pedestrian trail system by stating, “Monterey, in cooperation with other peninsula cities, should continue its efforts to develop a regional recreation trail for bicyclists and pedestrians.” Program 8a encourages implementation of this policy by stating, “Connect the regional recreational trail by branch trails to parks and greenbelts throughout the Peninsula.”

### 9.3 RECREATIONAL VEHICLE CAMPING (RV)

Monterey is a popular visitor destination point for many vacationing families. The scenic coastline, skindiving opportunities, shopping, festivals and special events make Monterey world renown. With the high price of hotel rooms, many families today travel in self-contained recreational vehicles (RVs). Camping facilities for these vehicles are provided at the City’s Veteran’s Memorial Park, where 40 camp sites can accommodate RVs. An additional 47 RV sites are provided for at the Laguna Seca Regional Park. Another significant source of RV camping facilities is at the Monterey Fairgrounds and Expositions Park where groups of up to 220 RVs are permitted to camp on weekends when accompanied by a “wagonmaster” in an organized group. An additional 126 RV sites are available elsewhere on the Monterey Peninsula outside of the Master Plan area boundary.

To continue providing for RV camping facilities, the City shall maintain the 40 RV sites at Veteran’s Memorial Park, referring overflow patrons to the RV sites provided for at Laguna Seca. In addition, the City shall explore opportunities for new RV facilities in Monterey through public efforts and private enterprise. Future RV sites may include the State Beach property west of the Holiday Inn, sites designated for visitor-serving commercial land use, existing park and beach areas, and limited use at the U.S. Navy 114-acre Laboratory/Recreation site, pending possible joint acquisition of that site (City and State).

### 9.4 CAMPING

Camping is a popular recreation activity for many people. Whether through an organized camping program similar to the City’s children’s summer camps and family camps, or by a wilderness camping experience, outdoor life provides the opportunity for people to enjoy the sight, smell and sound of trees, wildlife and fresh air. The City of Monterey uniquely provides this opportunity with camping facilities at Veteran’s Memorial Park, and through two active and popular camping programs sponsored by the City Parks and Recreation Department.

Veteran’s Memorial Park has 40 camp sites, and plans for a group camping area have recently been approved.

Whispering Pines Day Camp operates a permanent park facility and provides summer camping experiences in a supervised outdoor environment for young children ages 4 to 8, and for mentally retarded children of all ages. Camp Quien Sabe offers summer camping opportunities on a more extensive basis, with week-long overnight camping sessions for children ages 7 to 15, as well as a family camp session on weekends during the summer. Whispering Pines Day Camp is situated within the City’s Whispering Pines Park, while Camp Quien Sabe uses temporary park facilities leased from Monterey County. Both camping programs operate on an intimate basis with the outdoor environment. The camps have each functioned for more than 30 years, perpetuated by a strong sense of tradition.

To continue providing outdoor camping experiences, the City will maintain the Veteran’s Memorial Park campgrounds and Whispering Pines Day Camp program and facility at Whispering Pines Park; and it will continue to sponsor the Camp Quien Sabe overnight camping program, exploring potential permanent camp facilities for this program.
9.5 COMMUNITY POOL

The 1982-83 Nationwide Recreation Survey, conducted by the U.S. Bureau of Census and released through the National Parks Service in the spring of 1984, reveals that swimming is the nation's most popular outdoor recreational activity. Local surveys (see Section B of Chapter IV) reveal an active interest in swimming in Monterey, ranking the activity above walking, picnicking, bicycling and fishing.

During the 1984 summer months, inquiries at the City's Parks and Recreation Department Office and three Community Centers for swimming facilities and lessons equaled the number of total inquiries for the City's sports programs and facilities; this was exceeded only by the number of general inquiries received by the offices for the dozens of recreational programs and activities offered by the City (see Chart 9, Section B, Chapter IV).

The first known public swimming pool in Monterey was the Bath House, which existed in the 1880s and 1890s on Monterey Beach. Originally part of the Del Monte Hotel, the Bath House provided public swimming opportunities until its closing in 1930 due to fire.

Plans for a community pool have been considered numerous times over the past five decades in Monterey. The first traceable plans were for an outdoor pool at the El Estero Park complex during its original design stages in the 1930s. Today, Tawse Pool, built in 1964 by the Kiwanis, exists to the rear of the Monterey Youth Center. Designed for children, the pool does not exceed 4 feet in depth and is predominantly used for children's swimming lessons. Due to the limited size of Tawse Pool, it does not provide swimming facilities for the entire community of Monterey.

Veteran's Memorial Park was a site chosen in 1960 for a community pool. Then known as Deer Flats, the park was still owned by the County. (The County deeded the park to the City in 1967.) The site was approved for a community pool by the City Council at that time, and plans for a $150,000 bond vote were initiated to finance the construction of the pool. In 1961, however, a majority of the Council felt that it was not in the public's best interest to provide a City-owned community pool facility within the County park. Efforts then centered on acquisition of the park itself, and the community pool plans were not revived. Plans for a community pool on the Monterey Beach were then discussed in 1964, but nothing ever materialized.

This Master Plan sets forth several potential sites for a community pool. One site is at the El Estero Ball Park. As discussed in Section 4.2.2., the presence of El Estero Lake, Tawse Children's Pool and the future connection of the El Estero Park area to the Monterey Bay Waterfront Park create the feeling of an aquatic park. A community pool within the El Estero Park complex at the ball park could enhance this aquatic park theme. In addition, the site's centralized location provides closer access for surrounding residents and is within bicycling distance for most Monterey neighborhoods. But, given the popularity of baseball and soccer in Monterey, consideration of the El Estero Ball Park as a community pool site must provide for the relocation of the ball park, possibly at Ryan Ranch.

9.6 GYMNASIUM

There is a perceived need for an indoor facility for sports activities and recreation programs. While the City's three community centers suffice to a certain degree, their size limits the types of indoor activities to dance classes, social events and instructional programs. There is no municipal facility for indoor basketball, volleyball and other sports activities. The
Bay View Elementary School gymnasium is a facility used by the City on a limited basis in agreement with the School District; but its size, ceiling height and time availability limit the City's program to a bare minimum. The Monterey Peninsula College gymnasium facility is not available for City programs.

Development of a gymnasium combined with a community pool complex is encouraged so that both facilities can provide the maximum of park and recreation opportunities and have joint use of shower and changing areas.
CHAPTER IV
PARK LAND VS COMMUNITY/NEIGHBORHOOD NEED
CHAPTER IV
PARK LAND VS COMMUNITY/NEIGHBORHOOD NEED
CHAPTER IV: PARK LAND VS. COMMUNITY /NEIGHBORHOOD NEED

A. — PARK AND RECREATION FACILITIES SUMMARY

The City of Monterey provides approximately 336.14 acres of both active and passive park land in the form of parks, greenbelts, beaches and community centers (Chart 4, Chapter II). In addition, the Monterey Peninsula Unified School District provides 24 acres of hardtop playgrounds and playfields within the school sites of the City. The State Historic Park is comprised of 12.51 acres of historic adobes and gardens throughout the downtown area of Monterey. The State Fairs and Expositions Park is comprised of 22.8 acres of exhibit buildings, carnival area and arena. Adding to all these facilities is 35 acres of State Beach on Monterey’s waterfront for a total of 429.45 acres of park and recreation lands enjoyed by the citizens of Monterey. When added to the 550-acre Laguna Seca and 525-acre Jacks Peak Regional Parks, a total slightly exceeding 1,500 acres of park land is available. Chart 8 itemizes the total park land available for Monterey citizens.

<table>
<thead>
<tr>
<th>CHART 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL PARK LAND AVAILABLE*</td>
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<table>
<thead>
<tr>
<th>City Park Acreage</th>
<th>336.14 acres</th>
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<tr>
<td>School Playgrounds and Fields</td>
<td>24.00</td>
</tr>
<tr>
<td>State Historic Park</td>
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<tr>
<td>State Fairgrounds and Expositions Park</td>
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<tr>
<td>State Beach</td>
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</tr>
<tr>
<td>Laguna Grande Regional Park</td>
<td>32.80**</td>
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<tr>
<td>Laguna Seca Regional Park</td>
<td>550.00</td>
</tr>
<tr>
<td>Jacks Peak Regional Park</td>
<td>525.00</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,538.25 Acres</td>
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</tbody>
</table>

City of Monterey Parks and Recreation Department, December 1984

*Due to limited public access to park land and recreational facilities provided on military lands within the City (i.e., Presidio, Naval Postgraduate School), acreage provided by these facilities is not included in the total given below.

**Does not include 2 acres of improved picnic/play area on the Monterey side of Laguna Grande Lake which are totaled with City park acreage.
B. USER DEMAND AND CHARACTERISTICS

Handout Survey

A random survey of the citizens of Monterey during the month of August 1984 reveals that swimming is the most popular recreational activity. The need for a community pool facility was the highest rated priority in the survey and is attributable to the fact that the surveys were done during the summer months of July and August when swimming interests are at their peak. Walking, picnicking, bicycling and fishing were the next most popular activities noted in the survey, and gymnastics and camping followed. Special events such as the City Easter Egg Hunt and City Halloween party were also noted as popular recreation activities, and aerobics, arts and crafts, baseball, softball and socko were next, with hiking and participation in instructional programs comprising the remaining portion of activities of most interest to those surveyed.

People surveyed were also asked if they felt park facilities within their neighborhoods were adequate. Seventy-seven percent of those surveyed stated that neighborhood park facilities were adequate, while 23% stated they were not adequate. When asked to rate the adequacies of park facilities throughout the City, 78% felt that facilities throughout the City were adequate and 22% felt they were not.

In planning for new recreational facilities over the next five years, people surveyed were asked to rank 1 through 5 the facilities they felt the City should place the most emphasis on, with number 1 being the most important. Given a list of seventeen recreational facilities, the need for a community swimming pool ranked as number 1, followed by the desire to have a gymnasium/multi-purpose facility as number 2. Number 3 emphasized the need for a waterfront park and the fourth in rank was the need for a hiking trail system. In addition, comments were added that the City may want to place emphasis on the maintenance of its existing parks, development of a children’s theater, development of a family camp, and more open space areas.

Comments on the survey sheets noted a perceived lack of tennis courts and baseball facilities in New Monterey, with suggestions that the abandoned Hilltop Elementary School site in that neighborhood be converted to a community park use to fulfill these needs. Similarly, several comments were noted by residents of the Old Town Neighborhood that there is a perceived lack of nearby playground facilities. The abandoned Larkin School site, where the City is currently maintaining the playground area as a park site, was suggested to become a formal city park. The need for additional playground equipment, particularly for younger children, was a common comment, particularly at Dennis the Menace Park, Oak Newton Park and Via Paraiso Park. The most common comments were the need for more tennis courts throughout the City, the need for an indoor recreational facility, and the most noted comments emphasized the need for a community swimming pool.

In addition to the handout survey done during July and August of 1984, a User Survey was taken during the months of May and June of 1984. The method of this survey was that the Parks and Recreation Department Office and all community centers and facilities had their staff monitor incoming telephone and over-the-counter inquiries tabulating them according to categories of interests. Total calls and inquiries over the two-month period numbered close to 5,000, which broke down to several recreation categories of interest as shown in Chart 9.
CHART 9
PARKS AND RECREATION MASTER PLAN

User Survey
(May and June, 1984)
TOTAL NUMBER OF CALLS AND INQUIRIES .................. APPROXIMATELY 5,000

User Survey
(May and June, 1984)
TOTAL NUMBER OF CALLS AND INQUIRIES .................. APPROXIMATELY 5,000

BREAKDOWN:
General Recreation Activities ........................................... 1,800 (36%)
(Picnicking, Dancing, Exercise Programs, Arts & Crafts, Music & Dance Programs, Boating,
Hiking, Bicycling, etc.)
Swimming Pool and Lessons ........................................... 600 (12%)
Sports programs and Facilities ....................................... 600 (12%)
(Baseball and Ball Fields, Gymnastics and Gymnasium, Tennis Courts and Lessons,
Basketball, Volleyball, Golf)
Camping — RV and Children's Summer Camps ....................... 550 (11%)
Senior Citizens and Handicapped Activities and Services .......... 525 (10%)
Parks and Beach Facilities (Group Picnic Areas, etc.) ............... 450 (9%)
Instructional Programs ............................................... 450 (9%)
(Red Cross Classes, Cooking, etc.)
Teenage and Preschool Programs and Activities .................... 375 (8%)
Visitor Information (all were Youth Center calls) ................... 200 (4%)
TOTAL ................................................................. 5,000 (100%)

TOTAL ................................................................. 5,000 (100%)

As shown in Chart 9, 36% of the total number of inquiries were for general recreational
activities such as picnicking, dancing, exercise programs, arts and crafts, music and dance
programs, boating, hiking and bicycling. The next largest categories were a 12% response to
swimming pool and lesson inquiries, and another 12% for sports programs and facilities
offered by the City (baseball and ballfields, gymnastics and gymnasium, tennis courts and
lessons, basketball, volleyball and golf).

Eleven percent of the inquiries were for camping; children's summer camp programs and
for recreational vehicle camping facilities. Ten percent of the calls were for senior citizen and
handicapped activities and services, and 9% of the inquiries were for parks and beach
facilities such as group picnic areas. Another 9% were for instructional programs by the City’s
Recreation Division, such as Red Cross classes and cooking classes. 8% of the inquiries
were for the teenage and preschool programs and activities offered by the City, including “Kids’ Night Out” offered at the Monterey Youth Center and the preschool and after school programs offered at the Monterey Community Center. The remaining 4% of the surveyed inquiries were general information questions, the majority of which were received at the Monterey Youth Center due to its centralized location in the City.

C. COMMUNITY/NEIGHBORHOOD NEEDS

Although the City is not lacking in overall park acreage when compared to the standards, user surveys reveal that there is a perceived lack of park facilities within certain neighborhoods of the City. The need for tennis courts and a ballfield facility in the New Monterey Neighborhood was noted in the survey comments, as well as the need for tennis courts and a community center in the Casanova/Oak Knoll Neighborhood. The Old Town Neighborhood also expressed the need for park facilities such as a community center. It is interesting to note that the Old Town, Casanova/Oak Knoll and New Monterey Neighborhoods are the three highest density neighborhoods in the City and have the fewest parks and recreation facilities provided when compared to other city neighborhoods. These are the neighborhoods where the majority of high density apartment residential developments have occurred. Methods to fulfill these park facility needs are discussed within the Opportunity Sections of Sections 1.0, 4.0 and 6.0 in Chapter III for these neighborhoods.

The following section provides the City’s demographic profile and the profile of each community and neighborhood within the City, noting housing density, housing types and population age breakdown. For purposes of demographic tabulation, the geographical breakdown of each community and neighborhood, as illustrated in Figure 33, is predominantly based on the configuration of natural neighborhoods within each community. As shown in Figure 34, the natural neighborhoods are those set forth in the General Plan. In addition to natural neighborhoods, the geographical breakdown of the planning areas is also partially based on the census tract boundaries, as shown in Figure 35.
FIGURE 33

PLANNING AREAS

PARKS AND RECREATION MASTER PLAN

CITY OF MONTEREY PARKS AND RECREATION DEPARTMENT

---

1.0 NEW MONTEREY COMMUNITY
   1.1 New Monterey Neighborhood
   1.2 Cannery Row Neighborhood

2.0 PRESIDIO COMMUNITY
   2.1 Presidio Neighborhood

3.0 MONTEREY HEIGHTS COMMUNITY
   3.1 Old Town Neighborhood
   3.2 Monte Regis Neighborhood
   3.3 Mill District Neighborhood

4.0 CENTRAL COMMUNITY
   4.1 Downtown Neighborhood
   4.2 Alta Mesa Neighborhood
   4.3 Glenwood Circle Neighborhood
   4.4 Old Capitol Site
   4.5 La Mesa Village Neighborhood
   4.6 Naval Postgraduate School
   4.7 Oak Grove Neighborhood
   4.8 Del Monte Beach Neighborhood

5.0 FAIRWAYS/FISHERMEN'S FLATS COMMUNITY
   5.1 Del Monte Fairways Neighborhood
   5.2 Joaquin Canyon Neighborhood
   5.3 Deer Flats Neighborhood
   5.4 Fisherman's Flats Neighborhood
   6.0 DEL MONTE CREEK/CASANOVA-OAK KNOLL COMMUNITY
   6.1 Del Monte Neighborhood
   6.2 Del Monte Grove Neighborhood
   6.3 Casanova-Oak Knoll Neighborhood

7.0 HIGHWAY 88 PLANNING AREA
   7.1 Monterey Flats
   7.2 Aguaclara
   7.3 Monterey
   7.4 Laguna Seca Estates
   7.5 Ryan Ranch
   7.6 Del Monte Research Park

---

*Hill Districts include Skyline Forest, Toyon Heights, and Monte Vista areas.
Natural Neighborhoods

CITY OF MONTEREY
PARKS & RECREATION MASTER PLAN

NATURAL NEIGHBORHOODS

Figure 34
D. MONTEREY'S DEMOGRAPHIC PROFILE

The City of Monterey covers a land area of 5,382 acres and is located on the coastline of California at the northwestern tip of the Santa Lucia mountain range. Located in the center of the Monterey Peninsula, the City's population comprises 21% of the peninsula's total (27,558 persons compared to 130,652 for the peninsula as a whole in the 1980 Census).

The chart to the right illustrates the pertinent data which depicts the City of Monterey's demographic profile. Of the 27,558 persons living in the City of Monterey, 16.3% (4,493 persons) are under the age of 15, and 11.5% (3,159 persons) comprise the older resident population over 65 years of age. The bulk of Monterey's population, 72.2% (19,906), is between the ages of 16 and 64 years of age, as shown in the chart to the right.

The 1980 Census reveals that there are 12,096 households in Monterey, 57.8% of which are single-family homes and 42.2% of which are apartments (1980 Census). Given a population of 27,558 persons, Monterey yields a ratio of 2.27 persons per household. Monterey's density is 3.80 households per gross acre of land area within the City.

The average family income is $24,300 (1980 Census).

**Park Needs**

Based on a suggested ratio of 10 acres of total park land per 1,000 population, Monterey currently has a surplus of park acreage, given a ratio of 12.20 acres of total park land per 1,000 population.

**CITY-WIDE**
**Park Need:**
10 TOTAL Acres/1,000 Pop.
4 ACTIVE Acres/1,000 Pop.

**Park Provisions:**
12.20 TOTAL Acres/1,000 Pop. (13.07 w/schools)
396 ACTIVE Acres/1,000 Pop. (4.80 w/schools)
Monterey's demographic profile can be broken down into planning areas in order to depict the profiles of individual neighborhoods within each community of the City. The following sections discuss these profiles. Information for these profiles has been derived from Charts 11, 12 and 13. A summary of Monterey's population, occupied household count and age make-up by community and neighborhood is given in Chart 11. A breakdown of single-family and multiple-family housing patterns within each community and neighborhood is given in Chart 12. Chart 13 itemizes housing densities per community and neighborhood in Monterey, which is often helpful in understanding park land surpluses and deficiencies. Monterey's high density neighborhoods tend to have the least amount of park land available per capita than low density residential areas due to the higher amount of residential development allowed in any one given area and the resulting higher number of people living in that area, which thereby decreases land available for park use.

Future

Envisioned as a 20-year Master Plan, this document also sets forth forecasts for population and residential unit growth to the year 2000. Growth forecasts are helpful in projecting what the park land per capita needs might be in years to come. Chart 14 itemizes the forecasted population and residential unit growth potential each recreation community and neighborhood in Monterey might realize at full buildout by the year 2000. For the City as a whole, a 39% increase in population is projected by the year 2000; from 27,558 to 38,209 people. This population increase puts the park land ratio per capita at 8.80 acres/1,000 population, given existing park acreage. Thus, to meet the suggested standard of 10 acres/1,000 population, an additional 46 acres of park land will be needed by the year 2000 should this suggested buildout occur. It should be noted that the forecasted growth is based on full buildout projections which may or may not happen by the year 2000. The General Plan suggests a more conservative population buildout of approximately 34,000 people at full buildout by the year 2000.

The following Section E discusses the demographic profile of each community and respective neighborhoods within that community. Existing and projected park land needs per capita are also discussed.
# Chart 11

## Community/Neighborhood

### Population, Households, & Age Make-Up

<table>
<thead>
<tr>
<th>MAP KEY</th>
<th>Planning Area</th>
<th>1980 Census Population</th>
<th>Number of Households</th>
<th>Persons/Occupied</th>
<th>1980 Census Age Breakdown</th>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Household</td>
<td>0-15 Yrs.</td>
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<tr>
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<td>New Monterey</td>
<td>5,001</td>
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<td>Presidio</td>
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<td>Defense Language Institute</td>
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<td>Monterey Heights</td>
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<td>Old Town</td>
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<td>Hill Districts*</td>
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<td>-0-</td>
<td>-0-</td>
<td>-0-</td>
</tr>
<tr>
<td>7.4</td>
<td>Laguna Seca Estates</td>
<td>-0-</td>
<td>-0-</td>
<td>-0-</td>
<td>-0-</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>-0-</td>
<td>-0-</td>
<td>-0-</td>
<td>-0-</td>
</tr>
<tr>
<td>TOTAL CITY OF MONTEREY:</td>
<td></td>
<td>27,558</td>
<td>12,096</td>
<td>2.27</td>
<td>4,493</td>
</tr>
</tbody>
</table>

**CITY OF MONTEREY COMMUNITY DEVELOPMENT DEPARTMENT, APRIL 1985.**

* Hill District includes Skyline Forest, Toyon Heights, and Monte Vista Neighborhoods.

** Does not include military totals.

*** Currently unincorporated, the Highway 68 Planning Area has been identified as an area of future growth.

NPFS = Naval Postgraduate School

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## Chart 12

**Community/Neighborhood Household Distribution**

*1980 Census Data*

<table>
<thead>
<tr>
<th>Community/Neighborhood</th>
<th>City-Wide</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Households</td>
<td>% of City</td>
<td>Single Family</td>
<td>% of City Single</td>
<td>Multiple Family</td>
</tr>
<tr>
<td><strong>1.0 New Monterey</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 New Monterey</td>
<td>2,299</td>
<td>19.0%</td>
<td>1,217</td>
<td>20.2%</td>
<td>1,082</td>
</tr>
<tr>
<td>1.2 Cannery Row</td>
<td>93</td>
<td>0.8%</td>
<td>53</td>
<td>0.9%</td>
<td>40</td>
</tr>
<tr>
<td><strong>2.0 Presidio</strong></td>
<td>83</td>
<td>0.7%</td>
<td>29</td>
<td>0.5%</td>
<td>54</td>
</tr>
<tr>
<td><strong>3.0 Monterey Heights</strong></td>
<td>3,526</td>
<td>29.2%</td>
<td>2,243</td>
<td>37.1%</td>
<td>1,283</td>
</tr>
<tr>
<td>3.1 Old Town</td>
<td>1,372</td>
<td>11.3%</td>
<td>666</td>
<td>11.0%</td>
<td>706</td>
</tr>
<tr>
<td>3.2 Monte Regio</td>
<td>940</td>
<td>7.8%</td>
<td>824</td>
<td>13.6%</td>
<td>116</td>
</tr>
<tr>
<td>3.3 Hill Districts</td>
<td>1,214</td>
<td>10.0%</td>
<td>753</td>
<td>12.5%</td>
<td>461</td>
</tr>
<tr>
<td><strong>4.0 Central</strong></td>
<td>3,038</td>
<td>25.1%</td>
<td>1,046</td>
<td>17.3%</td>
<td>2,063</td>
</tr>
<tr>
<td>4.1 Downtown</td>
<td>381</td>
<td>3.1%</td>
<td>147</td>
<td>2.4%</td>
<td>234</td>
</tr>
<tr>
<td>4.2 Alta Mesa</td>
<td>82</td>
<td>0.7%</td>
<td>44</td>
<td>1.1%</td>
<td>0</td>
</tr>
<tr>
<td>4.3 Glenwood Circle</td>
<td>891</td>
<td>7.4%</td>
<td>0</td>
<td>0.0%</td>
<td>891</td>
</tr>
<tr>
<td>4.4 Old Capitol Site</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
</tr>
<tr>
<td>4.5 La Mesa</td>
<td>876</td>
<td>7.2%</td>
<td>555</td>
<td>9.2%</td>
<td>321</td>
</tr>
<tr>
<td>4.6 Naval Postgradt. Sch.</td>
<td>71</td>
<td>0.6%</td>
<td>0</td>
<td>0.0%</td>
<td>71</td>
</tr>
<tr>
<td>4.7 Oak Grove</td>
<td>806</td>
<td>6.7%</td>
<td>260</td>
<td>4.3%</td>
<td>546</td>
</tr>
<tr>
<td><strong>5.0 Fairways/Fisherman's Flats</strong></td>
<td>491</td>
<td>4.1%</td>
<td>432</td>
<td>7.2%</td>
<td>59</td>
</tr>
<tr>
<td>5.1 Fairways</td>
<td>86</td>
<td>0.7%</td>
<td>75</td>
<td>1.2%</td>
<td>11</td>
</tr>
<tr>
<td>5.2 Josselyn Canyon</td>
<td>105</td>
<td>0.9%</td>
<td>105</td>
<td>1.7%</td>
<td>0</td>
</tr>
<tr>
<td>5.3 Deer Flats</td>
<td>99</td>
<td>0.8%</td>
<td>99</td>
<td>1.6%</td>
<td>0</td>
</tr>
<tr>
<td>5.4 Fisherman's Flats</td>
<td>201</td>
<td>1.7%</td>
<td>153</td>
<td>2.5%</td>
<td>48</td>
</tr>
<tr>
<td><strong>6.0 Del Monte Grove/Oak Knoll</strong></td>
<td>2,495</td>
<td>20.6%</td>
<td>1,018</td>
<td>16.9%</td>
<td>1,477</td>
</tr>
<tr>
<td>6.1 The Dunes</td>
<td>424</td>
<td>3.5%</td>
<td>147</td>
<td>2.4%</td>
<td>277</td>
</tr>
<tr>
<td>6.2 Del Monte Grove</td>
<td>1,341</td>
<td>11.1%</td>
<td>572</td>
<td>9.5%</td>
<td>769</td>
</tr>
<tr>
<td>6.3 Casanova-Oak Knoll</td>
<td>730</td>
<td>6.0%</td>
<td>299</td>
<td>5.0%</td>
<td>431</td>
</tr>
</tbody>
</table>

**Total:**

- 12,096 Households (100.0%)
- 6,038 Single Family (49.9% of City-Wide)
- 6,058 Multiple Family (50.1% of City-Wide)

---

City of Monterey Community Development Department, April 1985.
# Chart 13

## Community/Neighborhood Housing Density Per Gross Acre

<table>
<thead>
<tr>
<th>Community/Neighborhood</th>
<th>Acreage (Gross)</th>
<th>Housing Density</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.0 New Monterey</strong></td>
<td>390 Acres</td>
<td>6.13 Units/Acre</td>
</tr>
<tr>
<td>1.1 New Monterey</td>
<td>295</td>
<td>7.79</td>
</tr>
<tr>
<td>1.2 Cannery Row</td>
<td>95</td>
<td>.97</td>
</tr>
<tr>
<td><strong>2.0 Presidio</strong></td>
<td>392 Acres</td>
<td>Group Quarters</td>
</tr>
<tr>
<td><strong>3.0 Monterey Heights</strong></td>
<td>1,174 Acres</td>
<td>3.00 Units/Acre</td>
</tr>
<tr>
<td>3.1 Old Town</td>
<td>170</td>
<td>8.07</td>
</tr>
<tr>
<td>3.2 Monte Regio</td>
<td>467</td>
<td>2.01</td>
</tr>
<tr>
<td>3.3 Hill District</td>
<td>537</td>
<td>2.26</td>
</tr>
<tr>
<td><strong>4.0 Central</strong></td>
<td>1,041 Acres</td>
<td>2.92 Units/Acre</td>
</tr>
<tr>
<td>4.1 Downtown</td>
<td>222</td>
<td>1.71</td>
</tr>
<tr>
<td>4.2 Alta Mesa</td>
<td>98</td>
<td>.85</td>
</tr>
<tr>
<td>4.3 Glenwood Circle</td>
<td>45</td>
<td>19.80</td>
</tr>
<tr>
<td>4.4 Old Capitol Site</td>
<td>143</td>
<td>(Currently Vacant)</td>
</tr>
<tr>
<td>4.5 La Mesa</td>
<td>254</td>
<td>3.45</td>
</tr>
<tr>
<td>4.6 Naval Postgraduate School</td>
<td>136</td>
<td>Group Quarters</td>
</tr>
<tr>
<td>4.7 Oak Grove</td>
<td>87</td>
<td>9.26</td>
</tr>
<tr>
<td><strong>5.0 Fairways/Fisherman’s Flates</strong></td>
<td>606 Acres</td>
<td>.81 Units/Acre</td>
</tr>
<tr>
<td>5.1 Fairways</td>
<td>300</td>
<td>.28</td>
</tr>
<tr>
<td>5.2 Josselyn Canyon</td>
<td>98</td>
<td>1.07</td>
</tr>
<tr>
<td>5.3 Deer Flats</td>
<td>98</td>
<td>1.01</td>
</tr>
<tr>
<td>5.4 Fisherman’s Flats</td>
<td>110</td>
<td>1.82</td>
</tr>
<tr>
<td><strong>6.0 Del Monte Grove/Casanova-Oak Knoll</strong></td>
<td>408 Acres</td>
<td>6.11 Units/Acre</td>
</tr>
<tr>
<td>6.1 The Dunes</td>
<td>92</td>
<td>4.60</td>
</tr>
<tr>
<td>6.2 Del Monte Grove</td>
<td>221</td>
<td>6.06</td>
</tr>
<tr>
<td>6.3 Casanova-Oak Knoll</td>
<td>95</td>
<td>7.68</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>3,939* Acres</td>
<td>3.80 Units/Acre</td>
</tr>
</tbody>
</table>

*Average*

City of Monterey Community Development Department, April 1985

---

*Total City acreage is 5,382 acres. Total given in chart does not include the Ryan Ranch Industrial area, Garden Road, and other lands within the City Limits where there are no residential units.*
## CHART 14
Projected Population & Occupied Dwelling Unit Growth 1980 – 2000

<table>
<thead>
<tr>
<th>MAP KEY</th>
<th>PLANNING AREA</th>
<th>POTENTIAL POPULATION CHANGE 1980 CENSUS</th>
<th>POTENTIAL OCCUPIED DWELLING UNITS CHANGE 1980 CENSUS</th>
<th>PERCENTAGE GROWTH IN POPULATION</th>
<th>PERCENTAGE GROWTH IN NUMBER OF DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>NEW MONTEREY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1</td>
<td>New Monterey</td>
<td>5,001</td>
<td>2,289</td>
<td>+ 14.6%</td>
<td>+ 8.0%</td>
</tr>
<tr>
<td>1.2</td>
<td>Cannery Row</td>
<td>152</td>
<td>24</td>
<td>- 74.3%</td>
<td>- 74.2%</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>5,153</td>
<td>2,313</td>
<td>+ 12%</td>
<td>+ 4.8%</td>
</tr>
<tr>
<td>2.0</td>
<td>PRESIDIO</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1</td>
<td>Defense Language Institute</td>
<td>1,896</td>
<td>83 Group Quarters</td>
<td>+ 34.6%</td>
<td>---</td>
</tr>
<tr>
<td>3.0</td>
<td>MONTEREY HEIGHTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1</td>
<td>Old Town</td>
<td>2,801</td>
<td>1,372</td>
<td>+ 19.2%</td>
<td>+ 5.6%</td>
</tr>
<tr>
<td>3.2</td>
<td>Monte Regio</td>
<td>2,437</td>
<td>940</td>
<td>+ 7.3%</td>
<td>+ 4.1%</td>
</tr>
<tr>
<td>3.3</td>
<td>Hill Districts*</td>
<td>2,714</td>
<td>1,214</td>
<td>+ 24.5%</td>
<td>+ 10.8%</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>7,052</td>
<td>3,528</td>
<td>+ 17%</td>
<td>+ 14.1%</td>
</tr>
<tr>
<td>4.0</td>
<td>CENTRAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.1</td>
<td>Downtown</td>
<td>620</td>
<td>381</td>
<td>+ 50.8%</td>
<td>+ 14.1%</td>
</tr>
<tr>
<td>4.2</td>
<td>Alta Mesa</td>
<td>209</td>
<td>81</td>
<td>+ 91.4%</td>
<td>+ 114.2%</td>
</tr>
<tr>
<td>4.3</td>
<td>Glenwood Circle</td>
<td>1,098</td>
<td>801</td>
<td>+ 90.0%</td>
<td>+ 21.1%</td>
</tr>
<tr>
<td>4.4</td>
<td>Old Capitol Site</td>
<td>-0-</td>
<td>-0-</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>4.5</td>
<td>La Mesa Village</td>
<td>2,867</td>
<td>71</td>
<td>+ 330.4%</td>
<td>+ 17.8%</td>
</tr>
<tr>
<td>4.6</td>
<td>HPGB</td>
<td>218</td>
<td>71</td>
<td>+ 57.4%</td>
<td>+ 17.8%</td>
</tr>
<tr>
<td>4.7</td>
<td>Oak Grove</td>
<td>1,036</td>
<td>805</td>
<td>+ 256.0%</td>
<td>---</td>
</tr>
<tr>
<td>4.8</td>
<td>Del Monte Beach Townhouses (Gomez)</td>
<td>92</td>
<td>60</td>
<td>+ 25.0%</td>
<td>---</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>7,651</td>
<td>1,140</td>
<td>+ 125%</td>
<td>+ 25.5%</td>
</tr>
<tr>
<td>5.0</td>
<td>FAIRWAYS/FISHERMAN'S FLATS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.1</td>
<td>Del Monte Fairways</td>
<td>209</td>
<td>88</td>
<td>+ 64.8%</td>
<td>+ 43.0%</td>
</tr>
<tr>
<td>5.2</td>
<td>Jesselin Canyon</td>
<td>211</td>
<td>105</td>
<td>+ 201.0%</td>
<td>+ 61.6%</td>
</tr>
<tr>
<td>5.3</td>
<td>Dear Flats</td>
<td>220</td>
<td>99</td>
<td>+ 190.0%</td>
<td>+ 61.8%</td>
</tr>
<tr>
<td>5.4</td>
<td>Fisherman's Flats</td>
<td>495</td>
<td>201</td>
<td>+ 0.0%</td>
<td>---</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>1,135</td>
<td>491</td>
<td>+ 120.5%</td>
<td>+ 25.5%</td>
</tr>
<tr>
<td>6.0</td>
<td>DEL MONTE/OAK KNOLL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.1</td>
<td>The Dunes</td>
<td>707</td>
<td>424</td>
<td>+ 74.0%</td>
<td>+ 25.0%</td>
</tr>
<tr>
<td>6.2</td>
<td>Del Monte Grove</td>
<td>2,632</td>
<td>1,424</td>
<td>+ 175.0%</td>
<td>+ 104.0%</td>
</tr>
<tr>
<td>6.3</td>
<td>Oak Knoll</td>
<td>1,510</td>
<td>730</td>
<td>+ 48.0%</td>
<td>+ 50.4%</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>4,909</td>
<td>2,495</td>
<td>+ 35%</td>
<td>+ 24.5%</td>
</tr>
<tr>
<td>7.0</td>
<td>HIGHWAY 88 AREA</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>7.1</td>
<td>Tarpey Flats</td>
<td>-0-</td>
<td>-0-</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>7.2</td>
<td>Agajito</td>
<td>-0-</td>
<td>-0-</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>7.3</td>
<td>Monterey</td>
<td>-0-</td>
<td>-0-</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>7.4</td>
<td>Laguna Seca Estates</td>
<td>-0-</td>
<td>-0-</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Total:</td>
<td></td>
<td>(1,326)</td>
<td>-0-</td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>

**TOTAL CITY OF MONTEREY:**

<table>
<thead>
<tr>
<th></th>
<th>27,556</th>
<th>12,096</th>
<th>+ 39%</th>
<th>+ 20%</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Without Hwy 68 Area)</td>
<td>(Without Hwy 68 Area)</td>
<td>(Without Hwy 68 Area)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CITY OF MONTEREY COMMUNITY DEVELOPMENT DEPARTMENT, APRIL 1985.**

**SOURCE:** Unless otherwise noted, buildout projections are derived from the Monterey County Transportation Study, Updated 2,000 Socio-Economic Forecasts, October 1980.

* Hill Districts include Skyline Forest, Tuyon Heights and Monte Vista Neighborhoods.

** Based on Current Project Application of May 1984 and a 2.3 person/dwelling unit City-wide average (1980 Census).

*** Based on known 128-unit condominium project, after construction and potential of 230 units on undeveloped sites under current General Plan density designation of maximum 30 units per acre, multiplied by current 2.0 people/multiple dwelling unit occupancy average (1980 Census).

**** Highway 68 Plan density designations are only those parts of the plan area that are currently approved and are more or less incorporated.

---

**NOTE:** This chart is based on full buildout projections which may or may not happen by the year 2000. The General Plan suggests a more conservative population buildout of approximately 36,000 people at full buildout by the year 2000. HPGB = Naval Postgraduate School.
LEGEND

1.0 NEW MONTEREY COMMUNITY
   1.1 New Monterey Neighborhood
   1.2 Cannery Row Neighborhood
2.0 PRESIDIO COMMUNITY
3.0 MONTEREY HEIGHTS COMMUNITY
   3.1 Old Town Neighborhood
   3.2 Monte Regio Neighborhood
   3.3 Hill District Neighborhood *
4.0 CENTRAL COMMUNITY
   4.1 Downtown Neighborhood
   4.2 Alta Mesa Neighborhood
   4.3 Glenwood Circle Neighborhood
   4.4 Old Capitol Site
   4.5 La Mesa Village Neighborhood
   4.6 Naval Postgraduate School
   4.7 Oak Grove Neighborhood
   4.8 Del Monte Beach Neighborhood
5.0 FAIRWAYS/FISHERMAN'S FLATS COMMUNITY
   5.1 Del Monte Fairways Neighborhood
   5.2 Josselyn Canyon Neighborhood
   5.3 Deer Flats Neighborhood
   5.4 Fisherman's Flats Neighborhood
6.0 DEL MONTE GROVE/CASANOYA-OAK KNOLL COMMUNITY
   6.1 The Dunes Neighborhood
   6.2 Del Monte Grove Neighborhood
   6.3 Casanova-Oak Knoll Neighborhood
7.0 HIGHWAY 68 PLANNING AREA
   7.1 Tarpey Flats
   7.2 Aquisito
   7.3 Monterra
   7.4 Laguna Seca Estates
   7.5 Ryan Ranch
   7.6 Del Monte Research Park

*Hill Districts Include Skyline Forest, Toyon Heights, and Monte Vista areas.

FIGURE 36

PLANNING AREAS

PARKS AND RECREATION
MASTER PLAN

CITY OF MONTEREY PARKS
AND RECREATION DEPARTMENT

122
E. COMMUNITY/NEIGHBORHOOD DEMOGRAPHIC PROFILES

1.0 NEW MONTEREY COMMUNITY

The New Monterey Community is located on the westernmost edge of the City, between Pacific Grove on the west and the U.S. Army Presidio on the east. Comprised of 390 acres, this hillside community slopes down to the ocean. It is comprised of the Cannery Row (95 acres) and New Monterey (295 acres) Neighborhoods. The population is 5,153 persons.

The primary features of this community are the grid-like street pattern and the split of commercial development on the lower portion of the community and residential areas on the upper hillside.

As shown in Chart 15, the New Monterey Community has 2,392 households, with a ratio of 2.16 persons per household. Residential unit density is 6.13 units per gross acre of land area. The average family income is $21,635. Chart 15 provides a comparison of these figures to the city-wide factors.

The New Monterey Community has the highest ratio of housing density (6.13 units/gross acre) in the City, followed by the Del Monte Grove/Casanova Oak Knoll Community (6.11 units/gross acre), as shown in Chart 12. As a result, this high density residential development has diminished land available for park use. As shown in Chart 15, this community’s active park acreage/population ratio is 1.06 acres/1,000 population, which increases to 1.38 acres/1,000 population when Bay View School’s playground is included. When compared to the recommended standard of 4 acres of active park land per 1,000 population, including schools, the New Monterey Community is deficient of park land by 13.50 acres. This deficit occurs within the upper New Monterey Neighborhood of the New Monterey Community, where the bulk of the residential population lives.

As shown in Chart 14, the forecasted population growth potential for this community is a 12% increase in population by the year 2000. This population increase lowers the existing active park land ratio per capita from 1.36 to 1.23 acres/1,000, given existing park acreage, thereby increasing the park land deficit from (-)13.5 acres to (-)16.0 acres. Thus, to meet the suggested standard of 4 acres of active park land per 1,000, 16 acres of active park land will be needed in addition to the existing 7.11 acres of active park land (including schools) by the year 2000, should community buildouts occur. Opportunities for active park land to help alleviate this deficit exist at the abandoned Hilltop School site, the old Cypress Street Park site and in the vicinity of the Monterey Community Center (adjacent white Victorian house), for a total existing potential of an additional 4 acres of active park land (see Section 3.0 of Chapter III).

The following two subsections (1.1 and 1.2) describe the demographic profiles of the New Monterey and Cannery Row Neighborhoods, providing more specific detail of where park land deficiencies occur within the entire New Monterey Community.
COMMUNITY PROFILE

CHART 15

1.0 NEW MONTEREY

POPULATION: 5,153 persons

HOUSEHOLDS: 2,392
= 19.8% of City

1,270 SINGLE FAMILY
= 21% of City

1,122 MULTIPLE FAMILY
= 18.5% of City

POP/HOUSEHOLD: 2.16

AREA: 390 acres

RESIDENTIAL DENSITY: 6.13

AVERAGE FAMILY INCOME: $21,635

*EXISTING RATIO: 1.38 PARK ACRES/1,000 POP.

*PARK NEED: 20.61 ACRES

**PARK PROVISIONS: 7.11 ACRES

PARK SURPLUS/DEFICIT: (-)13.50 ACRES

@1980 CENSUS

*Based on recommended 4 acres of active park land/1,000 population.
**Includes school playgrounds.
1.1 New Monterey Neighborhood

The New Monterey Neighborhood is one of the oldest and largest residential communities on the Monterey Peninsula. Comprised of 295 acres, this neighborhood began as a housing area for the workers of the canneries in the 1880s. Today the neighborhood has a population of 5,001 persons. Due to the hillside terrain, there appear to be two sub-neighborhoods within New Monterey; the upper hillside above Archer Street and the area below Archer.

The primary features of the New Monterey Neighborhood are the grid-like street pattern and the sloping hillside, which provides ocean views for many homes.

As shown in Chart 16, the New Monterey Neighborhood has 2,299 households, with a ratio of 2.31 person per household. Residential unit density is 7.79 units per gross acre. The average family income is $21,635. Chart 16 provides a comparison of these figures to the City-wide factors.

The New Monterey Neighborhood is one of six neighborhoods in the City with a housing density which exceeds 6 units per gross acre (See Chart 13). Thus, high density residential development has limited the amount of park land opportunities within this neighborhood. As shown in Chart 16, the active park acreage population ratio for this neighborhood is 1.15 acres/1,000 population. When compared to the recommended standard of 4 acres of active, usable park land per 1,000 population, the New Monterey Neighborhood is deficient of park land by 14.25 acres.

As shown in Chart 14, the forecasted population growth potential for this neighborhood is a 14.6% increase by the Year 2000. This population increase lowers the existing active park land ratio per capita from 1.15 down to 1.00 acres/1,000 population, thereby increasing the park land deficit from (-) 14.25 to (-) 17.19 acres, given existing park acreage (including schools). Thus, to meet the suggested standard of 4 acres of active park land per 1,000 population, 17.19 acres of active park land will be needed in addition to the existing 5.75 acres of active parkland (including schools) by the year 2000 should forecasted neighborhood buildout occur.

Opportunities to assist in alleviating this park land deficit exist at the abandoned Hilltop School site (2.89 acres) which the City purchased in June of 1985, the old Cypress Street Park site (.92) acres, and in the vicinity of the Monterey Community Center (adjacent white Victorian house, .27 acres). Section 3.0 of Chapter III discusses these opportunities in more detail.
**CHART 16**

**NEIGHBORHOOD PROFILE**

1.1 New Monterey Neighborhood

**POPULATION:** 5,001 persons

- 6,000-
- 5,000-
- 4,000-
- 3,000-
- 2,000-
- 1,000-
- 0-

- 0-15
- 15-64
- 65+

- 3,722
- 887
- 442

**HOUSEHOLDS:** 2,299

- 1,217 SINGLE FAMILY
- 1,082 multiple FAMILY

= 19.0 % of City

= 20.2 % of City

= 17.9 % of City

**POP/HOUSEHOLD:** 2.31

**AREA:** 295 acres

**RESIDENTIAL DENSITY:** 7.79

**AVERAGE FAMILY INCOME:** $21,635

**City-Wide**

**POPULATION:** 27,558

- 21,000
- 18,000
- 15,000
- 12,000
- 9,000
- 6,000
- 3,000
- 0

- 0-15
- 15-64
- 65+

- 4,493
- 3,150
- 12,096
- 6,058
- 5,058

**POP/HOUSEHOLD:** 2.27

**AREA:** 5,382 acres

**RESIDENTIAL DENSITY:** 3.50

**AVERAGE FAMILY INCOME:** $24,300

*EXISTING RATIO: 1.15 PARK ACRES/1,000 POP.*

*PARK NEED: 20.00 ACRES*

**PARK PROVISIONS: 5.75 ACRES**

**PARK SURPLUS/DEFICIT:** (-)14.25 ACRES

*Based on recommended 4 acres of active park land/1,000 population.*

**includes school playgrounds.*

* @ 1980 CENSUS
1.2 Cannery Row Neighborhood

The Cannery Row Neighborhood is a commercial area between Lighthouse Avenue and the shoreline. A good portion of this commercial area was once the site of numerous fishing canneries. Comprised of ninety-five acres, this neighborhood is actually a smaller version of the downtown commercial district and is experiencing a dynamic transition with a significant amount of visitor—serving development occurring within the old cannery area.

It is estimated that four to five million visitors come to Cannery Row annually. These visitors are drawn by such attractions as the Monterey Bay Aquarium, which has an annual attendance of 2.3 million visitors (1985), and the many gift shops and restaurants.

As shown in Chart 17, the area supports very little resident population: 152 persons in ninety-three households. Thus, unit density is extremely low (.97 units/gross acres) when compared to City-wide factors. Thus, park standards per capita cannot be applied.

Forecasts depict a reduction of residential units and population by 74% by the year 2000 (see Chart 14).
CHART 17
NEIGHBORHOOD PROFILE

1.2 Cannery Row Neighborhood

POPULATION: 152 persons

HOUSEHOLDS: 93

= .8% of City

53 SINGLFAMILY

= .7% of City

40 MULTIPLE FAMILY

= .8% of City

POP/HOUSEHOLD: 1.63

AREA: 95 acres

RESIDENTIAL DENSITY: .97

AVERAGE FAMILY INCOME: $21,635

City-Wide

POPULATION: 27,558

12,096

6,038 SINGLE FAMILY

9,058 MULTIPLE FAMILY

2.27

5,382

3.80

$24,300

@@ 1980 CENSUS
LEGEND
STUDY AREA BOUNDARY
CITY LIMIT BOUNDARY
COMMUNITY BOUNDARY
neighborhood BOUNDARY
HIGHWAY 68

1.0 NEW MONTEREY COMMUNITY
   1.1 New Monterey Neighborhood
   1.2 Cannery Row Neighborhood

2.0 PRESIDIO COMMUNITY
   2.1 Presidio Neighborhood

3.0 MONTEREY HEIGHTS COMMUNITY
   3.1 Old Town Neighborhood
   3.2 Monte Regio Neighborhood
   3.3 Hill District Neighborhood *

4.0 CENTRAL COMMUNITY
   4.1 Downtown Neighborhood
   4.2 Alta Mesa Neighborhood
   4.3 Glenwood Circle Neighborhood
   4.4 Old Capitol Site
   4.5 La Mesa Village Neighborhood
   4.6 Naval Postgraduate School
   4.7 Oak Grove Neighborhood
   4.8 Del Monte Beach Neighborhood

5.0 FAIRWAYS/FISHERMAN'S FLATS COMMUNITY
   5.1 Del Monte Fairways Neighborhood
   5.2 Josselyn Canyon Neighborhood
   5.3 Deer Flats Neighborhood
   5.4 Fisherman's Flats Neighborhood

6.0 DEL MONTE GROVE/CASANOVA-OAK KNOLL COMMUNITY
   6.1 The Dunes Neighborhood
   6.2 Del Monte Grove Neighborhood
   6.3 Casanova-Oak Knoll Neighborhood

7.0 HIGHWAY 68 PLANNING AREA
   7.1 Terpey Flats
   7.2 Aguaflito
   7.3 Monterey
   7.4 Laguna Seca Estates
   7.5 Ryan Ranch
   7.6 Del Monte Research Park

*Hill Districts include Skyline Forest, Toyon Heights, and Monte Vista areas.

FIGURE 37
PLANNING AREAS
PARKS AND RECREATION
MASTER PLAN
CITY OF MONTEREY PARKS
AND RECREATION DEPARTMENT
2.0 PRESIDIO COMMUNITY

The U.S. Army Presidio is a unique community within the City, located between the New Monterey and Monterey Heights Communities. Covering a land area of 392 acres, the Presidio is home for the Defense Language Institute (DLI). As shown in Chart 18, resident population is 1,898 persons, predominantly students of the DLI. Housing is a mix of homes for DLI staff (83 households) and group quarters.

Park land provided in the form of facilities has not been calculated due to the military ownership of these facilities, which are limited to military personnel use only.
COMMUNITY PROFILE

CHART 18

2.0 PRESIDIO

POPULATION: 1,898 persons

HOUSEHOLDS: 83

GROUP QUARTERS

SINGLE FAMILY

GROUP QUARTERS

MULTIPLE FAMILY

= --- % of City

= --- % of City

POP/HOUSEHOLD: GROUP QUARTERS

= 2.27

AREA: 392 acres

RESIDENTIAL DENSITY: ---

AVERAGE FAMILY INCOME: $18,765

City-Wide

POPULATION: 27,558

19,906

4,493

3,159

0-15

0-64

65+

12,096

6,038

6,058

2.27

5,382

3,60

@@ 1980 CENSUS
LEGEND

STUDY AREA BOUNDARY  
CITY LIMIT BOUNDARY  
COMMUNITY BOUNDARY  
neighborhood BOUNDARY  
HIGHWAY 68

1.0 NEW MONTEREY COMMUNITY
  1.1 New Monterey Neighborhood
  1.2 Cannery Row Neighborhood

2.0 PRESIDIO COMMUNITY

3.0 MONTEREY HEIGHTS COMMUNITY
  3.1 Old Town Neighborhood
  3.2 Monte Regio Neighborhood
  3.3 Hill District Neighborhood *

4.0 CENTRAL COMMUNITY
  4.1 Downtown Neighborhood
  4.2 Alte Mesa Neighborhood
  4.3 Glenwood Circle Neighborhood
  4.4 Old Capitol Site
  4.5 La Mesa Village Neighborhood
  4.6 Naval Postgraduate School
  4.7 Oak Grove Neighborhood
  4.8 Del Monte Beach Neighborhood

5.0 FAIRWAYS/FISHERMAN'S FLATS COMMUNITY
  5.1 Del Monte Fairways Neighborhood
  5.2 Jesselyn Canyon Neighborhood
  5.3 Deer Flats Neighborhood
  5.4 Fisherman's Flats Neighborhood

6.0 DEL MONTE GROVE/CASANOVA-OAK KNOLL COMMUNITY
  6.1 The Dunes Neighborhood
  6.2 Del Monte Grove Neighborhood
  6.3 Casanova-Oak Knoll Neighborhood

7.0 HIGHWAY 68 PLANNING AREA
  7.1 Tarpey Flats
  7.2 Aquejito
  7.3 Monterey
  7.4 Laguna Seca Estates
  7.5 Ryan Ranch
  7.6 Del Monte Research Park

*Hill Districts include Skyline Forest, Toyon Heights, and Monte Vista areas.

FIGURE 38

PLANNING AREAS

PARKS AND RECREATION
MASTER PLAN

CITY OF MONTEREY PARKS
AND RECREATION DEPARTMENT

132
3.0 MONTEREY HEIGHTS COMMUNITY

The Monterey Heights Community is located east of the central downtown area, sloping up to the ridge of Skyline Forest. Covering a land area of 1,174 acres, the community is comprised of the Old Town (170 acres), Monte Regio (467 acres) and Hill District (537 acres) Neighborhoods. The Hill District is comprised of the Skyline, Toyon Heights and Monte Vista areas.

Chart 19 shows that the community population is 7,952 persons. The total number of households is 3,526 units. The population per household ratio is 2.27, which slightly exceeds the City-wide ratio of 2.27 persons/household. Residential density is 3.00 units/gross acre, which is lower than the City-wide ratio of 3.80 (see Chart 19). The average family income is $33,937, exceeding the City-wide average of $24,300.

Given these statistics, the demographic profile of the Monterey Heights Community is one of affluence and low density with large home sites, with the exception of the Old Town Neighborhood area where density is higher. This community has more municipal park land available for active recreational use than any other community in the City of Monterey. With a ratio of 9.43 acres of active park land per 1,000 population (including schools), the Monterey Heights Community has over twice the recommended active park land ratio of 4 acres per 1,000 population. While there appears to be a surplus of park land per capita for the community as a whole, the distribution of the land within the individual neighborhoods of the community is not even and reveals a deficit in the Old Town Neighborhood (see Section 3.1 of this Chapter).

The high amount of active, usable park land in the Monterey Heights Community as a whole is primarily due to the presence of Veteran's Memorial Park, a 50-acre forested area which provides camping, picnicking and hiking opportunities. The high park acreage is also due in part to the presence of Via Paraiso Park (a 10.6-acre neighborhood park which exemplifies the ideal size and use of a neighborhood park), and to the presence of three school playgrounds and field facilities (Monte Vista, Colton, Monterey High School).

The forecasted population growth potential for this community is a 17% increase by the year 2000 (see Chart 14). This population increase lowers the existing active park land ratio per capita from 9.43 to 8.04 acres/1,000 population, given existing park acreage. Given an existing surplus of approximately 43 acres, the projected population would slightly decrease this surplus to approximately 37 acres. The following three subsections (3.1, 3.2, 3.3) describe the demographic profiles of the Old Town, Monte Regio and Hill District Neighborhoods. These subsections provide more specific information on the distribution of park land and resulting surpluses and deficiencies.
COMMUNITY PROFILE

CHART 19

3.0 MONTEREY HEIGHTS COMMUNITY

POPULATION: 7,952 persons

HOUSEHOLDS: 3,526
= 29.2% of City

2,243 SINGLE FAMILY
= 37.1% of City

1,283 MULTIPLE FAMILY
= 21.2% of City

POP/HOUSEHOLD: 2.38

AREA: 1,174 acres

RESIDENTIAL DENSITY: 3.00

AVERAGE FAMILY INCOME: $33,937'

* EXISTING RATIO: 9.43 PARK ACRES/1,000 POP.  @ 1980 CENSUS

@ PARK NEED:
** PARK PROVISIONS:

PARK SURPLUS/DEFICIT: (+) 43.15 ACRES

* Based on recommended 4 acres of active park land/1,000 population.
** Includes school playgrounds.

Includes the Hill districts (Skyline Forest, Toyon Heights, and Monte Vista),
Monte Regio, and Old Town neighborhoods.
3.1 Old Town Neighborhood

Considered Monterey's oldest residential neighborhood, Old Town began as a village from the fishing activities at the wharf. Located immediately adjacent to the downtown area, Old Town is comprised of 170 acres of residential area. The population is 2,801 persons. Due to the hillside terrain, there appear to be two sub-neighborhoods within Old Town; the upper hillside above High Street, and the area below High.

As shown in Chart 20, the Old Town Neighborhood has 1,372 households, with a ratio of 2.17 persons per household. Residential unit density is 8.07 units per gross acre of land area. The average family income is $22,267. Chart 20 provides a comparison of these figures to the city-wide factors.

Old Town has the third highest unit density of other City neighborhoods, exceeded only by Oak Grove (9.26 units/acre) and Glenwood Circle (19.80 units/acre). (See Chart 12). As shown in Chart 20, the active park land per capita ratio for this neighborhood is .50 active acres/1,000 population. When compared to the recommended standard of 4 acres of active park land per 1,000 population, the Old Town Neighborhood is deficient of park land by 9.8 acres.

As shown in Chart 14, the forecasted population growth potential for this neighborhood is a 19% increase by the Year 2000. This population increase lowers the existing active park land ratio per capita from .50 down to .42 acres/1,000 population, thereby increasing the deficit of park land from (-)9.80 to (-)11.96 acres, given existing park acreage. Thus, to meet the suggested standard of 4 acres of active park land per 1,000 population, 11.96 acres of active park land will be needed in addition to the existing 1.4 acres of active park land by the Year 2000, should the forecasted neighborhood buildout occur.

Conversion of the Larkin School Park site from School District ownership is an opportunity to permanently expand and provide park facilities in the Old Town neighborhood.

Although existing land use patterns limit opportunities for the creation of additional active park land, user surveys reveal the desire for a community center in this neighborhood. Should a private parcel become available for public acquisition, the City shall seek land for a community center facility through opportunity buying.
CHART 20
NEIGHBORHOOD PROFILE

3.1 Old Town Neighborhood

POPULATION: 2,801

HOUSEHOLDS: 1,372
= 11.3% of City

666 SINGLE FAMILY
706 MULTIPLE FAMILY
= 11% of City = 11.7% of City

POP/HOUSEHOLD: 2.17

AREA: 170 acres

RESIDENTIAL DENSITY: 8.07

AVERAGE FAMILY INCOME: $22,267

*EXISTING RATIO: .50 PARK ACRES/1,000 POP.
*PARK NEED: 11.20 ACRES
**PARK PROVISIONS: 1.40 ACRES
PARK SURPLUS/DEFICIT: (-) 9.80 ACRES

@1980 CENSUS

*Based on recommended 4 acres of active park land/1,000 population.
**Includes school playgrounds.
3.2 Monte Regio Neighborhood

The Monte Regio Neighborhood is one of the older, more prestigious neighborhoods in the City. Covering 467 acres, this neighborhood traverses down a forested slope from the Skyline area to the Munras Avenue commercial area. The neighborhood population is 2,437 persons.

As shown in Chart 21, the Monte Regio Neighborhood has 940 households, with a ratio of 2.64 persons per household. Residential unit density is low, with 2.01 units per gross acre. The average family income is at the highest level in the City at $33,937. Chart 21 provides a comparison of these figures to the city-wide factors.

The active park land per capita ratio for this neighborhood is 6.71 acres per 1,000 population (including schools), which exceeds the recommended 4 acre/1,000 population standard. Based on recommended standards, the Monte Regio neighborhood has a surplus of 6.61 acres of active park land.

The forecasted population growth potential for this neighborhood is a 6.7% increase by the year 2000 (see Chart 14). This population increase slightly lowers the existing active park land ratio per capita from 6.71 down to 6.29 acres/1,000 population, given existing park acreage. Given an existing surplus of 6.61 acres, the projected population increase would slightly decrease this surplus to a 5.96 acre surplus of active park land (including schools).
CHART 21
NEIGHBORHOOD PROFILE

3.2 Monte Regio Neighborhood

POPULATION: 2,437 persons

HOUSEHOLDS: 940

= 7.8 % of City

= 13.6 % of City

POP/HOUSEHOLD: 2.64

AREA: 467 acres

RESIDENTIAL DENSITY: 2.01

AVERAGE FAMILY INCOME: $33,937

*EXISTING RATIO: 6.71 PARK ACRES/1,000 POP.

*PARK NEED: 9.75 ACRES

**PARK PROVISIONS: 16.36 ACRES

PARK SURPLUS/DEFICIT: (4) 6.61 ACRES

*Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.
3.3 Hill District Neighborhood

Comprised of the Skyline, Toyon Heights and Monte Vista residential areas, the Hill District Neighborhood covers 537 acres of forested slopes near the Skyline ridge. The length of this neighborhood runs from the Presidio border over to Highway One, with hillside views spanning the Monterey Bay. The neighborhood population is 2,714 persons.

As shown in Chart 22, the Hill District Neighborhood has 1,214 households, with a ratio of 2.26 persons per household. Residential unit density is low at 2.18 units per gross acre. The average family income is at $33,937. Chart 22 provides a comparison of these figures to the city-wide factors.

The active park land per capita ratio for this neighborhood is an unusual ratio of 21.07 acres per 1,000 population, which is due to the presence of two schools (Colton and Monterey High) and the 50-acre Veteran’s Memorial Park. Thus, the ratio greatly exceeds the recommended 4 acres of active park land per 1,000 population. Based on the recommended standard, the Hill District Neighborhood has a surplus of 46 acres of active park land.

The forecasted population growth potential for this community is a 24.5% increase by the year 2000 (see Chart 14). This population increase would lower the existing active park land ratio per capita from 21.07 to 16.92 acres/1,000, thereby slightly decreasing the existing surplus from 46.34 to 43.68 acres of active park land.
CHART 22
NEIGHBORHOOD PROFILE

3.3 Hill District Neighborhood

POPULATION: 2,714 persons

0-15 15-64 65+
800 500 200

HOUSEHOLDS: 1,214
= 10 % of City

753
SINGLE FAMILY

= 12.5 % of City

461
MULTIPLE FAMILY

= 7.6 % of City

POP/HOUSEHOLD: 2.32

AREA: 537 acres

RESIDENTIAL DENSITY: 2.26

AVERAGE FAMILY INCOME: $33,937

*EXISTING RATIO: 21.07 PARK ACRES/1,000 POP.

@1980 CENSUS

**PARK NEED: 10.86 ACRES

**PARK PROVISIONS: 57.20 ACRES

PARK SURPLUS/DEFICIT: (46.34 ACRES

*Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

' In Monte Vista.
LEGEND

STUDY AREA BOUNDARY
CITY LIMIT BOUNDARY
COMMUNITY BOUNDARY
neighborhood BOUNDARY
HIGHWAY 68

1.0 NEW MONTEREY COMMUNITY
   1.1 New Monterey Neighborhood
   1.2 Cannery Row Neighborhood
2.0 PRESIDIO COMMUNITY
3.0 MONTEREY HEIGHTS COMMUNITY
   3.1 Old Town Neighborhood
   3.2 Monte Regio Neighborhood
   3.3 Hill District Neighborhood *
4.0 CENTRAL COMMUNITY
   4.1 Downtown Neighborhood
   4.2 Alta Mesa Neighborhood
   4.3 Glenwood Circle Neighborhood
   4.4 Old Capitol Site
   4.5 La Mesa Village Neighborhood
   4.6 Naval Postgraduate School
   4.7 Oak Grove Neighborhood
   4.8 Del Monte Beach Neighborhood

5.0 FAIRWAYS/FISHERMAN'S FLATS COMMUNITY
   5.1 Del Monte Fairways Neighborhood
   5.2 Josselyn Canyon Neighborhood
   5.3 Deer Flats Neighborhood
   5.4 Fisherman's Flats Neighborhood

6.0 DEL MONTE GROVE/CASANOVA-OAK KNOLL COMMUNITY
   6.1 The Dunes Neighborhood
   6.2 Del Monte Grove Neighborhood
   6.3 Casanova-Oak Knoll Neighborhood

7.0 HIGHWAY 68 PLANNING AREA
   7.1 Tarpey Flats
   7.2 Aquilina
   7.3 Monterey
   7.4 Laguna Seca Estates
   7.5 Ryan Ranch
   7.6 Del Monte Research Park

*Hill Districts include Skyline Forest, Toyon Heights, and Monte Vista areas.

FIGURE 39
PLANNING AREAS

PARKS AND RECREATION
MASTER PLAN

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CITY OF MONTEREY PARKS
AND RECREATION DEPARTMENT
4.0 CENTRAL COMMUNITY

The Central Community is located at the heart of Monterey and is comprised of the downtown area, the Alta Mesa residential area, the Glenwood Circle apartment area, the Old Capitol site, the La Mesa Navy Housing area, the Naval Postgraduate School and Oak Grove Neighborhood. For discussion purposes, each of these areas within the Central Community are called neighborhoods.

Covering a land area of 1,041 acres, the Central Community population is 6,511 persons. As shown in Chart 23, the total number of households is 3,038 units, yielding a 2.30 person/household ratio. Residential density is 2.92 units per gross acre. The average family income is $23,330.

The Central Community has the second highest ratio of active park land per capita, with 6.02 acres per 1,000 population (ranks second to the 9.43 acres/1,000 population ratio in Monterey Heights). This ratio includes the La Mesa School and Monterey Peninsula College playfields and exceeds the recommended standard of 4 acres/1,000 population for active park land, and is due in part to the presence of the (+) 25-acre El Estero Park complex and the 6.90 acres of college fields.

The forecasted population growth potential for this community is a 32% increase by the year 2000 (see Chart 14). This population increase would lower the existing active park land ratio per capita from 6.02 down to 3.31 acres/population (given existing park acreage, including schools), thereby decreasing the current surplus of park land from (+) 13.15 acres down to a deficit of (-) 8.09. Opportunities to decrease this deficit exist at the Monterey Bay Waterfront Park site, where 5.26 acres of commercial land are being publicly acquired for an open park (“Window-to-the-Bay”).

The following seven subsections (4.1 through 4.7) describe the demographic profiles of the neighborhoods within the Central Community, providing more specific detail of where park surpluses and deficiencies occur.
COMMUNITY PROFILE

CHART 23

4.0 CENTRAL COMMUNITY

POPULATION: 6,511 persons

HOUSEHOLDS: 3,038
   = 25.1% of City

   1,046 SINGLE FAMILY
   = 17.3% of City
   2,063 MULTIPLE FAMILY
   = 34.1% of City

POP/HOUSEHOLD: 2.30

AREA: 1,041 acres

RESIDENTIAL DENSITY: 2.92

AVERAGE FAMILY INCOME: $23,330

*EXISTING RATIO: 6.02 PARK ACRES/1,000 POP.

*PARK NEED: 26.04 ACRES

**PARK PROVISIONS: 39.19 ACRES

PARK SURPLUS/DEFICIT: (+) 13.15 ACRES

*Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

Average of:

#129 = $17,915 (Downtown)
#130 = $28,015 (Oak Grove, Alta Mesa)
#131 = $24,060 (NPBS/La Mesa)

City-Wide

POPULATION: 27,558

HOUSEHOLDS: 13,096
   = 15.0% of City

   6,038 SINGLE FAMILY
   = 4.4% of City
   6,058 MULTIPLE FAMILY
   = 22.2% of City

POP/HOUSEHOLD: 2.27

AREA: 5,382

RESIDENTIAL DENSITY: 3.80

AVERAGE FAMILY INCOME: $24,300

@@ 1980 CENSUS
4.1 Downtown Neighborhood

The downtown area of Monterey is predominantly commercial in nature, with a small resident population of 629 persons. Covering approximately 222 acres, boundaries of this area are essentially Van Buren on the west, El Estero Lake on the east, the Harbor/Marina area on the north, and Eldorado on the south.

As shown in Chart 24, the total number of households in the downtown area is 381, the majority of which are apartments (234). The population per household ratio is 1.75 persons/household, which is considerably lower than the City-wide ratio (see Chart 24). Residential density is 1.71 units per gross acre, which is also considerably lower than the City-wide ratio. These low ratios are due to the presence of commercial business in the downtown area. The annual average family income is $17,915, which is lower than the City-wide average and the lowest in the City.

Due to the small population, the downtown area has a high ratio of active park land per capital, with a ratio of 8.09 acres/1,000 population. Based on existing population, active park land need is 2.52 acres. With 5.09 acres of active park land provided, there is a surplus of 2.57 acres of active park land in the downtown area.

The forecasted population growth potential for this community is a 59.8% increase by the year 2000 (see Chart 14). This population growth would increase the existing active park land need from 2.52 acres to 4.02 acres, thereby decreasing the current ratio of 8.09 acres/1,000 population down to 5.06 acres/1,000 population, and decreasing the current surplus of (+)2.57 acres down to (+)1.07 acres of active park land.
4.1 Downtown Neighborhood

POPULATION: 629 persons

HOUSEHOLDS: 381 = 3.1% of City

147 SINGLE FAMILY
= 2.4% of City

234 MULTIPLE FAMILY
= 3.9% of City

POP/HOUSEHOLD: 1.75

AREA: 222 acres

RESIDENTIAL DENSITY: 1.71

AVERAGE FAMILY INCOME: $17,915

*EXISTING RATIO: 8.09 PARK ACRES/1,000 POP.

*PARK NEED: 2.52 ACRES

**PARK PROVISIONS: 5.09 ACRES

PARK SURPLUS/DEFICIT: (+) 2.57 ACRES

* Based on recommended 4 acres of active park land/1,000 population.

** Includes school playgrounds.

City-Wide

POPULATION: 27,558

19,906

3,159

12,095

6,038

6,058

5,382

3,80

$24,300
4.2 Alta Mesa Neighborhood

Alta Mesa is a 98-acre residential subdivision located just southeast of the downtown area. There are 84 homes within this subdivision, at a very low density of .85 units per gross acre. This is due to the large size of the homes and home sites.

With a population of 209 persons, there are 2.88 persons per household in Alta Mesa. This ratio slightly exceeds the City-wide 2.27 persons/household ratio (see Chart 25). The average family income is $28,015.

Alta Mesa is unique in terms of park needs. Unlike the high density neighborhoods of New Monterey, Oak Grove and Casanova-Oak Knoll, Alta Mesa is a very low density neighborhood of single family homes with no multiple family apartments. Forested greenbelts (Don Dahvee and Iris Canyon) surround the neighborhood, giving a park-like feeling to the area. As shown at the bottom of Chart 25, there are no active park facilities.

The forecasted population potential for the Alta Mesa Neighborhood is a 91.4% increase by the year 2000, from 209 persons to 400 persons at full buildout of the neighborhood (see Chart 14). This population growth would increase the existing active park land deficit of (-).84 acres to (-)1.6 acres.

Although a deficit of active park acreage exists, the Alta Mesa Neighborhood’s demographic indicators of income, which is 15% above City average, and residential density which is 78% below the average, and the neighborhood’s proximity to greenbelt parks surrounding the area, would tend to lessen the severity of the need for active park acreage.
CHART 25
NEIGHBORHOOD PROFILE

4.2 Alta Mesa Neighborhood

POPULATION: 209 persons

HOUSEHOLDS: 84
= .7 % of City

= 1.2 % of City

POP/HOUSEHOLD: 2.88

AREA: 98 acres

RESIDENTIAL DENSITY: .65

AVERAGE FAMILY INCOME: $28,015

*EXISTING RATIO: N/A (see text)

*PARK NEED: .84 ACRES

**PARK PROVISIONS: (see text)

PARK SURPLUS/DEFICIT: (see text)

*Based on recommended 4 acres of active park land/1,000 population.
**Includes school playgrounds.

Census Tract #130, which covers Oak Grove, Alta Mesa, and Glenwood Circle neighborhoods.
4.3 Glenwood Circle Neighborhood

Located to the rear of the Monterey Peninsula College, the Glenwood Circle neighborhood is made up of several apartment complexes which front the Glenwood Circle road.

As shown in Chart 26, the Glenwood Circle Neighborhood is an area 45 acres in size, with 891 households, all of which are apartments. Thus, residential density is the highest of any neighborhood in the City, with a ratio of 19.80 households per gross acre. This high density ratio is due in part to the presence of the Park Lane retirement home which has 262 apartment units within a multi-story building.

The population of Glenwood Circle is 1,098, yielding a ratio of 1.40 persons per household. This is significantly lower than the City-wide ratio, and is due in part to the Park Lane retirement home where there is one person per household. The retirement home also influences the age make-up of this neighborhood, with very few persons under the age of 15 years. The average family income is $28,015.

The current park need is .5 acres of active, usable park acreage, based on the recommended standard of 4 acres per 1,000 population. Although lacking in municipal park facilities, the Glenwood Circle Neighborhood has several swimming pool and community room facilities for residents within the apartment complexes in the area. In addition, the Monterey Peninsula College fields are close by. Thus, this neighborhood is not lacking in recreational facilities.

The forecasted population growth potential for Glenwood Circle is significant (as shown in Chart 14). At full buildout of residential densities this area could realize a 90.8% increase in population, thereby increasing suggested per capita need of park land from 2.5 acres to 4.02 in the future.
4.3 Glenwood Circle Neighborhood

POPULATION: 1,098 persons

HOUSEHOLDS: 891

= 7.4% of City

= 0% of City = 17.4% of City

POP/HOUSEHOLD: 1.40

AREA: 45 acres

RESIDENTIAL DENSITY: 19.80

AVERAGE FAMILY INCOME: $28,015

*EXISTING RATIO: N/A (see text)

PARK NEED: 2.51 ACRES

PARK SURPLUS/DEFICIT: --- (see text)

*Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

' Census Tract #130, which covers Oak Grove, Alta Mesa, and Glenwood Circle neighborhoods.
4.4 Old Capitol Site

Comprised of 143 acres of vacant land on the southernmost portion of the Central Community of Monterey, the Old Capitol Site has been an area proposed for development in recent years. Future plans could include commercial, office and medium density residential land uses on the site.

Although there are no park needs at this time, recent project applications can assist in determining the number of residents the Old Capitol Site might have by the year 2000, if development plans are approved. As shown in Chart 14, the future population of this site could be 1,150 persons, requiring up to 4.6 acres of active, usable park land. Planned Unit Development (PUD) may provide clustered residential development with centralized park facilities as a part of the project.
CHART 27
NEIGHBORHOOD PROFILE

4.4 Old Capitol Site

POPULATION: 0 persons

HOUSEHOLDS: 0

= 0% of City

0 SINGLE FAMILY

0 MULTIPLE FAMILY

= 0% of City = 0% of City

POP/HOUSEHOLD: 0

AREA: 143 acres

RESIDENTIAL DENSITY: 0

AVERAGE FAMILY INCOME: 0 $

*EXISTING RATIO: ---- (see text)

*PARK NEED: ---- (see text)

**PARK PROVISIONS: ---- (see text)

PARK SURPLUS/DEFICIT: ---- (see text)

*Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

'Potential development site.
4.5 La Mesa Village (Navy Housing)

Designed as the family housing area for the Naval Postgraduate School, the La Mesa Neighborhood is a federally owned residential subdivision with 876 homes. Covering 254 acres of land in the southeast portion of the Central Community of the City, La Mesa used to be part of the old Del Monte Hotel properties.

As shown in Chart 28, the resident population is 2,867 persons, 43.5% of which are under the age of 15 years. This is almost triple the ratio of 16.3% younger persons within the City-wide population. The high number of children in the La Mesa Navy Housing area is due to the presence of large families in the households. At a ratio of 3.62 persons per household, La Mesa has larger families than other neighborhoods in the City.

Residential density is 3.45 units per gross acre, which is comparable to the City-wide 3.80 unit/acre ratio. The average family income is $24,060.

As shown at the bottom of Chart 28, the existing need for active park acreage is 11.47 acres, based on the recommended standard of 4 acres/1,000 population. There is no municipal park acreage provided for in this neighborhood due to the presence of several sub-neighborhood parks, a community center, the La Mesa School playground and fields, and park and recreation facilities at the Naval Postgraduate School, all of which provide adequate active park land for the needs of neighborhood residents.

Chart 14 shows that projected population buildout could reach 4,000 persons by the year 2000, a 39.5% increase. It is anticipated that existing recreational facilities within the La Mesa Neighborhood at the Naval Postgraduate School shall continue to provide for the park needs of future residents with projected growth.