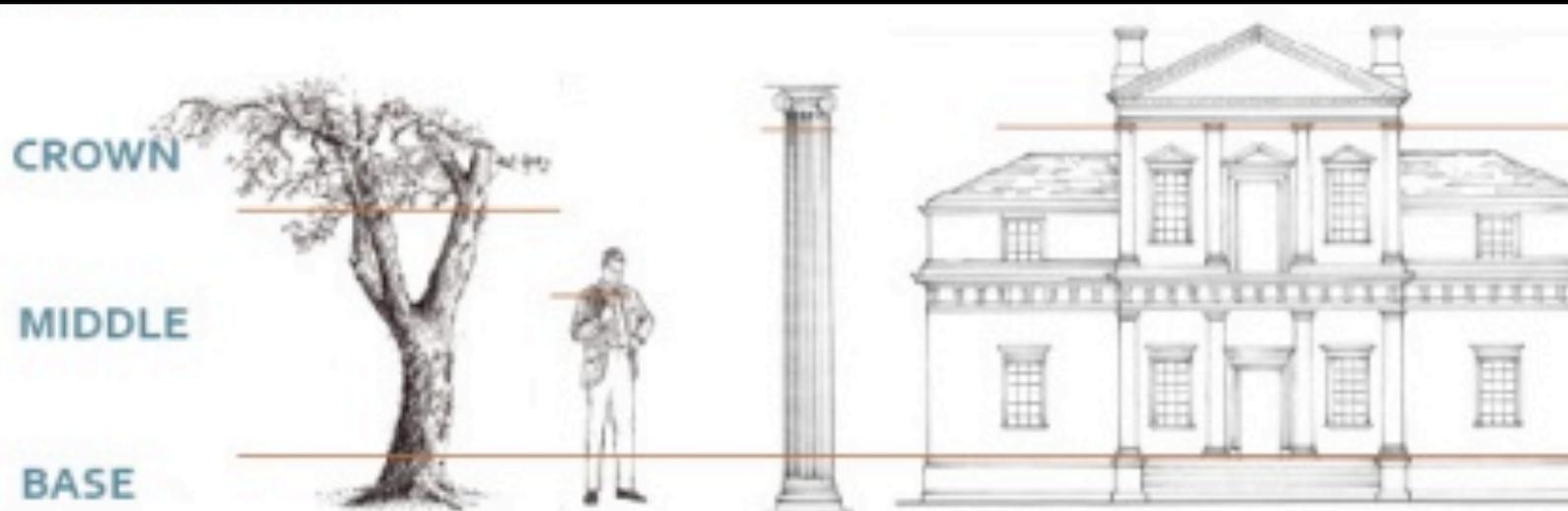
ARCHITECTURAL CHARACTER

DESIGN PRINCIPLES: LOGICAL ORDER



ARCHITECTURAL CHARACTER

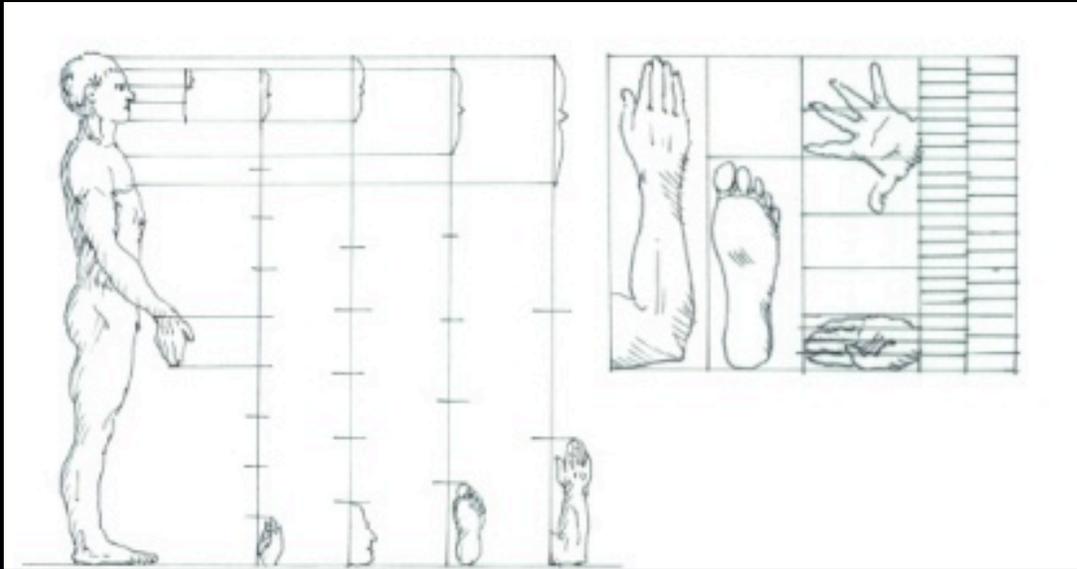
DESIGN PRINCIPLES: TRI-PARTITION



The division into three parts is common within nature.

ARCHITECTURAL CHARACTER

DESIGN PRINCIPLES: PROPORTION

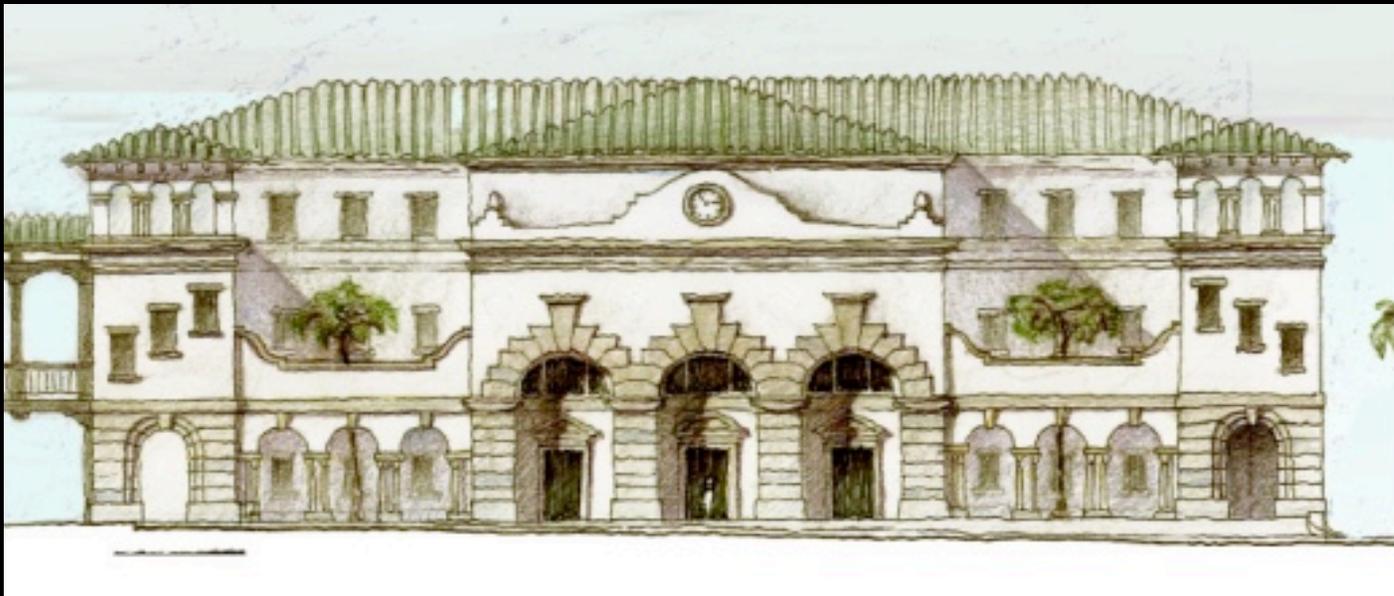
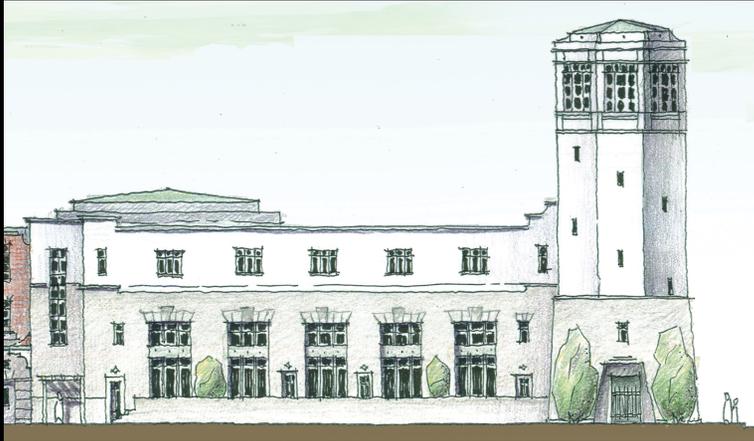


ARCHITECTURAL CHARACTER



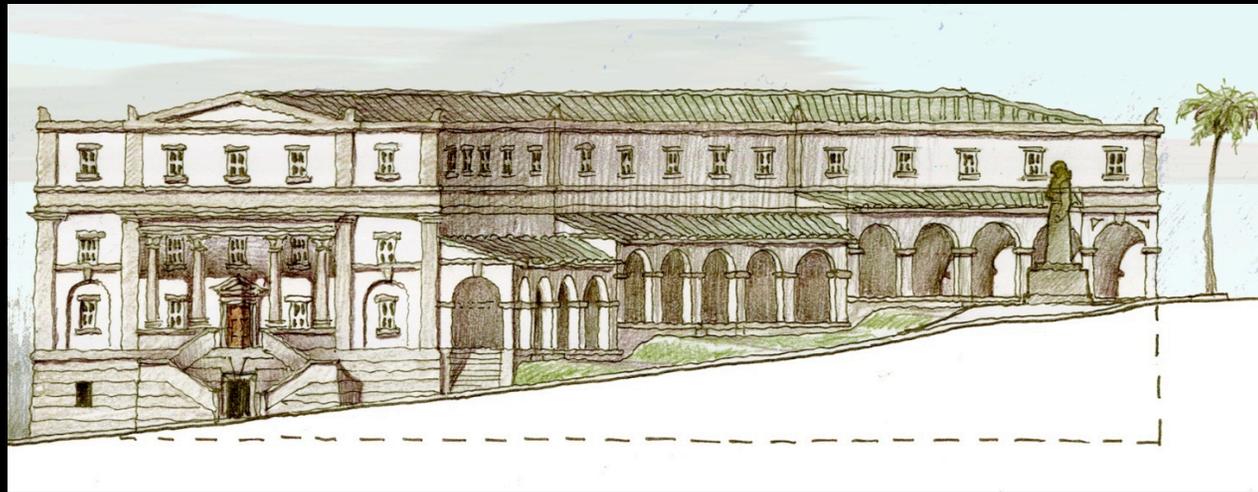
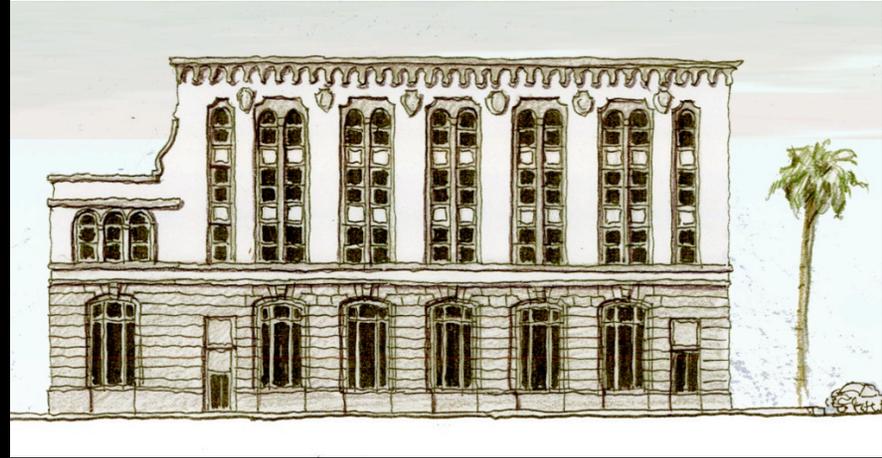
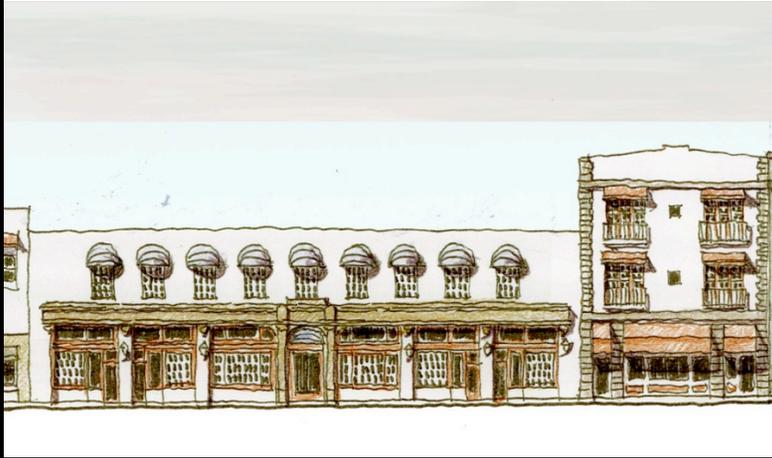
ARCHITECTURAL CHARACTER

FOREGROUND BUILDINGS (PROPOSED)



ARCHITECTURAL CHARACTER

BACKGROUND BUILDINGS (PROPOSED)



ARCHITECTURAL CHARACTER

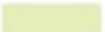
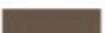
BACKGROUND BUILDINGS (PROPOSED)

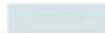




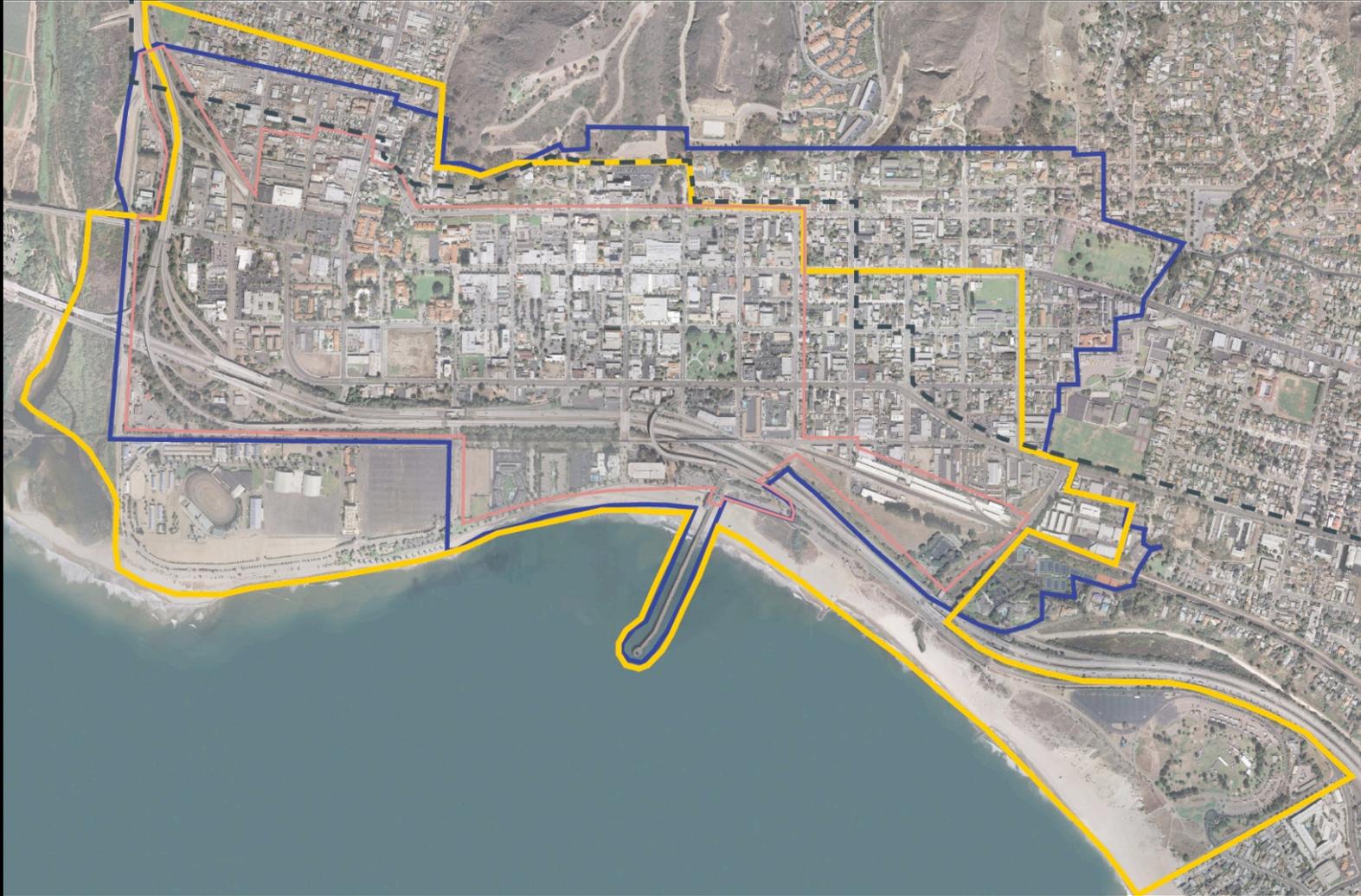
ILLUSTRATIVE MASTERPLAN



	PARKS AND OPEN LAND
	PROPOSED BUILDNGS
	EXISTING BUILDINGS

	PROPOSED PARKING STRUCTURES
	WATER

AREAS OF STUDY FOR VISION VENTURA



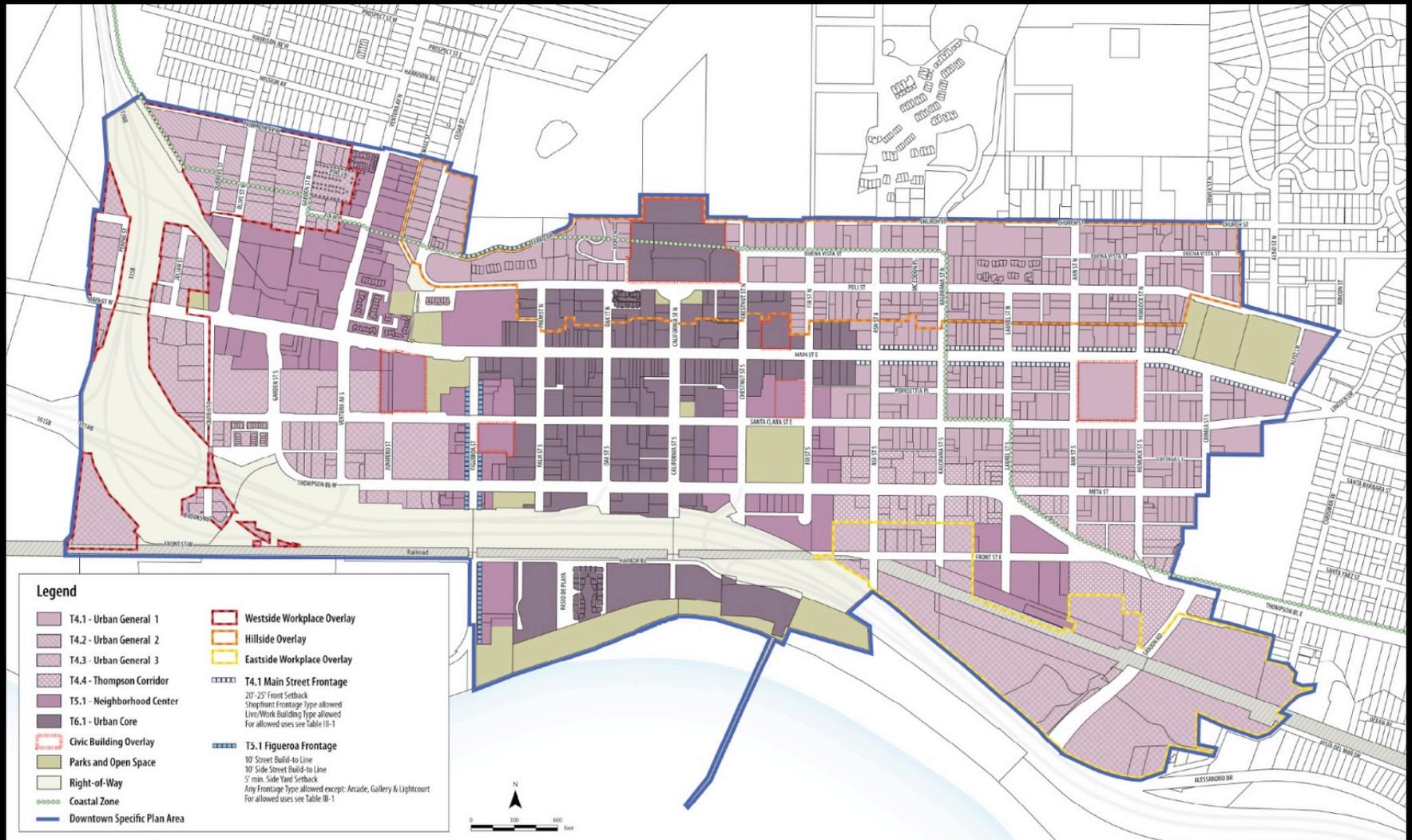
AREAS OF ARCHITECTURAL AND URBAN INTERVENTIONS



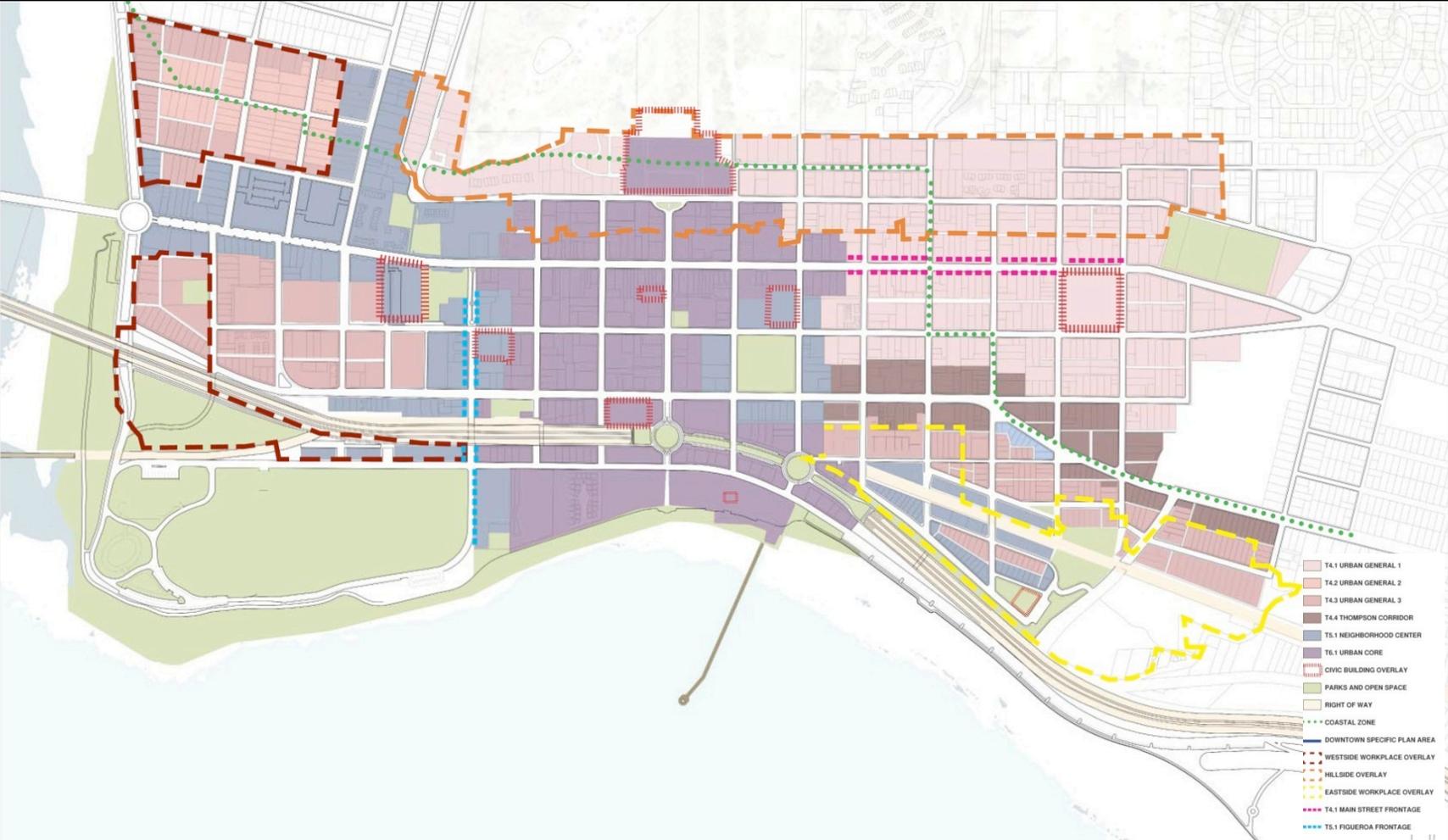
- | | | | |
|---|------------------------------|---|----------------------------|
| A | US-101 CAP DEVELOPMENT | E | VENTURA COUNTY FAIRGROUNDS |
| B | HARBOR BOULEVARD DEVELOPMENT | F | DOWNTOWN INFILL |
| C | EDGEWATER DEVELOPMENT | G | TRIANGLE NEIGHBORHOOD |
| D | DOWNTOWN WEST DEVELOPMENT | | |

EXISTING REGULATING PLAN

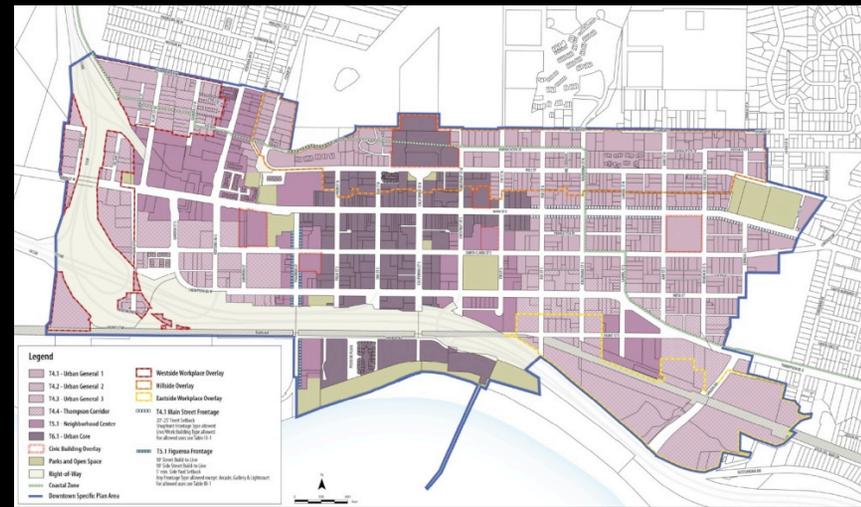
DOWNTOWN SPECIFIC PLAN



PROPOSED REGULATING PLAN



EXISTING REGULATING PLAN DOWNTOWN SPECIFIC PLAN



ILLUSTRATIVE MASTERPLAN



ARCHITECTURAL AND URBAN INTERVENTIONS

BUILDINGS TO BE DEMOLISHED



PROPOSED FIGURE - GROUND PLAN



AREAS OF PROPOSED ARCHITECTURAL AND URBAN INTERVENTIONS

- A. US 101 CAP DEVELOPMENT**
- B. HARBOR BOULEVARD DEVELOPMENT**
- C. EDGEWATER DEVELOPMENT**
- D. DOWNTOWN WEST DEVELOPMENT**
- E. VENTURA COUNTY FAIRGROUNDS**
- F. DOWNTOWN INFILL**
 - F.1 PLAZA PARK AND PASEO**
 - F.2 CALIFORNIA STREET IMPROVEMENTS**
- G. TRIANGLE NEIGHBORHOOD**



A. US-101 CAP DEVELOPMENT

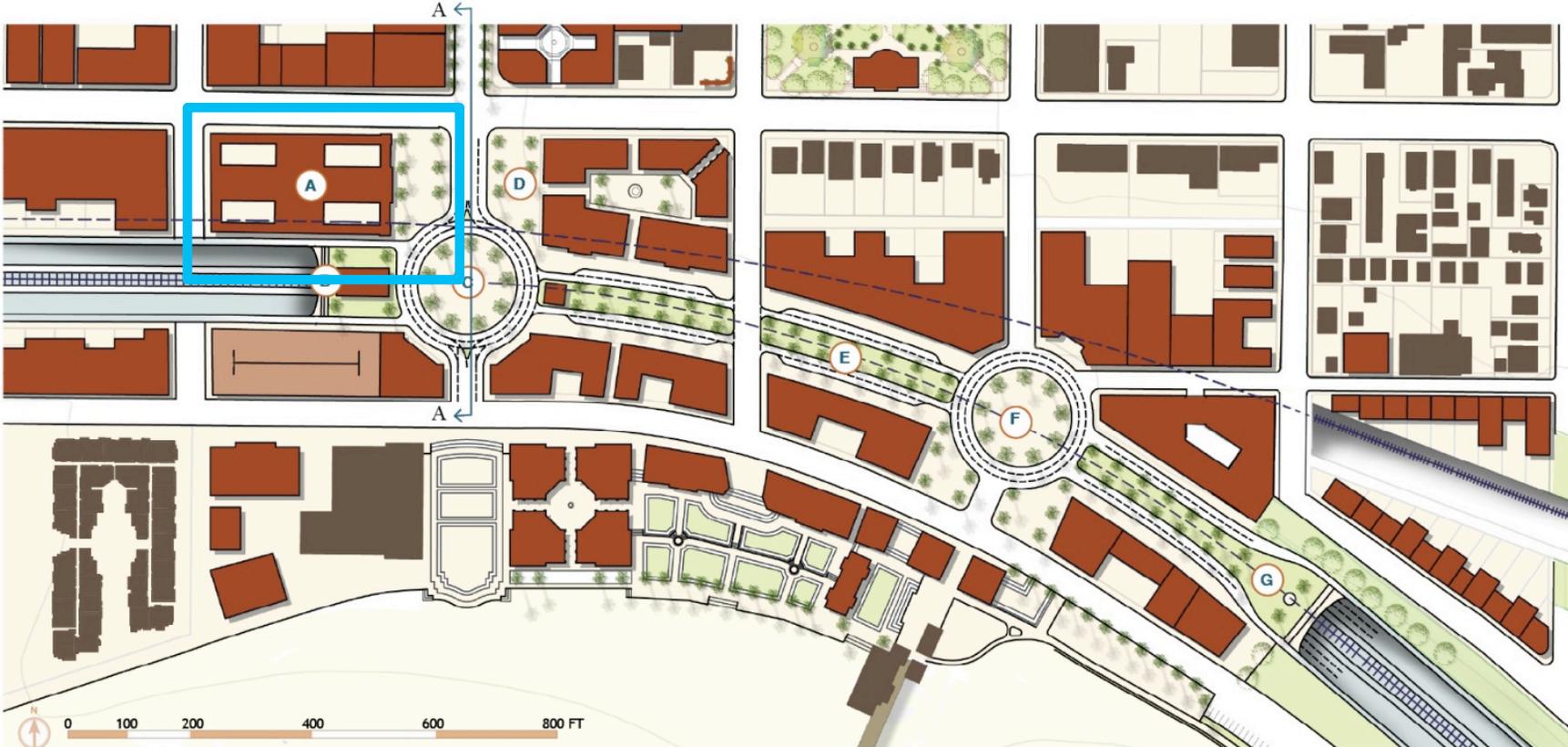


US-101 CAP DEVELOPMENT ILLUSTRATIVE MASTERPLAN



US-101 CAP DEVELOPMENT PROPOSAL

PLAN AND SECTION



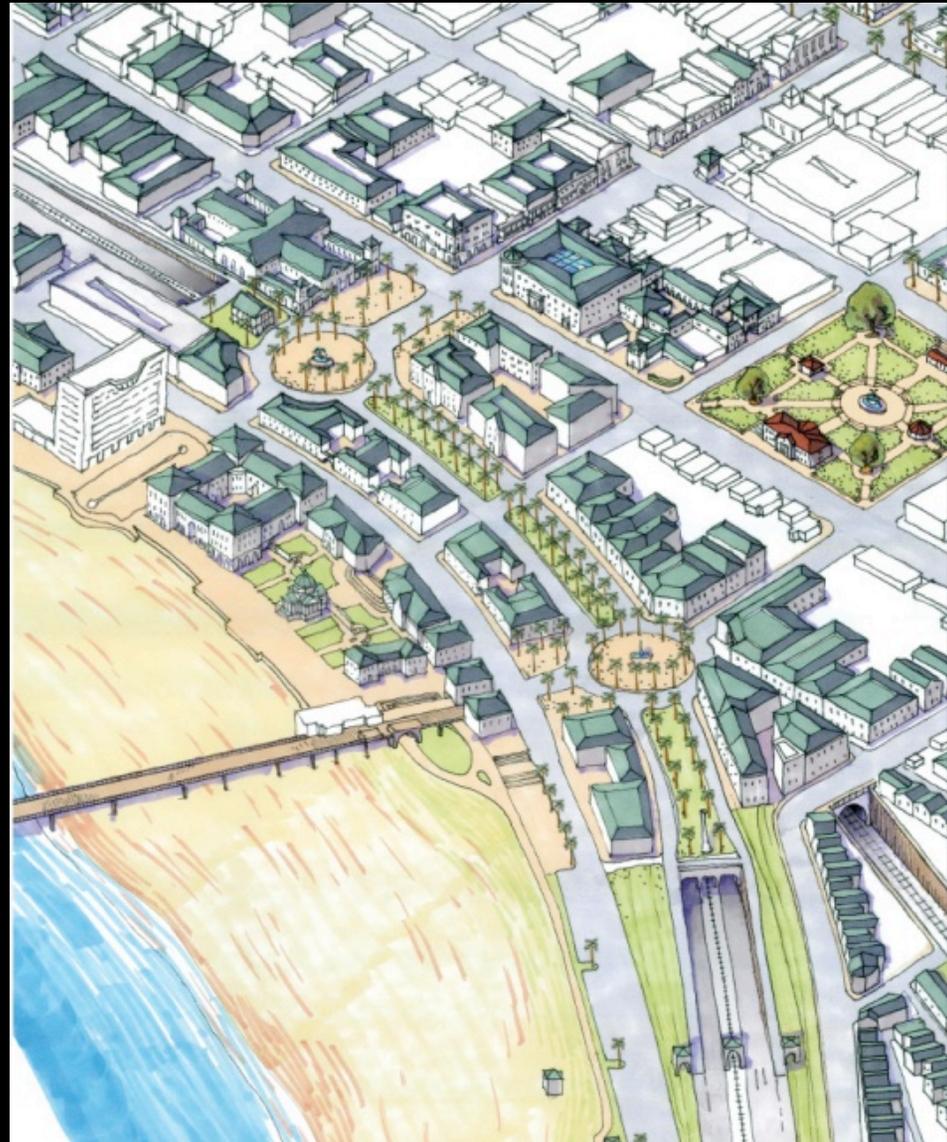
Proposed plan of US-101 cap



Section A-A: Through proposed US-101 cap, cut along California St.

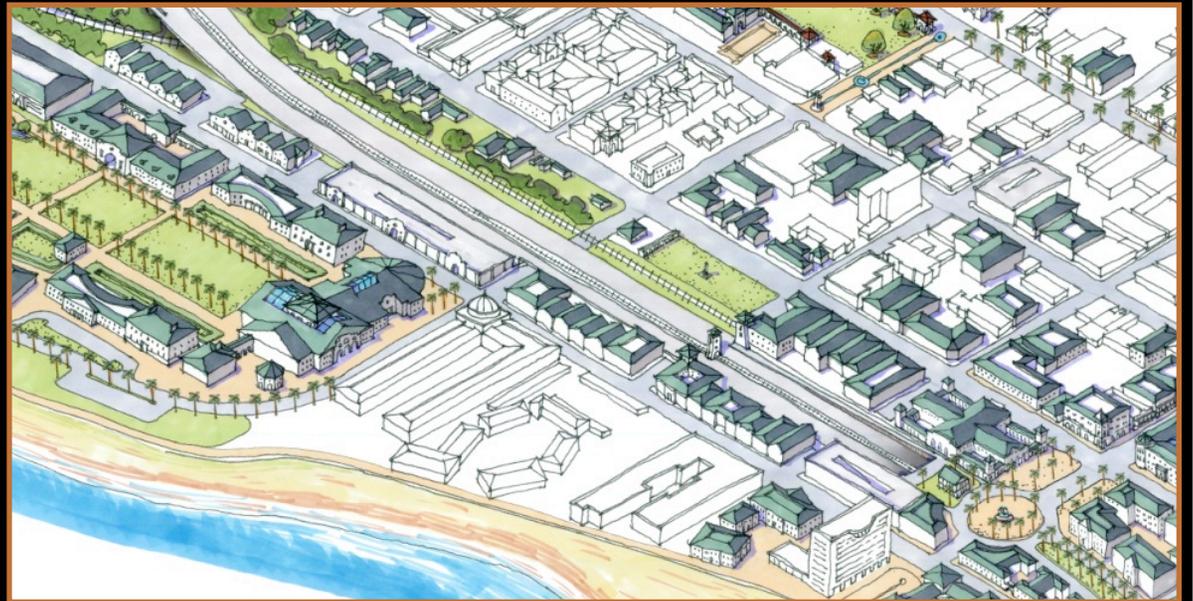
US-101 CAP DEVELOPMENT PROPOSED AERIAL VIEW

- ALLOWS FOR BETTER CONNECTION FROM DOWNTOWN TO THE BEACH
- NEW REAL ESTATE CREATED ALONG BOULEVARD
- GREATER CONNECTION BETWEEN THE CITY AND BEACH.
- PUBLIC REALM OF TERRACES AND GREEN SPACE



AREAS OF PROPOSED ARCHITECTURAL AND URBAN INTERVENTIONS

- A. US 101 CAP DEVELOPMENT
- B. HARBOR BOULEVARD DEVELOPMENT
- C. EDGEWATER DEVELOPMENT
- D. DOWNTOWN WEST DEVELOPMENT
- E. VENTURA COUNTY FAIRGROUNDS
- F. DOWNTOWN INFILL
 - F.1 PLAZA PARK AND PASEO
 - F.2 CALIFORNIA STREET IMPROVEMENTS
- G. TRIANGLE NEIGHBORHOOD



**B. NEW REAL ESTATE DEVELOPMENT ALONG HARBOR BLVD.
BY VIRTUE OF RE-ROUTING OF EXISTING RAILROAD TRACKS**



Existing aerial view of Harbor Blvd. with railroad tracks highlighted



Harbor Blvd. development area

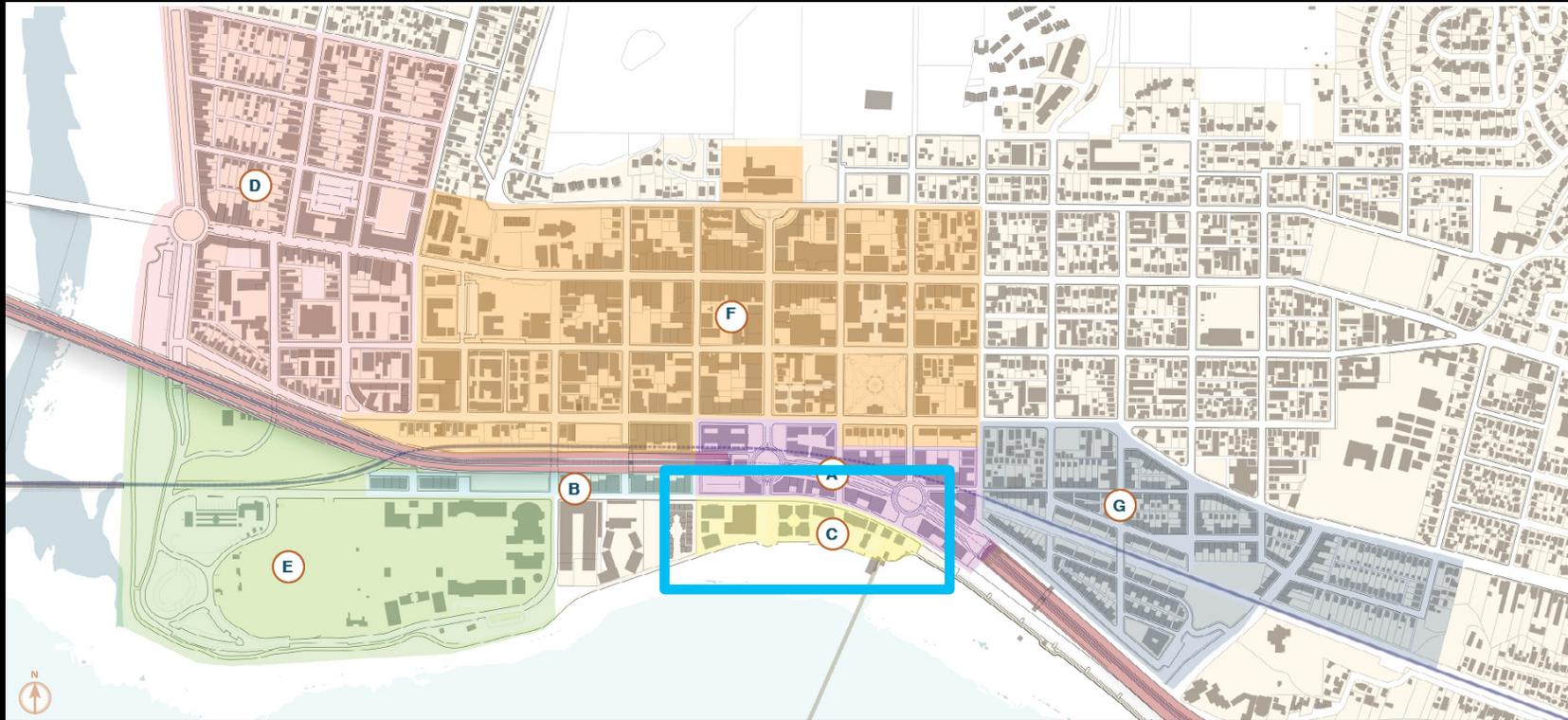
Existing railroad to be re-routed resulting in new Harbor Blvd. real estate - - - - -

AREAS OF PROPOSED ARCHITECTURAL AND URBAN INTERVENTIONS

- A. US 101 CAP DEVELOPMENT
- B. HARBOR BOULEVARD DEVELOPMENT
- C. EDGEWATER DEVELOPMENT
- D. DOWNTOWN WEST DEVELOPMENT
- E. VENTURA COUNTY FAIRGROUNDS
- F. DOWNTOWN INFILL
 - F.1 PLAZA PARK AND PASEO
 - F.2 CALIFORNIA STREET IMPROVEMENTS
- G. TRIANGLE NEIGHBORHOOD



C. EDGEWATER DEVELOPMENT



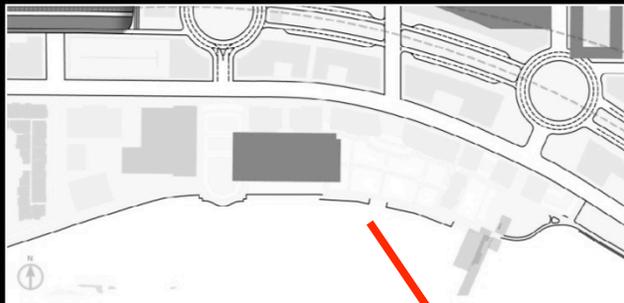
EDGEWATER DEVELOPMENT

ILLUSTRATIVE MASTERPLAN

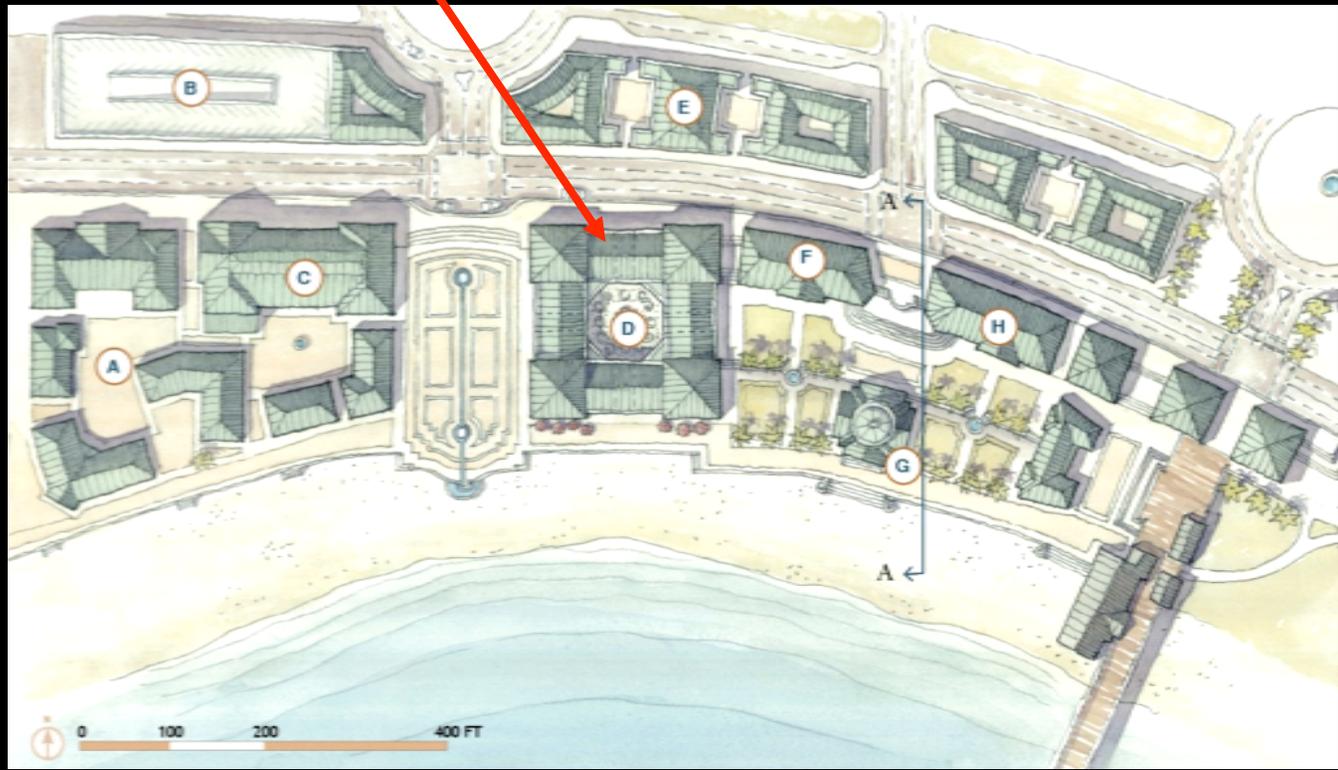


EDGEWATER DEVELOPMENT

EXISTING AND PROPOSED PLANS



BUILDING SQUARE FOOTAGES		
A	CROWNE PLAZA SUITES	100,000 SF
B	PARKING STRUCTURE	160,000 SF
C	NEW CROWNE PLAZA HOTEL	160,000 SF
D	NEW HOTEL	122,000 SF
E	MIXED-USE, HARBOR BLVD.	480,000 SF
F	CONFERENCE CENTER	27,000 SF
G	SURFING MUSEUM/PLANETARIUM	4,000 SF
H	MIXED-USE, EDGEWATER	173,000 SF





Existing view of Edgewater looking east



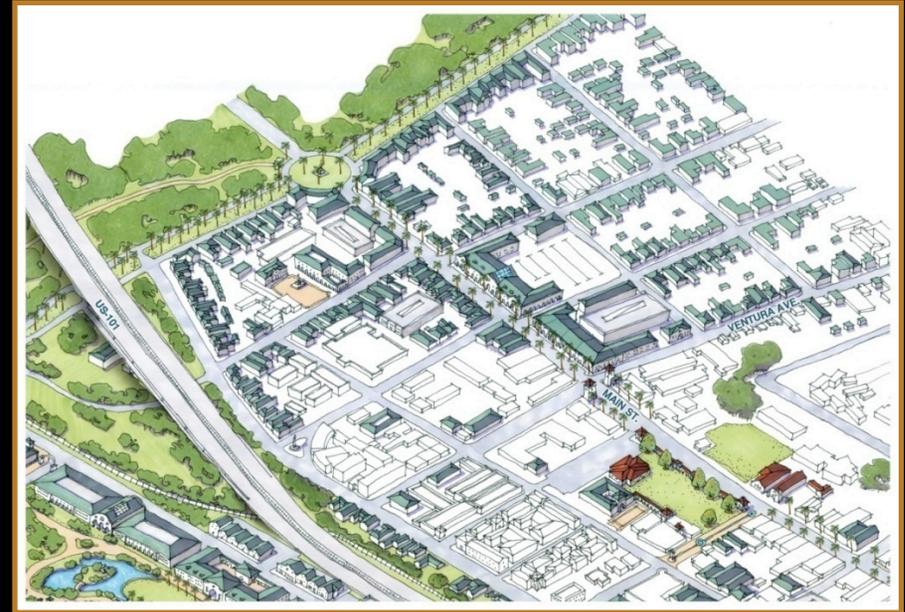
Proposed view of Edgewater looking east



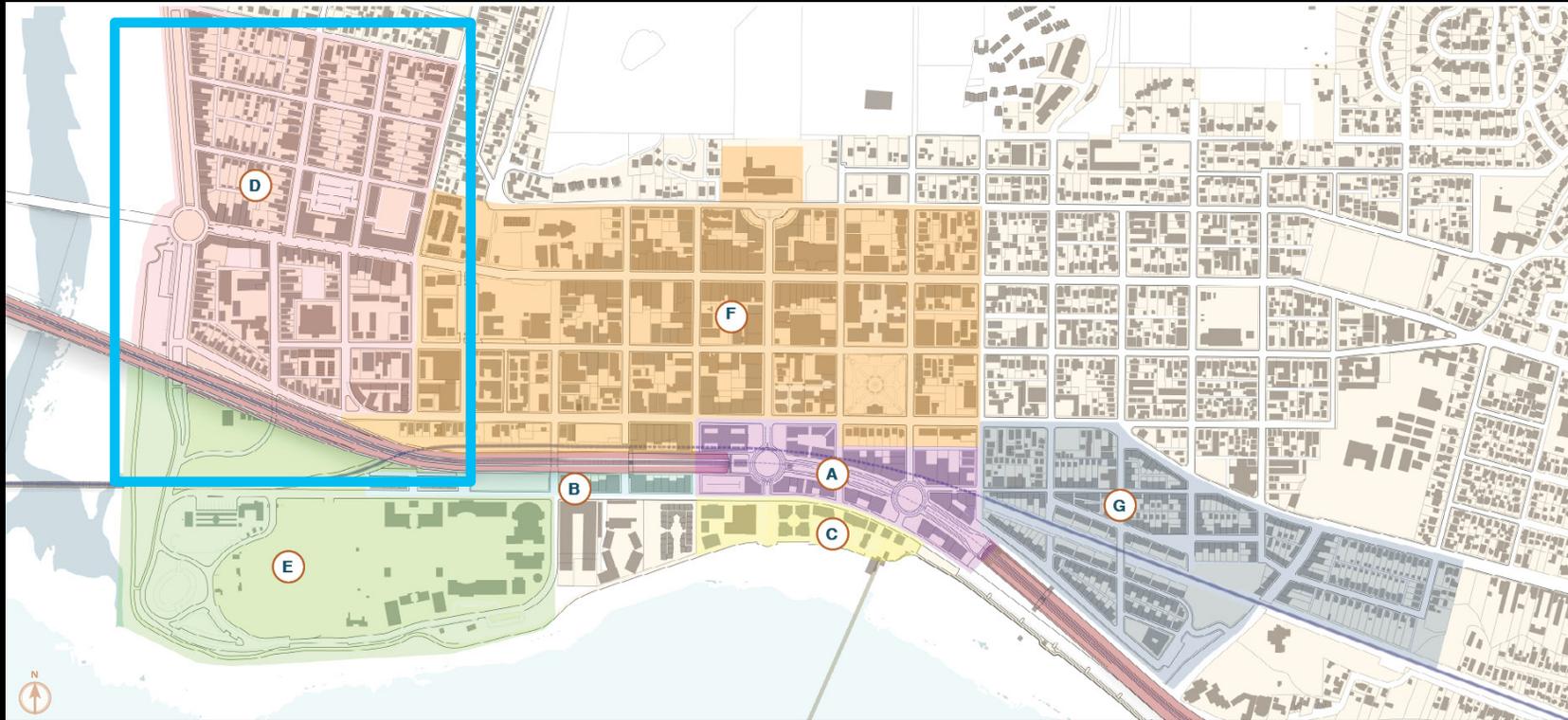
Existing view of Edgewater looking east

AREAS OF PROPOSED ARCHITECTURAL AND URBAN INTERVENTIONS

- A. US 101 CAP DEVELOPMENT
- B. HARBOR BOULEVARD DEVELOPMENT
- C. EDGEWATER DEVELOPMENT
- D. DOWNTOWN WEST DEVELOPMENT
- E. VENTURA COUNTY FAIRGROUNDS
- F. DOWNTOWN INFILL
 - F.1 PLAZA PARK AND PASEO
 - F.2 CALIFORNIA STREET IMPROVEMENTS
- G. TRIANGLE NEIGHBORHOOD



DOWNTOWN WEST DEVELOPMENT



DOWNTOWN WEST DEVELOPMENT

EXISTING AERIAL VIEW

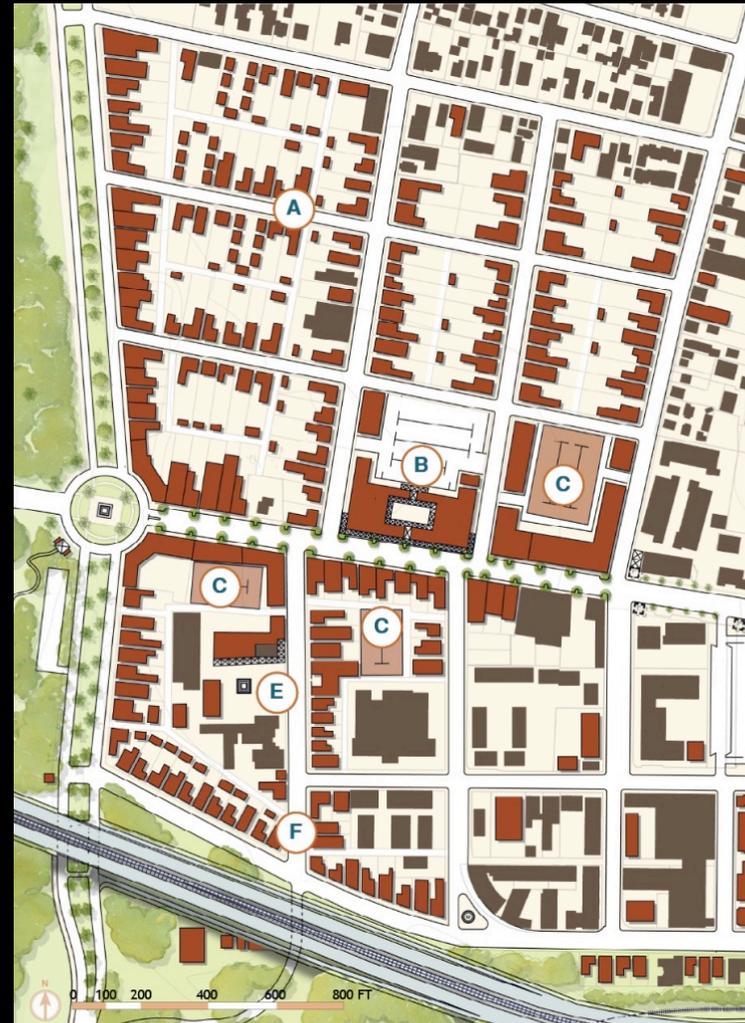


DOWNTOWN WEST DEVELOPMENT ILLUSTRATIVE MASTERPLAN



DOWNTOWN WEST DEVELOPMENT

- WESTERN GATEWAY TO DOWNTOWN WITH CONNECTIONS TO SEASIDE WILDERNESS PARK
- FORMER TRANSPORTATION CORRIDOR RECLAIMED FOR REAL ESTATE
- PLAZA, MARKET HALL AND PEDESTRIAN FRIENDLY STREETS CREATE PUBLIC REALM

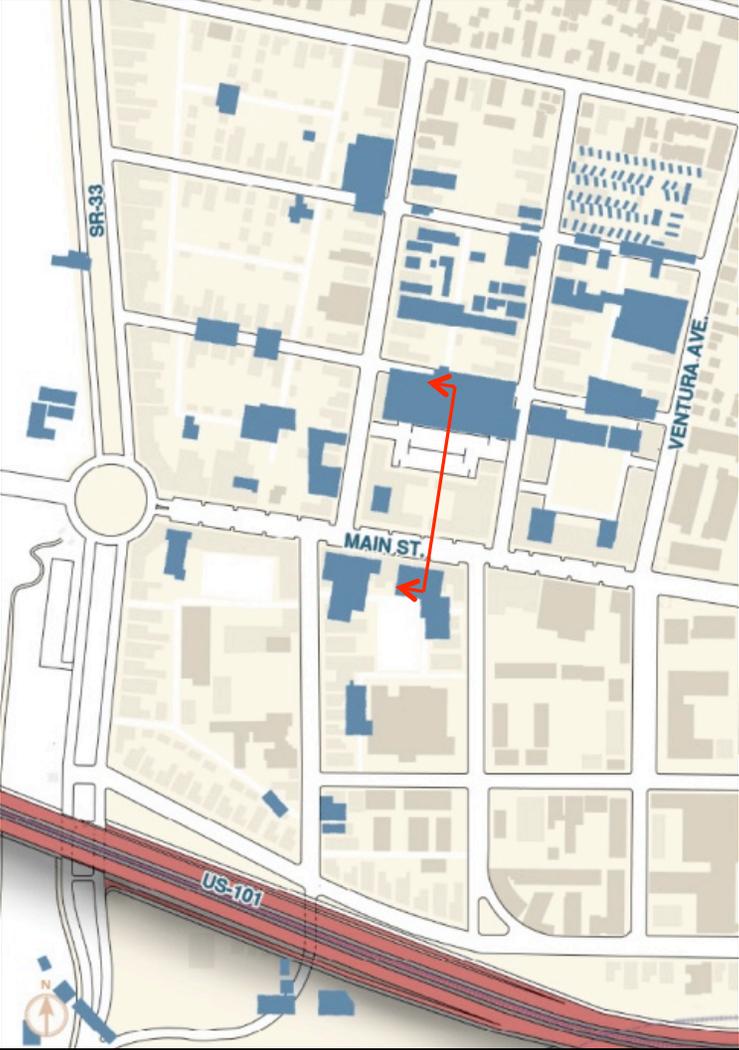


PROPOSED VIEW OF DOWNTOWN WEST



DOWNTOWN WEST – EXISTING AND PROPOSED PLANS

EXISTING AND PROPOSED MARKET



MARKET HALL

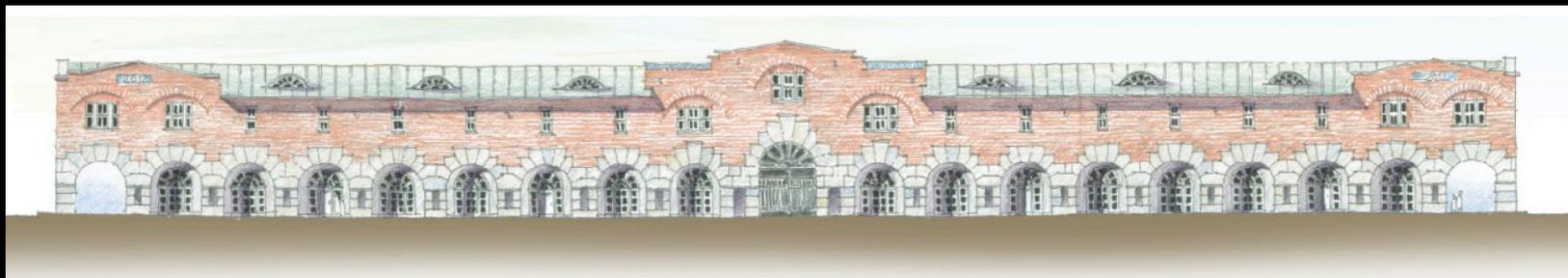
EXISTING AND PROPOSED SECTIONS



EXISTING STREET SECTION AT MAIN STREET THROUGH VONS PARKING LOT



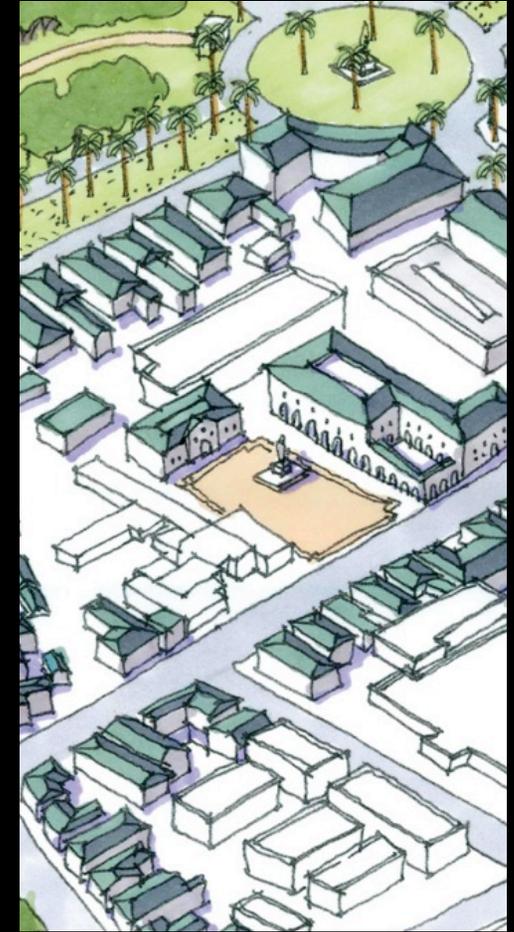
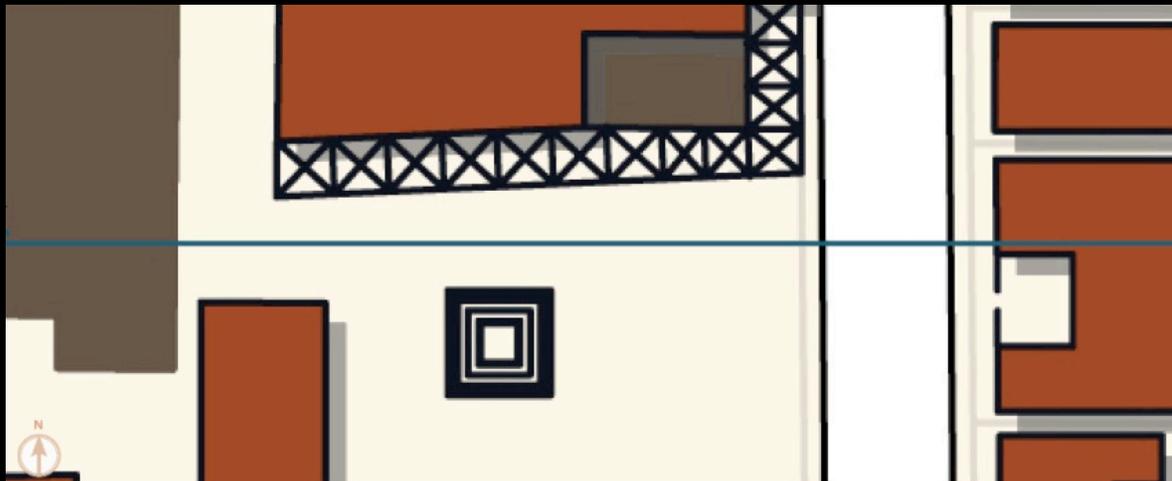
PROPOSED STREET SECTION AT MAIN STREET THROUGH MARKET HALL



PROPOSED SOUTH ELEVATION OF MARKET (MAIN STREET)

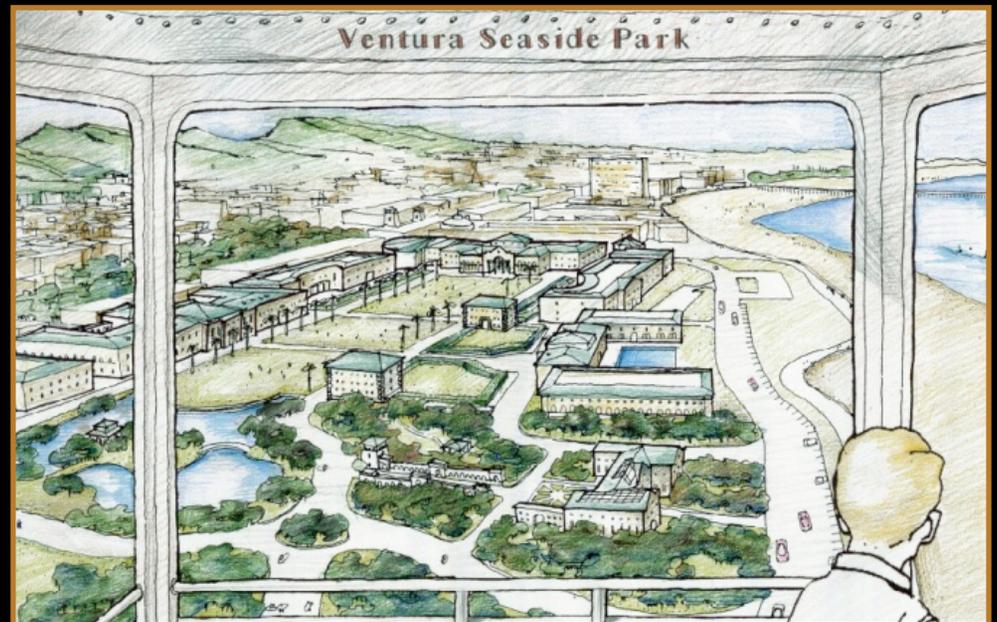
CHOUINARD PLAZA PROPOSAL

DOWNTOWN WEST DEVELOPMENT

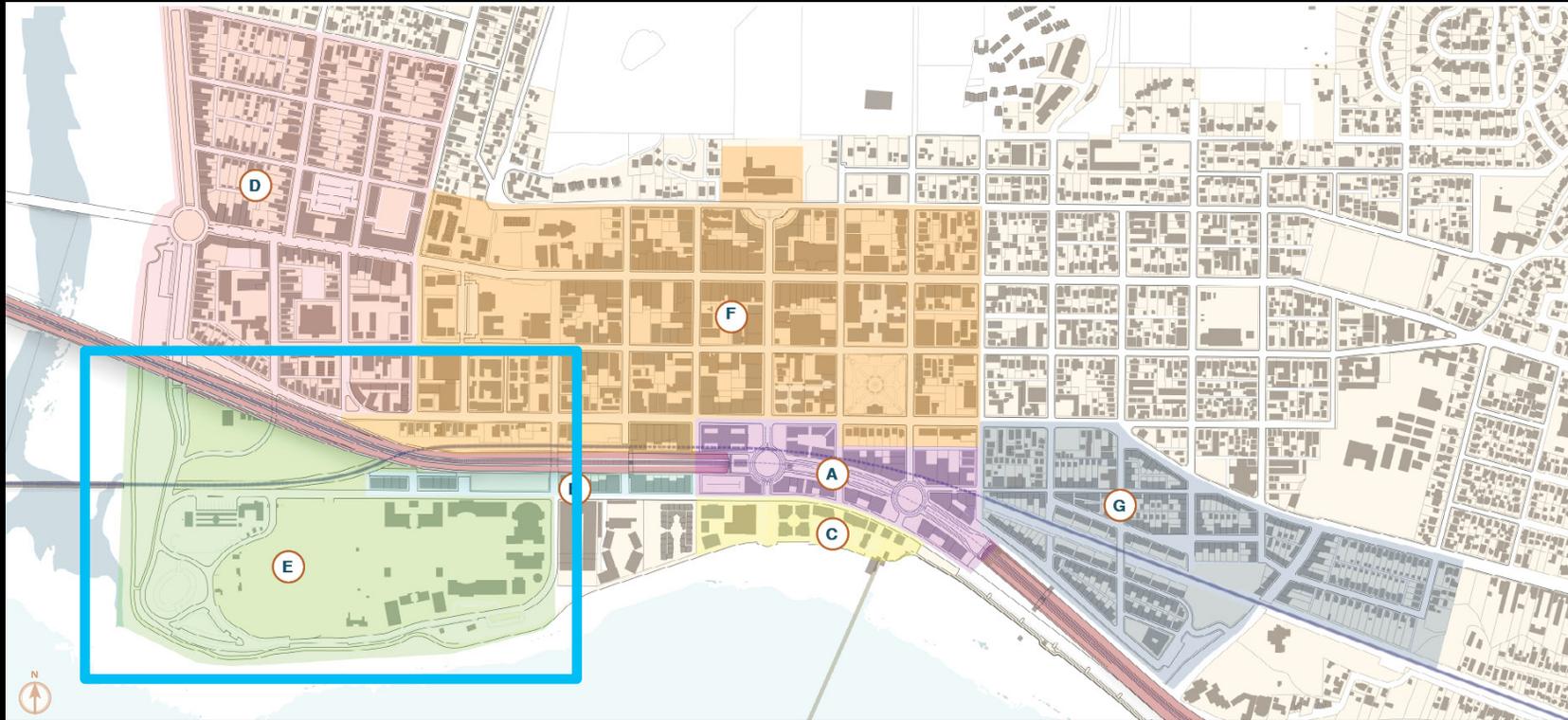


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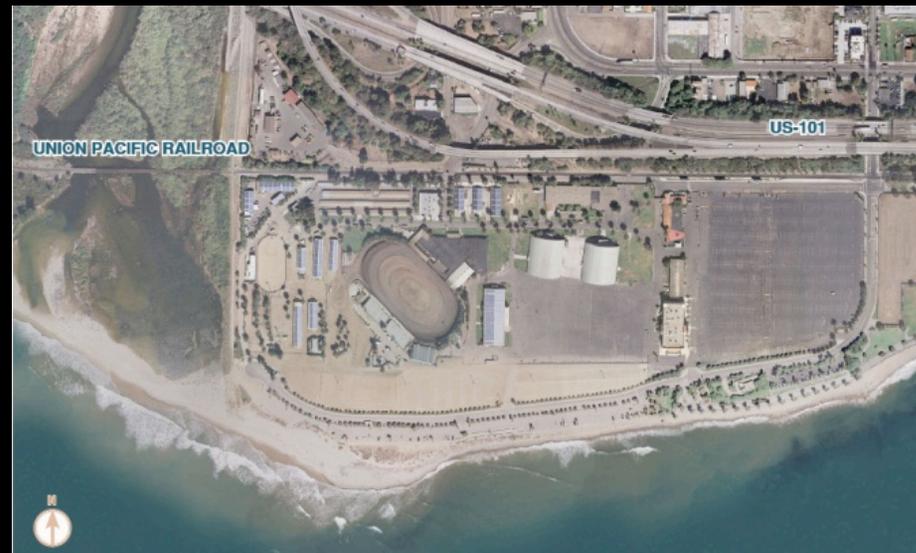


E. VENTURA COUNTY FAIRGROUNDS



VENTURA COUNTY FAIRGROUNDS

EXISTING CONDITION



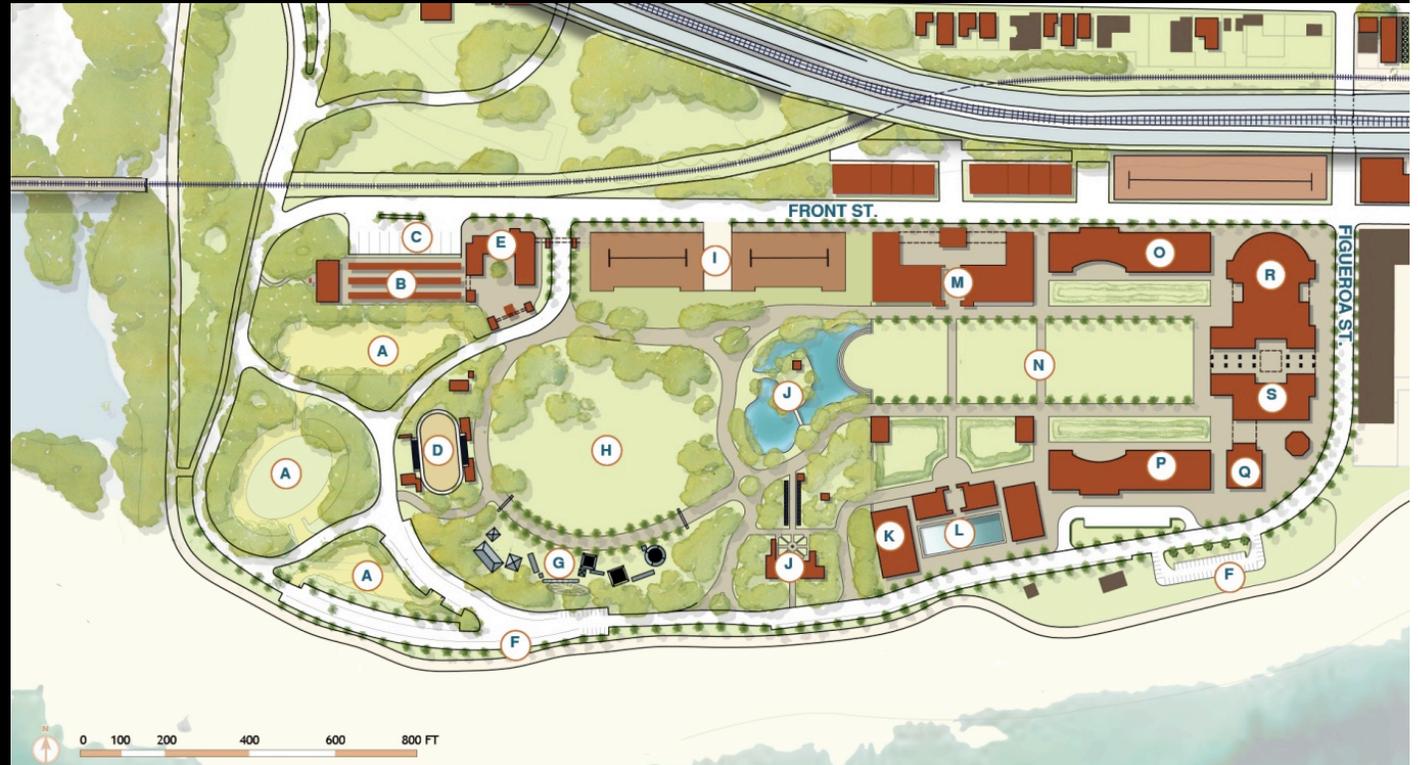
VENTURA COUNTY FAIRGROUNDS

ILLUSTRATIVE MASTERPLAN

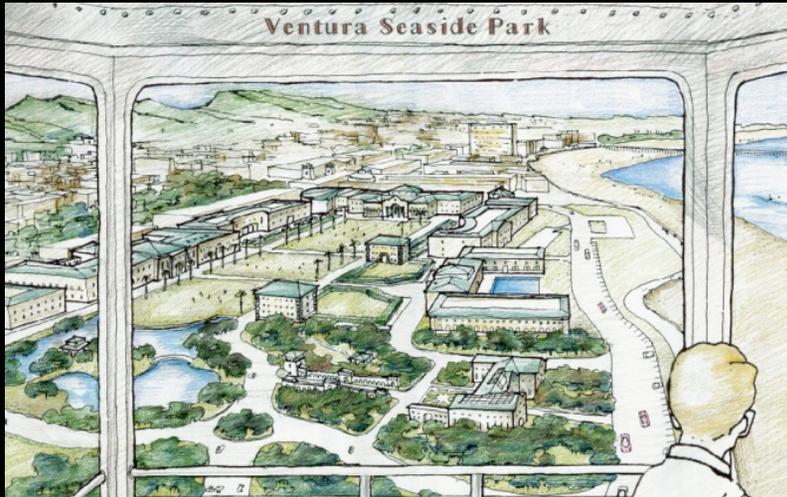


VENTURA COUNTY FAIRGROUNDS PROPOSAL

- REORGANIZATION OF SITE TO PRESERVE GREEN EXPERIENCE
- DURABLE MULTI-PURPOSE STRUCTURES SERVING BOTH COUNTY FAIR NEEDS AND YEAR-ROUND EVENTS
- SYSTEM OF PARKING TO SERVE THE PUBLIC YEAR ROUND AND GENERATE REVENUE FOR THE FAIR
- PETTING ZOO, PERMANENT FERRIS WHEEL, MUSIC HALL

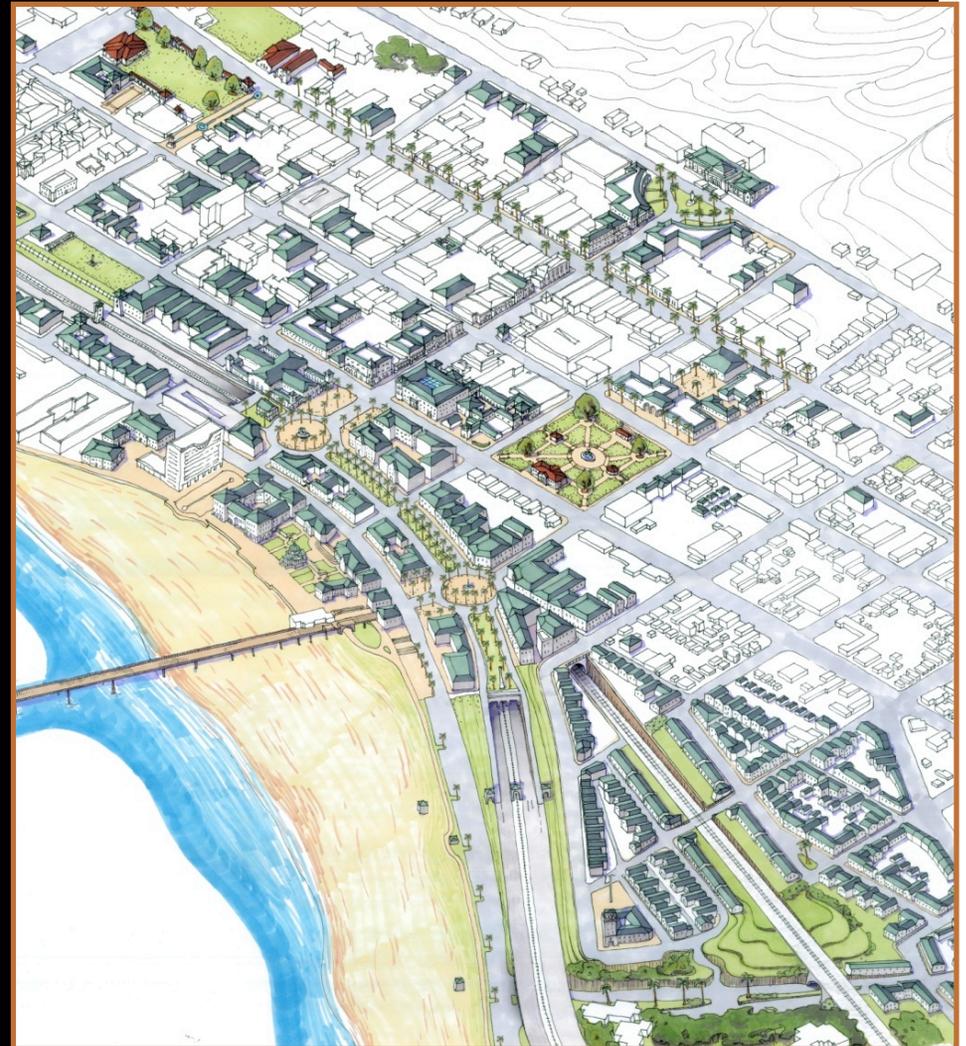


VENTURA COUNTY FAIRGROUNDS PROPOSED VIEWS

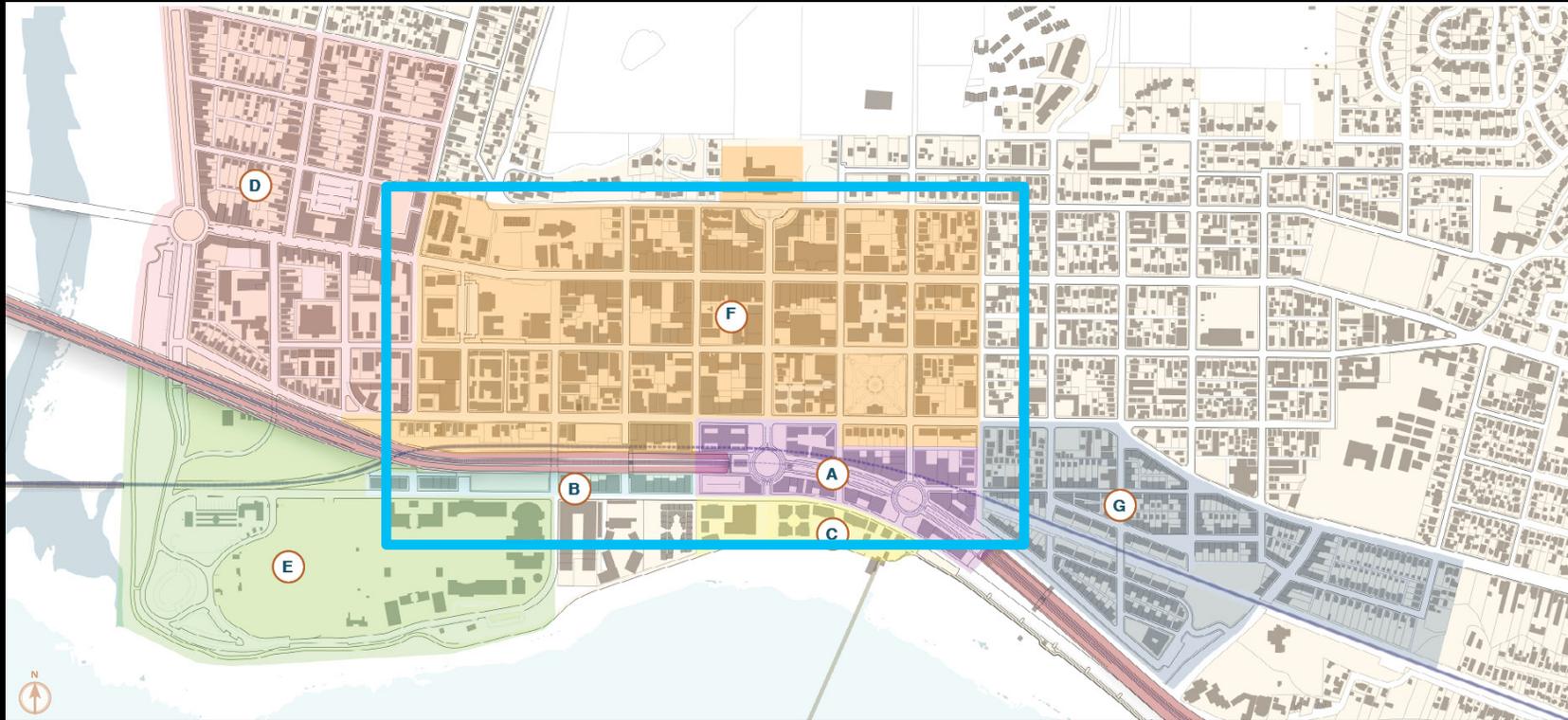


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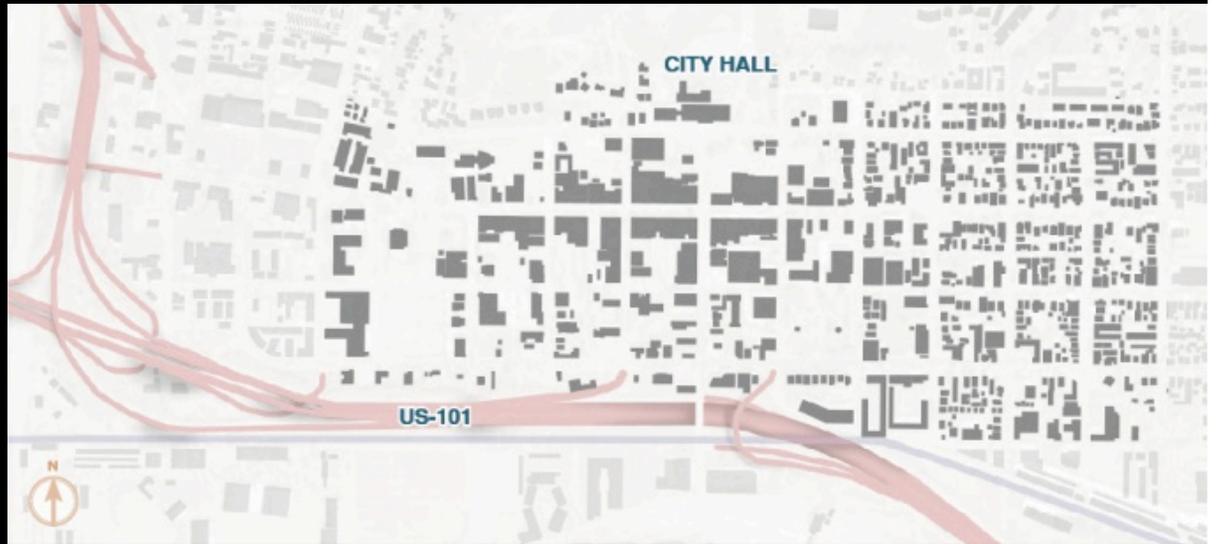


F. DOWNTOWN INFILL



DOWNTOWN INFILL

EXISTING CONDITIONS



DOWNTOWN INFILL ILLUSTRATIVE MASTERPLAN



DOWNTOWN INFILL PROPOSAL

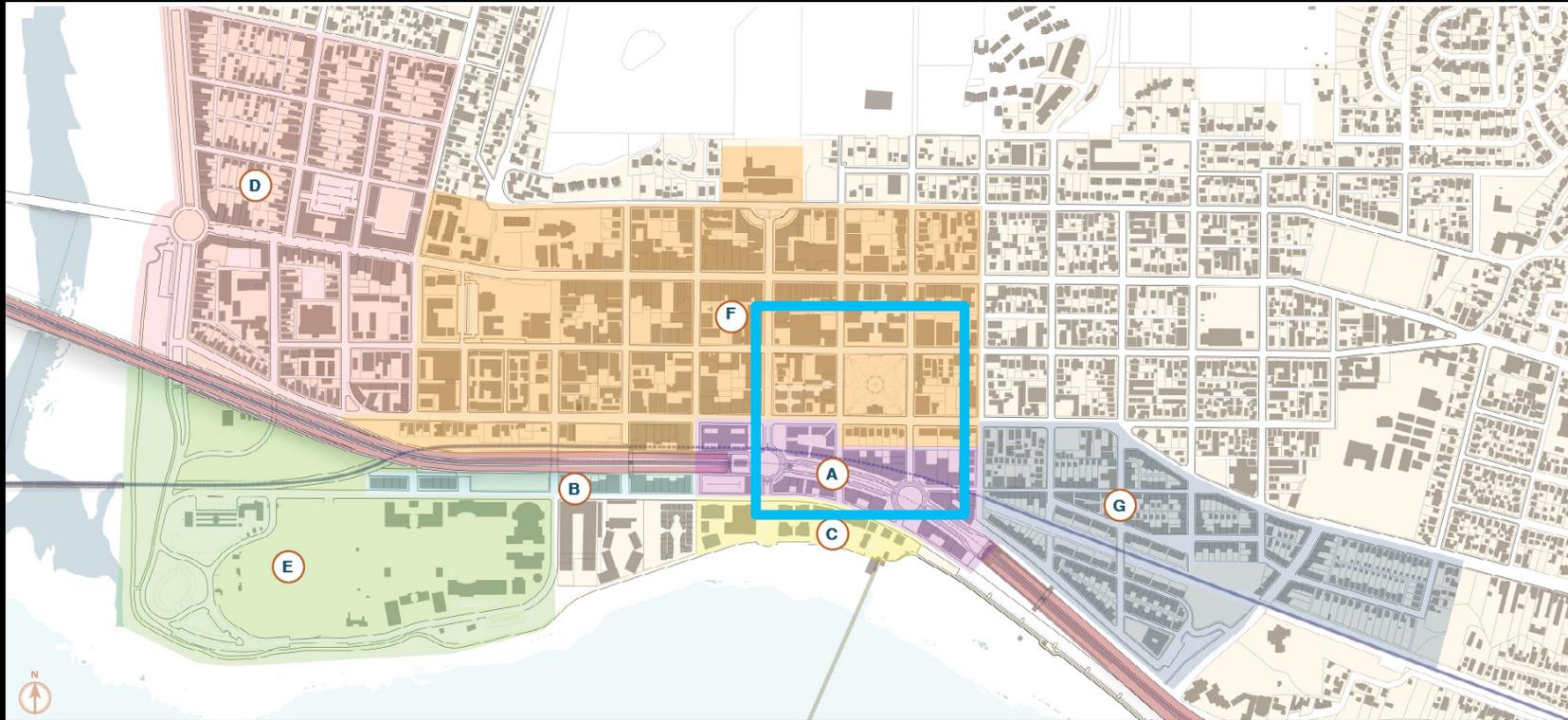


DOWNTOWN INFILL

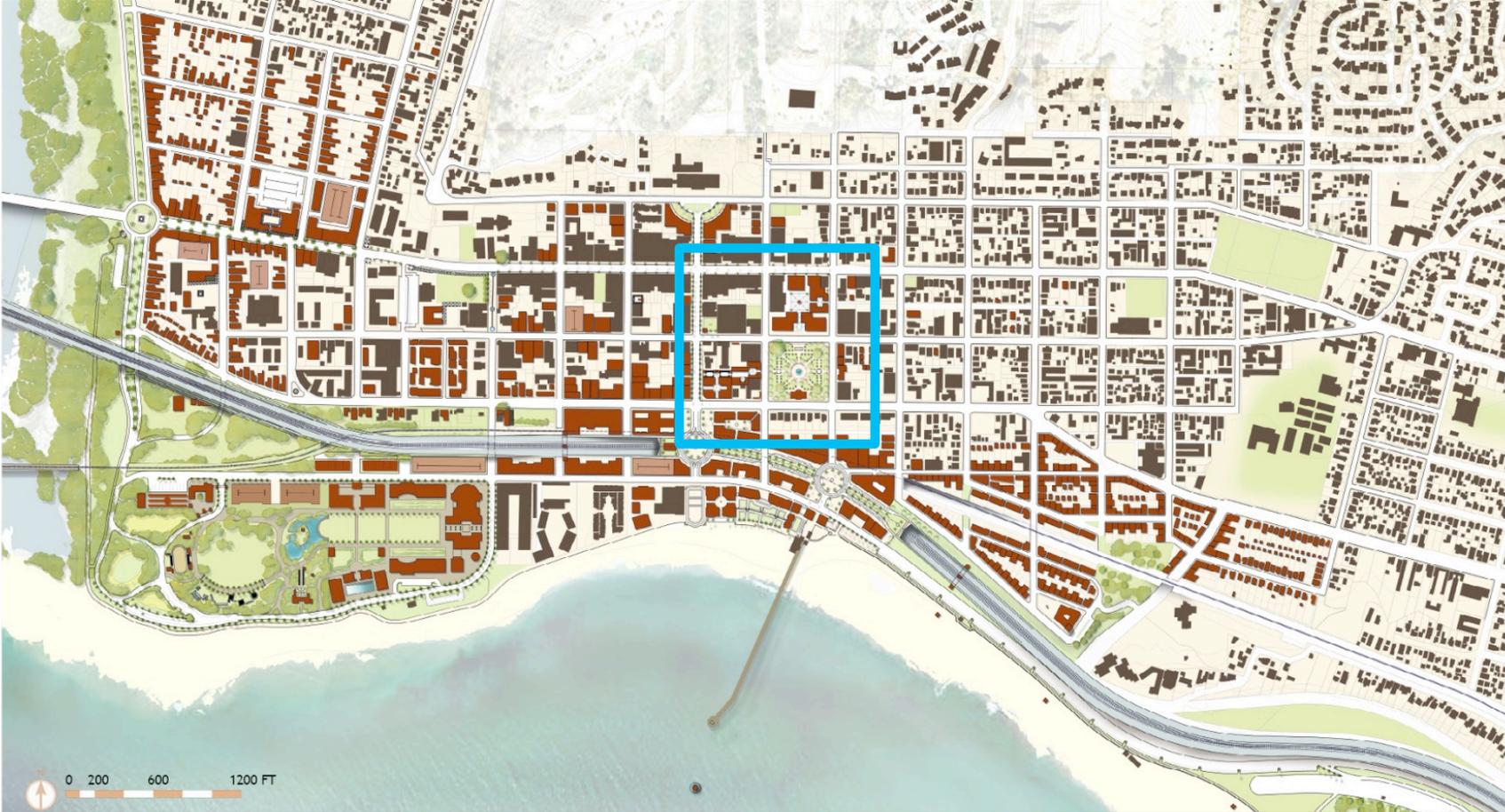
PROPOSED AERIAL VIEW



F.1) PLAZA PARK AND PASEO DEVELOPMENT DOWNTOWN INFILL



PARK PLAZA AND PASEO DEVELOPMENT ILLUSTRATIVE MASTERPLAN



PLAZA PARK AND PASEO DEVELOPMENT PROPOSAL

SOUTH AND WEST PASEO

- EXPLORE POTENTIAL FOR EXPANSION OF PASEO TYPOLOGY THROUGH DOWNTOWN



PLAZA PARK AND PASEO DEVELOPMENT

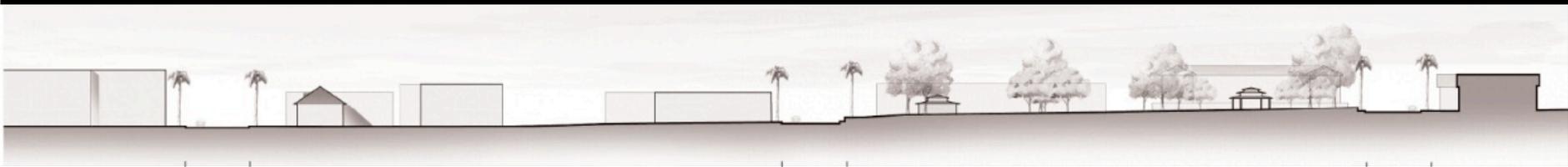
AERIAL VIEW OF THE PASEO



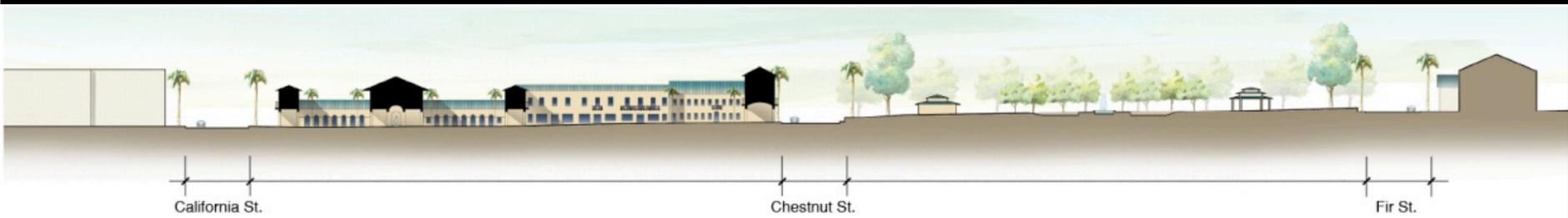
PLAZA PARK AND PASEO DEVELOPMENT

EXISTING AND PROPOSED SECTIONS

VIEW OF WEST PASEO



EXISTING SECTION

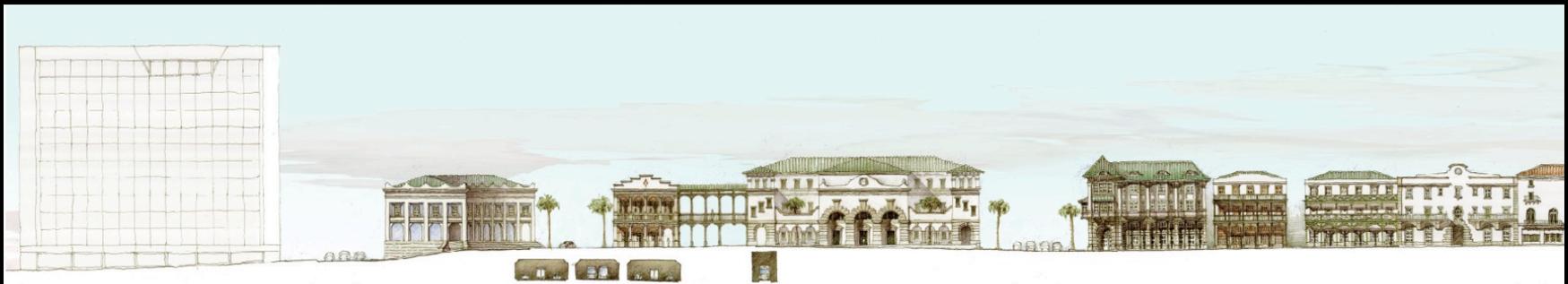


PROPOSED SECTION

F.2) CALIFORNIA STREET IMPROVEMENTS DOWNTOWN INFILL



CALIFORNIA STREET VIEWS



PROPOSED CALIFORNIA STREET SECTION

DOWNTOWN IMPROVEMENTS

DOWNTOWN INFILL



TOP HAT EXISTING AND PROPOSED VIEWS



PROPOSED CALIFORNIA STREET SECTION

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G. TRIANGLE NEIGHBORHOOD



TRIANGLE NEIGHBORHOOD

EXISTING AERIAL VIEW



TRIANGLE NEIGHBORHOOD

ILLUSTRATIVE MASTERPLAN



TRIANGLE NEIGHBORHOOD PROPOSAL



TRIANGLE NEIGHBORHOOD

EXISTING AND PROPOSED CONDITION



TRIANGLE NEIGHBORHOOD PROPOSAL

PROPOSED FIELDHOUSE WITH OBSERVATION TOWER



EXISTING SECTION AT SANJON ROAD



PROPOSED SECTION AT SANJON ROAD



PROPOSED BARD SQUARE

