

## CHARRETTE CATALOG



# CHARRETTE PHOTOS



AERIAL VIEW FROM THE SOUTH



AERIAL VIEW FROM THE NORTH



## EXISTING AND PROPOSED CMH BUILDINGS





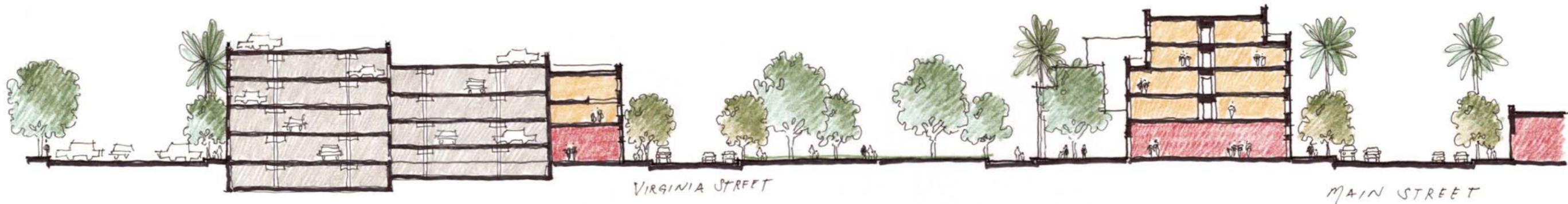
## PROPERTY OWNERSHIP



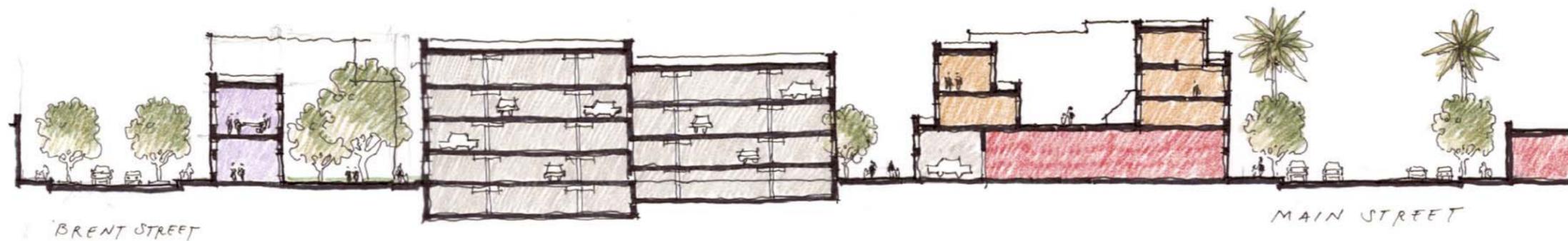


# ILLUSTRATIVE PLAN





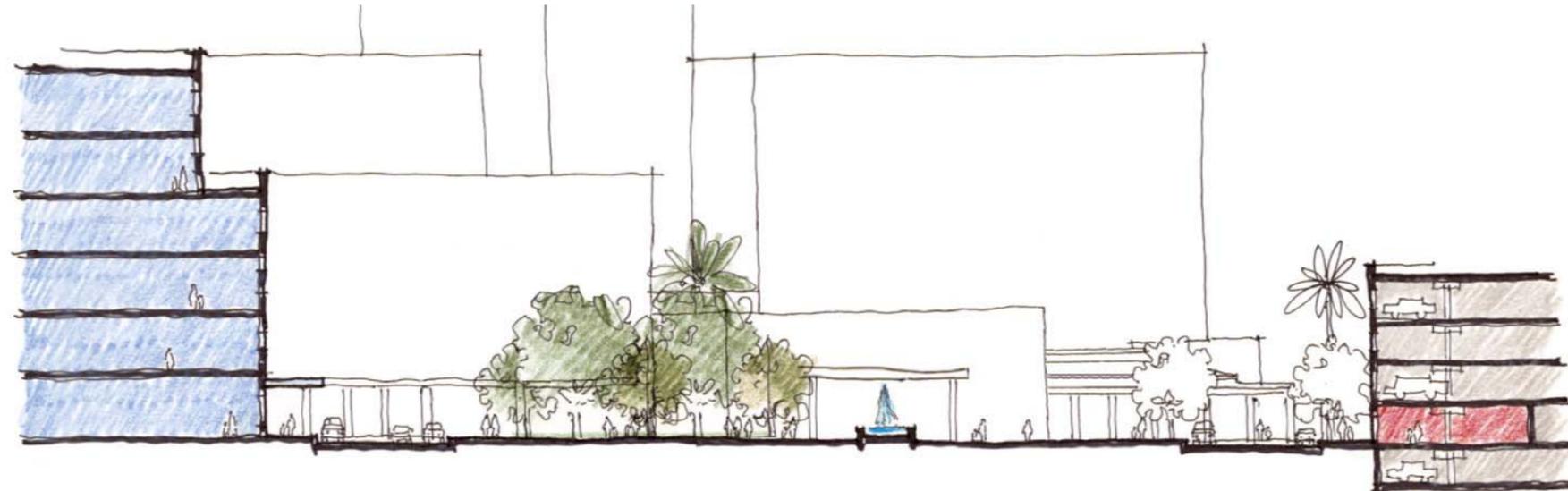
Section A



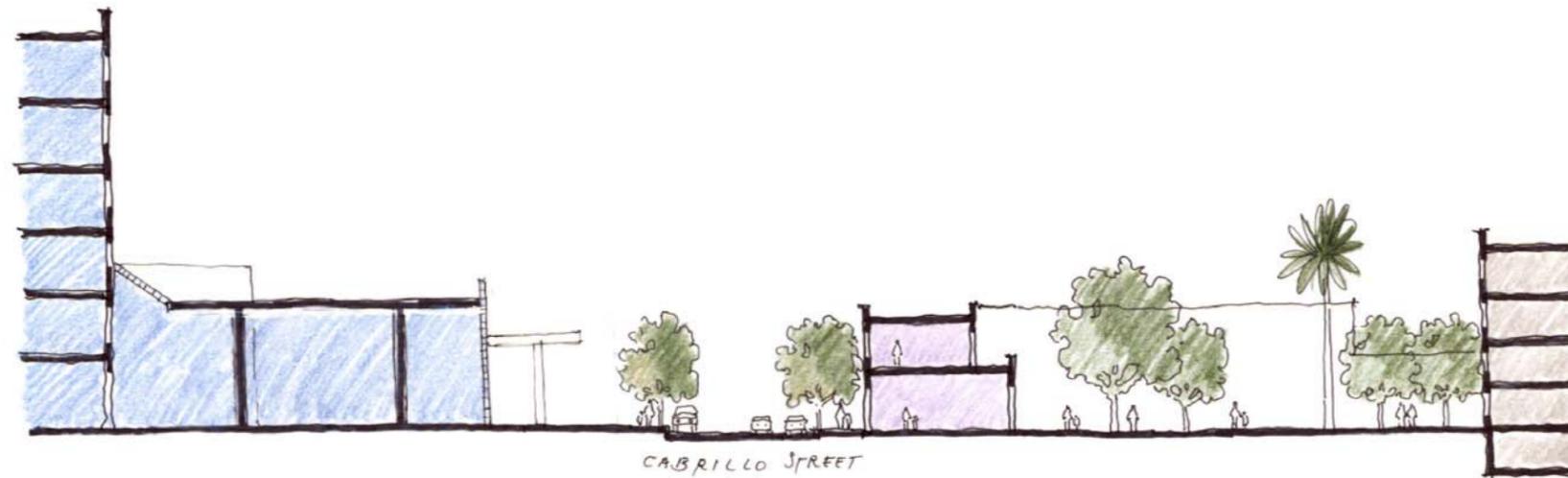
Section B

## SITE SECTIONS





Section C



Section D



Section E

## SITE SECTIONS





MASSING MODEL VIEW FROM EAST



MASSING MODEL VIEW FROM NORTH



MASSING MODEL VIEW FROM WEST



MASSING MODEL VIEW FROM SOUTH



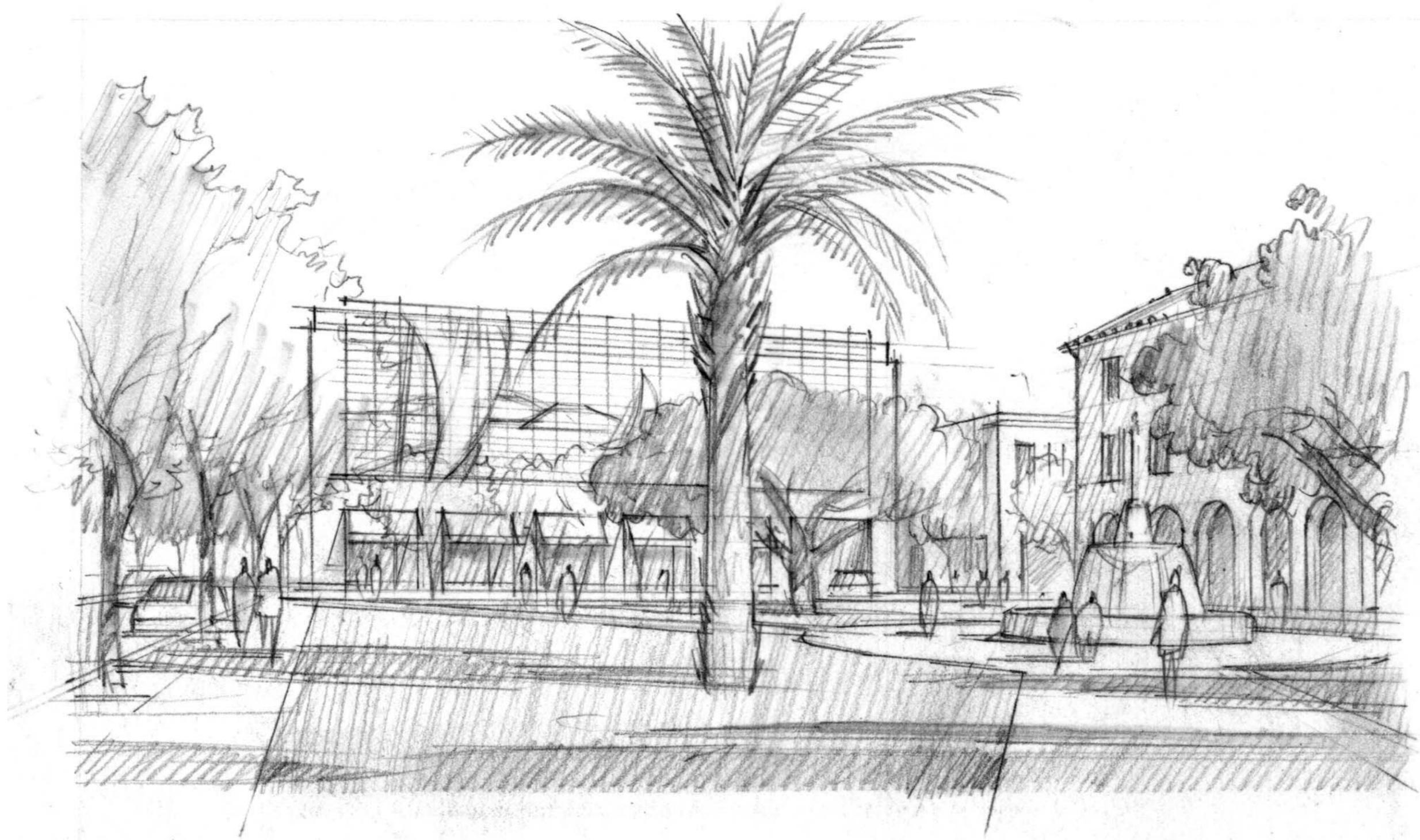
PERSPECTIVE VIEW OF FUTURE MAIN STREET



PERSPECTIVE VIEW OF FUTURE MAIN STREET AT LOMA VISTA DRIVE



PERSPECTIVE VIEW OF NEW BUILDING ON LOMA VISTA IN FRONT OF CMH



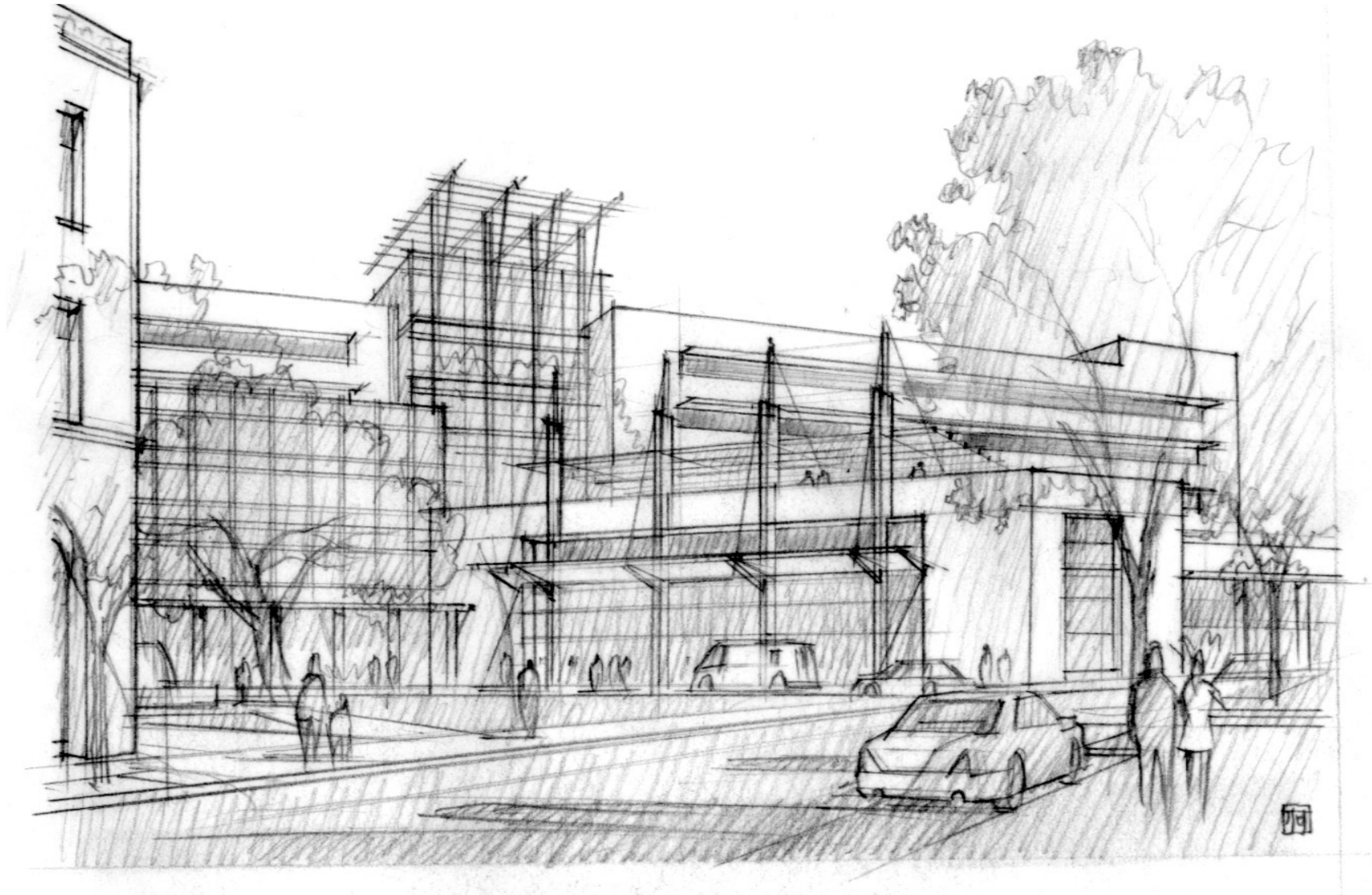
PERSPECTIVE VIEW OF HOSPITAL PARK



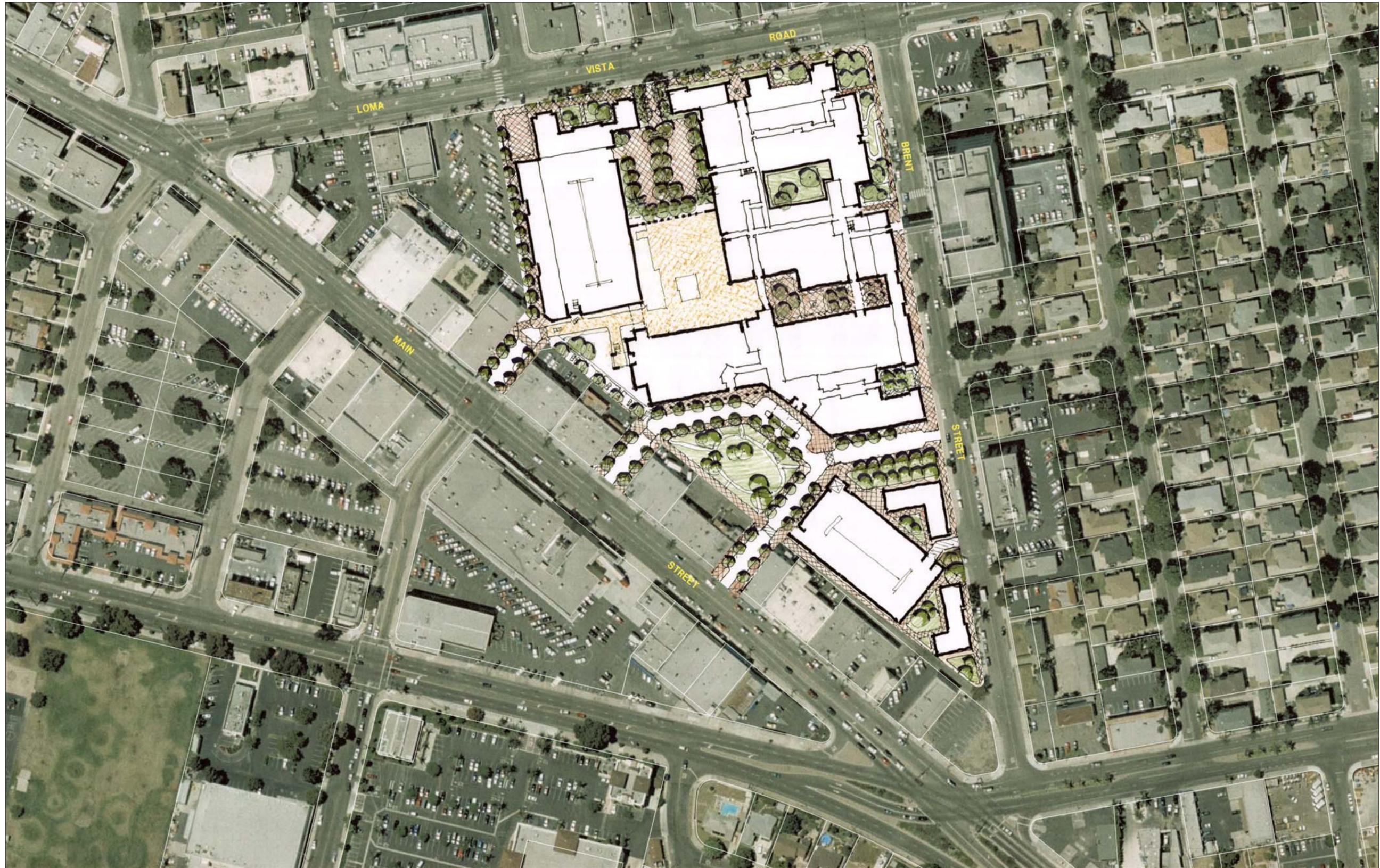
PERSPECTIVE VIEW OF BORCHARD EXTENSION



PERSPECTIVE VIEW OF GARAGE LINER ON BORCHARD



PERSPECTIVE VIEW OF NEW HOSPITAL BUILDING



## PRELIMINARY PUBLIC REALM OVERLAY

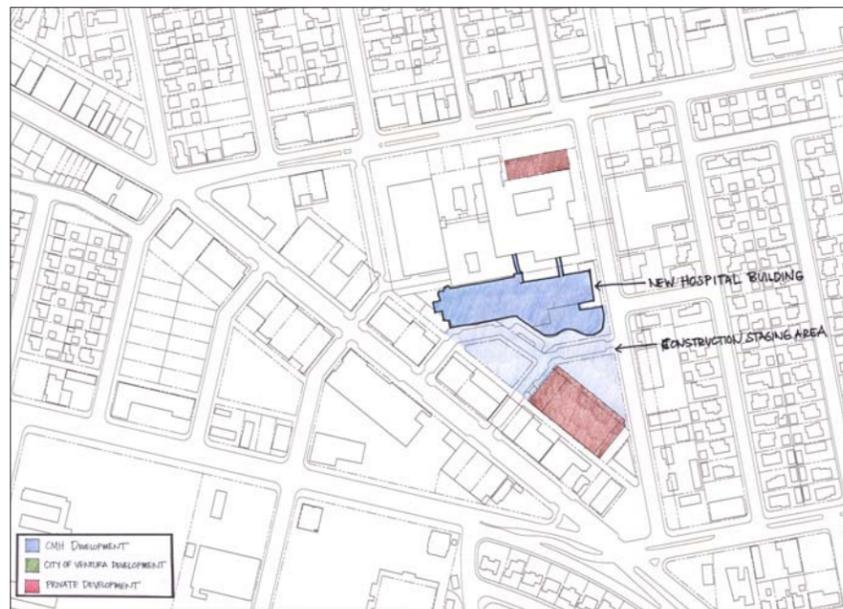




Development Phase 1 - 2009



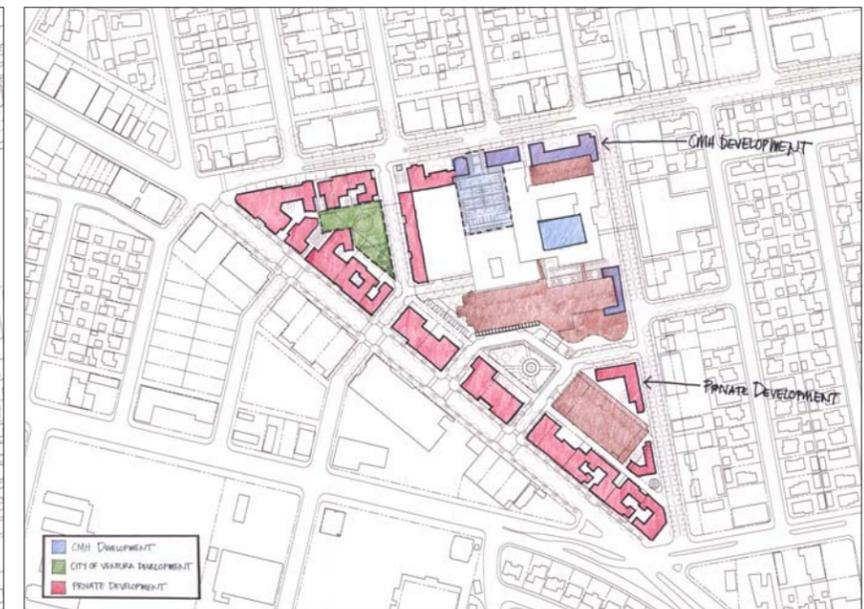
Development Phase 2 - 2010



Development Phase 3 - 2010-2013



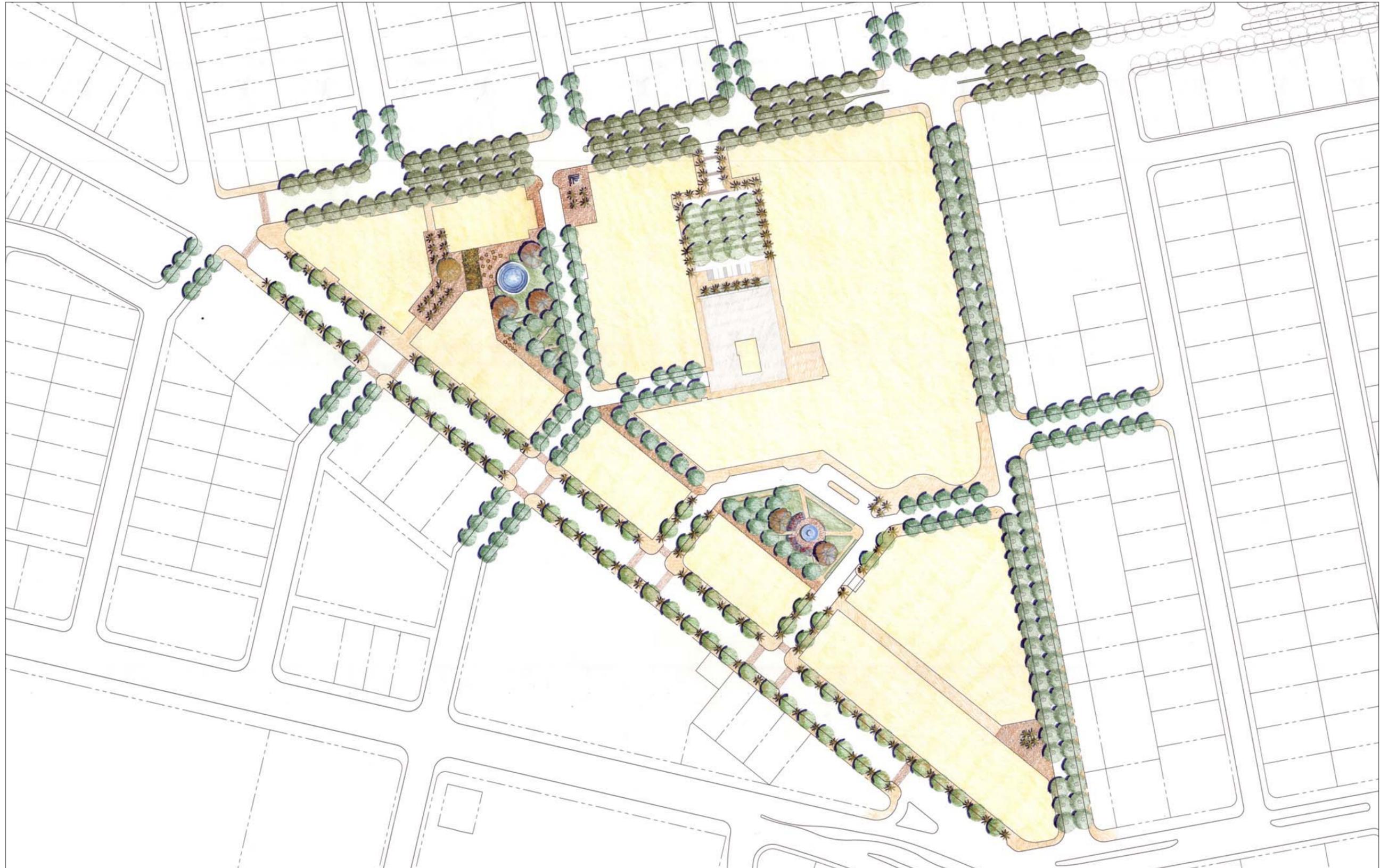
Development Phase 4 - 2013



Development Phase 5

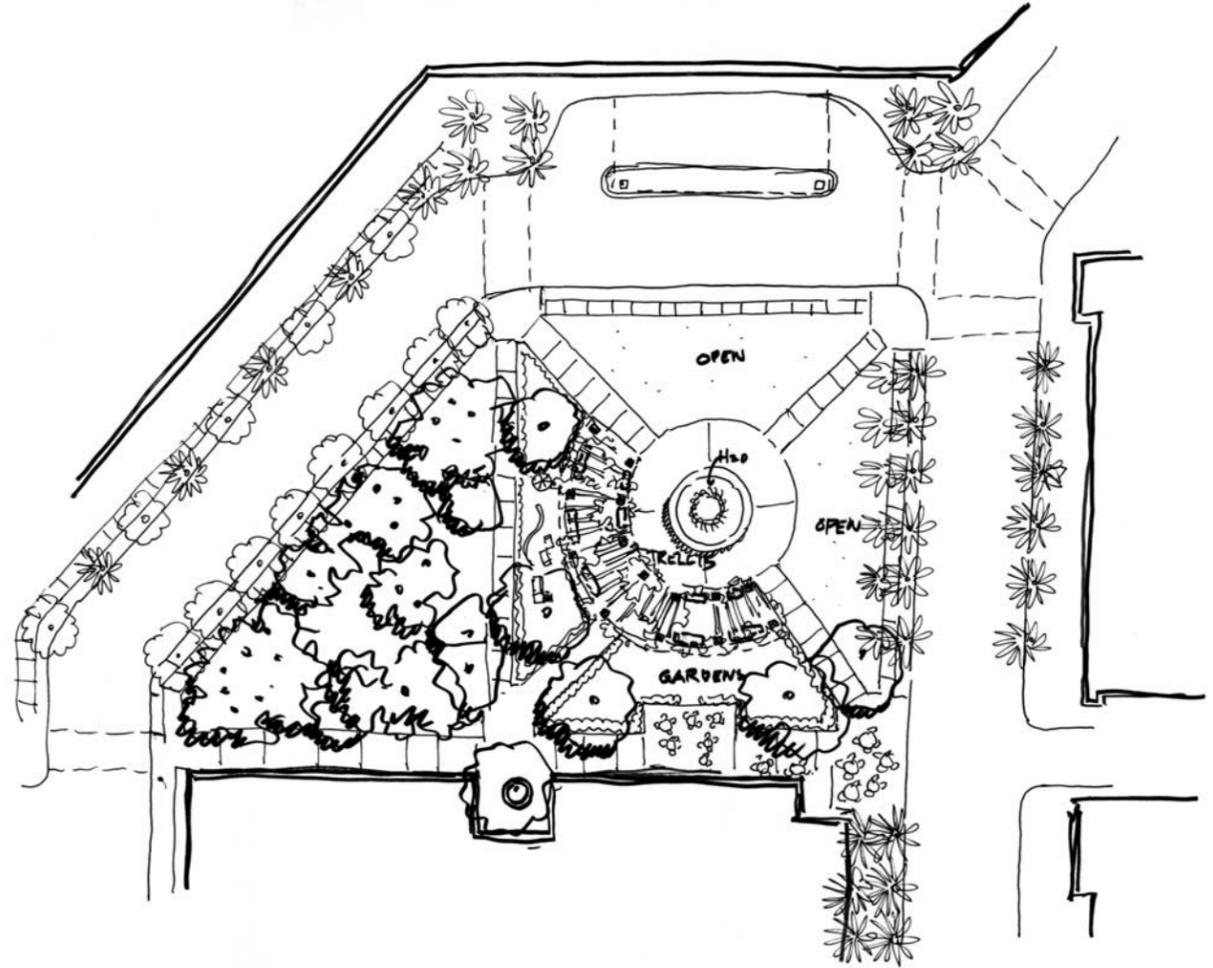
## DEVELOPMENT PHASES





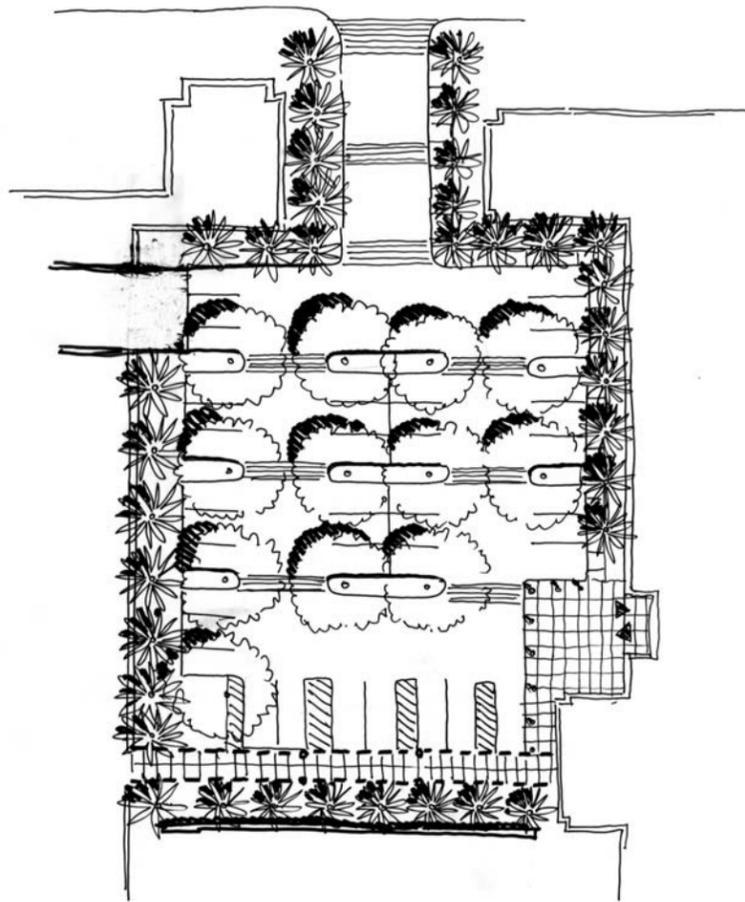
## PUBLIC REALM PLAN





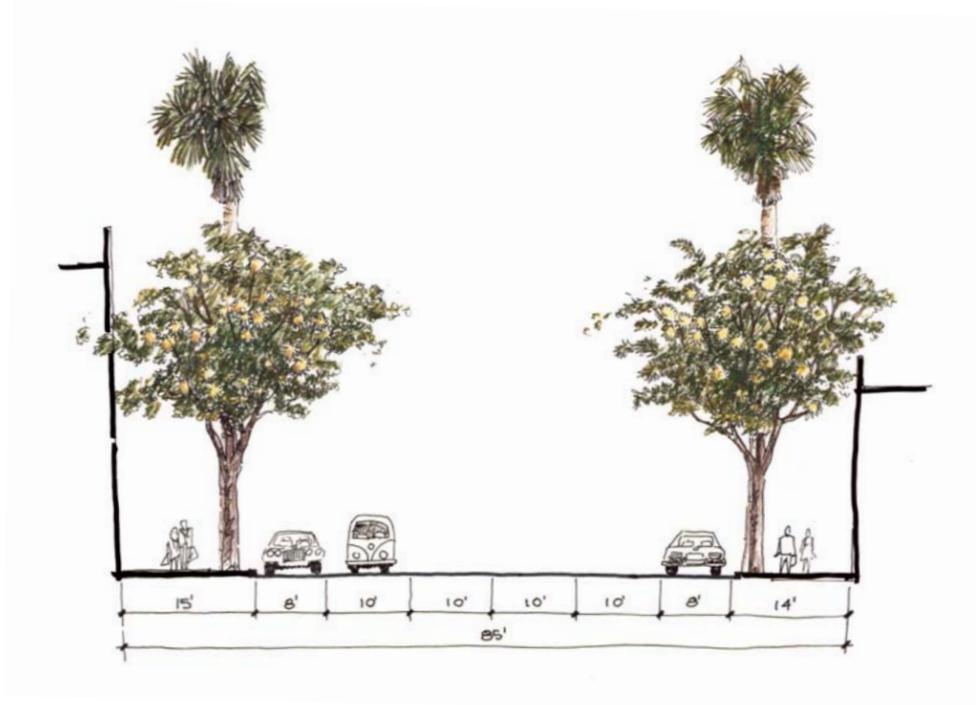
# HOSPITAL GREEN



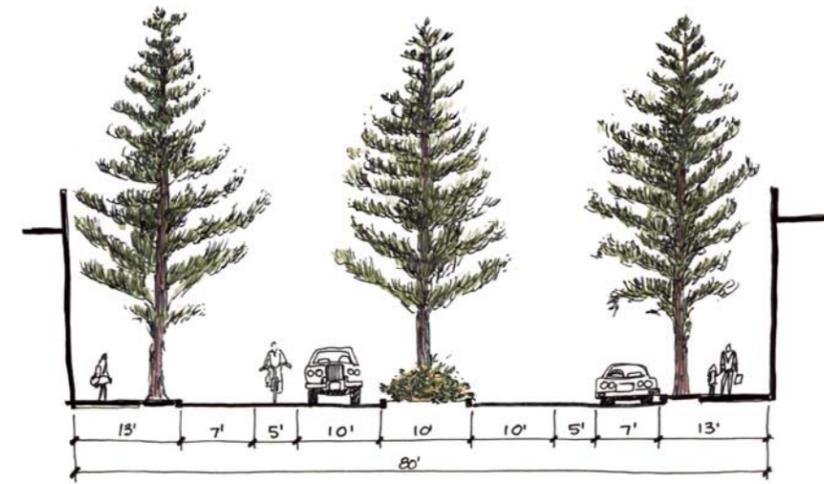


## HOSPITAL PARKING COURT





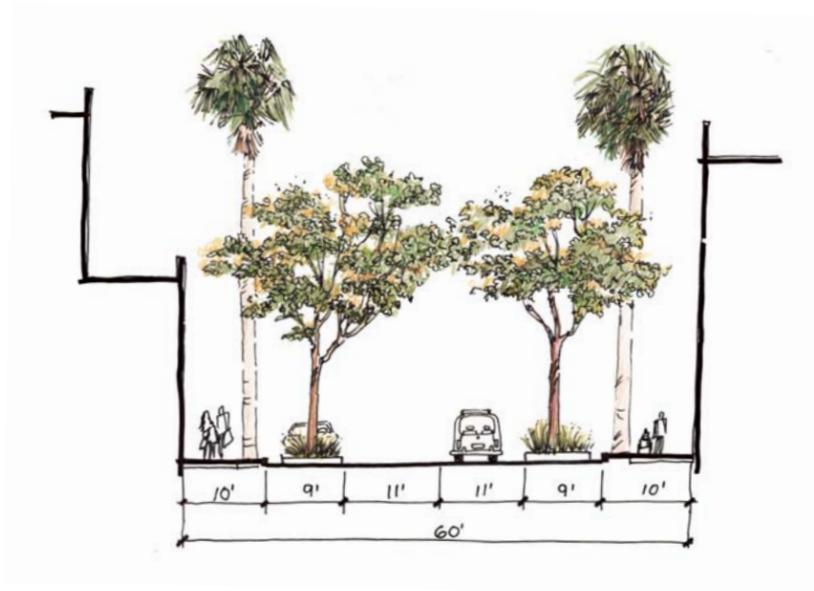
Main Street



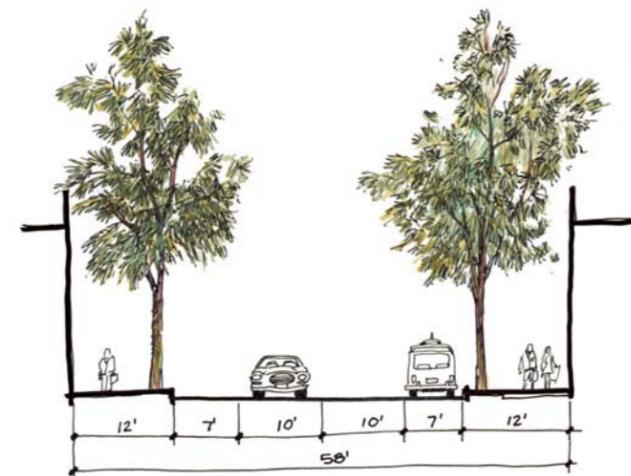
Loma Vista Drive

## LANDSCAPE SECTIONS





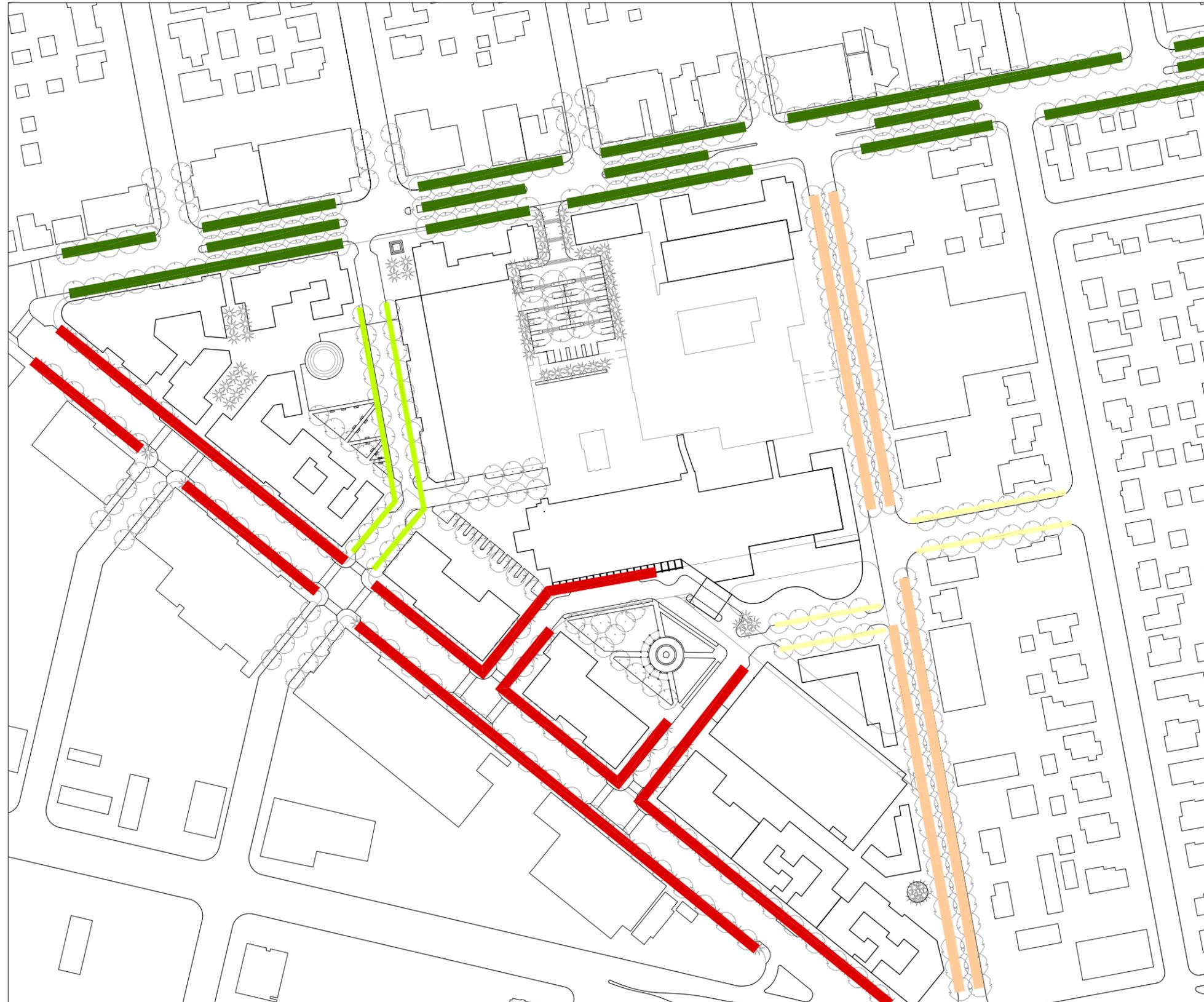
Brent Street



Borchard Street

## LANDSCAPE SECTIONS





**STREET TREE DIAGRAM**

Symbol	Street / Description
<b>Loma Vista Road</b>	
	<b>Araucaria heterophylla - Norfolk Island Pine</b> Height 60 ft, width 30ft. Form Conical
<b>Main Street and Hospital Loop - Alternating canopy and palm trees</b>	
	<b>Cassia leptophylla - Gold Medallion Tree</b> Grows to 35 feet with 30 foot spread. Form Oval
	<b>Washingtonia robusta - Mexican Fan Palm</b> Grow to 80 feet with 12 foot spread. Form Vertical
<b>Brent Street</b>	
	<b>Koelreuteria bipinnata - Chinese Flame Tree</b> Height 40 ft, width 35ft. Form Vase to Rounded
<b>Borchard / Virginia Drive</b>	
	<b>Eucalyptus deglupta - Rainbow Eucalyptus</b> Open branching to 40ft with spread of 30'. Form is Oval to Vertical
	<b>Cabrillo Street</b> <b>Metrosideros excelsus - New Zealand Christmas Tree</b> Reaches a height of 35 feet with 20 foot spread. Form is Oval

**LANDSCAPE STREET TREE DIAGRAM**





**Araucaria heterophylla - Norfolk Island Pine**



**Cassia leptophylla - Gold Medallion Tree**



**Washingtonia robusta - Mexican Fan Palm**

**STREET TREE IMAGES AND DESCRIPTIONS**

Symbol Street / Description

**Loma Vista Road**

**Araucaria heterophylla - Norfolk Island Pine**  
The eye-catching symmetry and lovely fine textured foliage, growing very upright the tree forms a very symmetrical pyramid, with branches emerging from the trunk in a regular and precise pattern. A tough tree, it can be used in urban landscapes and accessorizing tall buildings. Height 60 ft, width 30ft. Form Conical

**Main Street and Hospital Loop - Alternating canopy and palm trees**

**Cassia leptophylla - Gold Medallion Tree**  
A Brazilian semi-evergreen tree that has pendulous branches and an open-crown. Grows to 35 feet with 30 foot spread. The compound leaf has 24 linear leaflets. Stalks of deep yellow flowers are borne in summer, with scattered blooming later. Plant in full sun with little watering. Hardy to about 25-30 degrees F. Form Oval

**Washingtonia robusta - Mexican Fan Palm**

The Mexican Fan Palm is a large palm with very large, fan-shaped leaves. It has a tropical look, and grows rapidly. This variety is excellent for larger gardens and lining streets and avenues.

**Brent Street**

**Koelreuteria bipinnata - Chinese Flame Tree**  
A spreading, deciduous tree with large, mid-green leaves to 20 inches long. Bears red-spotted, yellow flowers, from summer to fall, followed by unusual seed capsules that turns light red in the fall. Grow in well-drained, fertile soil, in full sun. Good street tree with an open canopy during winter months allowing for sun penetration. Height 40 ft, width 35ft. Form Vase to Rounded

**Borchard / Virginia Drive**

**Eucalyptus deglupta - Rainbow Eucalyptus**  
This tree is one of the moderately-sized Eucalyptus species grown for ornamental purposes, due to the showy multi-coloured streaks that cover the trunk. Patches of outer bark are shed annually at different times, showing the bright-green inner bark. This then darkens and matures to give blue, purple, orange and then maroon tones. Open branching to 40ft with spread of 30'. Form is Oval to Vertical

**Cabrillo Street**

**Metrosideros excelsus - New Zealand Christmas Tree**  
This narrow upright evergreen tree will take full sun and is drought tolerant. Scarlet flowers appear in spring through summer. Tree is evergreen; oval, spreading form with a dense canopy. Excellent choice for coastal neighborhoods; tolerates prevailing winds. Disease and pest resistant reaching a height of 35 feet with 20 foot spread.



**Koelreuteria bipinnata - Chinese Flame Tree**

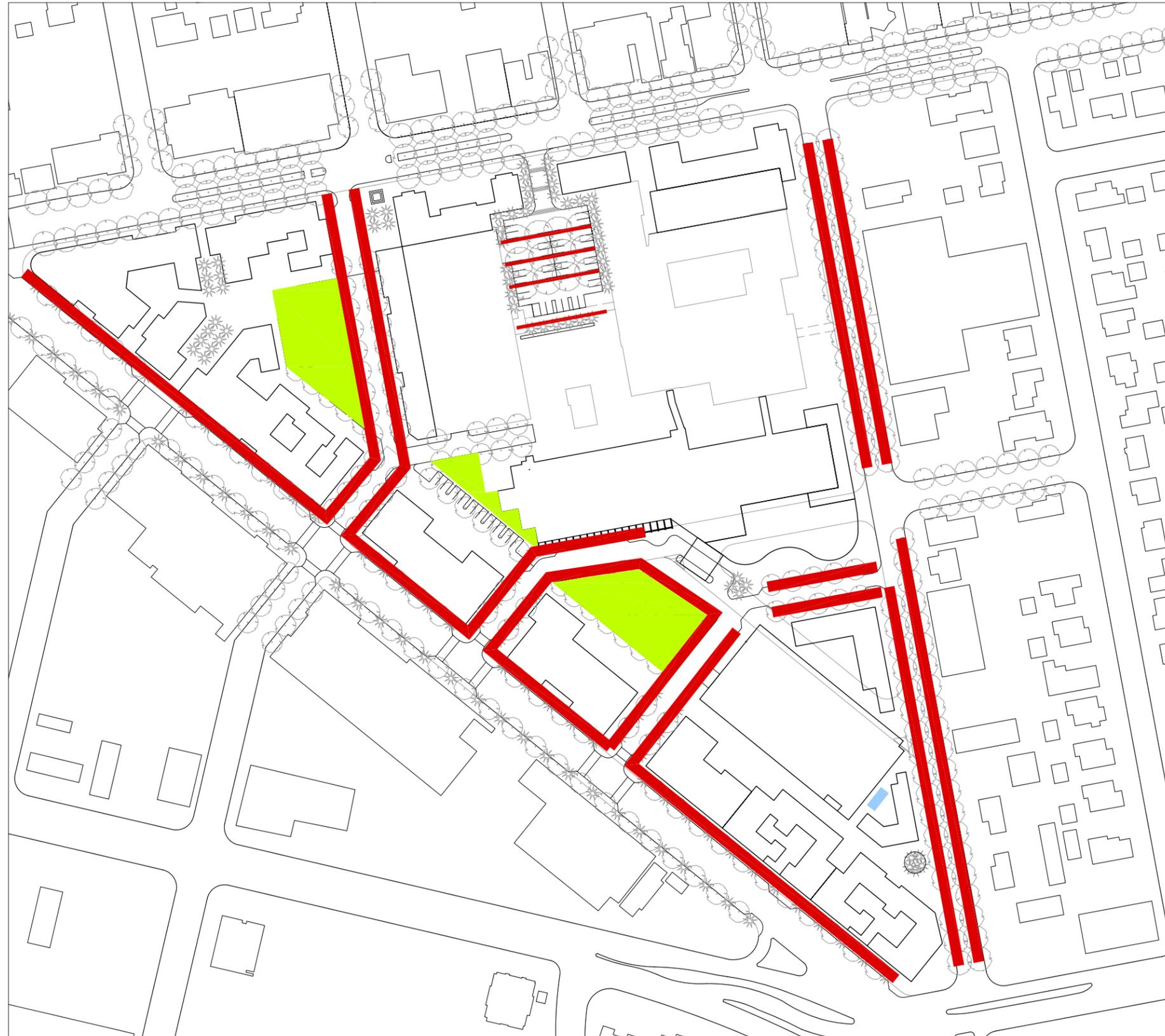


**Eucalyptus deglupta - Rainbow Eucalyptus**



**Metrosideros excelsus - New Zealand Christmas Tree**

**STREET TREE IMAGES**



## STORM WATER MANAGEMENT STRATEGIES

Symbol Description

### Infiltration Systems



Streets are lined with various bio-filter infiltration systems to clean storm water runoff prior to discharge into storm water system. Parking lots will incorporate permeable paving and french drain techniques to capture pollutants.

### New Parks



Impervious roadway and parking lot paving is replaced with park land areas reducing storm water runoff, improving on site infiltration. Park areas will be able to capture pollutants from nearby paving and roof drains after an initial rain.

### Storm Water Clarifier

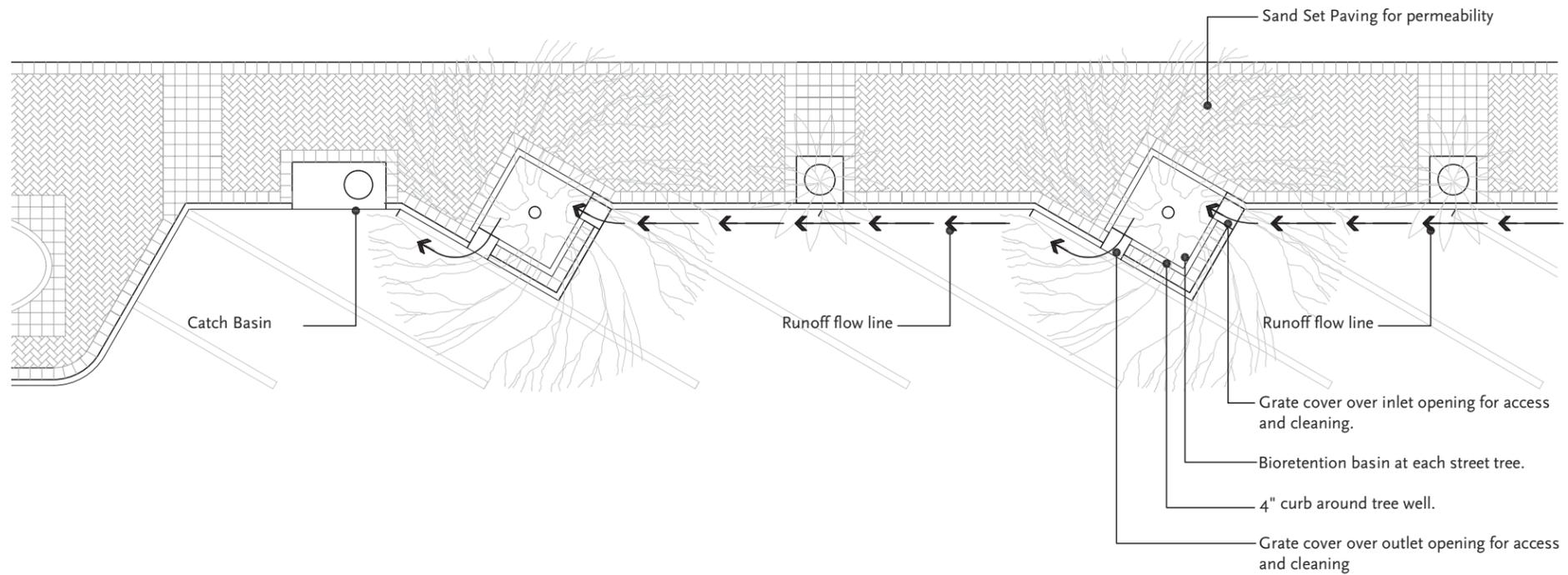


The parking garage has a chambered water clarifier that removes sand, oil and grease.

The collection system consists of a series of filters in the building downspouts and area drains that collect all of the hydrocarbon material and various other materials not collected by the bioswale and infiltration systems and discharges them in the chambered water clarifier.

## STORM WATER MANAGEMENT STRATEGIES





Example Of Sand Set Paving



Example Of Permeable Asphalt



Example Of Permeable Paving For Parking Areas

Permeable paving materials all infiltration of water and some pollutants into soil areas below paving. Pollutants are neutralized by naturally occurring microorganisms in the soil.



It has long been recognized that soils and plant materials can successfully filter pollutants from water.

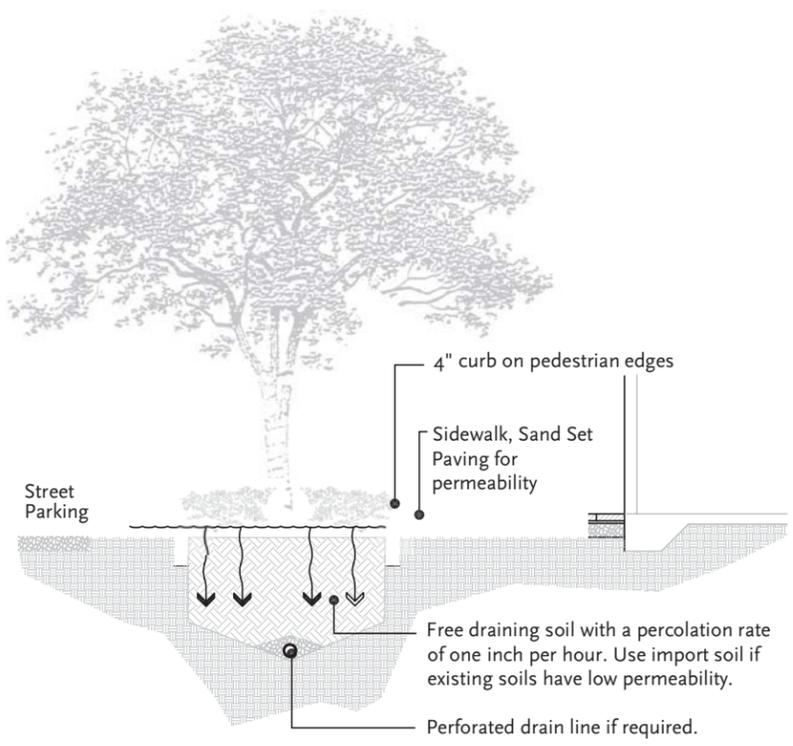
Bioretention is a soil and plant-based storm water best management practice (BMP) employed to filter runoff from developed communities.

Various grasses, shrubs, and trees are established to promote evapotranspiration, maintain soil porosity, encourage biological activity, and promote uptake of some pollutants. Runoff from an impervious area is directed into the bioretention facility. The water infiltrates through the plant/mulch/soil environment, providing the treatment.



Green space is made functional to keep storm water onsite, to minimize runoff by maximizing infiltration, and to employ natural processes for water quality improvement. This is accomplished by running the the storm water collected from the sidewalks and streets in the gutter through the street tree planters. The soil level in the planters is six inches lower than the street gutter. Runoff is directed into the planter through a slot into the treewell. The pollutants are caught by the landscape filter and some water is percolated into the soil.

Runoff is filtered prior to discharge into storm drain line.



## LANDSCAPE STORMWATER MANAGEMENT



JANUARY 23 - 9:00 AM



JANUARY 23 - 12:00 PM



JANUARY 23 - 4:00 PM

## WELLNESS GARDEN SHADE STUDY - JANUARY 23



JUNE 23 - 9:00 AM



JUNE 23 - 12:00 PM



JUNE 23 - 4:00 PM

## WELLNESS GARDEN SHADE STUDY - JUNE 23



SEPTEMBER 23 - 9:00 AM



SEPTEMBER 23 - 12:00 PM



SEPTEMBER 23 - 4:00 PM

## WELLNESS GARDEN SHADE STUDY - SEPTEMBER 23

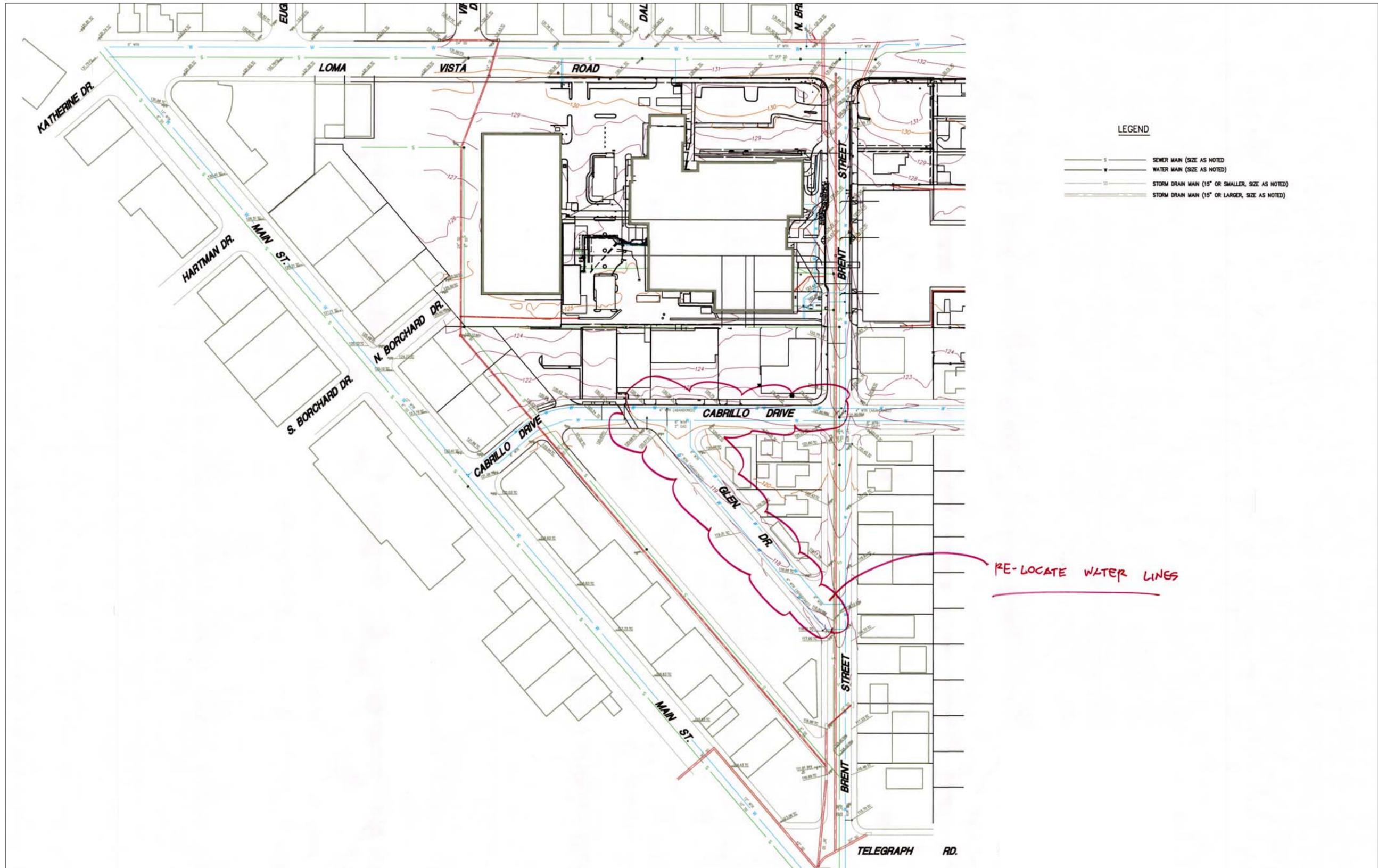


LEGEND

- SEWER MAIN (SIZE AS NOTED)
- WATER MAIN (SIZE AS NOTED)
- STORM DRAIN MAIN (15" OR SMALLER, SIZE AS NOTED)
- STORM DRAIN MAIN (15" OR LARGER, SIZE AS NOTED)

# TREE SURVEY





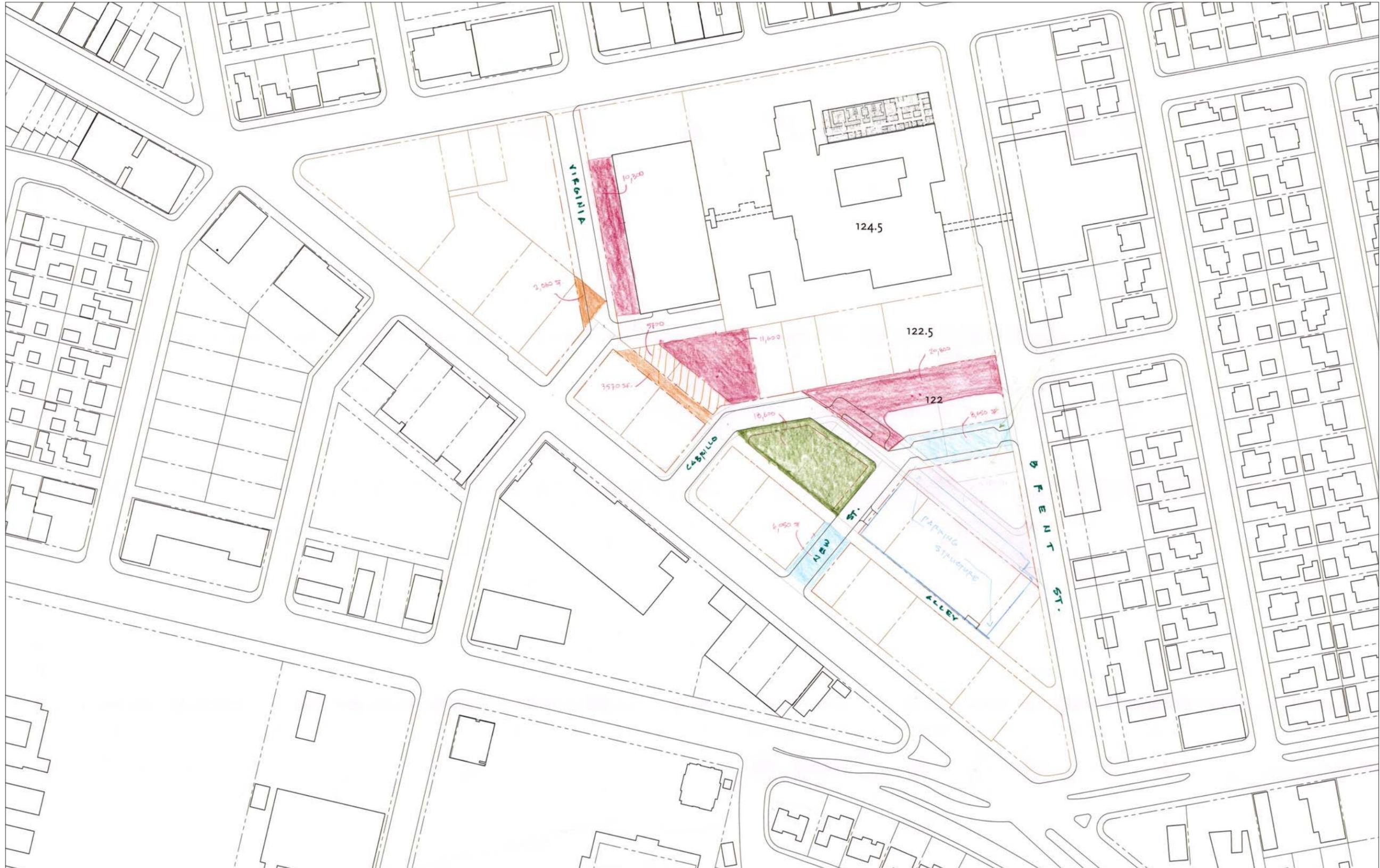
LEGEND

- S — SEWER MAIN (SIZE AS NOTED)
- W — WATER MAIN (SIZE AS NOTED)
- SD — STORM DRAIN MAIN (15" OR SMALLER, SIZE AS NOTED)
- SD — STORM DRAIN MAIN (15" OR LARGER, SIZE AS NOTED)

RE-LOCATE WATER LINES

# WATER LINE RELOCATION

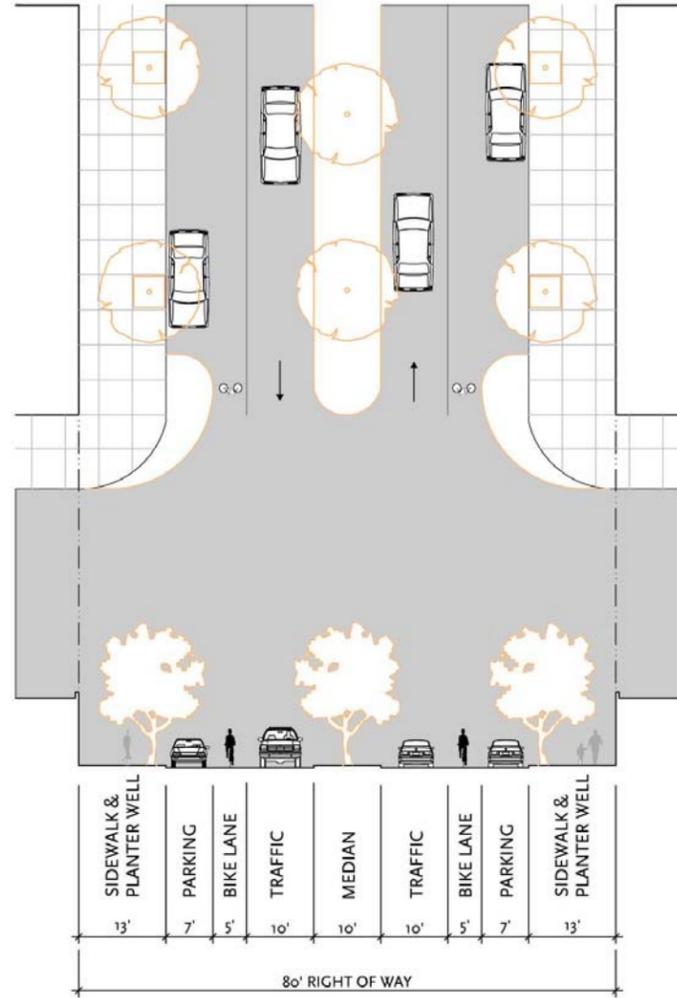




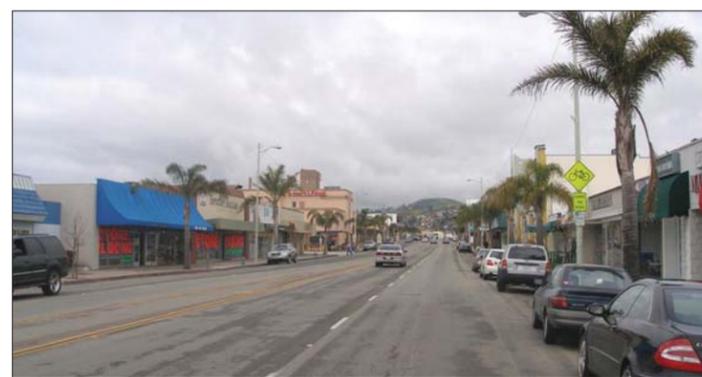
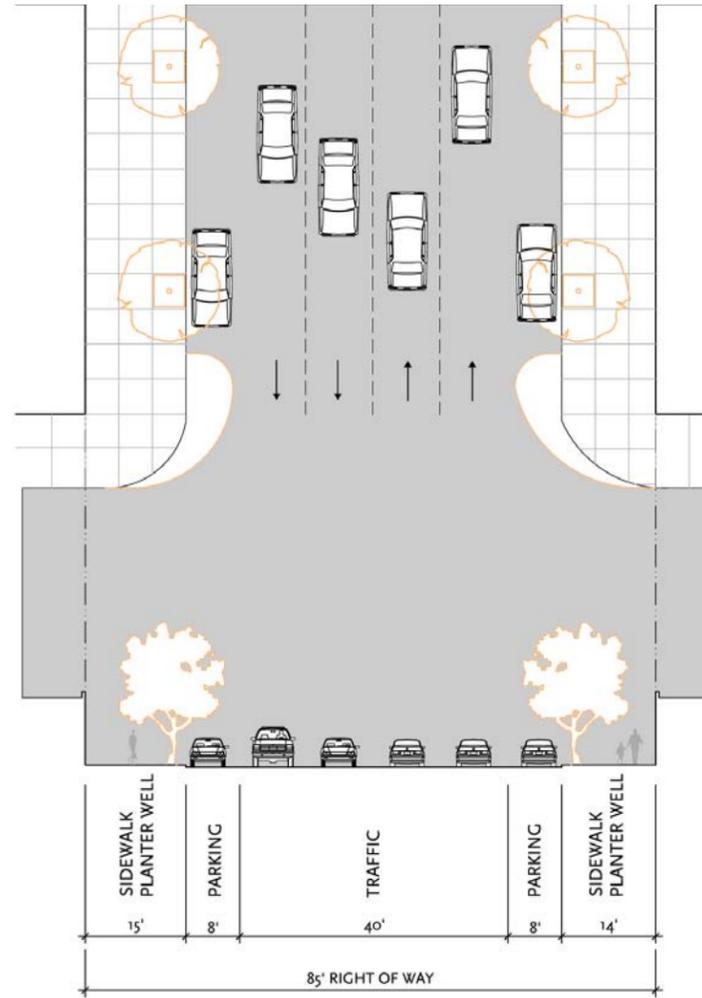
## RIGHTS-OF-WAY AND PROPERTY ADJUSTEMENTS



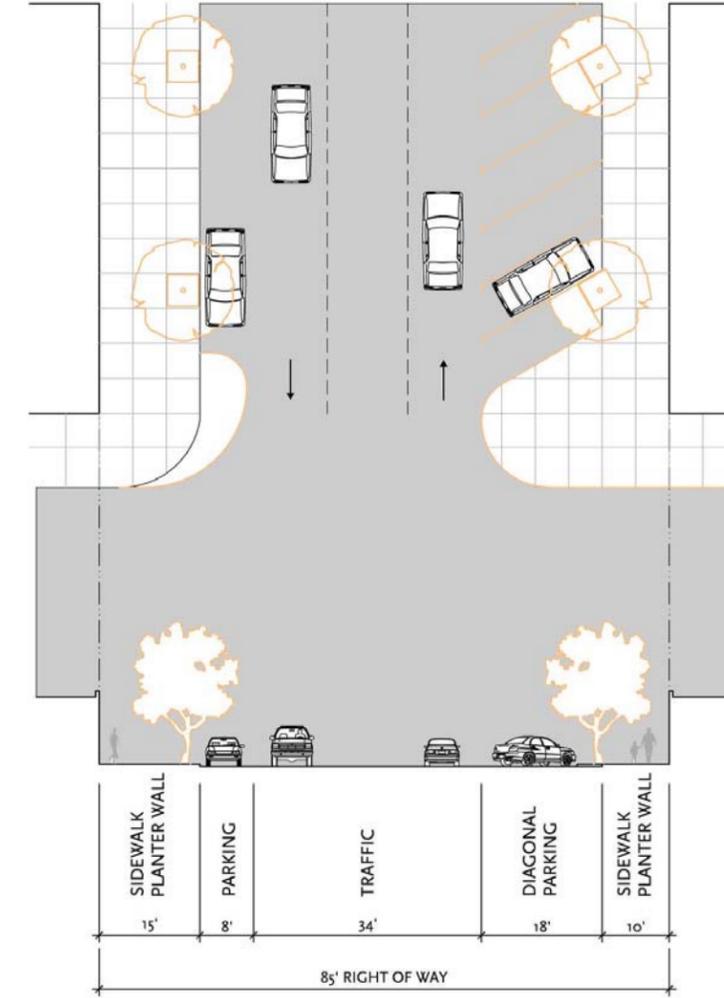
1 LOMA VISTA DRIVE - 80' R.O.W.



2 MAIN STREET\_OPTION A - 85' R.O.W.



MAIN STREET\_OPTION B - 85' R.O.W.

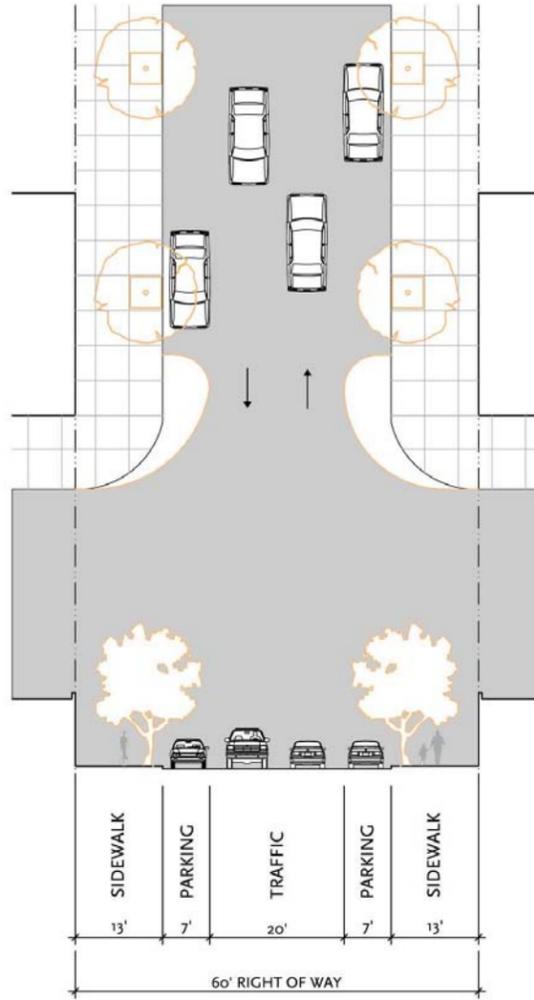


■ DENOTES PROPOSED CHANGES

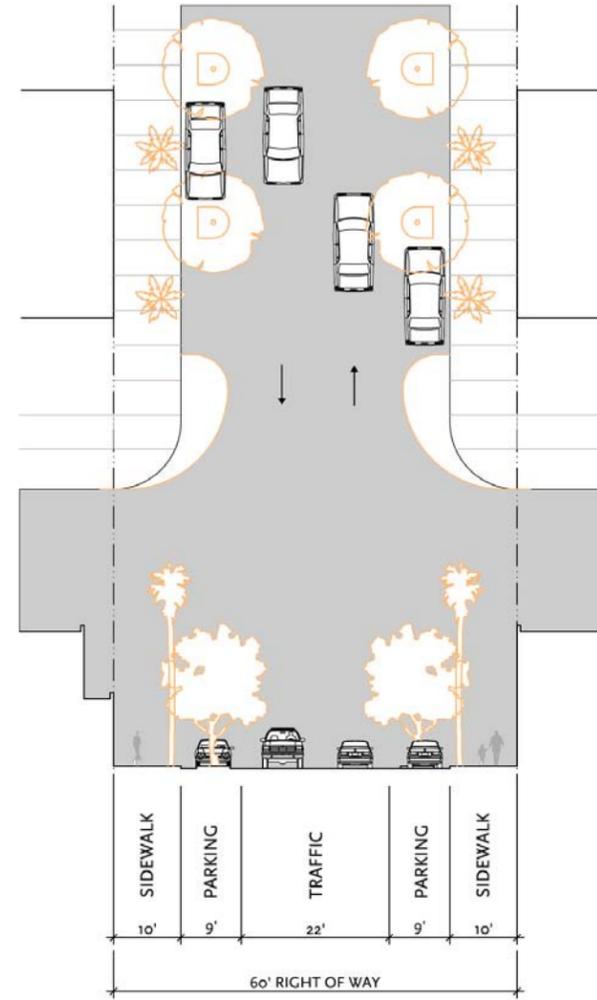
# THOROUGHFARE STANDARDS



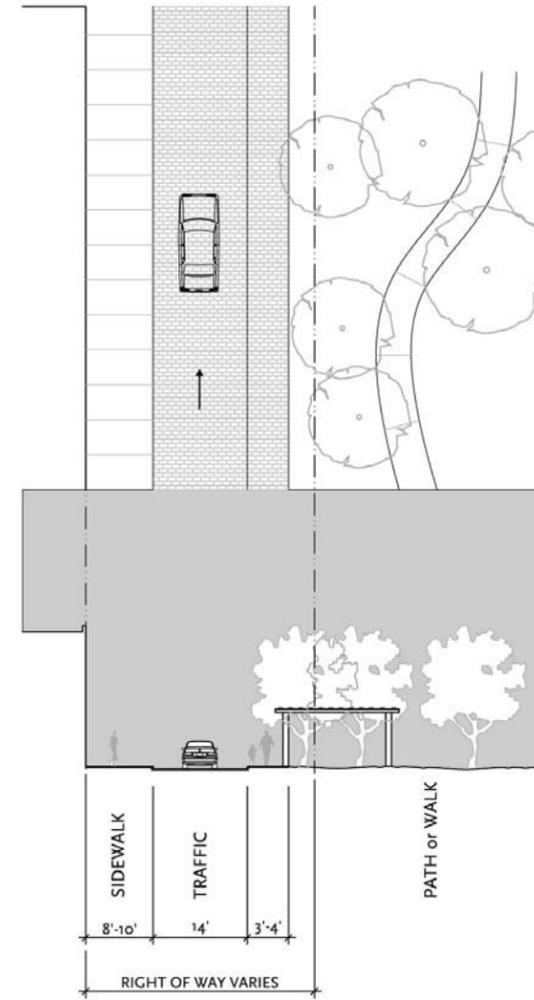
3 BORCHARD STREET - 60' R.O.W.



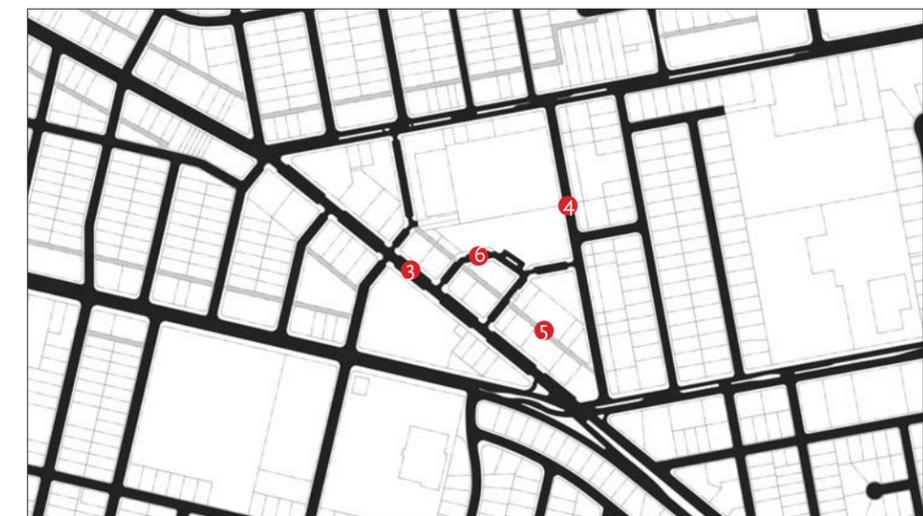
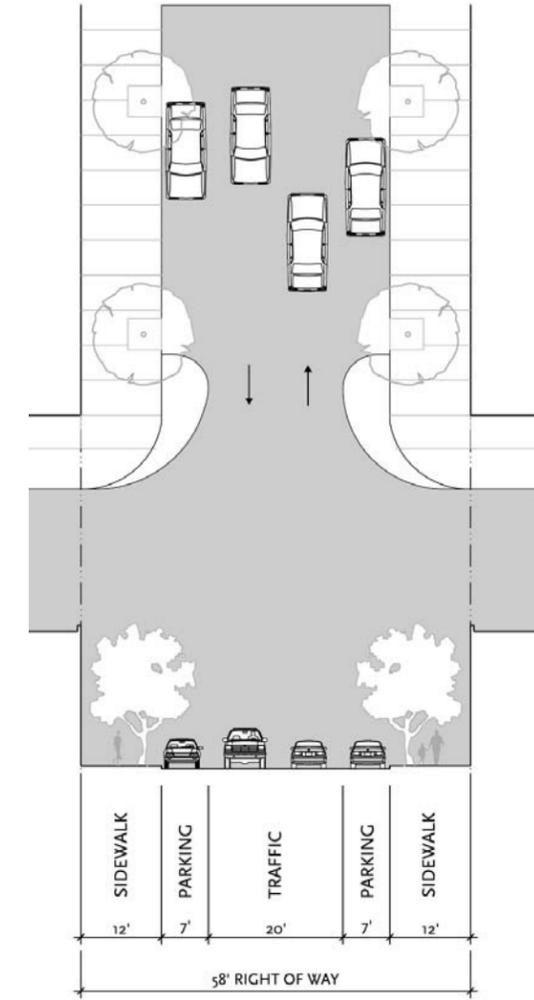
4 BRENT STREET - 60' R.O.W.



5 MEWS - R.O.W. VARIES



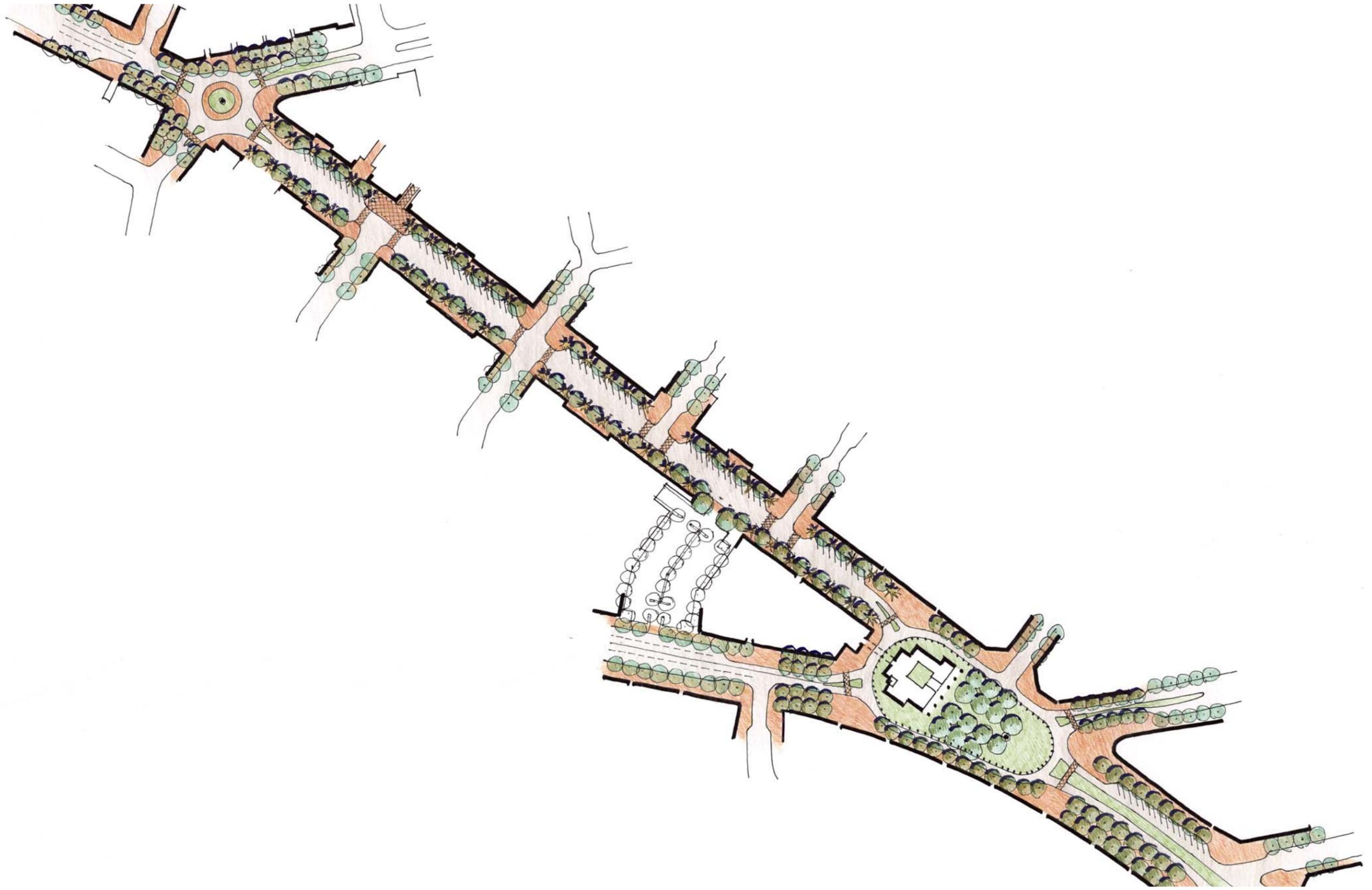
6 HOSPITAL CIRCLE - 58' R.O.W.



■ DENOTES PROPOSED CHANGES

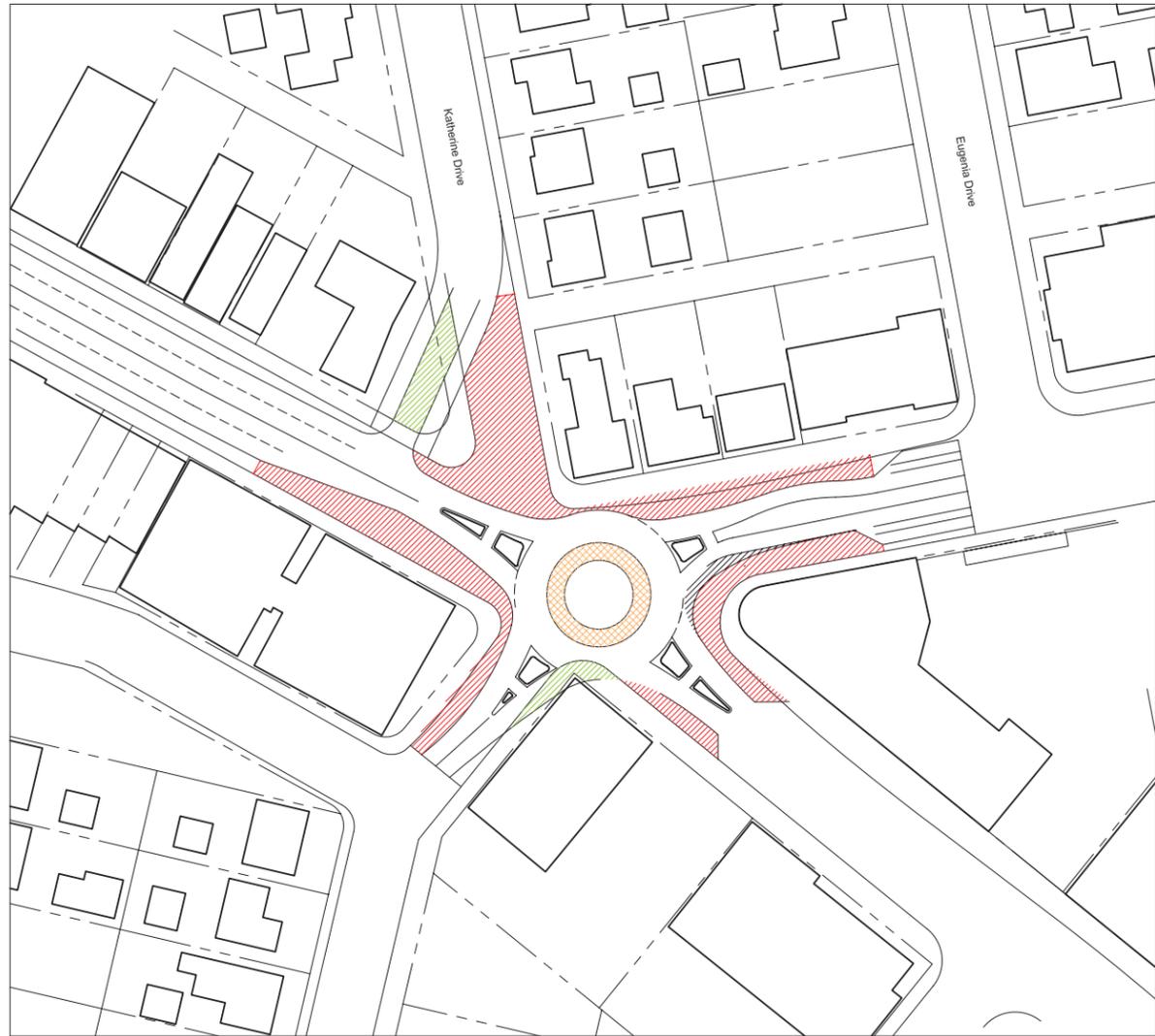
# THOROUGHFARE STANDARDS





### MAIN STREET OPTION WITH ROUNDABOUTS





-  PAVEMENT REMOVED
-  PAVEMENT ADDED
-  TRUCK APRON

NORTH BOUND, RIGHT TURN (SU)



## LOMA VISTA ROUNDABOUT PERFORMANCE: 1





WB - 50, LEFT TURN

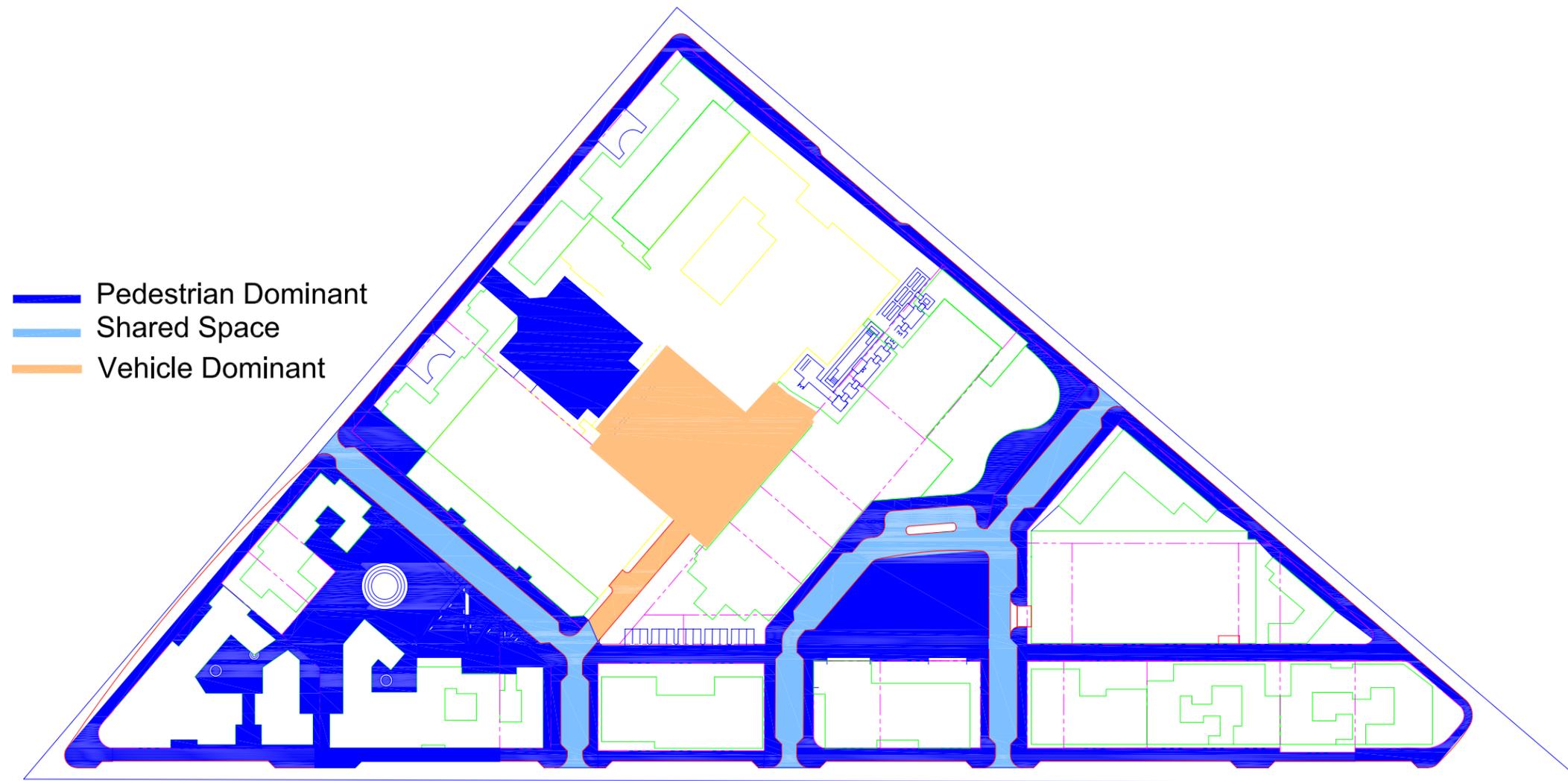


WB - 50, 3/4 RIGHT



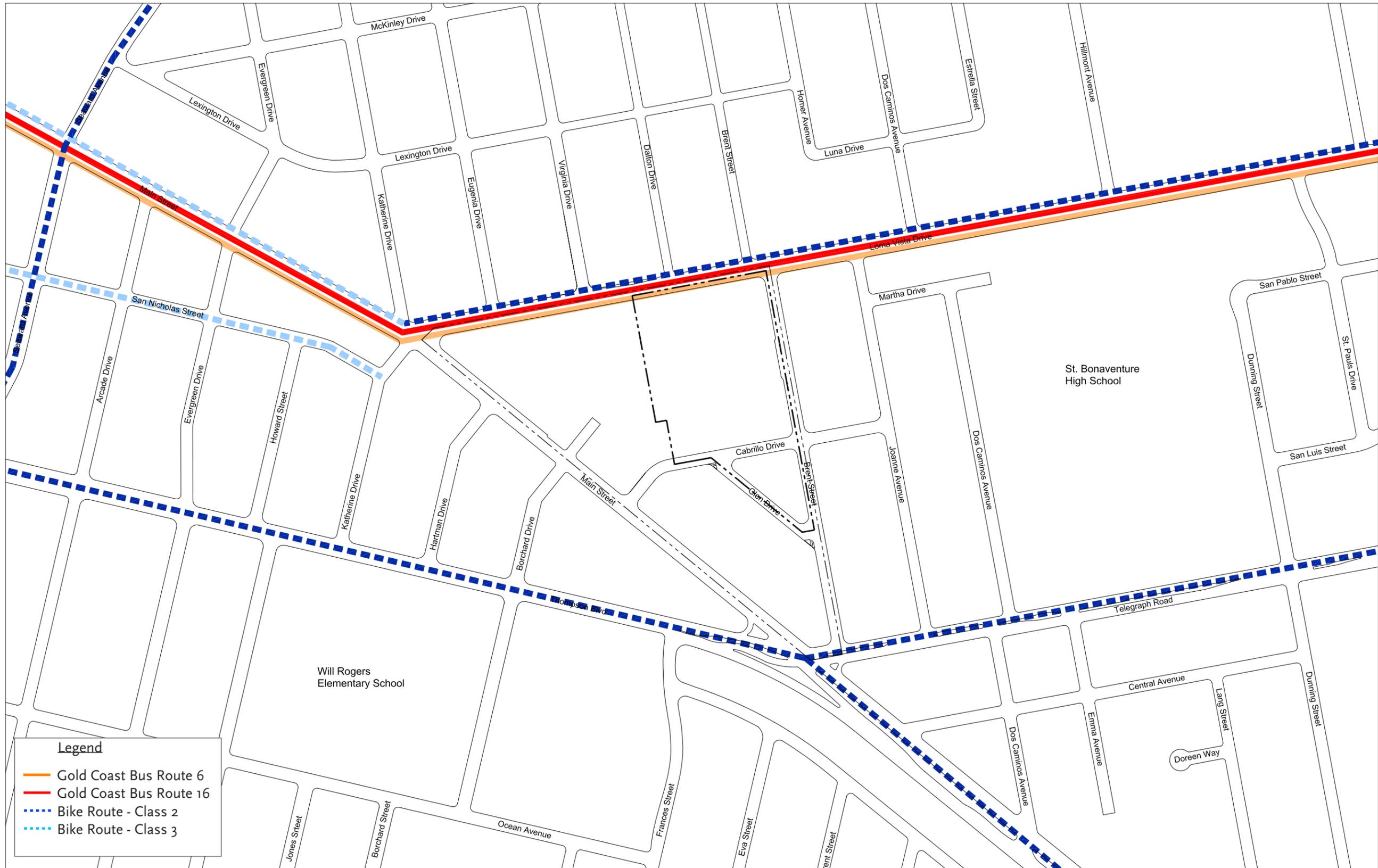
## LOMA VISTA ROUNDABOUT PERFORMANCE: 2





## PEDESTRIAN ENVIRONMENT

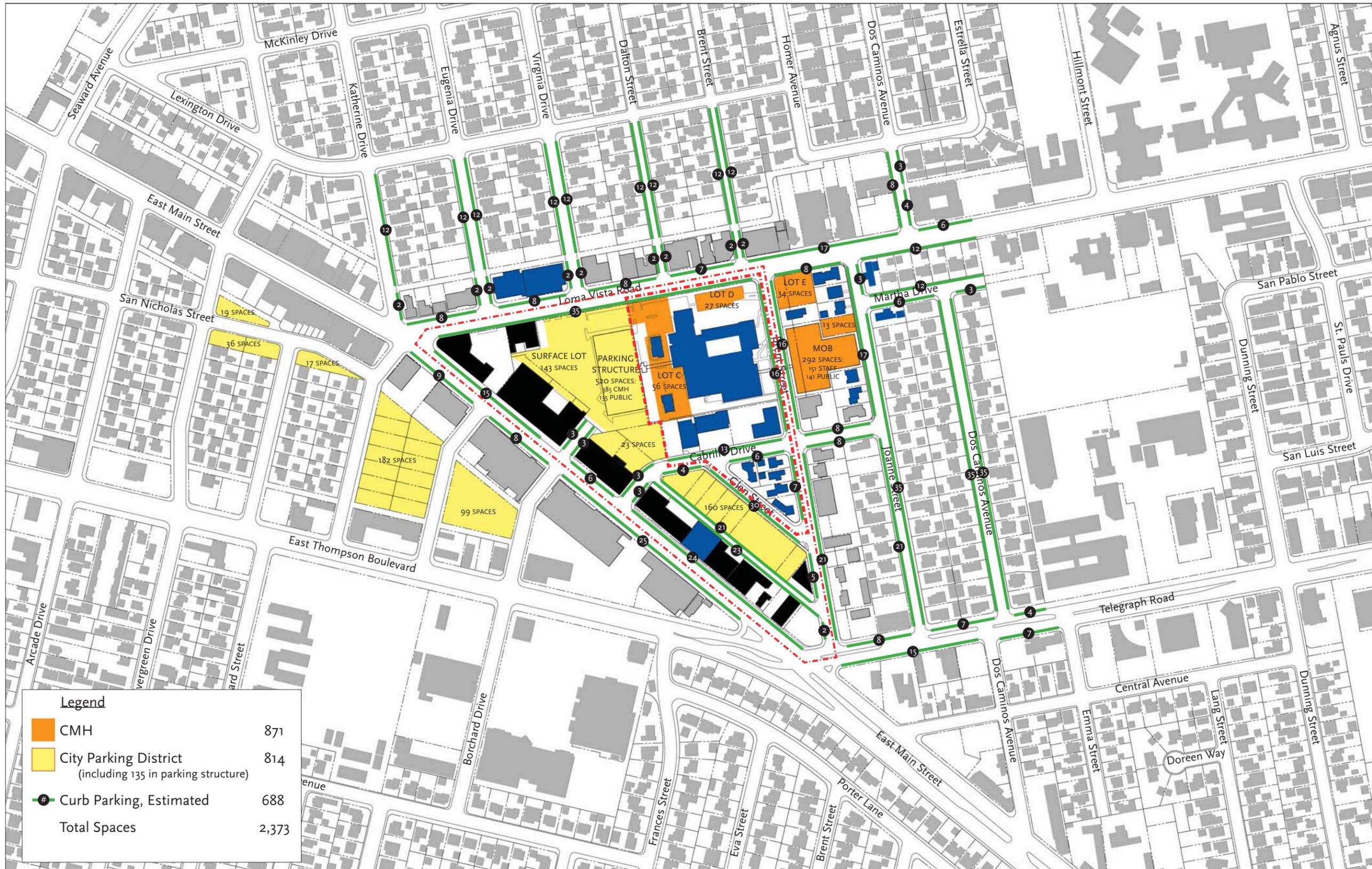






### BORCHARD STREET ALTERNATE



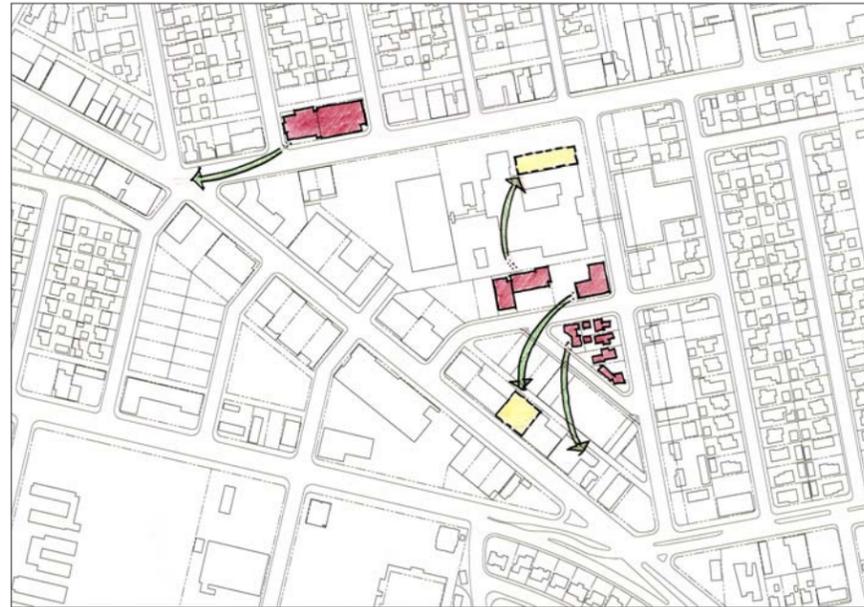


## PARKING INVENTORY





Parking: Supply 2009 (-125)



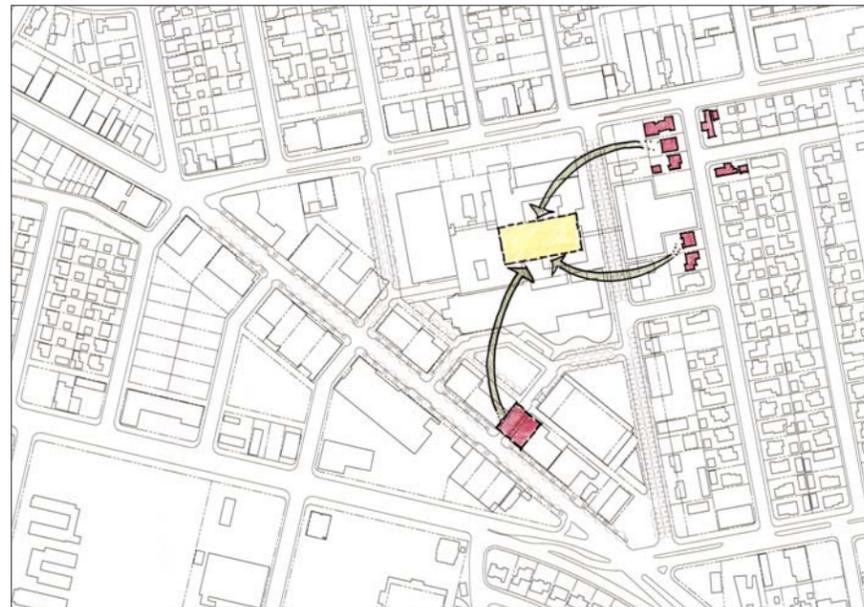
Parking: Hospital Population 2009 - 2010



Parking: Supply 2010 (+289)



Parking: Supply 2013 (+364)



Parking: Supply 2013 - 2015



Parking: Supply 2020 (+214)

## PARKING SUPPLY DIAGRAMS



**Parking Occupancy, Thursday, April 24, 12:30 p.m. to 1:30 p.m.**

Ventura Community Memorial Hospital & Surrounding Areas

Survey Date: 24-Apr-08

Survey Time (e.g., 11 am): 12:32 pm to 1:35 pm

Name of Surveyor: Kenny Vega

**Ventura Community Memorial Hospital**

Lot #		vacancies	spaces	% vacant	Notes
2	Parking Structure - CMH Staff spaces only	3	385	1%	
3	Lot C	0	56	0%	
4	Lot D	4	27	15%	
5	Outpatient Laboratory Lot on N. Joanne Avenue	3	13	23%	
6	Lot E	11	34	32%	
7	Cancer Resource Center lot on N. Brent Street	6	6	100%	
8	Medical Office Building (MOB): Public Spaces	96	141	68%	
9	Medical Office Building (MOB): staff (gated)	36	151	24%	
10	Medical Arts Plaza on Loma Vista Road	19	49	39%	
11	Medical Arts Plaza employee lot on Eugenia Drive	4	36	11%	
12	2825 Cabrillo	3	11	27%	
13	2841 Cabrillo, Cabrillo Radiation Center	10	12	83%	
14	Cabrillo Medical Center, 145 N. Brent Street	14	27	52%	
15	Outpatient Laboratory, 161 N. Joanne	1	3	33%	approximate # of spaces at old house
16	Pre-Op Clinic, 169 N. Joanne	1	2	50%	approximate # of spaces at old house
17	Maternal Child Health Ed, 129 N. Joanne	2	2	100%	approximate # of spaces at old house
18	Marketing Dept., Lifeline Program, 121 N. Joanne	1	1	100%	approximate # of spaces at old house
	<b>Total Hospital Supply</b>	<b>214</b>	<b>956</b>	<b>22%</b>	1
<b>Public Parking District Lots</b>					
1	Parking Structure - Public Spaces	6	135	4%	
19	Public Lot south of Cabrillo, west of Glen St.	32	160	20%	
20	Public Lot north of Cabrillo	3	23	13%	
21	Public Lot west of Parking Structure	10	143	7%	
	<b>Total</b>	<b>45</b>	<b>326</b>	<b>14%</b>	

**Parking Occupancy, Thursday, April 24, 3 p.m. to 4 p.m.**

Ventura Community Memorial Hospital & Surrounding Areas

Survey Date: 24-Apr-08

Survey Time (e.g., 11 am): 15:00 to 16:00 (3 pm to 4 pm)

Name of Surveyor: Kenny Vega

**Ventura Community Memorial Hospital**

Lot #		vacancies	spaces	% vacant	Notes
2	Parking Structure - CMH Staff spaces only	43	385	11%	
3	Lot C	6	56	11%	
4	Lot D	5	27	19%	
5	Outpatient Laboratory Lot on N. Joanne Avenue	6	13	46%	
6	Lot E	15	34	44%	
7	Cancer Resource Center lot on N. Brent Street	2	6	33%	
8	Medical Office Building (MOB): Public Spaces	54	141	38%	
9	Medical Office Building (MOB): staff (gated)	25	151	17%	
10	Medical Arts Plaza on Loma Vista Road	22	49	45%	
11	Medical Arts Plaza employee lot on Eugenia Drive	5	36	14%	
12	2825 Cabrillo	3	11	27%	
13	2841 Cabrillo, Cabrillo Radiation Center	1	12	8%	
14	Cabrillo Medical Center, 145 N. Brent Street	4	27	15%	
15	Outpatient Laboratory, 161 N. Joanne	3	3	100%	approximate # of spaces at old house
16	Pre-Op Clinic, 169 N. Joanne	1	2	50%	approximate # of spaces at old house
17	Maternal Child Health Ed, 129 N. Joanne	2	2	100%	approximate # of spaces at old house
18	Marketing Dept., Lifeline Program, 121 N. Joanne	1	1	100%	approximate # of spaces at old house
	<b>Total Hospital Supply</b>	<b>198</b>	<b>956</b>	<b>21%</b>	
<b>Public Parking District Lots</b>					
1	Parking Structure - Public Spaces	7	135	5%	
19	Public Lot south of Cabrillo, west of Glen St.	56	160	35%	
20	Public Lot north of Cabrillo	15	23	65%	
21	Public Lot west of Parking Structure	45	143	31%	
	<b>Total</b>	<b>116</b>	<b>326</b>	<b>36%</b>	

**PARKING CENSUS**

**Hospital Triangle Parking Supply & Demand**  
**Alternate Strategy (Not Recommended): No Shared Parking**

**PARKING SUPPLY**

	Existing Spaces	Parking Added & Displaced By Year				
		2008	2009	2010	2013	2020
Hospital	956					
District	326					
Existing streets	150					
Public Parking Lot 1, S. of Cabrillo, W. of Glen St.				-90	-70	
Cabrillo from the alley behind Main to Brent (on-street)					-22	
Glen from Cabrillo to Brent (on-street)				-30		
<b>Parking Structure #2</b>				<b>600</b>		
2825 Cabrillo					-11	
Cabrillo Radiation Center, 2841 Cabrillo					-12	
Cabrillo Medical Center, 145 N. Brent Street					-27	
2856 Cabrillo				-5		
Public Parking Lot 2, N. of Cabrillo					-23	
Lot C					-21	
<b>Parking on new streets</b>					<b>75</b>	<b>20</b>
Lot D						-27
Public Parking Lot 3, W. of Parking Structure						-143
<b>Total</b>	<b>1432</b>	<b>1307</b>	<b>1721</b>	<b>1796</b>	<b>1646</b>	
	<b>0</b>	<b>-125</b>	<b>289</b>	<b>364</b>	<b>214</b>	

**PEAK PARKING DEMAND - WEEKDAYS AT 2 PM**

	Building square footage (gsf)	Base parking ratio	Parking Demand by Year				
			2008	2009	2010	2013	2020
Hospital + Physician's Group - employees, patients & visitors			956	956	956	956	956
2856 Cabrillo population moves to Camarillo				-15	-15	-15	-15
Business Office moves off-site (110 employees)	-13,000	7.7 per 1000 sf		-99	-99	-99	-99
Backfill (Old Hospital + Medical Arts Plaza)	77,000	3 per 1000 sf GLA				201	201
New Liner Buildings at Hospital	80,000	3 per 1000 sf GLA					209
Transportation Demand Management						-150	-300
Existing Main Street Buildings	120,000	3 per 1000 sf GLA	313	313	313	313	
New Main Street Buildings - Residential Upstairs	250 units	1.5 per unit					375
New Main Street Buildings - Ground Floor	160,000	3 per 1000 sf GLA					418
<b>Total</b>			<b>1269</b>	<b>1155</b>	<b>1155</b>	<b>1206</b>	<b>1744</b>

	2008	2009	2010	2013	2020
Parking Supply	1432	1307	1721	1796	1646
Parking Demand	1269	1155	1155	1206	1744
<b>Surplus (Shortage)</b>	<b>163</b>	<b>152</b>	<b>566</b>	<b>590</b>	<b>-98</b>
	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2013</b>	<b>2020</b>
Cumulative Change in Parking Supply	0	-125	289	364	214
Cumulative Change in Parking Demand	0	-114	-114	-63.03	475.17
Cumulative Change in Surplus/Shortage	0	-11	403	427.03	-261.17

\*Note: All calculations assume that gross leasable area (GLA) is 87% of gross square feet of building area (GSF)

**PEAK PARKING DEMAND, HOSPITAL ONLY, WITH TRANSPORTATION DEMAND MANAGEMENT**

(WEEKDAYS AT 2 PM)	Building square footage (gsf)	Base parking ratio	Parking Demand by Year				
			2008	2009	2010	2013	2020
Hospital + Physician's Group - employees, patients & visitors			956	956	956	956	956
2856 Cabrillo population moves to Camarillo				-15	-15	-15	-15
Business Office moves off-site (110 employees)	-13,000	7.7 per 1000 sf		-99	-99	-99	-99
Backfill (Old Hospital + Medical Arts Plaza)	77,000	3 per 1000 sf GLA				201	201
New Liner Buildings at Hospital	80,000	3 per 1000 sf GLA					209
Transportation Demand Management						-150	-300
<b>Total</b>			<b>956</b>	<b>842</b>	<b>842</b>	<b>893</b>	<b>952</b>
<b>Cumulative Change in Parking Demand</b>				<b>-114</b>	<b>-114</b>	<b>-63</b>	<b>-4</b>

**PEAK PARKING DEMAND, HOSPITAL ONLY, WITHOUT TRANSPORTATION DEMAND MANAGEMENT**

(WEEKDAYS AT 2 PM)	Building square footage (gsf)	Base parking ratio	Parking Demand by Year				
			2008	2009	2010	2013	2020
Hospital + Physician's Group - employees, patients & visitors			956	956	956	956	956
2856 Cabrillo population moves to Camarillo				-15	-15	-15	-15
Business Office moves off-site (110 employees)	-13,000	7.7 per 1000 sf		-99	-99	-99	-99
Backfill (Old Hospital + Medical Arts Plaza)	77,000	3 per 1000 sf GLA				201	201
New Liner Buildings at Hospital	80,000	3 per 1000 sf GLA					209
Transportation Demand Management						0	0
<b>Total</b>			<b>956</b>	<b>842</b>	<b>842</b>	<b>1043</b>	<b>1252</b>
<b>Cumulative Change in Parking Demand</b>				<b>-114</b>	<b>-114</b>	<b>87</b>	<b>296</b>

**Hospital Triangle Parking Supply & Demand**  
**Recommended Strategy: Shared Parking District**

**PARKING SUPPLY**

	Existing Spaces	Parking Added & Displaced By Year				
		2008	2009	2010	2013	2020
Hospital	956					
District	326					
Existing streets	150					
Public Parking Lot 1, S. of Cabrillo, W. of Glen St.				-90	-70	
Cabrillo from the alley behind Main to Brent (on-street)					-22	
Glen from Cabrillo to Brent (on-street)				-30		
<b>Parking Structure #2</b>				<b>600</b>		
2825 Cabrillo					-11	
Cabrillo Radiation Center, 2841 Cabrillo					-12	
Cabrillo Medical Center, 145 N. Brent Street					-27	
2856 Cabrillo				-5		
Public Parking Lot 2, N. of Cabrillo					-23	
Lot C					-21	
<b>Parking on new streets</b>					<b>75</b>	<b>20</b>
Lot D						-27
Public Parking Lot 3, W. of Parking Structure						-143
<b>Total</b>	<b>1432</b>	<b>1307</b>	<b>1721</b>	<b>1796</b>	<b>1646</b>	

**PEAK PARKING DEMAND - WEEKDAYS AT 2 PM**

	Building square footage (gsf)	Base parking ratio	Parking Demand by Year				
			2008	2009	2010	2013	2020
Hospital + Physician's Group - employees, patients & visitors			939	939	939	939	939
2856 Cabrillo population moves to Camarillo				-15	-15	-15	-15
Business Office moves off-site (110 employees)	-13,000	7.7 per 1000 sf		-99	-99	-99	-99
Backfill (Old Hospital + Medical Arts Plaza)	77,000	3 per 1000 sf				195	195
New Liner Buildings at Hospital	80,000	3 per 1000 sf GLA					203
Transportation Demand Management						-150	-300
Existing Main Street Buildings	120,000	3 per 1000 sf GLA	246	246	246	246	
New Main Street Buildings - Residential Upstairs	250 units	1.5 per unit					225
New Main Street Buildings - Ground Floor	160,000	3 per 1000 sf GLA					328
<b>Total</b>			<b>1185</b>	<b>1071</b>	<b>1071</b>	<b>1266</b>	<b>1475</b>

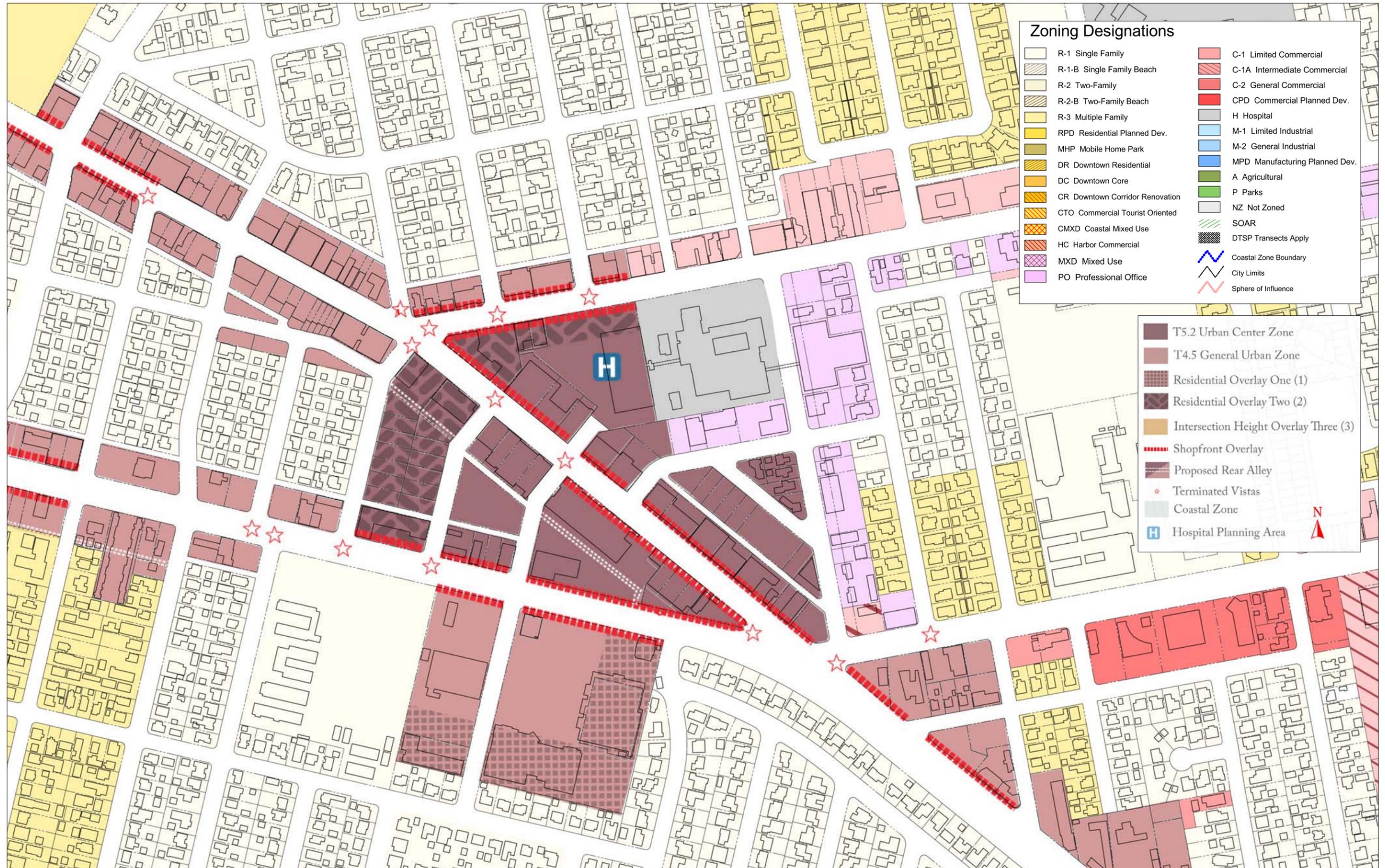
	2008	2009	2010	2013	2020
Parking Supply	1432	1307	1721	1796	1646
Parking Demand	1185	1071	1071	1266	1475
<b>Surplus</b>	<b>247</b>	<b>236</b>	<b>650</b>	<b>530</b>	<b>171</b>

\*Note: All calculations assume that gross leasable area (GLA) is 87% of gross square feet of building area (GSF)

**Ventura Community Memorial Hospital - Hospital Triangle District Shared Parking Analysis**  
**Representative Hourly Accumulation by Percentage of Peak Hour**

	Hospital Staff	Retail (space)	Restaurant	Medical Office	Residential,	Hospital	Total
Quantity - GSF		80	80	122	250		
Quantity - GLA		69.6	69.6	106.14	250		
Unit	1000 s.f. GLA	1000 s.f. GLA	1000 s.f. GLA	1000 s.f. GLA	dwelling units	dwelling units	
Ratio		3	3	3	1.5		
<b>Peak Demand</b>	<b>566</b>	<b>209</b>	<b>209</b>	<b>318</b>	<b>375</b>	<b>390</b>	<b>2067</b>
Hour of Day	Week-day	Week-day	Week-day	Week-day	Week-day	Daily	Percent of Peak
6:00 AM	3%	17	0%	-	3%	10	38%
7:00 AM	20%	113	8%	17	2%	4	44%
8:00 AM	63%	357	18%	38	5%	10	63%
9:00 AM	93%	526	42%	88	10%	21	77%
10:00 AM	100%	566	68%	142	20%	42	83%
11:00 AM	100%	566	87%	182	30%	63	84%
12:00 PM	90%	509	97%	203	50%	104	83%
1:00 PM	90%	509	100%	209	70%	146	85%
<b>2:00 PM</b>	<b>97%</b>	<b>549</b>	<b>97%</b>	<b>203</b>	<b>60%</b>	<b>125</b>	<b>87%</b>
3:00 PM	93%	526	95%	198	60%	125	85%
4:00 PM	77%	436	87%	182	50%	104	78%
5:00 PM	47%	266	79%	165	70%	146	68%
6:00 PM	23%	130	82%	171	90%	188	61%
7:00 PM	7%	40	89%	186	100%	209	58%
8:00 PM	7%	40	87%	182	100%	209	58%
9:00 PM	3%	17	61%	127	100%	209	54%
10:00 PM	3%	17	32%	67	90%	188	50%
11:00 PM	0%	-	13%	27	70%	146	45%
12:00 AM	0%	-	0%	-	50%	104	42%

**PARKING CENSUS**



## EXISTING REGULATING PLAN





## PROPOSED REGULATING PLAN



**Plan Improvement Costs**

<b>Streets</b>	
Cabrillo St.	325,000
New Connector	62,500
Virginia St.	255,000
Alleys	64,500
Loma Vista St.	275,000
<i>Subtotal Streets</i>	982,000
<b>Open Space</b>	
Plaza	650,000
<i>Subtotal Open Space</i>	650,000
<b>Land</b>	
From City	5,311
From Other	1,070
ER Access	1,083
2809 Main (demo)*	2,600,000
<i>Subtotal Land</i>	2,607,463
<b>TOTAL</b>	<b>\$ 4,239,463</b>
<b>Annual Cost 25 y 8%</b>	<b>\$397,148</b>

\*Loss of capitaized income

**Parking Program Finance**

Source	Daily use	Average Revenue	Unit	Annual Revenue	Operation Cost	District Management	Net Revenue
New Hospital and MOB	Employee	830	60 Per month	597,658	59,766	29,883	508,009
	Visitor	467	1.5 hour	2,017,094	201,709	100,855	1,714,530
<b>Sub Total</b>		<b>1,297</b>		<b>2,614,752</b>	<b>261,475</b>	<b>130,738</b>	<b>2,222,539</b>
On Street		173	0.25 hour	124,560	NA	124,560	0
<b>TOTAL</b>		<b>\$ 1,470</b>		<b>\$ 2,739,312</b>	<b>\$ 261,475</b>	<b>\$ 255,298</b>	<b>\$ 2,222,539</b>
Average annual cash flow (25 years)		<b>\$ 2,679,500</b>					
Supportable Capital Costs				<b>26,794,998</b>			
				<b>24,115,498</b>			
				<b>22,775,748</b>			

**Selected Parking Fees in Ventura County**

<b>Ventura County Fair Grounds</b>	5.00 Per Day
<b>Ventura College</b>	1.00 Per Day 40.0 Per Semester
<b>Oxnard Collage</b>	1.00 Per Day 40.0 Per Semester
<b>Moorpark Collage</b>	1.00 Per Day 40.0 Per Semester
<b>Cal Sate Channel Islands</b>	6.00 Per Day 145.0 Per Semester
<b>Holliday Inn Express</b>	5.00 Per Day
<b>Crowne Plaza</b>	10.00 Per Day 1.00 Per Hour
<b>Fredrickson Project</b>	72.00 Per Month

**ECONOMICS**