

4.05 ATTACHMENT 5

(Parent) Project Number: GPA22-00002

Project Name: OCEANSIDE TRANSIT CENTER

Project Planner: ROBERT DMOHOWSKY

City Council Policy 300-14 Enhanced Notification and Community Outreach Report for Oceanside Transit Center Redevelopment

Addendum

In accordance with City Council Enhanced Notification Policy 300-14, the required public outreach report for the redevelopment of the Oceanside Transit Center (OTC) was submitted in October 2023. The outreach report was accepted, and a letter of completeness was issued by the city of Oceanside.

Since then, outreach has been on-going. While the original report provided a summary of the feedback we received, copies of all exhibits, and comprehensive responses to the key areas of interest, this addendum report is intended to summarize the community engagement that has taken place since submission (October 2023 – May 2025). A complete timeline is included as Exhibit A.

Supplemental Public Engagement and Education since submission of Outreach Report

Public Meeting 7: February 1, 2024



The seventh public outreach meeting was held virtually. The project team provided an update on the project status and shared the updated Station Plaza design. Project architects led attendees in an interactive workshop so their feedback could be incorporated into the ultimate design for the customer service building, gateway signage and tower. Meeting materials are posted [to the project website](#).

Public Meeting 8: May 22, 2025



This meeting was held in partnership with Strong Towns Oceanside and Ride San Diego. Roughly 50 attendees (pictured left) arrived at Green Cheek Beer Co. on Coast Highway to learn more about NCTD's strategic approach to TOD and proposed improvements for operational efficiency at OTC. Meeting materials are posted to the [project website](#).

Stakeholder Meetings and Presentations

- 2/26/24 – Oceanside Bike and Pedestrian Committee presentation
- 4/23/24 – Oceanside Coastal Neighbors Association presentation
- 5/22/24 – Oceanside Coastal Neighbors Association + City Staff
- 6/6/24 - Oceanside Chamber Emerging Issues Forum: NCTD Operations presentation
- 8/6/24 – Visit Oceanside (Leslee Gaul)
- 9/11/24 – Mainstreet Oceanside (Gumaro Escarcega)
- 11/19/24 – Oceanside Coastal Neighbors Association presentation
- 12/5/24 – Circulate San Diego (Jeremy Bloom)
- 12/5/24 – Oceanside Bike and Pedestrian Committee (Tom Lichterman)
- 12/6/24 – Mainstreet Oceanside board member
- 1/8/25 – Rob Howard, Oceanside Clean Energy Alliance
- 1/2/25 – Preserve Calavera, Sierra Club, Buena Vista Audubon Society

- 1/14/25 – San Diego North Economic Development Council board presentation
- 1/15/25 – Visit Oceanside (Leslee Gaul)
- 1/18/25 – Oceanside Democratic Club presentation
- 1/27/25 – SDSU Transportation Services presentation
- 1/29/25 – YIMBY Dems
- 3/5/25 – CSU San Marcos Transportation Services
- 5/16/25 – Strong Towns Oceanside, Ride SD + Build SD site visit



Additionally, Oceanside Transit Center was awarded a 2024 Momentum Award from Circulate San Diego. NCTD was honored at the November 15th event for its approach to transit-oriented development in the region and in Oceanside specifically and was celebrated by regional transit and housing advocates and elected officials.

Community Responsive Planning

As a result of these meetings, presentations and on-going collaboration with local and regional transit, housing and environmental advocates, the following benefits and enhancements were added to the project:

- The project will exceed Cal Green and be 100% electric!
- The required Transportation Demand Management Plan (TDM) was expanded beyond the requirements to include residential and retail uses, and TDM measures will be implemented on Day 1 of project occupancy.
- Residents and retail employees will receive free PRONTO cards to encourage transit use.
- The proposed tower in the Station Plaza will be designed through a public RFP process with public input any coordination with local arts groups.
- A Community Room was added to Cleveland Street to be managed by the City of Oceanside and available for public use.
- A revised parking plan that includes a modified unbundling program for residents has been established following requests from local environmentalists.
- Project updates existing municipal stormwater system through provision of onsite and offsite public infrastructure which will increase the capacity of the municipal stormwater system. System updates will improve the existing condition by reducing flooding during rain events.
- 119 public bike parking spaces were added to the Station Plaza (this is in addition to the required number of bike spaces for residential, office, hotel, and retail uses). Public bike parking includes a mix of short- and long-term parking options.
- In response to requests for improved placemaking and a “Grand Central Station” feel, the Station Plaza redesign is more conducive to social gathering opportunities and lends itself to programming or activation by local non-profits. Project renderings have been updated to depict these enhancements (figures 1-3 below).
- The midblock crosswalk has been increased to prioritize pedestrians and create better connectivity (figure 4 below).



Figure 1. Station Plaza, looking north. Station Plaza provides a park-like environment for residents and transit riders, alike.



Figure 2. Station Plaza, looking east.

View from existing pedestrian tunnel

The proposed Plaza Tower is 60 feet tall and visible from the beach. It will be designed through a public process and is envisioned to be an iconic project feature.



Figure 3. Cleveland at Topeka, looking south

Retail options, widened sidewalks and coastal landscaping create Grand Central Station – Oceanside Style!



Figure 4. Cleveland at Michigan, looking north

The Station Plaza is the heart of the reimagined Oceanside Transit Center. The open design and wayfinding will be punctuated with public art. Improved pedestrian connectivity will make getting around safer and more efficient.

Exhibit A – Outreach and Engagement Entitlement Timeline (Aug. 2022 – May 2025)

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

2022

- 8/15/22 Launch of Project Info Website (www.osidetransit.com)
- 8/26/22 Introductory Letter to Community
- 8/29/22 Oceanside Coastal Neighborhood Association (Lane Stewart)
- 8/29/22 Oceanside Chamber (Scott Ashton)
- **9/15/22 Public Meeting #1 - Community Open House**
- 9/22/22 Alex Foster (neighbor)
- 10/12/22 Oceanside Arts Commission
- 11/3/22 Kevin Ham (neighbor)
- 11/9/22 Oceanside Downtown Advisory Council
- 11/9/22 North County EDC intro (Erik Bruvold)
- 11/28/22 SANDAG (Marisa Mangan, Thomas DeFranco)
- 12/6/22 Mainstreet Oceanside
- 12/7/22 Tom Lichterman, Mike Bullock, Tom Frankum
- 12/7/22 Tim Pirkey (B-Cycle)
- Outreach to Diane Nygaard (Preserve Calavera)

2023

- 1/12/23 Update communication: project update, scoping reminder and Scoping mtg save the date
- **1/13/23 NOP**
- 1/18/23 Email Update re: Scoping Meeting
- 1/19/23 Jeremy Cohen (Seabird Resort)
- **2/1/23 Public Meeting #2 - Scoping Meeting**
- 2/3 North County EDC briefing
- **2/13/23 Close of Scoping Period**
- 2/15/23 Email Update
- 2/22/23 Michael Mitchell (resident)
- **2/22/23 Public Meeting #3 - Transit and Mobility – Part 1 (virtual)**
- 2/23/23 George Piner (neighbor)
- 2/24/23 Email Update
- 2/27/23 Bike and Ped Committee (feedback)
- 2/28/23 Gumaro and Rick (Mainstreet Oceanside)
- 3/3/23 Arts Commission
- 3/11/23 Email Update
- 3/15/23 Kevin Ham
- 3/16/23 Preserve Calavera, Sierra Club, Buena Vista Audubon Society
- **3/16/23 Public Meeting #4 - Transit and Mobility – Part 2 (in person)**
- 3/20/23 Bike and Ped Committee (presentation)
- 3/22/23 Scott Ashton, Oceanside Chamber
- 3/29/23 Kevin Ham, Jane Marshall, Mark Jacobs with Tracy Foster and Chris Orlando
- 3/31/23 Door to Door to Mission Ave Businesses
- 4/3/23 Arts Commission
- **4/3/23 Mission Ave Happy Hour**
- 4/4/23 Mainstreet Oceanside
- 4/6/23 Parking discussion with Mike Bullock and Joe LaCroix
- 4/10/23 Micro Grid Discussion
- 4/15/23 Oceanside Democratic Club

- **4/26/23 Public Meeting #5 - Aesthetics**
- 5/1/23 Micro Grid follow up
- 5/8/23 Charles Trevino
- 5/22/23 Oceanside Bike and Pedestrian Committee
- 5/24/23 Oceanside Museum of Art
- 5/30/23 SANDAG Briefing
- 6/5/23 CJ DiMento public art
- **6/13/23 Public Meeting #6 - Small Business Luncheon**
- 6/14/23 Bike parking, SANDAG
- 6/16/23 Dick Hamm, SALT
- 7/27/23 Preserve Calavera follow up
- 9/8/23 Downtown Design and Branding Charrette
- 10/23/23 Oceanside Bike and Pedestrian Committee

2024

- 1/18/24 Email Update re: Meeting
- 1/30/24 Email Update re: Meeting Reminder
- **2/1/24 Public Meeting #7 – Architecture**
- 2/7/24 Michael Mitchell
- 2/26/24 Oceanside Bike and Pedestrian Committee
- 3/21/24 Meet the City
- 4/23/24 OCNA
- 5/22/24 OCNA leadership + City Planning
- 5/30/24 Sustainable Tourism Event
- 6/6/24 Oceanside Chamber Emerging Issues Forum: NCTD Operations
- 8/6/24 Visit Oceanside (Leslee Gaul)
- **9/4 – 10/18/24 Public Circulation of DEIR**
- 9/11/24 Mainstreet Oceanside (Gumaro Escargera)
- 10/26/24 Circulate San Diego, Momentum Awards
- 11/15/24 Circulate San Diego (Jeremy Bloom)
- 11/19/24 OCNA
- 12/5/24 Tom Lichterman
- 12/6/24 Mainstreet Oceanside board member

2025

- 1/2/25 Preserve Calavera
- 1/8/25 Rob Howard, Oceanside Clean Energy Alliance
- 1/14/25 San Diego North Economic Development Council
- 1/15/25 Visit Oceanside
- 1/18/25 Oceanside Democratic Club
- 1/27/25 SDSU Transportation Services
- 1/29/25 YIMBY Dems
- 3/5/25 CSU San Marcos Transportation Services
- 5/16/25 Strong Towns Oceanside, Ride SD + Build SD site visit
- **5/22/25 Public Meeting #8 – Transit Oriented Development and Affordable Housing**

**City Council Policy 300-14 Enhanced Notification and Community Outreach Report
for Oceanside Transit Center Redevelopment**

The redevelopment of the Oceanside Transit Center (OTC) is a public-private partnership between Toll Brothers Apartment Living and North County Transit District (NCTD), envisioned to create a vibrant mixed-use hub, including the relocation of the bus station, residential uses, a new hotel, and new NCTD headquarters at 235 S. Tremont Street. The relocation of NCTD's headquarters from its current location at 810 Mission Avenue to the OTC creates a second opportunity for mixed-income housing. In compliance with City Council Enhanced Notification Policy 300-14, a variety of opportunities have been available for interested parties to learn more about the project, ask questions and share their feedback.

On-Site Signage

All on-site signage is posted to the site in accordance with city policy.

Mail Notification

Introduction Letter

An introductory letter was sent to all addresses within the Expanded Radius on August 26, 2022 describing the proposed project and informing residents of the project information website, email address, and upcoming events (exhibit 1).

CEQA Noticing

All noticing required by the environmental review process (e.g. Notice of Preparation, Notice of Availability, etc.) will also utilize the Expanded Radius list.

Email: outreach@osidetransit.com

A community email address was established for the project; neighbors and community stakeholders are encouraged to submit their questions and comments.

Members of the community were also given the opportunity to join the project email list to receive updates on project milestones and be notified about engagement opportunities. As of September 19, 2023, there were 227 residents registered for the email list. The following emails have been sent:

- 1/18/23 – Project update, 2/1 Scoping Meeting save the date
- 2/15/23 – 2/22 Public meeting reminder, Scoping update
- 2/24/23 – 2/22 Meeting summary/follow up, 3/15 meeting save the date
- 3/11/23 – Project update, 4/26 meeting reminder
- 3/28/23 – 3/15 Meeting summary/follow up
- 4/17/23 – 4/26 Meeting reminder
- 4/28/23 – 4/26 Meeting summary/follow up
- An email is planned to announce the availability of the DEIR in October 2023.

* Pursuant to Policy 300-14, the notice of initial application mailing list included homeowners within a 1,500-foot radius and occupants within a 100-foot radius of the project site.

Community Education and Engagement

Website: www.osidetransit.com

A project informational website was launched in August 2022. The site provides details of the plans and allows members of the community to RSVP for upcoming events and contact the team. The site also includes a Frequently Asked Questions (FAQs) page, which was updated as questions were submitted by the community. Summaries and exhibits from all public meetings are posted to the website.

Public Meetings

Six public meetings have been hosted for the project:

Public Meeting 1: September 15, 2022 – Introduction Meeting

A community open house was hosted on September 15, 2022, in the Civic Center Library Community Rooms. This meeting was the first opportunity to learn more about the proposed redevelopment of the Oceanside Transit Center and the Mission Avenue site, meet the team, ask questions, and provide feedback.

The invitation was shared with the community at-large through a variety of mediums including:

- An introductory letter sent on August 26, 2022 to 4,500 property-owners within the required 1500-foot radius
- Information on the community website (www.osidetransit.com)
- Multiple social media posts, including one on the City of Oceanside's Facebook page
- An e-newsletter to the Oceanside Coastal Neighborhood Association (OCNA)

Prior to the event, one on one meetings were held with members of the community to help get the word out to their networks.

There were 63 attendees who signed in at the check in table (exhibit 2). However, a number of neighbors opted to remain anonymous. We estimate that approximately 80 people attended the two-hour event.

The open house was organized into five stations (exhibit 3a) consisting of various exhibit boards (exhibit 3b). Members of the project team were positioned at each station to speak directly with attendees and review attendees' specific concerns. Because there was no formal presentation, attendees were encouraged to stop by between 6:00 – 8:00 p.m. to view the exhibits at their convenience. At the completion of the info meeting, attendees were asked to complete a comment card (exhibit 4) to garner a better understanding of what the key issues of concern are. These comments provided the focus for future outreach and communication pieces, as well as valuable feedback for the design team to refine the project where possible.



Public Meeting 2: February 1, 2023 – CEQA Scoping Meeting

Pursuant to CEQA, a public Scoping Meeting was hosted following the publication of the Notice of Preparation (NOP). A representative from Toll Brothers Apartment Living gave a brief project overview, and then the City's CEQA consultant reviewed the CEQA parameters (exhibit 5). The meeting was then opened to community members to add public comment on CEQA related project topics. The scoping period closed 2/13/23.



Public Meeting 3: February 22, 2023 – Transit and Mobility (Part 1)

In response to community feedback, the project team launched a series of thematic meetings to focus on the issues that were the most prevalent. The first was a virtual meeting specific to Transit and Mobility on February 22, 2023. Representatives from NCTD (figure 1) were present to share more about the agency's goals for regional transportation and how OTC fits within its long-term planning objectives.



Figure 1: 2/22/23 NCTD Panel

They also shared plans related to sustainability and the transition to zero-emission buses and trains. This meeting was the first in a two-part series focused on Transit and Mobility. Discussion culminated with a question/answer period with the project team (exhibit 6). A complete recording with Spanish translation was posted to the website (www.osidetransit.com/transit). The project FAQs were also updated to include new information about Transit operations (www.osidetransit.com/faqs).

Public Meeting 4: March 16, 2023 – Transit and Mobility (Part 2)

This meeting was the second part of a two-part series focusing on Transit and Mobility, hosted on March 16, 2023 in the Civic Center Community Rooms. The presentation focused on mobility elements and design features that enhance the transit experience and improve multi-modal circulation throughout the Transit Center. The project landscape architect and civil engineer were both present to answer questions. The team discussed the project modifications that have been made in response to community feedback, including wider sidewalks that exceed city requirements, enhanced pedestrian crossings, designated pick up and drop off areas, and mobility elements that improve the transit experience and encourage active transportation. Project modifications that relate to transit and mobility are in direct response to community feedback related to the need for a clear sense of arrival for the Transit Center, easy multi-modal navigation and circulation, mobility elements to support active transportation and parking management.

Presentation slides were posted to the website (<https://www.osidetransit.com/transit>) and are included as exhibit 7 in this report.

Public Meeting 5: April 26, 2023 – Aesthetics and Architecture

Aesthetics were the focus of the third thematic meeting (fifth public meeting) hosted by the project team. The presentation highlighted the design elements and architectural concepts featured throughout the project and provided examples of project modifications that respond to community input (exhibit 8). The project architect and landscape architect described the vision for the project as well as the approach and design process.



The project team announced the addition of a separate, standalone customer service center to provide a more traditional terminal experience. Attendees were then asked to provide feedback on a series of inspirational images using green (like) and red (dislike) stickers to indicate their preferences (exhibit 9). This feedback was instrumental in determining the design elements the community would like to see incorporated into the new building.



Public Meeting 6: June 13, 2023 – Small Business Luncheon

The small business luncheon was focused on business owners and managers in downtown. The meeting was hosted at Bliss Tea and Treats in partnership with owner Rushell Gordon. Mainstreet Oceanside assisted with the invitation process, sending the notice to its 2,000 email subscribers. Gordon also shared the information with colleagues and neighbors operating businesses near the Transit Center.

The presentation (exhibit 10) reiterated concepts shown at the 4/26/23 Aesthetics meeting and highlighted topics of concern for local business owners, specifically parking, circulation, security and construction impacts. We also provided a project update as many of the attendees had not attended previous meetings.



Community Stakeholder Meetings

Understanding that questions will arise outside of formal public meetings, members of our team have also been available for one-on-one or small group meetings. Members of the community have requested meetings through the project website or via email.

Additionally, the project team has and will continue to reach out to local stakeholder groups and nonprofits for project update presentations and briefings, including Mainstreet Oceanside, Oceanside Coastal Neighborhood Association, Oceanside Arts Commission, Oceanside Chamber of Commerce, Preserve Calavera, Buena Vista Audubon Society, Oceanside Museum of Art, Oceanside Historical Society, North County Economic Development Council, Circulate San Diego, Oceanside Bike and Pedestrian Committee, SANDAG, Circulate San Diego, and Oceanside Democratic Club.

Community Responsive Planning

While technical questions about air quality, noise and circulation are evaluated through the CEQA process and city application review, the project team sought to identify meaningful project modifications aimed at responding to community comments and suggestions, while meeting NCTD objectives to improve transit operations and establish a unique sense of place that knits into each site's existing community context. We believe the design for the reimagined Oceanside Transit Center aligns with the City's vision for a vibrant mixed-use hub that provides mixed income housing and improves an underutilized lot for the community's benefit.

The paragraphs below describe the topics we've heard the most about and how the project addresses each one.

1. Desire for a “uniquely Oceanside” sense of arrival

- Feedback summary: Residents shared the importance of creating a place that makes it clear to visitors and locals that they've arrived somewhere special. Recognizing that a diverse mix of people will pass through the Transit Center, the redevelopment should be a welcoming environment that celebrates Oceanside's unique culture.
- Response: The design team took inspiration from the nearby sights, sounds, sand, and surf to create the vision for the redevelopment of the Transit Center. Design elements like overhead gateway monumentation (figure 2), a central tower feature (figure 3), a redesigned Station Plaza, public art, and more will create a distinct yet complementary sense of place so each project site integrates into its existing context. (The tower will be designed through community workshops/public input at a future date. The tower is centrally located within the Station Plaza and integrated into the new Customer Service Center, creating a distinct landmark visible at the pedestrian-scale as people approach the Plaza.) At the 810 Mission site, the design creates pedestrian-friendly edges that tie the building to the existing civic and commercial activities in Downtown (figure 4).



Figure 2: OTC - Example overhead gateway monumentation



Figure 3: OTC - Example of iconic tower feature

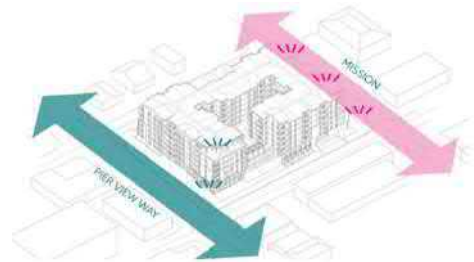


Figure 4: Pedestrian-friendly edges at 810 Mission site

2. Standalone Customer Service Center

- Feedback summary: Outreach participants shared their preference for a more traditional terminal experience and requested that the customer service center be removed from the ground floor of the central residential building (figure 5).
- Response: It was announced at the April 2023 community meeting that the Station Plaza would be redesigned to accommodate a stand-alone customer service building (figure 2). The exterior of the building is being designed with feedback also collected at that meeting (exhibit 9). Through these conversations, we learned that people would like to see a Customer Service Center that includes a mix of materials, integrates natural light, and provides an indoor/outdoor experience with connection to the Station Plaza. These requests were then combined with NCTD operation and programming requirements for the interior. The new proposed location is conveniently located within the Station Plaza and easily accessible from those arriving on foot, bike, bus or by train.



Figure 5: Excerpt from original site plan shown at 9/15/22 public meeting.



Figure 6: Placeholder graphic based on modified site plan debuted on 3/16/23. Graphic used at 4/26/23 public meeting to discuss plans to relocate customer service center (exhibit 8)



Figure 7: Proposed relocation

3. Parking

- Feedback summary: Integration of public parking within the two residential buildings was not liked. People feared that it wasn't intuitive for members of the public to enter the residential space and thus those public spaces would be "lost". Feedback on parking management is conflicting yet falls within two distinct schools of thought:
 - Opinion 1 – Encourage alternative modes of transportation by discouraging the use of private automobiles. The project should implement a comprehensive parking management program that charges all users.
 - Opinion 2 – Surrounding residents and small businesses fear that charging for parking will make it more difficult for guests and patrons to come downtown. Parking can already be challenging at times so the project should consider this by providing ample parking.

- Response: The parking garages were redesigned to address the concern over public parking within the residential building. All public parking will now be within the public lot at Tremont and Topeka.

Regarding Parking Management: The project must balance the request for reduced parking with wider community concern over the loss of public parking. There are 1,771 parking spaces included in the project. The city requirement is 1,743.

- The new public parking structure at the OTC is designed to adapt to evolving travel patterns. The goal is to build a program that accommodates the needs of the market at the time the structure is built and into the future.
- A parking structure design specialist was retained to design the public structure and provide recommendations on best practices to ensure necessary infrastructure, including wiring and conduit, is in place to support parking management needed for effective NCTD operations.
 - Preliminary design features include islands for future payment kiosks and gates.
 - The Designated Parking for Fuel Efficient Vehicles requirement in Cal Green Tier 1 is 35%. The project garage is currently designed for 40%.
- Following multiple conversations and review of information provided by local parking and climate advocates, the project team has determined that a one size fits all approach to parking management would not work due to the varying needs of the different user groups proposed for the Oceanside Transit Center. However, plans for a user-specific parking management program have been incorporated:
 - Residential – A total of 1.4 spaces per unit is included per City code. However, Toll Brothers will implement a modified unbundling program: each unit will receive one space. Additional parking spaces are available for a fee.
 - Typically, 2 parking spaces are included in the rent for 2- and 3-bedroom units.
 - Toll Brothers' usual parking allocation of 1.7 spaces per unit in this type of market would have resulted in an additional 165 parking spaces. This modified unbundling approach allows Toll to provide a reduction in parking while still meeting city requirements.
 - Hotel – A paid parking program will be developed for hotel guests that will capitalize on the accessibility of public transit as well as the proximity to Downtown Oceanside.
 - Public Parking Garage
 - Public - Feedback has been mixed on the need for paid vs. free parking. Our primary goal is to remove barriers to transit ridership and make the OTC as accessible as possible.
 - NCTD currently provides convenient free parking to transit riders in accordance with NCTD Ordinance #5.
 - Overnight and multi-night permits are available by contacting the NCTD Security Office. NCTD is procuring an electronic parking permit and management system that will allow parking permits to be

obtained via mobile device and online. The system will enable NCTD to create different permit types, charge for parking, and facilitate improved parking compliance tools and reporting. Once the system is installed and fully accepted, NCTD will have the option to charge for parking permits. A Parking fee schedule would need to be adopted by the Board via NCTD Ordinance #5. Parking violators are subject to citation or being towed off NCTD property.

- NCTD is currently studying parking management across all NCTD lots to better understand the impacts of paid vs. free. As structured parking is added to NCTD stations, additional parking management solutions will be explored to best serve NCTD customers.
- NCTD Employees – The employee parking area will be fenced and gated allowing NCTD to implement a parking management program that aligns with its internal TDM measures.

4. Incorporation of Public Art

- Feedback summary: Downtown Oceanside is one of fourteen cultural districts in California. The Transit Center was an integral part of achieving that designation and should include public art that celebrates Oceanside culture and history. Public art adds community character.
- Response: Following receipt of this suggestion at the 9/15/22 public meeting, the project team met with representatives from the Oceanside Art Commission, Oceanside Museum of Art, Mainstreet Oceanside, and Oceanside Historical Society, as well as other developers to better understand what a public arts program could look like at the Transit Center. The locations identified below were shown at the April 2023 public meeting. The public art locations will be integrated into the wayfinding and signage program so that they are interesting and functional. Further coordination is needed between NCTD, Toll Brothers Apartment Living and the various community stakeholder groups that are focused on bringing more public art to Oceanside, but we are excited to continue to move forward with this important initiative.



Figure 8: Proposed Public Art locations

5. Landscaping

- Feedback summary: The Station Plaza should provide a more park-like environment; reduce the amount of hardscaping. There should be more native and drought tolerant plant materials.
- Response: Our goal is to create new environments that work contextually within the built environment. The project includes an integrated, diverse mix of species, resulting in a water-wise landscape that will perform well in Oceanside's climate. The plant palette has been refined to minimize the use of palm trees in favor of more canopy trees. Further, the project was modified following the 9/15/22 open house (figure 9) to reduce the amount of hardscaping in the Station Plaza (figure 10). It was redesigned again to accommodate the stand-alone Customer Service Center (figure 11).



Figure 9: Station Plaza excerpt from site plan presented 9/15/22



Figure 10: Station Plaza excerpt from site plan presented 3/16/23



Figure 11: Draft concept for Station Plaza. Refined plan will be included in the next project submittal and shared with the community via email in Oct. 2023

6. Easy multi-modal navigation and circulation

- Feedback summary: The Transit Center should be easy to navigate no matter how a person arrives at the site. A robust wayfinding and signage program should be included. Branding and signage should be consistent with other branding efforts taking place downtown, including but not limited to Mainstreet Oceanside. The project should also improve the pedestrian experience on S. Tremont and consider off-site improvements.
- Response: A comprehensive wayfinding and signage program is underway. Design guidelines and strategic signage placement will be aimed at improving transit

operations and encouraging alternative modes of operations. The design of the signage program will complement the branding efforts in process for Downtown and satisfy NCTD operational signage needs. The tentative locations below were presented at the April 2023 public meeting. Conversations with local stakeholder groups are still in process.

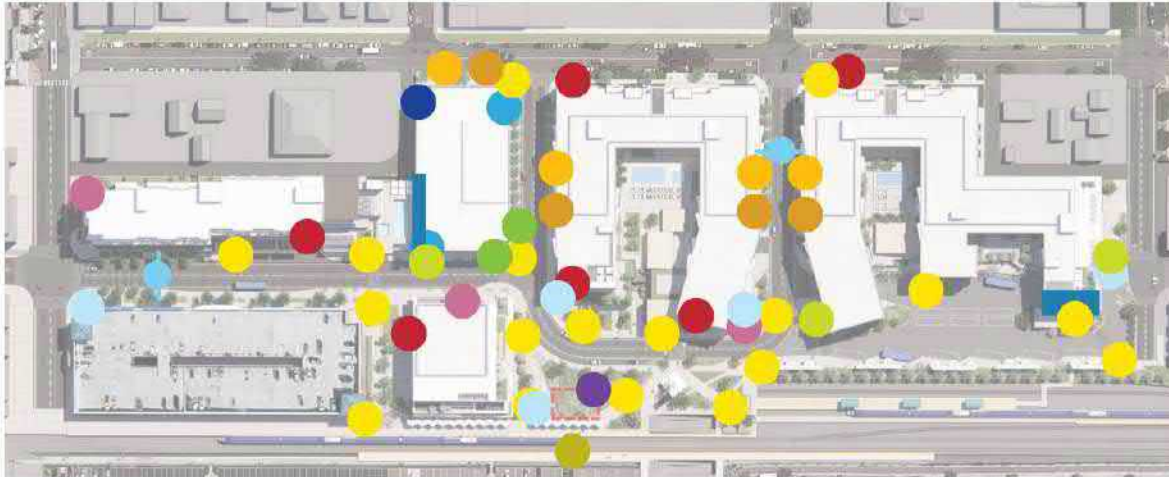


Figure 12: Proposed signage/wayfinding locations and typologies

Based on draft signage concepts. Subject to change.

Signage Summary	
No.	Sign Type
1	Project Icon Sign
2	Project ID Wall Sign
3	Project ID Wall Mounted Blade
4	Project ID Gateway Sign
5	Branded Mural Art Super Graphic
6	Vehicular Directional Wall Mounted Blade
7	Vehicular Directional Sign
8	Pedestrian Directional Sign

No.	Sign Type
9	Parking Directional Wall Mounted Blade Sign
10	Parking Entry Signage
11	Building ID Wall Sign
12	Building ID Wall Mounted Blade

- The project team explored opportunities to incorporate a dedicated bike lane, however they ultimately weren't able to make it work. Cleveland will incorporate sharrows – or shared roadways – which is consistent with the existing experience on North and South Cleveland.
- The site was reconfigured to widen all sidewalks – allowing for an improved pedestrian experience and future activation/programming on Cleveland. The March 2023 public meeting discussed all project modifications related to pedestrian improvements (exhibit 7), including traffic calming elements, dedicated pick up and drop off areas, and enhanced/raised crossings.

Presented 9/15/22



Presented 3/16/23



- On Tremont, building components like stoops and balconies on the residential units help to break up the building facades and create visual interest. Landscaped parkways were also added to separate pedestrians from cars and improve the pedestrian experience.



- Offsite pedestrian crossings were added at the following locations:
 - Seagaze at Cleveland
 - Tremont at Topeka
 - Tremont at Michigan
 - Cleveland at Missouri

7. Mobility elements to support active transportation

- Feedback summary: The project should incorporate public amenities and features consistent with SANDAG's Mobility Hub catalogue. Elements should include ample bicycle parking and storage needs which are carefully planned to encourage use of alternative modes, safe pedestrian crossings, and a welcoming Station Plaza. There should be a bike sharing program.
- Response: Mobility elements which are consistent with SANDAG's recommendations for Mobility Hubs include enhanced transit waiting areas, dedicated pick up and drop off zones, wider sidewalks, traffic calming elements, enhanced pedestrian crosswalks within site, ample private and public bike storage and parking and collaboration with the Oceanside Bike and Pedestrian Committee on secure bike storage facilities, including SANDAG's bike locker program. Private bike storage and maintenance facilities for residents are also included.

In 2023, the City of Oceanside approved extension of the GO'side shuttle program, a separate Micro-transit solution using low speed Neighborhood Electric Vehicles (NEV) with Circuit LLC. GO'side services the area around the Oceanside Transit Center and provides first and last mile as well as local circulation for Oceanside residents and tourists predominately west of Interstate 5. Discussion with the City is in process to designate parking and charging sites for the GO'Side fleet of NEVs within the OTC public parking garage.

NCTD executed a contract with Spare Labs to be the micro-transit platform provider at its April 2023 Board Meeting. A pilot program in Oceanside will evaluate several demand-response micro-transit service zones for initial implementation using a limited fleet of 10 vehicles. NCTD micro-transit will have a separate fare and will facilitate trip booking via mobile application/website or via phone, further enabling first/last mile connections.

Other micro-mobility options such as bike or scooter share services are coordinated directly via local municipalities. The project supports the addition of these programs at OTC. A designated area for bike sharing has been reserved in the Station Plaza but is contingent on the City of Oceanside finalizing an agreement with a service provider.

The 3/16/23 public meeting (Transit and Mobility – Part 2) focused on the specific design features related to mobility and circulation.

8. Affordable Housing

- Feedback summary: The project should provide more affordable housing. 100% if possible. Others have suggested 25%.
- Response: We recognize the value of incorporating affordable units into market-rate projects and are proud to be building these much-needed units on-site, instead of paying the in-lieu fee. The project **exceeds** Oceanside's Inclusionary Housing Ordinance by designating 15% of the units for affordable housing (the requirement is 10%). Project's affordable housing breakdown:
 - 10% of the total units, or 75, will be for low-income households
 - 5% of the total units, or 38, will be dedicated for moderate-income households

Increasing the number of affordable units further would hinder Toll Brothers Apartment Living's ability to provide the public benefits and improvements to the Transit Center associated with the project. Calculations indicated that even a 5% increase would make the project infeasible.

A mix of one-to-three-bedroom options will be available for rent. The affordable units will be integrated and commensurate with the market-rate units. All the residential will be developed and managed by Toll Brothers Apartment Living.

9. Coordination with Coast Hwy Master Plan and surrounding circulation

- Feedback summary: The project fails to consider the redevelopment of Coast Hwy. and redevelopment of the Regal Cinema center.
- Response: We are working closely with the City to ensure the project aligns with the redevelopment of Coast Hwy, and that any planned roundabouts are designed to accommodate bus turning radiuses. Coordination is on-going. The application to

redevelop the Regal center was submitted well after that of the OTC. That project is analyzed within the CEQA process for OTC as a cumulative impact. We are open to further coordination with the Regal development team.

10. Relocation of bus stalls and concern over bus circulation

- Feedback summary: The relocation of the bus stalls from Cleveland at Seagaze to Cleveland at Missouri is inappropriate for a residential area. The community should have been consulted prior to this decision being made. Street widths on Michigan and Missouri are narrower than Seagaze and therefore cannot support bus travel without having significant impacts to street parking and surrounding homes and businesses.
- Response: Improving transit operations is the primary project objective. The relocation of the bus bays is the result of multiple studies commissioned by NCTD. Early versions of these studies date back to 2008. Recent recommendations to relocate the bus bays were influential in preparing the initial RFP (2020) for the redevelopment of the Oceanside Transit Center. The RFP included specific project requirements that are key to transit prioritization and improving transit operations, including relocation of the bus bays.

The proposed bus bay location provides direct line of site between bus bays and Sprinter and Coaster platforms, and significantly reduces connection times. NCTD is in the process of improving the train platforms in this area to further improve connectivity for riders. This concern was discussed at length during the 2/22/23 public meeting (Transit and Mobility – part 1).

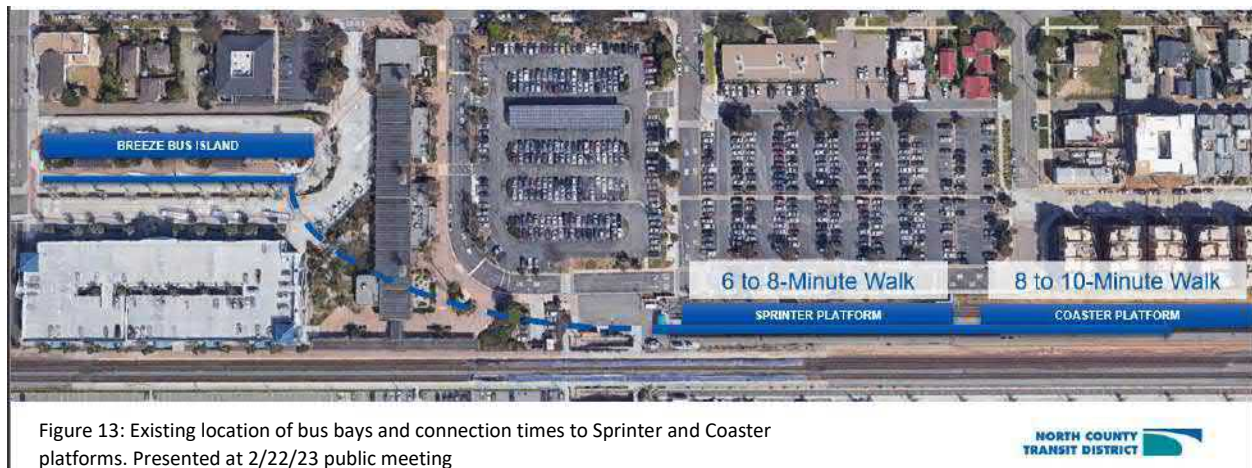


Figure 13: Existing location of bus bays and connection times to Sprinter and Coaster platforms. Presented at 2/22/23 public meeting



Figure 14: Proposed project provides a direct connection and clear line of site between bus bays and Sprinter and Coaster platforms

Bus circulation routes have remained consistent throughout the outreach process. It was brought to our attention that an exhibit in an early draft of the Specific Plan had an incorrect circulation plan. This was rectified in a subsequent submittal.

The circulation route below was presented at the first public meeting on 9/15/22 and again at the Scoping meeting on 2/1/23.

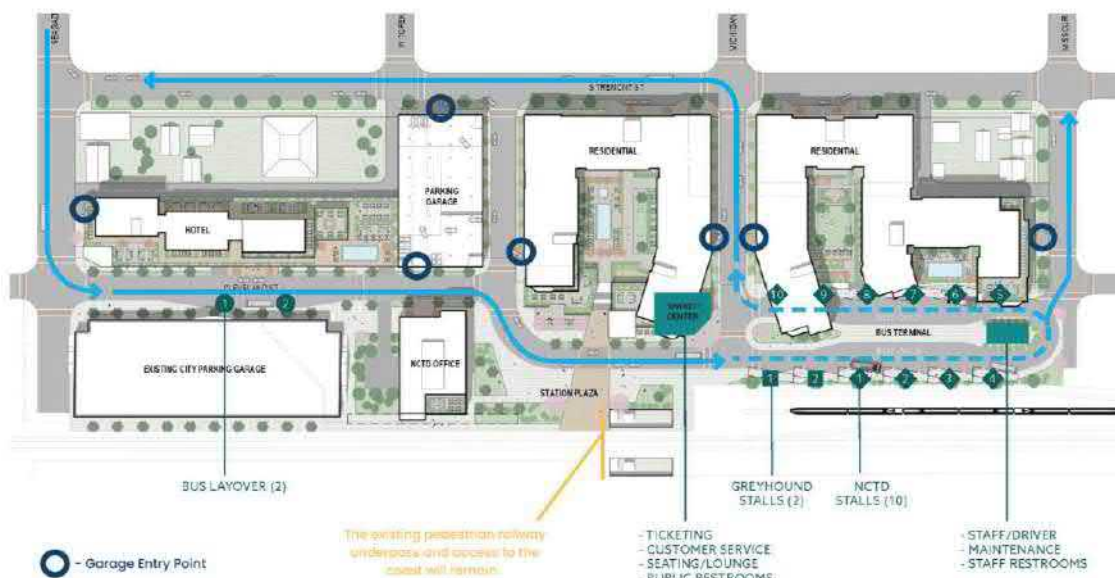


Figure 15: Proposed bus circulation presented at 9/15/22 public meeting and 2/1/23 Scoping Meeting

In response to suggestions by neighboring property owners requesting to restrict bus travel on Missouri and Michigan, a supplemental study was commissioned to further analyze bus operations and circulation. The study will evaluate transit vehicle movements within OTC and onto connecting roadways, including Seagaze, Topeka, S. Tremont,

Michigan and Missouri. It will consider factors such as BREEZE on-time performance, operational efficiency and feasibility, BREEZE routing direction and frequency, impact to BREEZE scheduling, local traffic and community impacts, the Coast Hwy Corridor project, and NCTD's BREEZE Speed and Reliability Study. The study is not yet complete.

We understand the frustration resulting from the project's inability to move the bus bays back to Seagaze. While we weren't able to accommodate this request, we have made other project modifications in response to community feedback. Changes include removal of the greenspace at the bus turnaround to minimize opportunities for loitering. The intersection was reconfigured, and green screening was added to shield bus operations. We also looked at other road reconfigurations that were suggested to us, but they proved unfeasible.



Figure 16: Modifications to bus bays in response to community feedback

11. Air quality and sustainable transit options

- Feedback summary: Residents are concerned about air quality living next to a Transit Station, especially with idling trains and buses. They would like the project to exceed green building codes and be a model for sustainability.
- Response: We are committed to exceeding Cal Green requirements when feasible. Toll Brothers has engaged a sustainability coordinator to help refine the plans and provide recommendations for final construction documents.

We have also been in contact with a local microgrid consultant to identify opportunities to increase sustainability of buildings beyond what is required by Cal Green. Analysis is still in process.

Air quality and Greenhouse Gas Emissions are analyzed thoroughly through the CEQA process. At the date of submission of this report, the DEIR forecasts no significant impacts. Public circulation of the DEIR is anticipated to begin in October 2023. Those registered on the project's interest list will receive a notification email when the document is available. The community at-large will be notified pursuant to CEQA. Should the CEQA process determine the need for mitigation, design features would be added/enhanced.

NCTD is committed to cleaner air quality vehicles. NCTD is required by California State Law to convert its entire fleet to zero emission vehicles by 2042. Redevelopment and modernization of the OTC supports NCTD operations' long-term sustainability initiatives.

- Zero Emission Busses
 - In 2020, NCTD completed its Innovative Clean Transit Zero Emission Bus Rollout Plan
 - In 2020, NCTD was the recipient of a California Energy Commission grant that enabled construction of a hydrogen fueling facility at its Bus Operations West Facility in Oceanside, California
 - In 2022, NCTD took delivery of its first 6 battery electric buses and placed an order for 12 hydrogen fuel cell electric buses
 - In 2023, NCTD successfully applied for and received \$29 million to purchase an additional 23 hydrogen fuel cell buses and to implement a workforce training program with Palomar College for an innovative apprenticeship program.
- Zero Emission Rail
 - On April 20, 2023, the NCTD Board of Directors approved a contract with DB Engineering to develop a Zero Emission Rail Fleet Strategy and provide financing, procurement, and technical support for a pilot program and full fleet transition.
- The COASTER fleet is currently comprised of Tier 4 locomotives, which is the cleanest technology available. NCTD will continue to explore opportunities to enhance operations as zero emission rail technology evolves.

12. Integration of community feedback

- Feedback summary: Community engagement should have started sooner. The project should integrate community feedback since this is public land.
- Response: We understand the opportunity and responsibility of redeveloping the Oceanside Transit Center and have sought to provide meaningful opportunities for interested parties to interact with the development team and provide feedback. Although we wish we could have started with a blank slate, there are site constraints, primarily the location of the train platforms, that dictate where certain project features could be. NCTD operational needs were central to all design decisions. Balancing those needs with community feedback was a crucial part of the process.

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

The first project application was submitted in August 2022 and was based on the initial RFP requirements. Community engagement began the same month. Since then, the project team has met with a variety of local and regional stakeholders, property owners, residents, City staff, business owners, artists, transit advocates, and more. All feedback is shared with NCTD and the design team to incorporate into the project application. All modifications have been shared with the public during public meetings and posted on the project informational page.

We believe this report demonstrates our commitment to community outreach and how the project has been improved through our conversations with the public. The project is better as a result of the feedback and concerns that have been shared with us. We trust that, if approved, the reimagined Oceanside Transit Center will be a vibrant and engaging hub that will serve the community for years to come. **Thank you for working with us.**

Figure Index

- Figure 1 – 2/22/23 NCTD Panel
- Figure 2: OTC - Example overhead gateway monumentation
- Figure 3: OTC - Example of iconic tower feature
- Figure 4: Pedestrian-friendly edges at 810 Mission site
- Figure 5: Excerpt from original site plan shown at 9/15/22 public meeting.
- Figure 6: Placeholder graphic based on modified site plan debuted on 3/16/23. Graphic used at 4/26/23 public meeting to discuss plans to relocate customer service center (exhibit 8)
- Figure 7 – Proposed relocation of Customer Service Center
- Figure 8 - Proposed public art locations
- Figure 9: Station Plaza excerpt from site plan presented 9/15/22
- Figure 10: Station Plaza excerpt from site plan presented 3/16/23
- Figure 11: Draft concept for Station Plaza. Refined plan will be included in the next project submittal and shared with the community via email in Oct. 2023
- Figure 12: Proposed signage/wayfinding locations and typologies
- Figure 13: Existing location of bus bays and connection times to Sprinter and Coaster platforms. Presented at 2/22/23 public meeting
- Figure 14: Proposed project provides a direct connection and clear line of site between bus bays and Sprinter and Coaster platforms
- Figure 15: Proposed bus circulation presented at 9/15/22 public meeting
- Figure 16: Modifications to bus bays in response to community feedback

Exhibit Index

- Exhibit 1 – 8/26/22 Introduction Letter
- Exhibit 2 – 9/15/22 Introduction Meeting: Check In List
- Exhibit 3 – 9/15/22 Introduction Meeting
 - 3a. Open House Station Overview
 - 3b. Display Boards
- Exhibit 4 – 9/15/22 Introduction Meeting: Comment Cards
- Exhibit 5 – 2/1/23 Scoping Meeting: Presentation Slides
- Exhibit 6 – 2/22/23 Transit and Mobility (Part 1): Questions
- Exhibit 7 – 3/16/23 Transit and Mobility (Part 2): Presentation Slides
- Exhibit 8 – 4/26/23 Aesthetics and Architecture: Presentation Slides
- Exhibit 9 – 4/26/23 Aesthetics and Architecture: Design Feature Boards
- Exhibit 10 – 6/13/23 Small Business Luncheon: Presentation Slides

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 1

8/26/22 Introduction Letter

August 26, 2022

Dear Neighbors and Interested Community Members,

We are writing to share information about the plans to revitalize the Oceanside Transit Center (OTC) at 235 S. Tremont Street. With so much interest from the community, we are hosting a neighborhood open house later in the coming weeks. This meeting will be your first opportunity to learn more about the project, meet the team, ask questions, and provide feedback on the plans. We hope you will join us!

You're invited to a Neighborhood Open House
Thursday, September 15, 2022 from 6:00 p.m. - 8:00 p.m.

Location - Civic Center Library: 330 N. Coast Hwy

RSVP at www.OsideTransit.com

Please note: There is no formal presentation at this open house so please join us at your convenience.

The North County Transit District (NCTD) provides public transportation services to North San Diego County for more than 10 million passengers each year. In 2016, the NCTD Board of Directors adopted a policy to pursue development of some of its real estate holdings, including the OTC, with a goal of reducing automobile reliance, increasing transit ridership, and creating jobs and affordable housing.

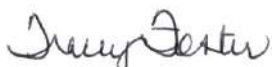
The NCTD Board selected Toll Brothers Apartment Living® through a competitive proposal process to develop and implement the vision for the OTC. Toll Brothers Apartment Living is one of the nation's leading builders of luxury residential communities. Toll Brothers Apartment Living brings the highest standards for quality, luxury, and service to each of its exceptional rental and mixed-use communities, making Toll Brothers one of Fortune Magazine's World's Most Admired Companies.

This collaborative partnership is a unique opportunity to create a welcoming and engaging community gathering place; envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation.

Additionally, the NCTD offices will be relocated from their current location at 810 Mission Avenue to the new OTC at 235 S. Tremont. As a result, the Mission site will also be redeveloped to create additional mixed-income housing opportunities. (See reverse for project site locations)

This Project is still very early in the process, so we encourage you to join us on the 15th to share your feedback. If you are unable to attend, you can always email us and a member of the Project team will be in touch (email address below). We are also available for one-on-one or small group meetings. By providing meaningful opportunities for you to participate, we are confident this can be a positive and productive experience for us all.

Thank you, and we look forward to meeting you!



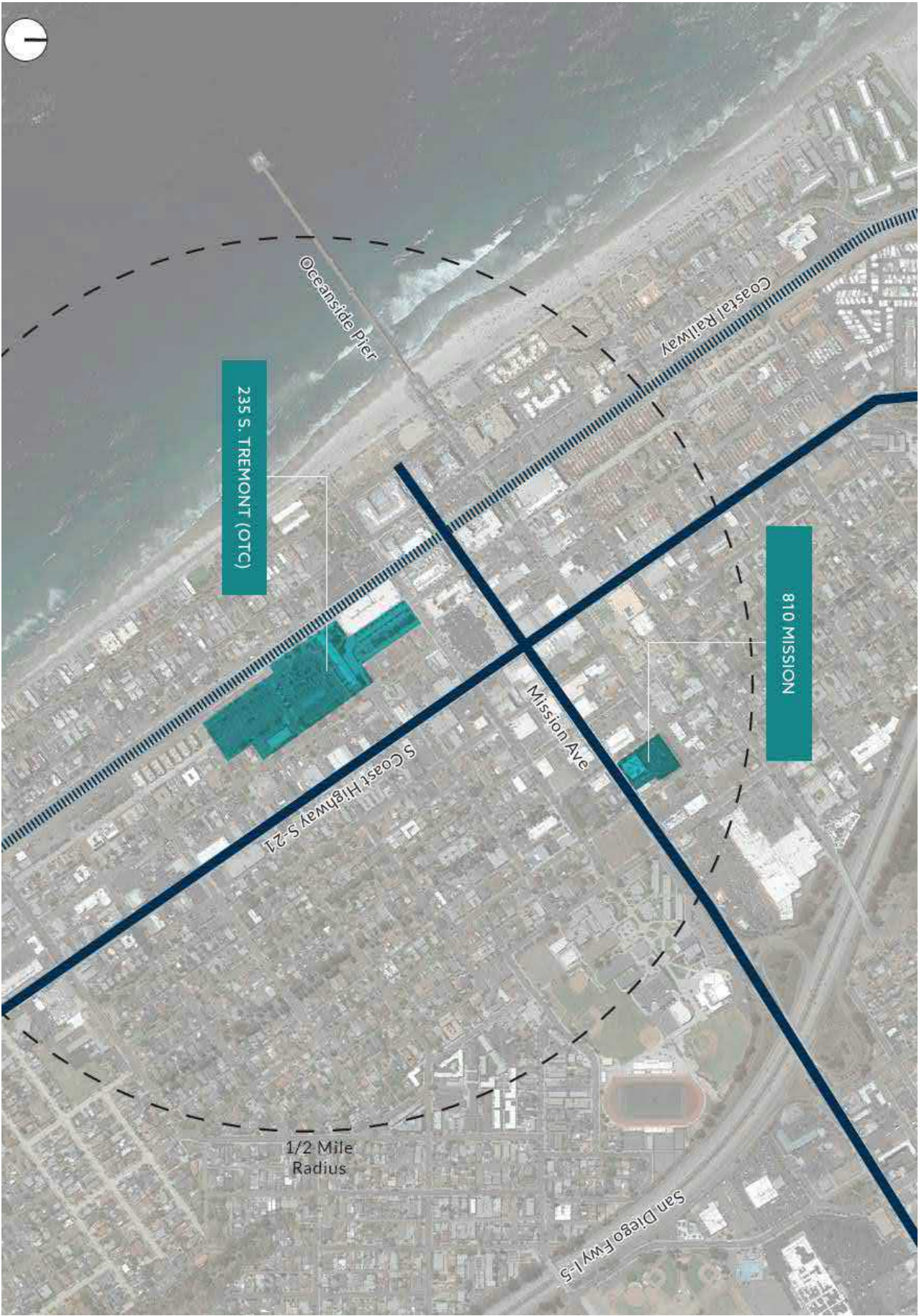
Tracy Foster
Chief Development Officer
North County Transit District



Michael McCann
Regional Director of Acquisitions and Development
Toll Brothers Apartment Living



outreach@OsideTransit.com



(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 2

9/15/22 Introduction Meeting: Check In List

Attendee #	First	Last	Email	City
49	Dirk	Ackema	dirk.ackema@gmail.com	Oceanside
	Allen	Adem	allen.adem@gmail.com	Oceanside
12	Patrick	Alford	pja.alford@gmail.com	Oceanside
	Randy	Atkinson	randy.atkinson@gmail.com	Oceanside
	Mary	Balderrama	mbalderrama@gmail.com	Oceanside
36	Brenda	Batali	brenda.batali@gmail.com	Oceanside
35	Bogart	Bockman	bogart.bockman@gmail.com	Oceanside
37	Joan	Bockman	joan.bockman@gmail.com	Oceanside
11	Jean	Booth	jean.booth@gmail.com	Oceanside
	Terry	Brown	terry.brown@gmail.com	Oceanside
	Mike	Bullock	mike.bullock@gmail.com	Oceanside
16	Steve	Burchianti	steve.burchianti@gmail.com	Oceanside
19	John	Burwell	john.burwell@gmail.com	Carlsbad
	Melissa	Burwell	melissa.burwell@gmail.com	Oceanside
22	Curt	Busk	curt.busk@gmail.com	Oceanside
51	Kelly	Cannister	kelly.cannister@gmail.com	Oceanside
32	John and Christy	Carson	johnandchristy.carson@gmail.com	OCEANSIDE
	Jose	Cervantes	jose.cervantes@gmail.com	Oceanside
10	Nick	Content	nick.content@gmail.com	Oceanside
1	John	Daley	john.daley@gmail.com	Oceanside
13	Andra	Davis	andra.davis@gmail.com	Oceanside
2	Tom	DeMooy	tom.demooy@gmail.com	Oceanside
	April	Durrant	april.durrant@gmail.com	Oceanside
31	Amanda	Emmons	amanda.emmons@gmail.com	Oceanside
8	Gumaro	Escarcega	gumaro.escarcega@gmail.com	Oceanside
	TYLER	FARRAR	tyler.farrar@gmail.com	Oceanside
	Alex	Foster	alex.foster@gmail.com	Oceanside
45	Tom	Frankum	tom.frankum@gmail.com	Oceanside
27	Joe	Gallagher	joe.gallagher@gmail.com	Oceanside
38	Catharine	Garcia	catharine.garcia@gmail.com	Oceanside
	Rushell	Gordon	rushell.gordon@gmail.com	Oceanside
40	Adrienne	Hakes	adrienne.hakes@gmail.com	Oceanside
	ROBBIE	HASS	robbie.hass@gmail.com	Oceanside
24	David	Heffernan	david.heffernan@gmail.com	Oceanside
	Sean	Herriott	sean.herriott@gmail.com	Oceanside
	Tom	Hicks	tom.hicks@gmail.com	Oceanside
	Kim	Hunt	kim.hunt@gmail.com	Oceanside
33	Ron	Hunt	ron.hunt@gmail.com	Oceanside
	Kevin	Jackson	kevin.jackson@gmail.com	Oceanside
9	Marc	Jacobs	marc.jacobs@gmail.com	san diego
	Kristen	Johnson	kristen.johnson@gmail.com	Oceanside
46	William	Junge	william.junge@gmail.com	Oceanside
23	Cait	Kelly	cait.kelly@gmail.com	Oceanside
15	Jane	Kenny	jane.kenny@gmail.com	Oceanside
18	Angela	Keshavan	angela.keshavan@gmail.com	Oceanside
	jeff	kramer	jeff.kramer@gmail.com	OCEANSIDE

Info Redacted for Attendees Privacy

	kari	kramer	ka	com	OCEANSIDE
	Sarah	LaCroix	sa	.com	Oceanside
50	Thomas	LaCroix	th	l.com	Oceanside
	Terri	Lamke			
42	Thomas	Lichterman	tl		Oceanside
21	Nick	Limson	ni		
	Chuck	Lowery			
14	Diane	Macie	Ma		Oceanside
	Shari	Mackin	bz		Oceanside
17	Daniela	Marshall	da	et	Oceanside
	Jane	Marshall	jm		
	Matt	Mathis	fi		Oceanside
52	Michael	Mitchell	im	oo.com	oceanside
	Diane	Nygaard	dn		OCEANSIDE
53	Amy	Papacek	an		
	Patrick	Papacek			
20	Flo	Pappas	flo		Oceanside
28	Brigid	Parsons	hq		
39	Marilyn	Petersen	ma	.com	Oceanside
	Ron	Petersen	ma	.com	Oceanside
	Tina	Pham			
	NANCY	PHILLIPS	NF	OM	OCEANSIDE
	Tim	Pirkey	tin	.com	Encinitas
47	Todd	Quinn	qu	om	
29	Salli	Salem	sa		
	Ellie	Showalter	sh	.com	Oceanside
	JEFFREY	SIMMONS	jef	oo.com	Oceanside
4	Donna	Smith	sm	om	
55	Jessica	Smith	inf	ject.com	Oceanside
48	Steve	Soo	ste		
6	Michael	Stephens	mi	inationhotels.com	
25, 26	Lane, Shelley	Stewart			
30	William	Strenger	ws	.com	Oceanside
43	Wendy	Sullivan	jak		
	Karla	Swatek Davidson	ka	n	CARLSBAD
7	Maryann	Thiem	ma		oceanside
44	Pat	Tirona	pt		
	Arturo	Vasquez	ce	m	San Diego
41	Mark	Wall	ma	com	
	Harry	Way			
3	Patricia	Way	wa		
5	John	Whitman	elz		
	Janiece	Wieland	jw	m	Oceanside
54	Ashley	Wilborn	as	om	carslbad
	Rick	Wright	oc	om	Oceanside
	Steve				

Info Redacted for Attendees Privacy

Exhibit 3

9/15/22 Introduction Meeting

3a. Station Overview

3b. Display Boards

OTC Redevelopment Open House Overview

Sept. 15, 2022 | Civic Center Library. 6:00 – 8:00p.m. (Arrive by 5:30)

[Click here](#) to download exhibits.

Station (Host)	Exhibits/Board	Messaging/focus
1 – Welcome (Molly) Attendees to receive comment card and overview handout	1. Project Rationale 2. Project Milestones 3. Location and context	<ul style="list-style-type: none"> The new OTC is a public-private partnership between NCTD and TBAL aimed at supporting local, regional and statewide goals for reducing Californians' reliance on single-occupancy vehicles by improving public transit offerings. We're early in the process. There will be ample opportunities to engage and provide feedback.
2 – Tremont (Mike W., Eugene, McCullough, Ted)	4. Vision and Community Character 5. Tremont Site Overview 6. Northern View 7. Southern View 8. Lifestyle elements 9. Hotel/retail rendering 10. Hotel amenities	<ul style="list-style-type: none"> The improved OTC is envisioned as a vibrant, mixed-use hub for visitors and long-time locals alike. The Project will mix lifestyle elements with a modernized and efficient transit center, including bus and train connections and improved bicycle and pedestrian circulation. The project is based on a thorough review of the site constraints and opportunities, and mindful of the surrounding uses. The city of Oceanside began its General Plan update process, known as Onward Oceanside, in 2020. The OTC project is uniquely positioned to align with the key themes outlined in the Plans vision section, including support of multi-modal mobility, provision of housing, and mixed-use, infill development in an urban setting.
3 – Transit Offerings (NCTD or Arlene)	11. New NCTD office 12. Circulation 13. Parking	<ul style="list-style-type: none"> It's not every day a transit center of this size is redeveloped. This is an opportunity to create a world-class facility that will support NCTD operations and position OTC to continue to serve tens of millions of riders each year, now and in the future.
4 – Housing (Grace, McCullough, Arlene)	14. Housing overview, with affordable 15. Mission Site overview	<ul style="list-style-type: none"> The project includes market-rate and affordable housing close to existing shops and services. Combined with the convenient access to public transit, these new apartments are uniquely situated to meet the city's housing needs.
5 – Conclusion (Mike M.)	16. Summary of Benefits	<ul style="list-style-type: none"> The OTC project is uniquely positioned to align with the key themes outlined in the City's General Plan, including support of multi-modal mobility, provision of housing, and mixed-use, infill development in an urban setting. Improved efficiency will make public transit more convenient for people resulting in reduced car dependency; a reduction in green house gas emissions; and more resilient communities, who can access numerous amenities by walking or biking.

Revitalizing the Oceanside Transit Center

The redevelopment of the OTC is an opportunity to create a welcoming and engaging community gathering place, with a mix of shops and dining options that fit the community character.

Planning Goals

- Support local, regional and statewide goals for reducing Californians' reliance on single-occupancy vehicles by improving public transit offerings.
 - Redevelop an underutilized site to provide affordable housing and create jobs.
 - Increase the efficiency of operations of the existing Oceanside Transit Center.
 - Align with the City of Oceanside's vision to "focus on creating vibrant, walkable, visually attractive and engaging mixed-use communities centered along Coast Highway and the major east-west commercial corridors, around Sprinter Stations, and in the Downtown District."
- Onward Oceanside, General Plan Update Draft Vision Statement*
- Create pedestrian-friendly connections that welcome visitors, commuters, and existing neighbors to new shops and social gathering places.



Meet the Team

The OTC redevelopment is a collaborative partnership between the North County Transit District (NCTD) and Toll Brothers Apartment Living.

Since its inception in 1975, NCTD has been helping people get where they need to be. NCTD provides public transportation services to North San Diego County for millions of passengers each year. Services include:



Toll Brothers Apartment Living is one of the nation's leading builders of luxury residential communities. Toll Brothers Apartment Living brings the highest standards for quality, luxury, and service to each of its exceptional rental and mixed-use communities, making Toll Brothers one of Fortune Magazine's World's Most Admired Companies.

Project Milestones

We will be offering opportunities to provide feedback, ask questions, and learn more about the Project at each phase of the process. We encourage you to be part of the conversation. Our team is available for one-on-one and small group meetings or you can reach us by email at outreach@osidetransit.com. We look forward to hearing from you!

phase 1. Planning and Design

Proposal Review Process
2020

The NCTD Board selected Toll Brothers Apartment Living through a competitive proposal process to develop and implement the vision for this important regional transit hub.

Planning and Design
2021

After selection, the Project Team began working closely with NCTD and City Staff to further refine the vision for the OTC.

Application Submittal
Aug. 2022

Community Engagement Begins

8/15/22 Launch of Project Info Website
8/29/22 Introductory Letter to Community
9/15/22 Community Open House

Refine Vision

Community feedback and City Comments on the application will be used to refine the Project.

Amend Application
(As Needed)

This is an iterative process that often includes multiple revisions of the application.

phase 2. Environmental Review

CEQA Scoping Period
Early 2023

In compliance with the California Environmental Review Act (CEQA), the public will have 30 days to provide comments to influence the scope of the Environmental Impact Report.

A public Scoping Meeting will be held during the Scoping Period.

Inform and Update

Join our email list to receive Project updates!

Public Review of DEIR
Summer 2023

The Draft EIR will be available for public review and comment. All comments are responded to in the Final EIR.

Inform and Update

phase 3. Public Hearings

Respond to Comments

Finalize EIR

Inform and Update

Oceanside Planning Commission

Oceanside City Council
Late 2023

CA Coastal Commission

Community Context

The project is based on a thorough review of the site constraints and opportunities, and mindful of the surrounding uses.



Existing Condition: 810 Mission Ave



The NCTD offices will be relocated from their current location at 810 Mission Avenue to the new OTC at 235 S. Tremont. As a result, the Mission site will also be redeveloped to create additional mixed-income housing opportunities.

Existing Condition: OTC at 235 S. Tremont



Oceanside Transit Center
Redevelopment

Vision and Community Character

Examining a proposed development site's context is extremely important to successful design. Understanding its benefits, limitations, points of interest, walkability, proximity to neighboring attractions, retail, transportation and the like is paramount to capturing the essence of the community and surrounding region.



SENSE OF PLACE

The team took inspiration from the nearby sites, sounds, sand and surf to create a distinct yet complementary sense of place so the new OTC would integrate into the existing context.



ARTS AND CULTURE

The project aims to reflect the coastal vibes and Southern California lifestyle through a mix of textures, colors, and materials that elicit joy.



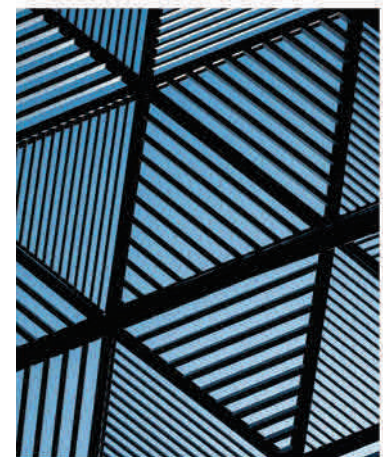
LEARNING FROM NATURE

Similar to how the canopies of palms come together to form a natural pergola that shades outdoor areas for comfort, the trellises and canopies within the Project create beautiful patterns that are functional and visually unique.



LIGHT, SHADOW AND COLOR

Early Mediterranean and Spanish influences can be seen in the clean lines and white stucco of the Project's architecture. These create a striking contrast against the blue sky and portrays the fascinating play of light and shadow throughout the day. The selective introduction of color become vibrant additions against white backdrops.



CAPTURING THE HORIZON

Many buildings in Southern California in the tradition of the Mid-century modern architecture sought to dramatically capture the sky and the endless horizons in between the two horizontal planes of floor and ceiling, resulting in the deep eaves and balconies that accentuates the strong horizontal lines on the exterior.



S. Tremont Street Site

The revitalized Oceanside Transit Center is envisioned as a vibrant, mixed-use hub for visitors and long-time locals. The Project will mix lifestyle elements with a modernized and efficient transit center, including bus and train connections and improved bicycle and pedestrian circulation.



The Tremont site will consist of

- 547 Mixed-income residential apartments, including 15% designated for affordable housing, and associated indoor and outdoor amenities;
- 165-key boutique hotel and amenities;
- 23,800+ square feet of shops and dining options
- 60,000 gross square foot NCTD headquarter building;
- Nearly 4,000 square foot modern intermodal Transit Center for train and bus travelers;
- multiple parking structures with approximately 1,800 spaces to accommodate private and public uses, including 560 replacement spaces for transit purposes currently located on the site;

Did you know?

The city of Oceanside began its General Plan update process, known as Onward Oceanside, in 2020. The OTC project is uniquely positioned to align with the key themes outlined in the Plans vision section, including support of multi-modal mobility, provision of housing, and mixed-use, infill development in an urban setting.

Northern Aerial View

Key Map - Northern Half of Project



Southern Aerial View

Key Map - Southern Half of Project



Lifestyle Elements

The redevelopment of OTC is an opportunity to create a vibrant and engaging place, with a mix of shops and dining options that fit the community character.



CREATIVE
RETAIL

Working with local businesses, artists and vendors that have a different take on what retail can be.



SUCCULENT
FOOD & BEVERAGE

Anchoring the area with the best restaurants, artisan bakeries, carts, and no-frills coffee shops and expressing the best of the local culinary scene's unique twist on flavors.



FUN & CASUAL
KIOSKS & CARTS

Iconic small structures and kiosks will be positioned at strategic locations working to anchor the development with memorable, highly visible moments.



LOCAL & CASUAL
PROMENADES / PARKS/ PLAZAS

As a reflection of the casual & comfortable Southern Californian lifestyle, the public spaces leading up to, and surrounding the Oceanside transit station will be designed to compliment beach town attitude.



COASTAL TRANSIT
FRESH & LIGHT

Fostering and promoting the power of a transportation hub as a community and destination. Implementing a fresh and light approach to the design elements to engage the sunlight and shadow as texture and wayfinding.



MEMORABLE & ICONIC
PLACEMAKING

A memorable and an iconic tower that is visible from a distance or from the train station is an important identifier for the project.



LOCAL & CASUAL
PROMENADES / PARKS/ PLAZAS

As a reflection of the casual & comfortable Southern Californian lifestyle, the public spaces leading up to, and surrounding the Oceanside transit station will be designed to compliment beach town attitude.



COASTAL TRANSIT
FRESH & LIGHT

Fostering and promoting the power of a transportation hub as a community and destination. Implementing a fresh and light approach to the design elements to engage the sunlight and shadow as texture and wayfinding.



MEMORABLE & ICONIC
PLACEMAKING

A memorable and an iconic tower that is visible from a distance or from the train station is an important identifier for the project.

Boutique Lifestyle Hotel and Creative Retail

165-key boutique hotel and amenities atop a mix of retail and dining options create a welcoming extension of Downtown.

Key Map - View from Cleveland and Seagaze



Hotel Amenities and Features

Guests will enjoy ocean views, a rooftop lounge, swimming and walkable access to the shops, restaurants and activities in Downtown Oceanside. They'll also be able to board the Coaster to experience more of what San Diego has to offer.



Key Map - View from Cleveland and Seagaze



A Modernized and Efficient Transit Center

It's not every day a transit center of this size is redeveloped. This is an opportunity to create a world-class facility that will support NCTD operations and position the OTC to continue to serve tens of millions of riders each year, now and in the future.

New NCTD Headquarters

The new NCTD Headquarters will be relocated to the OTC from 810 Mission Ave. The approximately 61,000 sq. ft. facility will include updated working spaces, collaborative meeting centers and cascading roof decks to allow for outdoor access for workers on every floor.



Did you know?

This is the fourth redevelopment of the Oceanside Transit Center in the station's history.

The first station was built in 1886. Then was rebuilt in 1946 and again in 1984.

Key Map - View from W. Topeka



Key Map - View from train tracks



Updated Station Plaza

The centrally located Station Plaza is the focal point of the master plan, designed to foster social interaction, movement and connection throughout the day.



New Transit Center

Ticketing for both trains and buses will be centralized within a new Transit Center in the middle of the site which will make it easier for people to take advantage of all the high-performing transit options available at the OTC.

Key Map - Northerly View of Cleveland St.

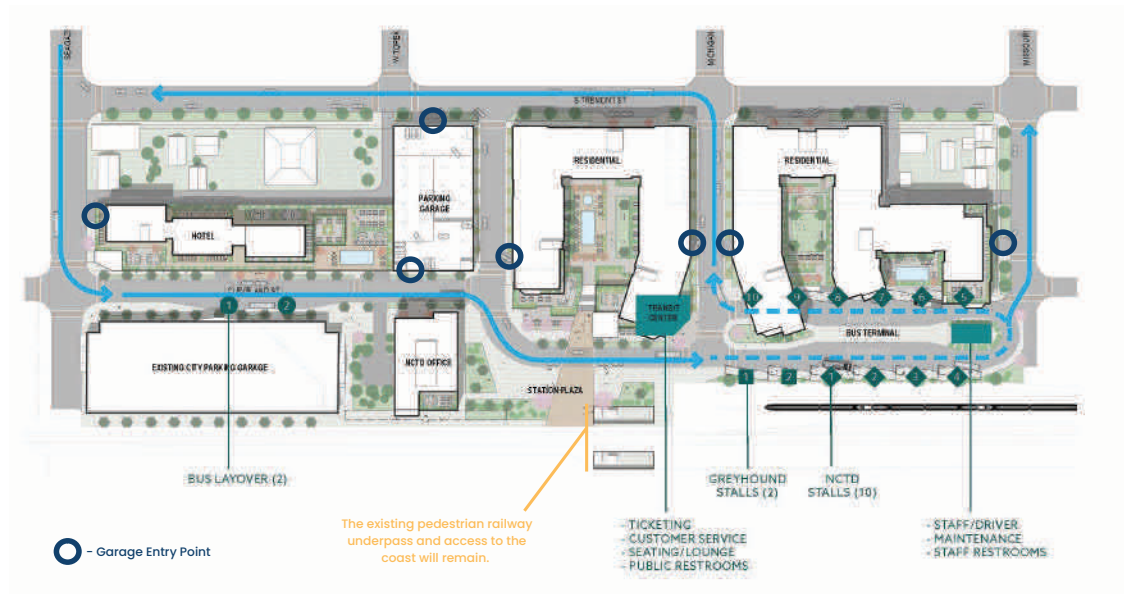


A Modernized and Efficient Transit Center

It's not every day a transit center of this size is redeveloped. This is an opportunity to create a world-class facility that will support NCTD operations and position the OTC to continue to serve tens of millions of riders each year, now and in the future.

Improved Circulation

The redesign of the bus terminals will improve circulation through the site. Passengers will have easy pedestrian access from the new Transit Center, which is just north of the shaded waiting area.



Aligned Transit Services

Improved efficiency will make public transit more convenient for people resulting in reduced car dependency; a reduction in green house gas emissions; and more resilient communities, who can access numerous amenities by walking or biking.

Key Map - Southerly view of Cleveland St.



Multi-Modal Services

The site will close the first mile/last mile gap, by facilitating ride share, EV charging, micro-mobility services, and more.

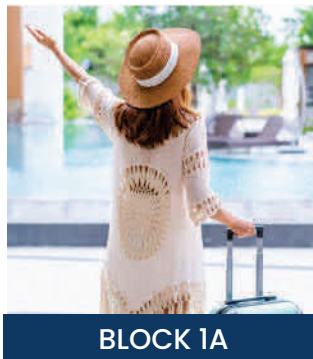
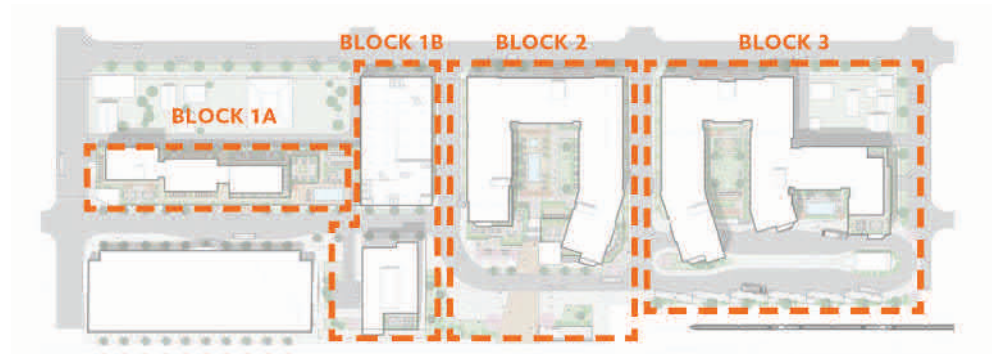
Key Map - View from Missouri Ave.



Parking

Parking is included throughout the site, including two levels of subterranean parking, to accommodate the various uses. The parking spaces outlined below are in addition to the existing parking structure on Seagaze.

Tremont Site



BLOCK 1A

- 170 Parking spaces
- Boutique hotel
- 11,000 SF of ground retail



BLOCK 1B

- 630 Parking spaces
- NCTD Headquarters



BLOCK 2

- 480 Parking spaces
- 250 Apartments
- 12,800 SF of ground retail
- 4,000 SF Transit Center
- 18,000 SF Public Plaza



BLOCK 3

- 500 Parking spaces
- 297 Apartments
- 12 Bus bays

Mission Site



BLOCK 1

- 260 Parking spaces
- 206 Apartments

Mixed Income Housing

Providing market rate and affordable housing in transit-rich areas and close to existing shops and services is a key priority for local, regional and statewide policy makers.

The OTC redevelopment is uniquely situated to support this effort.



Housing Breakdown

Each site will have mixed-income housing and resident exclusive amenities.

- Tremont - 547 units (82 affordable)
- Mission - 206 units (31 affordable)

(Pictured Left) The ground floor of Block 2 will have additional retail space that opens up to the Station Plaza.

The homes will be developed and managed by Toll Brothers Apartment Living.

A mix of one - three bedroom options will be available for rent.

Affordable Housing

We recognize the value of incorporating affordable units into market-rate projects and are proud to be building these much-needed units on-site, instead of paying the in-lieu fee.

- 10% of the total units, or 75, will be for low-income households
- 5% of the total units, or 38, will be dedicated for moderate-income households

Affordable Housing qualifications are defined by the Department of Housing and Urban Development's (HUD) annual assessment of an area's median household income (AMI) and fair market rent of that area.

For example, a single person making \$72,900 - \$89,800 would qualify. This includes teachers, nurses, and police officers. See complete HUD income chart below.

Number of Persons in Household:		1	2	3	4	5	6	7	8
San Diego County Area Median Income: \$106,900	Acutely Low	11250	12850	14450	16050	17350	18600	19900	21200
	Extremely Low	27350	31250	35150	39050	42200	45300	48450	51550
	Very Low Income	45550	52050	58550	65050	70300	75500	80700	85900
	Low Income	72900	83300	93700	104100	112450	120800	129100	137450
	Median Income	74850	85500	96200	106900	115450	124000	132550	141100
	Moderate Income	89800	102650	115450	128300	138550	148850	159100	169350

Source: <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>



The Project exceeds
Oceanside Affordable
Housing requirements.

15% of the homes at each
site will be designated
affordable housing.

Mission Avenue Site

810 Mission Avenue is currently home to the NCTD headquarters. Relocating these offices to the OTC makes it possible to provide more mixed-income housing to serve Oceanside's local need.



The redesigned site will be comprised of 206 mixed-income residential apartments, including 15% designated for affordable housing, tenant-focused amenities, and on-site parking.



Thoughtful Planning and Design

- Inspired by Irving Gil, the architect of the historic Oceanside City Hall (now the Oceanside Museum of Art), the design incorporates Spanish and Mission style architecture through its use of materials, colors, and arched porticoes and indoor-outdoor spaces, such as patios, porches, and courtyards.
- Color blocking, balconies and roof top decks help break up the building's facade.
- Deeper setbacks allow for landscape buffers for the ground floor units.
- Multiple garage entries are provided for improved resident and guest circulation.



VIEW FROM SOUTH WEST

Project Benefits

- Aligns with City goals to provide housing for a variety of income levels to meet RHNA targets
- Enhance and improve coastal access
- Supports local, regional and statewide efforts to increase transit ridership through mixed-use communities along transit corridors
- Improves accessibility for transit riders with Bus Station adjacent to Rail Platforms
- Improve accessibility and movement between transit services, making it easier for the public to utilize transit services, facilitating connectivity for Oceanside visitors and residents to both inland cities and coastal cities, all the way to San Diego.
- Activates Cleveland St. by providing pedestrian improvements, first floor amenities, and gathering spaces that will support community gathering and safe passage for transit users and residents
- Incorporates new retail and public gathering spaces for the community's enjoyment

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes

Are there other benefits you'd like to see incorporated?

--

What else would you like us to know?

Has the change in traffic patterns, increased auto & foot & bus traffic, been fully studied?
--

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 4

9/15/22 Introduction Meeting: Comment Cards

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at ckelly711@gmail.com
- ☐ I do not support this vision.

Likes	Dislikes
<ul style="list-style-type: none">• we need more affordable housing• brings opportunity to underutilized space• office space could bring in innovative businesses	<ul style="list-style-type: none">• relocation of transit bus stop to a more residential area• money flowing to outside developer instead of local developer who knows areas / current needs + could put

Are there other benefits you'd like to see incorporated? a more realistic plan together for
No more coffee + pilates shops needed.

clean energy use throughout developments
green space w/ urban garden + useful plants that don't suck up limited water to look pretty

What are the successful projects that TollBros previously completed?

What else would you like us to know?

There needs to be a plan for safety and health standards at the bus stop, especially if moving closer to residents. The plan shouldn't include blocking residential beach access, or increasing current citizens walk to beach.

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☒ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at DanLeeHeffernan@gmail.com
- ☐ I do not support this vision.

Likes	Dislikes
<ul style="list-style-type: none"> • Fills an unused space with opportunity • Housing is greatly needed • Brings Jobs • Brings more transit riders 	<ul style="list-style-type: none"> • Bus Route plan up Missouri St. • owned by outside company • tenant/Landlord made 1 for business units for sale? • Money flows out of community?

Are there other benefits you'd like to see incorporated?

• Community Park area • ~~Community Park area~~

• Please, No More Coffee Shops.

What else would you like us to know? • Will train frequency increase?

- concerned about bus stop security moving closer to existing residential

- Energy Plan? I saw solar with it be 100% renewable?

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☒ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

working w/
ARLENE

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes

Are there other benefits you'd like to see incorporated?

ELECTRICAL HOOK-UP FOR TRAINS -
TURN OFF APU WHILE TRAINS ARE STOPPED

What else would you like us to know?

How did you hear about this evening's meeting:

- ☐ Notice letter ☐ Friend/Neighbor ☐ Social Media ☒ Other Source: ARLENE

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list. *HQ.PARSONS@GMAIL.COM*
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

☒ IT'S OK BUT WE WOULD LIKE TO SEE CHANGES

Likes	Dislikes
IRVING GILL INSPIRED ELEMENTS IN MISSION AVE BLDG LOW INCOME HOUSING	6 STORIES - too tall, suggest 4 TOO MUCH DENSITY

Are there other benefits you'd like to see incorporated?

DOG PARK, GRASSY AREAS, SCULPTURE PARK, LESS
HARDSCAPING, MORE COMMUNITY SPACE, USEABLE COMMUNITY
ART/CULTURE PROGRAMMING SPACE LIKE FOR TROUPE DANCE
PROGRAM; ARCHITECTURAL STYLE MORE CONSISTENT WITH OCEANSIDE,
SOME IRVING GILL/ARCHED ELEMENTS. LYFT/UBER ACCESS AREAS
MORE TERRACED WALLS, VERSUS STRAIGHT
VERTICAL WALLS

What else would you like us to know?

LESS Hardscaping
CAN BUS TRAFFIC BE DISTRIBUTED AMONGST MULTIPLE STREETS,
NOW ALL UP SCAGARE

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list. *mestrohle@hotmail.com*
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
<i>- parking better than similar projects ↳ already @ deficit - could use more - general design is nice</i>	<i>- concerned about resident traffic flow. Tremont @ coast hwy overwhelmed - concerned about height</i>

Are there other benefits you'd like to see incorporated?

What else would you like us to know?

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Cleveland
street resident

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☒ I do not support this vision. *part of it okay...*

Likes	Dislikes
<i>potential for amenities (But I worry about increase in volume)</i>	<i>- losing open space → will there be more parks? or dog park area? - Bus Route coming out on Cleveland Street</i>

Are there other benefits you'd like to see incorporated?

- more open/public space - grass, pools, tennis (does the public have access?)*
- > what is the plan for parking on the west side of tracks... more green
is needed*
- contained Bus Routes off of residential streets (Cleveland, Michigan, Tremont)*
- what's the plan for homeless/transient population?*

What else would you like us to know? *- how much parking per unit? that is off street?*

- W*
- would like access to platform from Wisconsin Street Ave
- > our street parking is already getting
crunched on Tremont & Cleveland!*
- what will be the traffic signal updates
between PCH & the freeway
accommodate increase population???*

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
1) Moving the bus station 2) More shops 3) Under ground parking 4) Leaving homes and existing apartment un touched.	1) Need more greenery 2) Hotel party noise and bar noise levels. 3) Need more security and enforcement. Not enough

Are there other benefits you'd like to see incorporated?

yes, the sinking of power lines on trent st,

What else would you like us to know?

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at RONHUNT888@ATT.NET
- ☐ I do not support this vision.

Likes	Dislikes
seems to be a well thought out plan.	transit center further from downtown center

Are there other benefits you'd like to see incorporated?

LOTS of green space. The current transit center is the closest thing we have to a park

What else would you like us to know?

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☒ Other Source: Notice in bldg.

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☒ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☒ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at bogart.hochman@gmail.com
- ☒ I do not support this vision.

Likes	Dislikes
See molly's photos	

Are there other benefits you'd like to see incorporated?

See molly's photos

What else would you like us to know?

See molly's photos

How did you hear about this evening's meeting:

- ☐ Notice letter ☐ Friend/Neighbor ☐ Social Media ☒ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at brenda@batali.com
- ☐ I do not support this vision.

Likes	Dislikes
<ul style="list-style-type: none">• Clean up of transit area• Removal of bus stop away from Seagaze. Currently a gathering space for homeless	would like to see maximum of 5 stories

Are there other benefits you'd like to see incorporated?

More open park areas for visiting or waiting for train,
More open air dining

What else would you like us to know?

• We worry about density of Seagaze traffic - one of few exits from beach area
• Too bad existing transit parking garage (filthy, unsafe for cars + people, source of street racing) Could not be removed & replaced by park. OCEANSIDE DOES NOT HAVE A NICE PARK.
Brenda B Batali

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Joan Beckman

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
	will be like Miami Beach - a wall

Are there other benefits you'd like to see incorporated?

No Palms
Parkways planted on all streets as much as possible
Real trees-canopy
Must have Skyline -

What else would you like us to know?

Use the Mission parcel better.
Build Marina Towers South. It is in
Downtown
We must have places not just continuous

How did you hear about this evening's meeting:

- ☐ Notice letter ☐ Friend/Neighbor ☐ Social Media

☐ Other Source:

Searched
city after someone
mentioned it

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☒ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
The Develeopment of the new buildings.	The Changes of Oceanside

Are there other benefits you'd like to see incorporated?

the new transit Station.

What else would you like us to know?

The Design of new buildings of Oceanside.
--

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☐ Friend/Neighbor
- ☒ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes

Are there other benefits you'd like to see incorporated?

--

What else would you like us to know?

--

How did you hear about this evening's meeting:

- ☐ Notice letter ☐ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
Better Transit Center	Much More Traffic

Are there other benefits you'd like to see incorporated?

Please provide small, local entrepreneurial opportunities for limited income folks. - Carts etc.

What else would you like us to know?

Appreciate the open house

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☐ Friend/Neighbor
- ☒ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes

Are there other benefits you'd like to see incorporated?

--

What else would you like us to know?

--

How did you hear about this evening's meeting:

- ☐ Notice letter ☐ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☒ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☒ I need more information. Email me at _____
- ☐ I do not support this vision.

Michael. Stephens @ Destination
Hotels. com

Likes	Dislikes

Are there other benefits you'd like to see incorporated?

What else would you like us to know?

How did you hear about this evening's meeting:

- ☐ Notice letter ☐ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

MaryannT@cox.net

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes

Are there other benefits you'd like to see incorporated?

High end grocery store

What else would you like us to know?

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media

☒ Other Source: *Main Street Oceanside*

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☒ I am interested in hosting a small group meeting in my home. @ main street oceanside
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
New idea - something is getting done.	Building has no synergy on Transit St. Need more green space. Cleveland St., make it a through street.

Are there other benefits you'd like to see incorporated?

Art projects - small community outdoor urban space
Better flow

What else would you like us to know?

It's a great start. my opinion, needs more work to flow with downtown life style.

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☒ Other Source: City/Owner

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at njacobs8285@gmail.com
- ☐ I do not support this vision.

Likes	Dislikes
Overall development.	The proximity of the bus turn-around to S. Cleveland St. and its current tranquility

Are there other benefits you'd like to see incorporated?

Move the bus turn-around further north of its current location and addition of significant screening of some sort relative to S. Cleveland St.

What else would you like us to know?

How did you hear about this evening's meeting:

- ☐ Notice letter ☒ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
Designs look good and very nice. Excited to see upscale development	Buses and bus turnaround very close to homes on Cleveland St. Need a barrier BADLY!

Are there other benefits you'd like to see incorporated?

Just the barrier/landscaping to protect Cleveland St residents in
brand new homes from the buses and bus travelers/homeless

What else would you like us to know?

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☒ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☒ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at jebramky@hotmail.com
- ☐ I do not support this vision.

Likes	Dislikes
Affordable housing.	Buses on dissony Increase traffic on S. CLEVELAND BUS NOISE IN S. CLEVELAND AREA Height of apartments - too high!

Are there other benefits you'd like to see incorporated?

Supermarket with produce - not a convenience store in retail area.

What else would you like us to know?

Is Toll Bros, or NCTD going to provide sanitation + security? Sanitation currently w/in the transit center is quite bad.
- How many buses will travel on Missouri and what ^{how is} the new controlled intersection laid out?
When will be completed? How long for construction?

How did you hear about this evening's meeting:

- ☐ Notice letter ☐ Friend/Neighbor ☒ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at dja1fonk@outlook.com
- ☐ I do not support this vision.

Likes	Dislikes
	No grocery store!

Are there other benefits you'd like to see incorporated?

Area needs a small grocery store!

What else would you like us to know?

Allow for online comments.

How did you hear about this evening's meeting:

- ☒ Notice letter ☐ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list. *adav@san.rr.com*
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☒ I do not support this vision.

Likes	Dislikes
	Too much Development Density is too high Buildings are too high

Are there other benefits you'd like to see incorporated?

Note Greenspace
Add a Tesla Super charging station

What else would you like us to know?

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
<ul style="list-style-type: none">- some of the ideas - underground play- parking garage- some of the design	<ul style="list-style-type: none">not green spacebuildings too high for neighborhoodToo many units

Are there other benefits you'd like to see incorporated?

would like to see more/some green space

What else would you like us to know?

How did you hear about this evening's meeting:

- ☒ Notice letter ☐ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at janeann.kenny@gmail.com
- ☐ I do not support this vision.

Likes	Dislikes
Clean up area encourage public transport	density - increase in cars on already busy 101 - 560 cars added to Oceanside would prefer ownership of part of project.

Are there other benefits you'd like to see incorporated?

raised walking bridge to accommodate the increase
in foot / bike traffic. Reduced # of units.
Clean up tunnel currently to beach. Long term leases

What else would you like us to know?

Streets Maraca don't have stop signs.
What other projects have they done?
How many buses go through the area?
add walking / buses / pickup drop off / visitors.
Handless encumbrances. Bus pollution.

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☒ Social Media
- ☐ Other Source: _____



Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
	Parking concerns

Are there other benefits you'd like to see incorporated?

What else would you like us to know?

Worried parking will overflow to current residential neighborhoods especially Ditmars. Hoping for some limits added to current resident parking streets such as 2hr except for permit parking.

How did you hear about this evening's meeting:

- ☒ Notice letter ☐ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☒ I do not support this vision.

Likes	Dislikes
	DESIGN - LACK OF PUBLIC SPACE, NOT ENOUGH GREEN

Are there other benefits you'd like to see incorporated?

A DESIGN THAT BENEFITS THE RESIDENTS OF COASTAL OCEANSIDE - A WALKABLE COMMUNITY - ONE PAVED INSTEAD OF CEMENT AND MORE CEMENT

What else would you like us to know?

REDESIGN THE PROJECT.

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☒ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☒ I do not support this vision.

Likes	Dislikes
none	Height of Hotel Road Infrastructure does not support this project

Are there other benefits you'd like to see incorporated?

What else would you like us to know?

I am very unhappy with this project.
You are ruining my view.

How did you hear about this evening's meeting:

- ☐ Notice letter ☒ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☒ I'd like to meet one-on-one with a member of the outreach team.
☒ I am interested in hosting a small group meeting ~~in my home~~ *at the oceanside*
☒ Add me to the email list.
☐ I want to learn how I can support the new OTC.

*BIKE & PED
COMMITTEE*

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

TOM LICHTERMAN

- ☐ I like what I see so far.
☐ I need more information. Email me at
☒ I do not support this vision.

+lichterman@cox.net

Likes	Dislikes
<i>NONE</i>	<i>1. Current OTC has 17 bus stalls. Proposal has 12. Why? (OVER)</i>

Are there other benefits you'd like to see incorporated?

see back side

What else would you like us to know?

see back side

How did you hear about this evening's meeting:

- ☒ Notice letter ☐ Friend/Neighbor ☒ Social Media ☐ Other Source: _____

2. Bus-rail integration needs to be as easy as possible. Vista Transit Center is a good example of one that works. It is hard to tell how this plan accomplishes that.
3. Transit users, esp. those that arrive by bike or foot, seem to have little attention in this plan and ~~must~~ ^{MUST} weave through massive buildings on ~~the~~ heavily-used roads.
4. Active ~~transit~~ transportation users get little attention in this plan.

The plan needs to have safe & secure bike parking for:

- 1) every-day commuters
- 2) Bike share e-bikes
- 3) Casual-use visitors
- 5) Parking for cars should be shared!

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list. *ptirona@gmail.com*
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
USE LOCAL BUSINESSES CONSOLIDATION OF TRANSIT TYPES IN ONE AREA PEDESTRIAN FRIENDLY	

Are there other benefits you'd like to see incorporated?

What else would you like us to know?

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at TOM PRANKAM @ AOL.COM
- ☐ I do not support this vision.

Likes	Dislikes
RESIDENTIAL	CIRCULATION

Are there other benefits you'd like to see incorporated?

SECURE PARKING FOR ACTIVE COMMUTES ETC
E BIKES

What else would you like us to know?

GROUNDFLOOR RETAIL IS DICEY
SLR TRANSIT CTR IN EAST O'SIDE HAS MUCHO RETAIL
SPACE ALL EMPTY FOR YEARS

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☐ Friend/Neighbor
- ☒ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
Good looking architecture, lots of parking	Putting discom housing at the beach. Create lower cost housing inland

Are there other benefits you'd like to see incorporated?

What else would you like us to know?

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☒ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☒ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

← Bike committee meeting.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
Everything looks wonderful, vision Board	Looks similar to college campus Not enough space move trees, More Bike Paths

Are there other benefits you'd like to see incorporated?

would like to see bike ~~Racks~~ Racks, in sight of stores and Bars.

What else would you like us to know?

Improvement on Oceanside Blvd
No street lights!! ~~Traffic~~
need safe Bike path/Lane Oceanside Blvd.

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☐ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes

Are there other benefits you'd like to see incorporated?

What else would you like us to know?

How did you hear about this evening's meeting:

- ☐ Notice letter ☐ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☒ I'd like to meet one-on-one with a member of the outreach team.
- ☒ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☒ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
I like that it's mixed-use and adding housing stock	It's a great destination, but it doesn't come across as a transit center. I'd like to see more planning specific to pedestrians/micromobility.

Are there other benefits you'd like to see incorporated?

I'd like to see the transit center be its own building. The developer, Toll Brothers is lucky to be granted rights to develop such a large project in partnership with the city. Make sure we're not giving up the primary function of this site: transit

What else would you like us to know?

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☒ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☒ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at michael.mitchell (760) 717-0797
- ☒ I do not support this vision.

Likes	Dislikes
Transit oriented development	Do not like the transit center. should be a separate building should be like Santa Fe Depot or Kyoto station or Grand Central station do not like the current apt. configuration

Are there other benefits you'd like to see incorporated?

Architecture should be modern trying to look like smooth Santa Barbara style stucco/plaster, large clear story window 1st floor to ceiling windows

- Destination style transit center building that is not incorporated into the apartment building

What else would you like us to know?

- Not in favor of how the buildings are flat and how shaded dark the side streets are
- Separate destination transit center
- Development feels very developer friendly over the benefits to the public

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☐ Friend/Neighbor
- ☒ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at
- ☐ I do not support this vision.

PPapacek@yahoo.com

PATRICK PAPACEK
438 S CLEVELAND # 107

Likes	Dislikes
	PLEASE NO TRAFFIC TO GO SOUTH ON CLEVELAND, NEED TO

KEEP HEAVY TRAFFIC OUT
OF NEIGHBORHOOD

Are there other benefits you'd like to see incorporated?

What else would you like us to know?

SEEMS LIKE POTENTIALLY TOO
MANY APARTMENTS, I HAVE SOME CONCERNS
THAT THE PROPERTY BE PROFESSIONALLY MANAGED

How did you hear about this evening's meeting:

- ☐ Notice letter
- ☒ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☒ I like what I see so far.
- ☐ I need more information. Email me at _____.
- ☐ I do not support this vision.

Likes	Dislikes
the housing look really nice	

Are there other benefits you'd like to see incorporated?

more opport for small bus!

What else would you like us to know?

doing a great job!

How did you hear about this evening's meeting:

- ☐ Notice letter ☒ Friend/Neighbor ☐ Social Media ☐ Other Source: _____

Oceanside Transit Center
Community Open House | September 15, 2022

Thank you for attending the Community Open House for the OTC redevelopment project (9/15/22)! We're grateful for your time and look forward to hearing your feedback.

The land use planning process is lengthy, we hope you'll be part of the conversation.

- ☐ I'd like to meet one-on-one with a member of the outreach team.
- ☐ I am interested in hosting a small group meeting in my home.
- ☒ Add me to the email list.
- ☐ I want to learn how I can support the new OTC.

The new Oceanside Transit Center is envisioned as a vibrant, mixed-use hub where visitors and locals can live, play, and connect. The Project will mix lifestyle elements, including new mixed-income apartments, hospitality, office and a mix of shopping and dining options, with a modernized and efficient transit center, including improved pedestrian and bicycle circulation. How do you feel about the preliminary vision?

- ☐ I like what I see so far.
- ☒ I need more information. Email me at info@CADENCE-DANCEPROJECT.COM
- ☒ I do not support this vision.

Likes	Dislikes
!! ✓	<ul style="list-style-type: none">- CREATES BIGGER HOMELESS/TRANSIT problem- PARKING PROBLEM, TRAFFIC CONGESTION- PUSHING TRANSIT/BUS STATION CLOSER TO RESIDENTIAL- NEGATIVE IMPACT ON LOCAL BUSINESS NEIGHBORHOODS THAT ARE ALREADY STRUGGLING W/ PARKING- IMPACT ON COMMUNITY, DISPLACEMENT AND TRAFFIC DURING CONSTRUCTION PROCESS- DANGEROUS TO HAVE RESIDENTS LIVING ABOVE BUS AND TRANSIT CENTER

Are there other benefits you'd like to see incorporated?

- More parking
- leave transit/BUS ~~AND~~ TERMINAL ON STAGIAZE (you are currently pushing HOMELESS PROBLEM INTO RESIDENTIAL NEIGHBORHOODS)

What else would you like us to know?

- would like to connect w/ people who oppose this plan.

How did you hear about this evening's meeting:

- ☒ Notice letter
- ☐ Friend/Neighbor
- ☐ Social Media
- ☐ Other Source: _____

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 5

2/1/23 Scoping Meeting: Presentation Slides

Oceanside Transit Center Redevelopment



PUBLIC SCOPING MEETING

February 1, 2023

Tonight's Agenda



Purpose of the
Scoping Meeting



Overview of the
Proposed Project



Environmental
Review Process



Topics to be
Analyzed in the EIR



Public Input



PURPOSE OF THE SCOPING MEETING



INFORM THE PUBLIC OF
THE PROPOSED PROJECT
AND THE CITY'S INTENT
TO COMPLETE A
PROJECT-LEVEL EIR

REVIEW TOPICS TO BE
ADDRESSED IN THE EIR



PRESENT AN OVERVIEW
OF THE ENVIRONMENTAL
REVIEW PROCESS

RECEIVE PUBLIC
COMMENTS REGARDING
ENVIRONMENTAL
TOPICS AND ISSUES
OF CONCERN



Community Context

The project is based on a thorough review of the site constraints and opportunities, and mindful of the surrounding uses.



Existing Condition: OTC at 235 S. Tremont



Project Overview

The revitalized Oceanside Transit Center is envisioned as a vibrant, mixed-use hub for visitors and long-time locals. The Project will mix lifestyle elements with a modernized and efficient transit center, including bus and train connections and improved bicycle and pedestrian circulation.



Boutique Lifestyle Hotel and Creative Retail

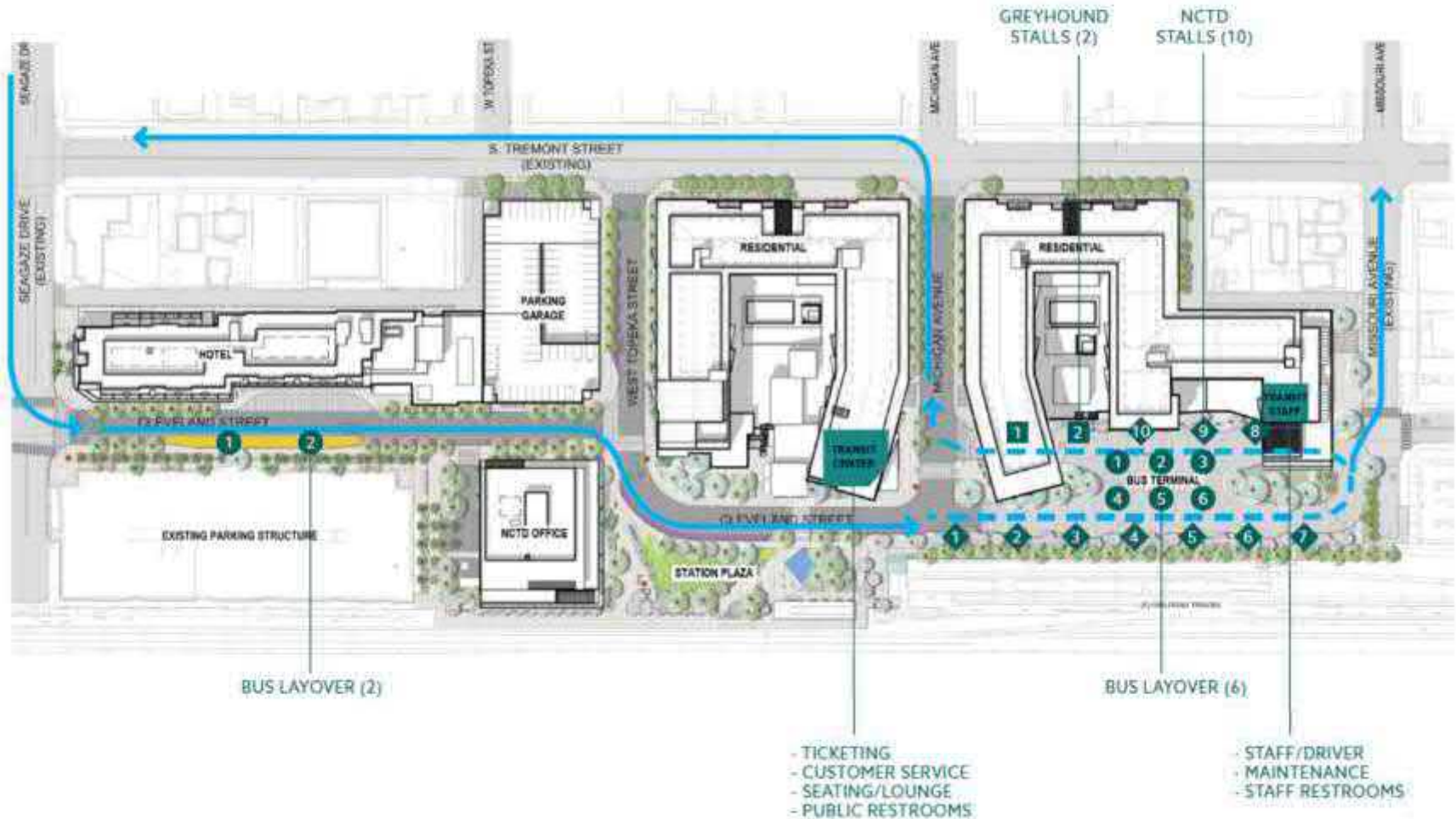


A Modernized and Efficient Transit Center

Ticketing for both trains and buses will be centralized within a new Transit Center in the middle of the site which will make it easier for people to take advantage of all the high-performing transit options available at the OTC.



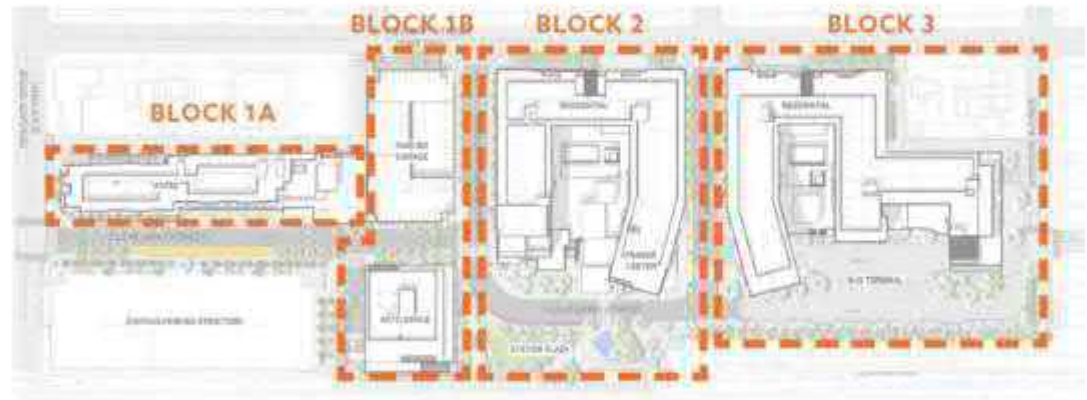
Circulation



Parking

Parking is included throughout the site, including two levels of subterranean parking, to accommodate the various uses.

The parking spaces outlined below are in addition to the existing parking structure on Seagaze.



BLOCK 1A

- **170 Parking spaces**
- Boutique hotel
- 11,000 SF of ground retail



BLOCK 1B

- **630 Parking spaces**
- NCTD Headquarters



BLOCK 2

- **480 Parking spaces**
- 250 Apartments
- 12,800 SF of ground retail
- 4,000 SF Transit Center
- 18,000 SF Public Plaza



BLOCK 3

- **500 Parking spaces**
- 297 Apartments
- 12 Bus bays

New NCTD Headquarters

This is an opportunity to create a world-class facility that will support NCTD operations and position the OTC to continue to serve millions of riders each year, now and in the future.



Mixed-Income Housing

Housing Breakdown

Of the 547 proposed units, 82 will be designated for affordable housing

Affordable Housing

- 10% of the total units will be for low-income households
- 5% of the total units will be for moderate-income households

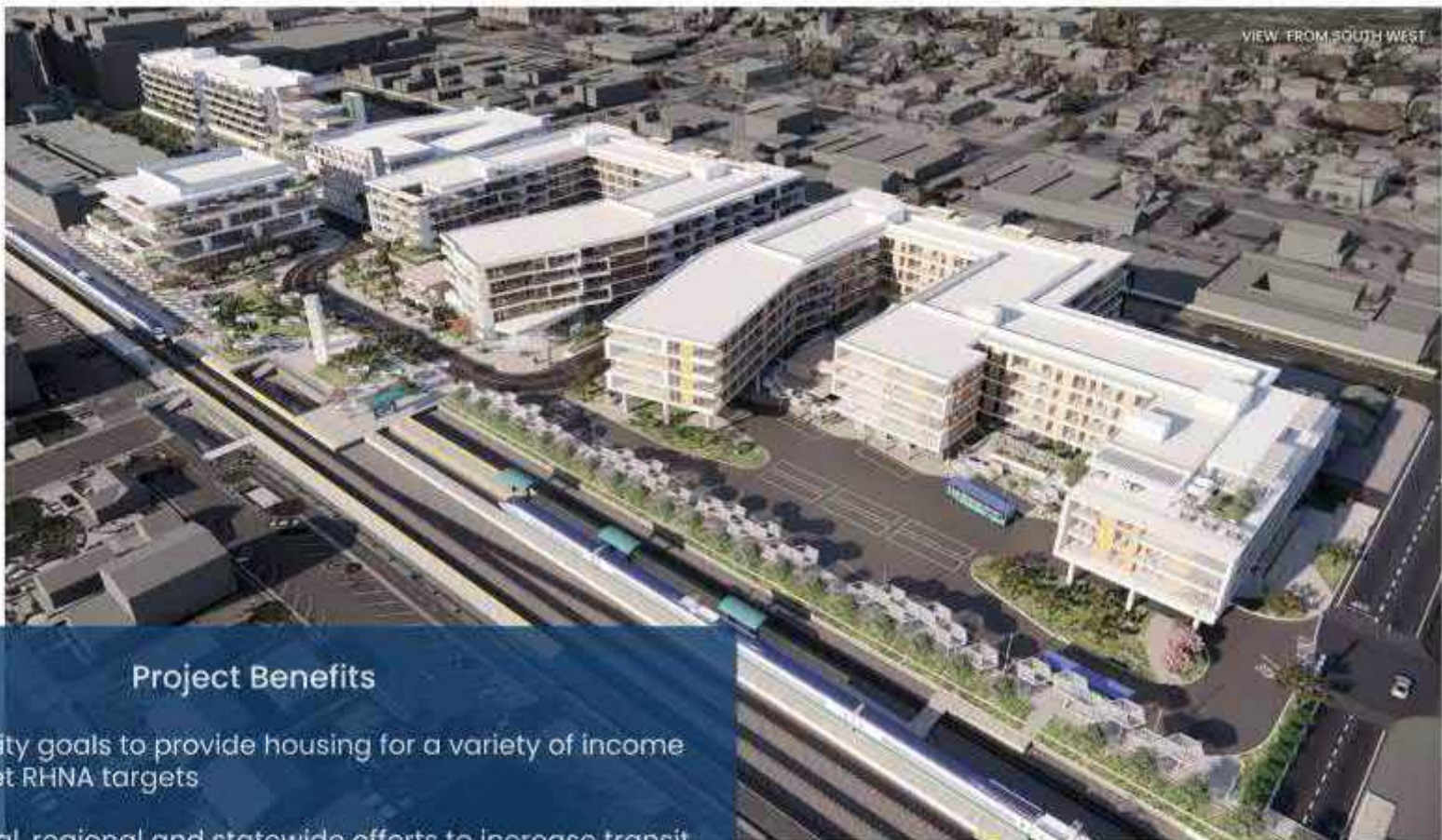


The Project exceeds
Oceanside Affordable
Housing requirements.

15% of the homes at each
site will be designated
affordable housing.

Number of Persons in Household:		1	2	3	4	5	6	7	8
San Diego County Area Median Income: \$106,900	Acutely Low	11250	12850	14450	16050	17350	18600	19900	21200
	Extremely Low	27350	31250	35150	39050	42200	45300	48450	51550
	Very Low Income	45550	52050	58550	65050	70300	75500	80700	85900
	Low Income	72900	83300	93700	104100	112450	120800	129100	137450
	Median Income	74850	85500	96200	106900	115450	124000	132550	141100
	Moderate Income	89800	102650	115450	128300	138550	148850	159100	169350

Source: <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>



Project Benefits

- Aligns with City goals to provide housing for a variety of income levels to meet RHNA targets
- Supports local, regional and statewide efforts to increase transit ridership
- Improves accessibility and movement between transit services, making it easier for the public to utilize transit services, facilitating connectivity for Oceanside visitors and residents to both inland cities and coastal cities, all the way to San Diego.
- Activates Cleveland St. by providing pedestrian improvements, first floor amenities, and gathering spaces that will support community gathering and safe passage for transit users and residents



REQUIRED ENTITLEMENTS

**General Plan
Amendment**

Change of Zone

**Adoption of the
Oceanside Transit
Center (OTC)
Specific Plan**

**Local Coastal Plan
Amendment**

**Development
Agreement**

**Coastal Development
Permit**

**Vesting Tentative
Tract Map**

**Subsequent
grading/building
permits**



PURPOSE OF CEQA

TO DISCLOSE
INFORMATION ABOUT
POTENTIALLY SIGNIFICANT
ENVIRONMENTAL EFFECTS
OF A PROJECT



TO IDENTIFY WAYS TO
AVOID OR MITIGATE
SIGNIFICANT
ENVIRONMENTAL
IMPACTS



TO ENHANCE PUBLIC
PARTICIPATION IN THE
PLANNING PROCESS

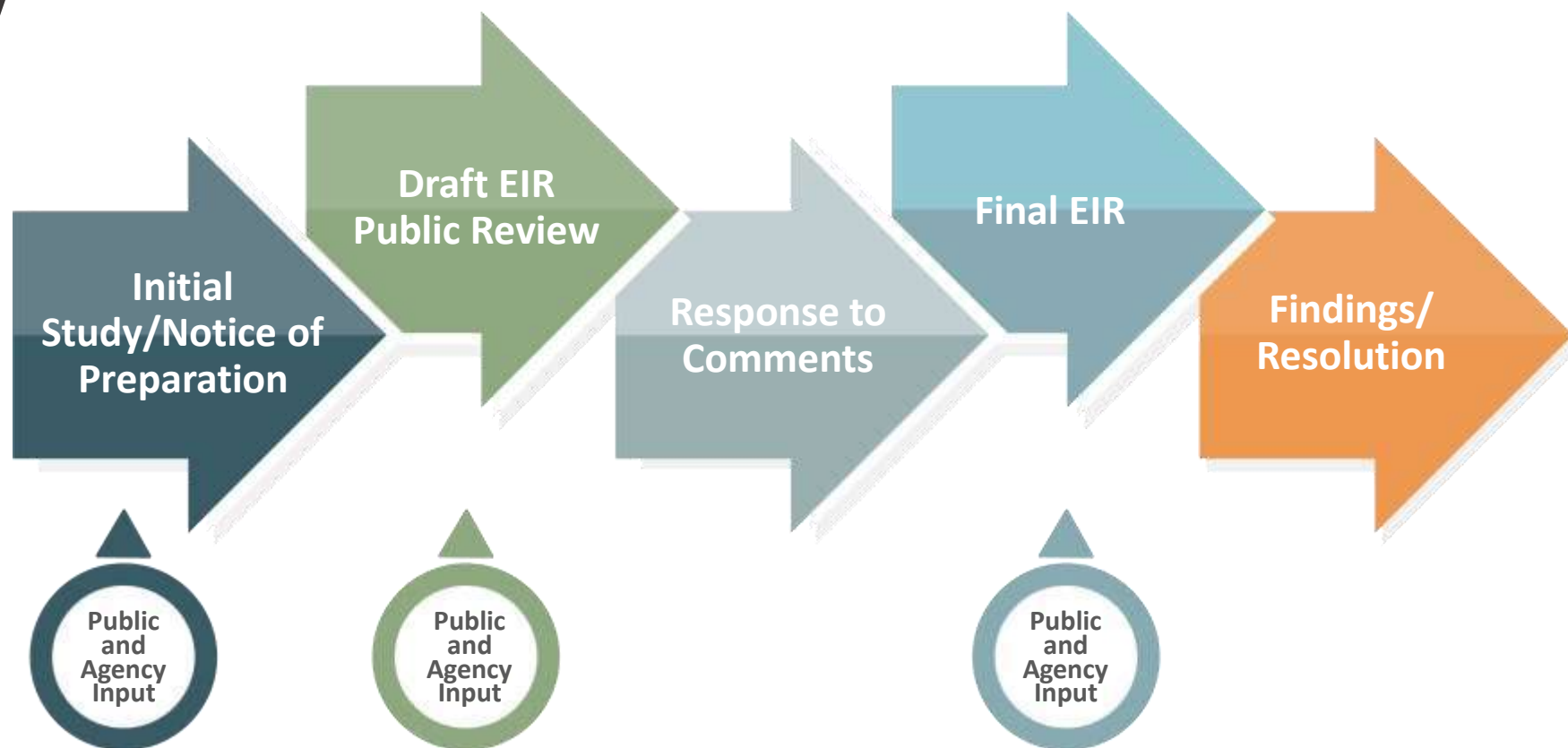


TO FOSTER
INTERAGENCY
COORDINATION
IN THE REVIEW
OF PROJECTS





OVERVIEW OF THE CEQA PROCESS





TOPICS TO BE ANALYZED IN THE EIR

Land Use

Aesthetics/Light and Glare

Biological Resources

Tribal and Cultural Resources

Geology/Soils

Hydrology/Water Quality

Hazards/Hazardous Materials

Transportation

Air Quality

Greenhouse Gas Emissions

Energy

Noise

Population/Housing

Public Services/Recreation

Utilities/Service Systems

Cumulative Effects

Alternatives



EIR SCHEDULE

**Notice of
Preparation
30-Day Public
Review Period**

January 13, 2023
through
February 13, 2023

**Draft EIR 45-Day
Public Review
Period**

Spring 2023
(tentative)

**Planning
Commission/City
Council Public
Hearings**

Summer 2023
(tentative)



Public Comments

Send Written Comments to:
Mr. Rob Dmohowski, AICP,
Principal Planner

City of Oceanside
300 N. Coast Hwy
Oceanside, CA 92054
rdmohowski@oceansideca.org

Public Comment Period Closes:
February 13, 2023

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 6

2/22/23 Transit and Mobility (Part 1): Questions

Question	Asker Name	Asker Email	Follow up/Written Response
Hi, interperation does not look to be set up :) Could you fix it?	Alla Valdespino	all[REDACTED]ail.com	<p>We apologize for this technical glitch. We are currently adding Spanish subtitles to the video and will post to the website soon.</p> <p>There are 6 battery electric buses that are primarily going to be used out of Escondido.</p>
Is it anticipated that the new ZEB buses will be assigned to OTC?	Mary	[REDACTED]	<p>There are 12 hydrogen fuel cell busses that will be used out of Oceanside. Those 12 hydrogen fuel cell busses represent about 13% of NCTD's fleet.</p>
Does the current design plan presented today include the changes you have made based on City and community input since the September 2022 meeting?	Kevin Ham	Ke[REDACTED]om	<p>Yes - the current site plan reflects several plan changes that have been made in reponse to community feedback. Changes include wider sidewalks, relocation of the NCTD operations building, increased greenscreening at Clevelnad and Missouri. Full details will be discussed during Transit and Mobillity - Part 2 on 3/16.</p>
Wich of the best practices bus terminal examples were located near high density housing areas?	Cait Kelly	ck[REDACTED]om	<p>The examples shown during the meeting were chosen because the were easier to see.</p> <p>However, Portland has several stations that are in high density areas with condos and apartments built around them. The station at North Temple in Salt Lake City is another example that started out as a commuter station where high density apartments were later built.</p>
The three best practices you have shown did not show existing high density ground level residential nearby. Do you have any examples where there is similar residential nearby your best practices suggestions prior to relocation	Kevin Ham	Ke[REDACTED]om	<p>Examples will be added to the project website.</p>

NCTD Board Policy 33 section 3c calls for “Design Rigor. Projects shall demonstrate a high quality of design that is both sensitive to community context and enhances the surrounding community.” How does this project and the relocation of the bus stalls meet this goal?

Kevin Ham

ke

om

The proejct enhances the surrounding community by developing what is largely a surface-level parking lot into a welcoming and engaging community hub complete with public art, dining and retail, and a centralized ticketing and customer service center for transit riders. +

What obstacles do you all anticipate?

Polly Rose

po

com

The relocated bus stalls improve the transit experience by creating a direct line of site between the modes and reducing the distance between the bus and train platforms.

We are early in the process and are still working to balance NCTD requirements, city expectations and neighborhood requests/concerns to create a revitalized Oceanside Transit Center that will services local and regional riders for decades to come. By providing meaningful opportunities to learn more and provide feedback, we believe this can be a positive and productive process.

Will the additional parking garage created be a paid garage or free parking?

David

da

gmail.com

A parking management system hasn't been contemplated for the public parking at OTC. Research shows that paid parking actually decreases transit use. We share the community's desire to encourage active transportation and are exploring collaborative solutions with the city of Oceanside to create a network of connectivity.

Is there a planned location for bike parking and how many bikes will it accomodate?

Alla Valdespino

all

ail.com

Yes - mobility elements are included in the plans. We look forward to sharing more detail at the 3/16 meeting.

Info Redacted for Attendees Privacy

Is the style of shade covering for the bus island be disclosed in the aesthetics meeting? Because for example, the Vista Transit Center shade covering is really poor at covering anything.	Alla Valdespino	all	ail.com	Yes. Providing shade is an important part of improving the rider experience. In addition to built shade coverings, we're also adjusting the landscape plans to include a lush tree canopy. The redesigned Oceanside Transit Center extends Cleveland Street through the site. Public art, monumentation and clear wayfinding will create a sense of arrival and help visitors on all modes easily navigate the Transit Center. Widened sidewalks and safe pedestrian crossings are included throughout the site.
How does the project provide pedestrian and bicycle access to and from the downtown area? How is it a gateway to downtown?	John MacDowell	jol	@gmail.com	This particular issue does not apply to OTC due to the configuration of the tracks and topography of the site.
With the current issues of erosion along the coast will there be a movement of the tracks (amtrack/san clemente , coaster/del mar) built into the project plans as track closure has impacted rail service lately	Jane Kenny	ja	ail.com	Highway improvements are outside the perview of this project. A complete traffic study will be included in the Draft Environmental Impact Report which will be available for public review early this summer. Any offsite traffic mitigation will be included in that report.
What infrastructure upgrades are planned for the roadway arteries to/from 76, 78, 5, PCH, Mission ave, Oceanside blvd, etc to support the increase residential apartment population? Traffic signal upgrades, etc?	Andrew Emmons	an	gmail.com	A 30-day scoping period is standard for CEQA. The public review period for the DEIR will be 45-days.
For an EIR of this magnitude, this seems like a very short time from EIR scoping to Final EIR, what is the latest date you think this may be completed?	Kevin Ham	Ke	com	The video recording has been posted to the website.
Sorry- I joined very late. When will the recording of this session be available?	Diane Nygaard	dr	com	Yes.
What was the answer to this question? "Does the current design plan presented today include the changes you have made based on City and community input since the September 2022 meeting?"	Jane Marshall	jm		You're welcome!
Thank you for your time and information today.	Kevin Ham	Ke	com	

Info Redacted for Attendees Privacy

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 7

3/16/23 Transit and Mobility (Part 2): Presentation Slides

Oceanside Transit Center Redevelopment

Transit and Mobility – Part 2. Mar. 16, 2023



Toll Brothers
APARTMENT LIVING

**NORTH COUNTY
TRANSIT DISTRICT**

Transit & Mobility - Part 2

March 16, 2023



Meeting Format:

Transit & Mobility - Part 1 review

Project overview

Feedback summary

Review of project modifications and mobility elements

Next steps

Q & A

Revitalizing the Oceanside Transit Center

The redevelopment of the OTC is an opportunity to create a welcoming and engaging community gathering place, with a mix of shops and dining options that fit the community character.

Planning Goals

- Support local, regional and statewide goals for reducing Californians' reliance on single-occupancy vehicles by improving public transit offerings.
- Redevelop an underutilized site to provide affordable housing and create jobs.
- Increase the efficiency of operations of the existing Oceanside Transit Center.
- Align with the City of Oceanside's vision to "focus on creating vibrant, walkable, visually attractive and engaging mixed-use communities centered along Coast Highway and the major east-west commercial corridors, around Sprinter Stations, and in the Downtown District."
Onward Oceanside, General Plan Update Draft Vision Statement
- Create pedestrian-friendly connections that welcome visitors, commuters, and existing neighbors to new shops and social gathering places.



Oceanside Transit Center
Redevelopment

Community Context

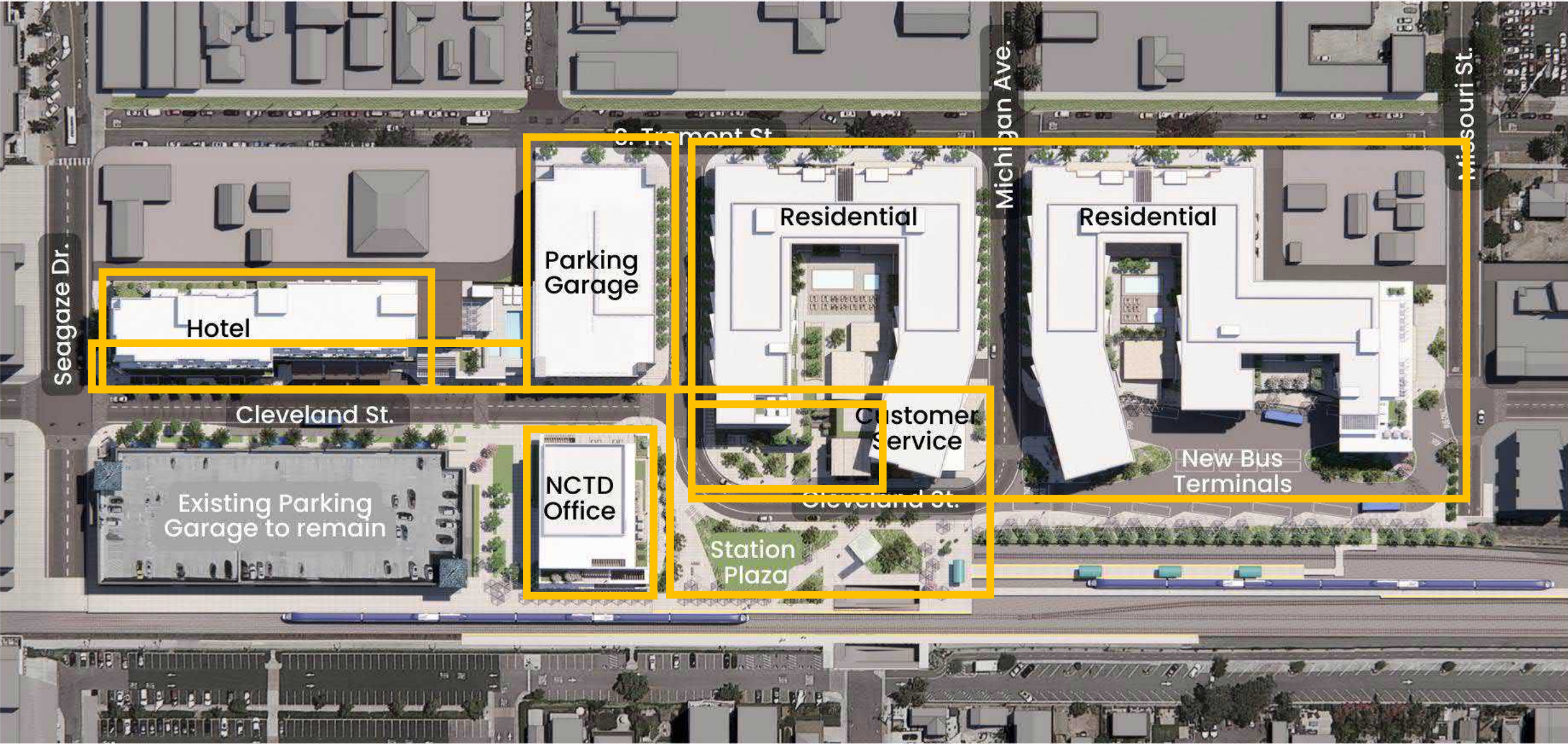
The project is based on a thorough review of the site constraints and opportunities, and mindful of the surrounding uses.



Existing Condition: OTC at 235 S. Tremont



Oceanside Transit Center Project Overview



Project Milestones

In 2016, the NCTD Board of Directors adopted a policy that would pursue development of some of its real estate holdings. The redevelopments are intended to reduce automobile reliance, increase transit ridership, and create jobs and affordable housing.



Email Outreach@OsideTransit.com



CEQA Environmental Review



Opportunity for public comment

Community Responsive Planning



What we've heard:

Sense of arrival for the Transit Center

Easy multi-modal navigation and circulation

Mobility elements to support active transportation

Parking management

Integration of community input

NOTE: Feedback included is specific to Transit & Mobility

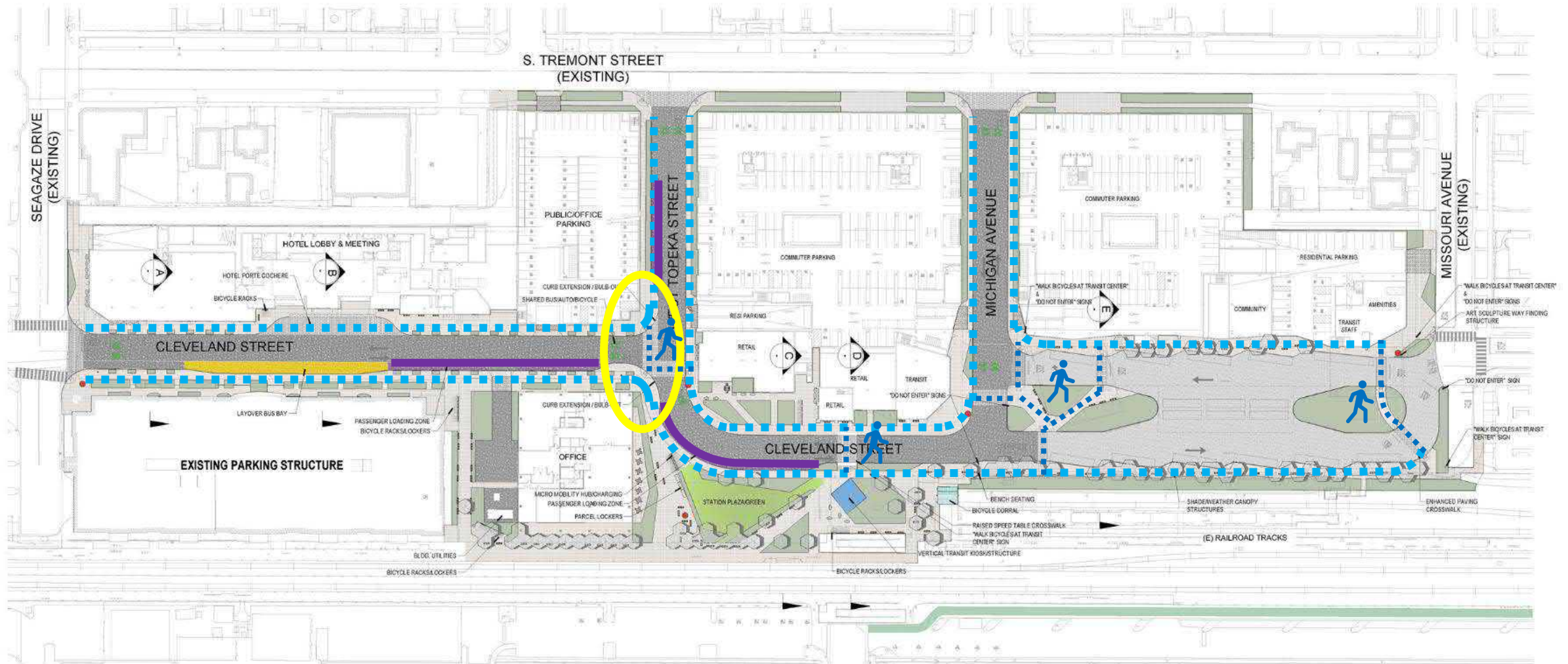
Improved Pedestrian Circulation

Goals Met:

Easy multi-modal navigation and circulation
Mobility elements to support active transportation

Project Modifications:

- Wider sidewalks



Community Responsive Planning

9/15/22



STATION PLAZA AND DROP-OFF AREA

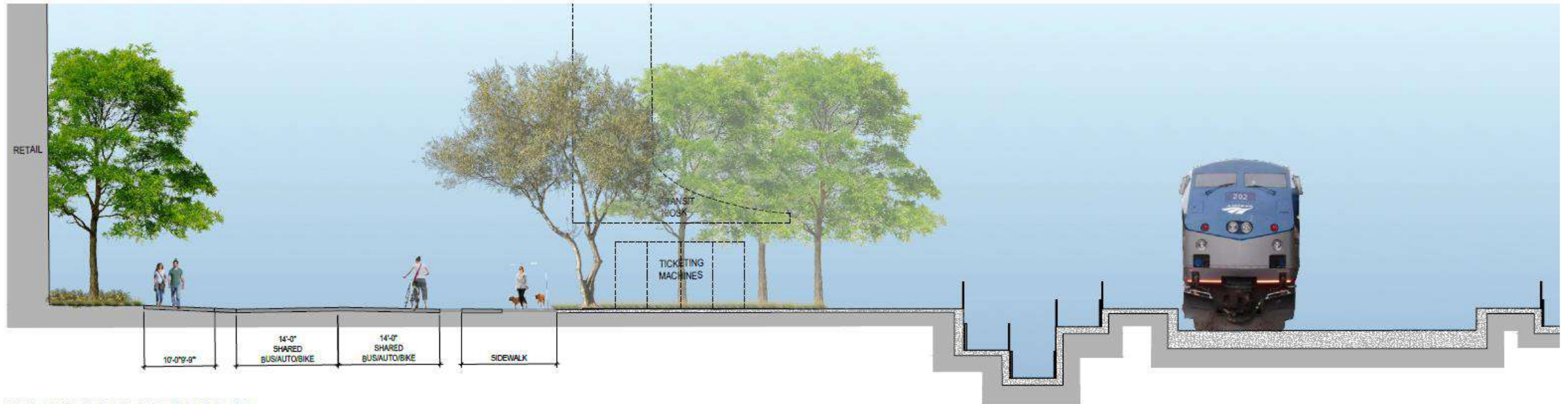
3/16/23



STATION PLAZA AND DROP-OFF AREA



KEY MAP
SCALE: 1"=100'-0"



STREET SECTION -D
SCALE: 1"=10'-0"

Enhanced Transit Experience



Goals Met:

Easy multi-modal navigation and circulation
Sense of arrival

Project Modifications:

- Wider sidewalks
- Dedicated pick up/drop off zones
- Enhanced crossings
- Traffic calming elements

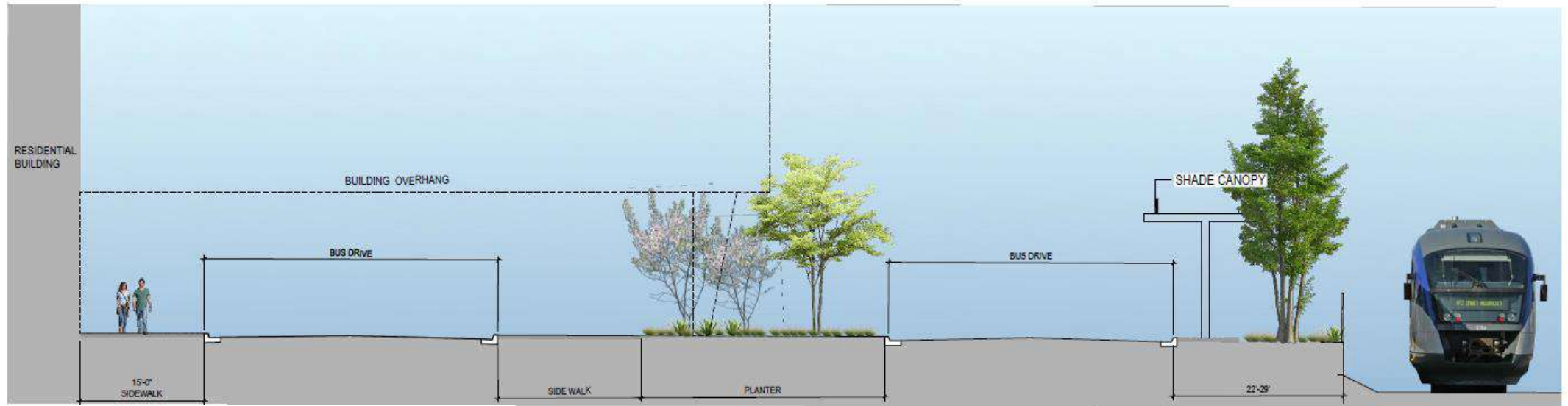


Best practices in the transit industry provide for a clear line of site between rail and bus areas, between all bus boarding platforms, and from the COASTER central control/security office to all the transit boarding areas."

Community Responsive Planning



KEY MAP
SCALE: 1"=100'-0"



STREET SECTION -E
SCALE: 1"=10'-0"

Enhanced Transit Experience



Goals Met:

Mobility elements to support active transportation
Sense of arrival



Project Features:

- Improved connectivity to train platforms
- Clear visibility to all modes
- Landscaped Station Plaza

In Process:

Exploring potential to relocate Customer Service center

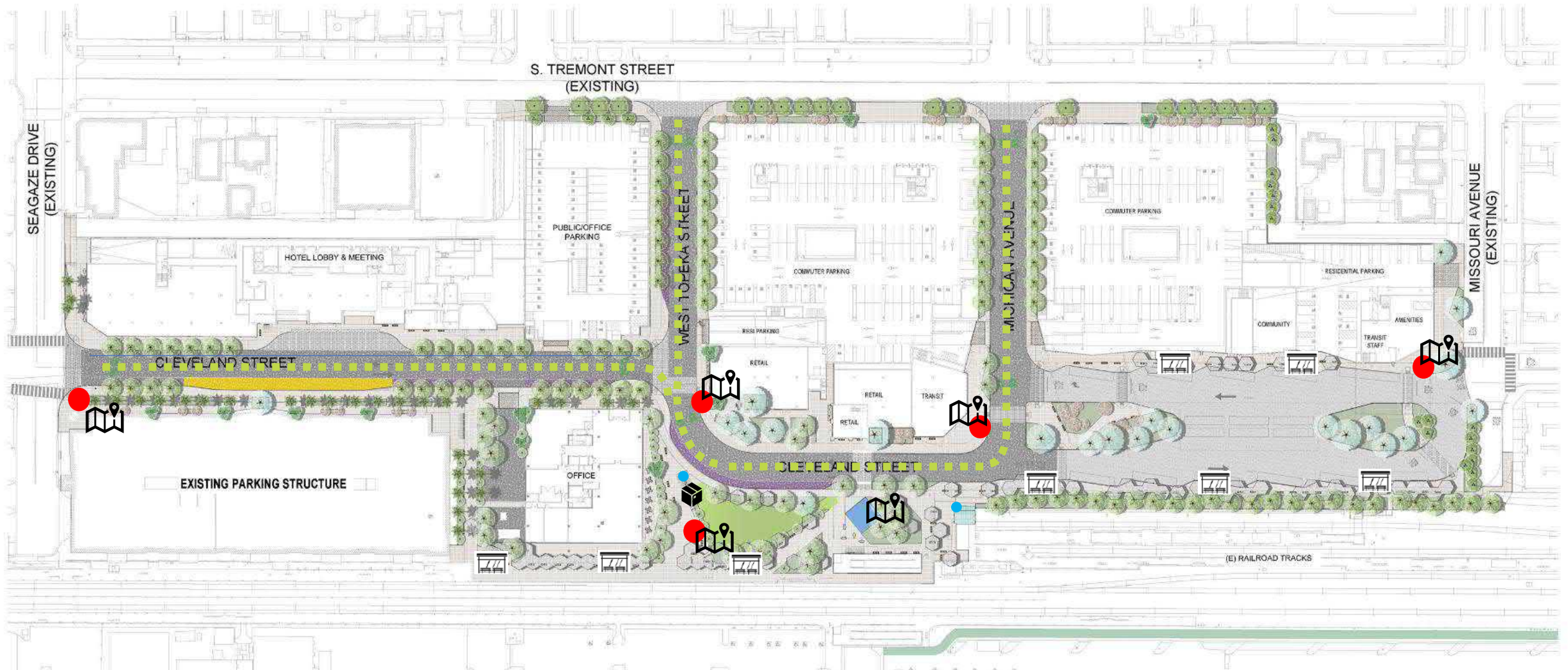
Community Responsive Planning



Mobility Elements

Goals Met:

Mobility elements to support active transportation
Easy multi-modal navigation and circulation



● Potential Art Location

■ Package Delivery

🚌 Enhanced Transit Waiting

■ Shared Bus/Auto/Bicycle

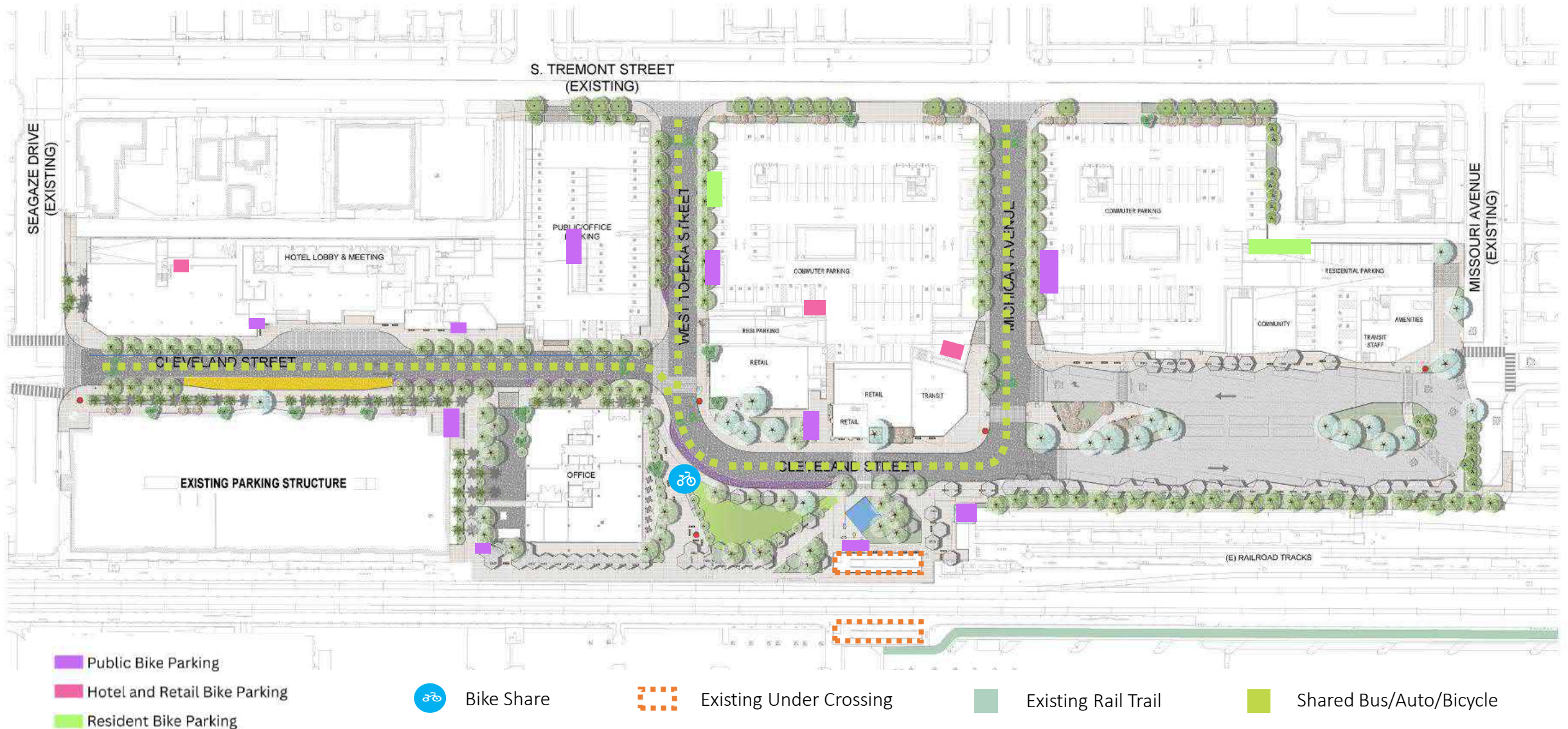
🗺 Wayfinding

● Drinking Fountain/Bottle Filling Station

Mobility Elements

Goals Met:

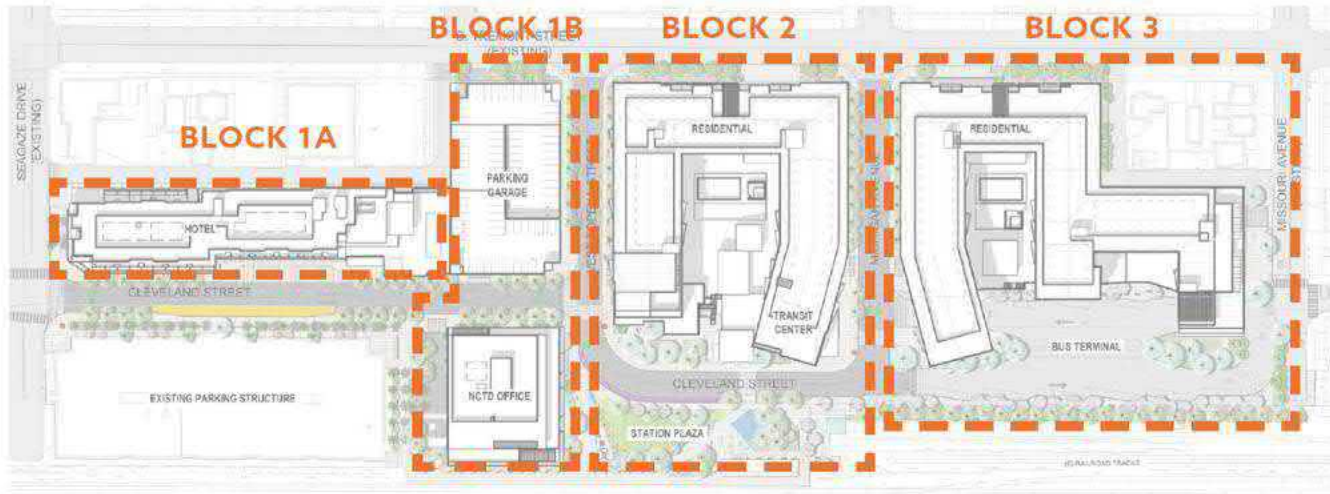
Mobility elements to support active transportation
Easy multi-modal navigation and circulation



Parking

Goal of reducing reliance on single-occupancy vehicles by improving public transit offerings

- Providing 1,771 parking spaces to satisfy city requirements
 - Replaces existing parking
 - Additional parking to accommodate proposed uses
- Community Feedback:
 - Implement a parking management program for the public parking garage
 - Incentivize residents that don't have a car/don't need parking
 - Don't want new residences taking up already limited street parking
 - Don't include public parking in the residential buildings



Summary and Next Steps



- Creates a vibrant and engaging hub that draws people in, increases ridership and improves efficiency.
- Incorporates mobility elements that encourage alternative modes of transportation.
- Responds to community feedback through project modifications. Additional modifications are still being studied.
- Exploring additional project modifications related to the centralized customer service area and public parking
- Next Thematic Meeting: Aesthetics (4/26)
- Public Circulation of DEIR (Early Summer)

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 8

4/26/23 Aesthetics: Presentation Slides

Oceanside Transit Center Redevelopment

Aesthetics - April 26, 2023



Toll Brothers
APARTMENT LIVING

**NORTH COUNTY
TRANSIT DISTRICT**

Oceanside Transit Center Redevelopment

Aesthetics – April 26, 2023



Meeting Format:

Project overview and milestones

Feedback summary

Landscaping

Wayfinding & Signage

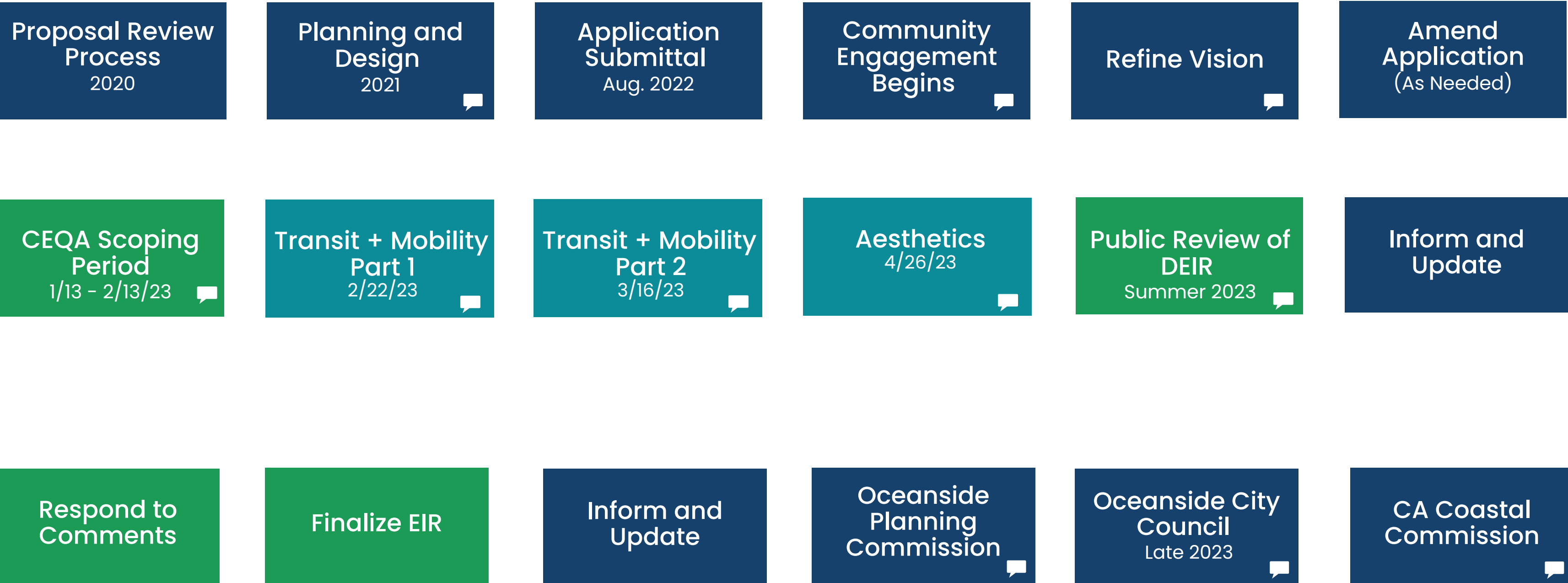
Architecture

Next steps

Q & A

Project Milestones

In 2016, the NCTD Board of Directors adopted a policy that would pursue development of some of its real estate holdings. The redevelopments are intended to reduce automobile reliance, increase transit ridership, and create jobs and affordable housing.

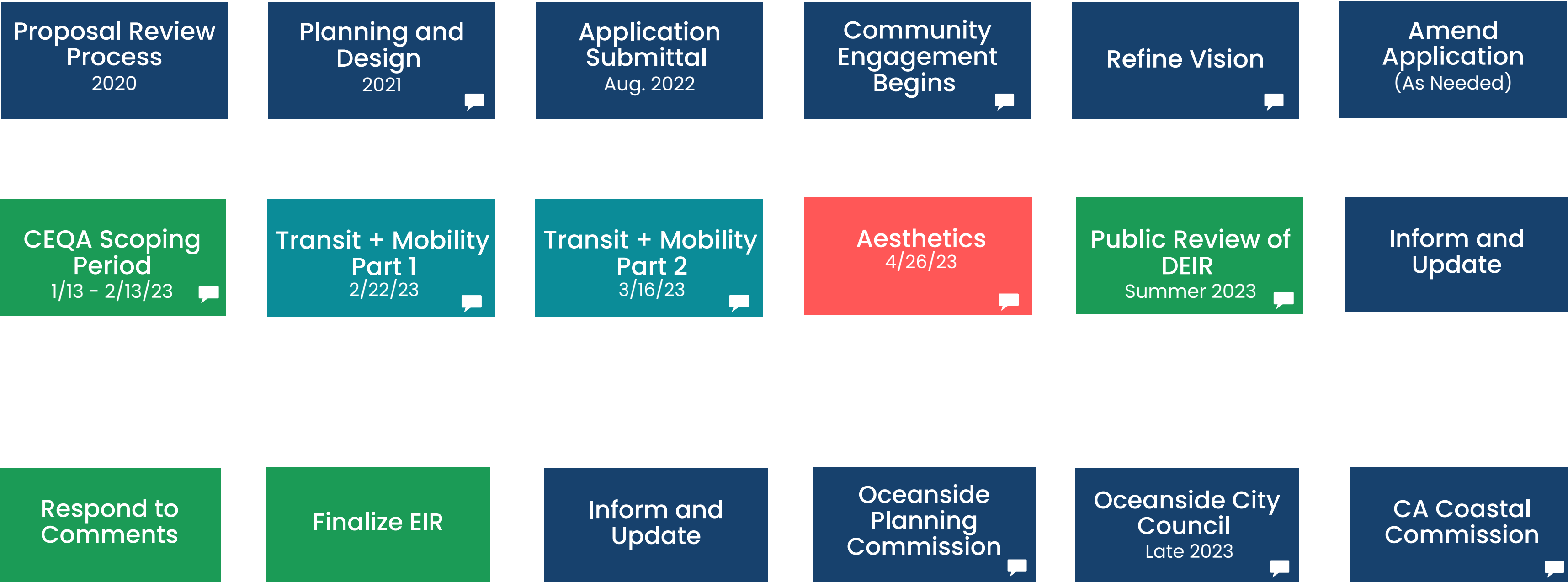


CEQA Environmental Review

Opportunity for public comment

Project Milestones

In 2016, the NCTD Board of Directors adopted a policy that would pursue development of some of its real estate holdings. The redevelopments are intended to reduce automobile reliance, increase transit ridership, and create jobs and affordable housing.

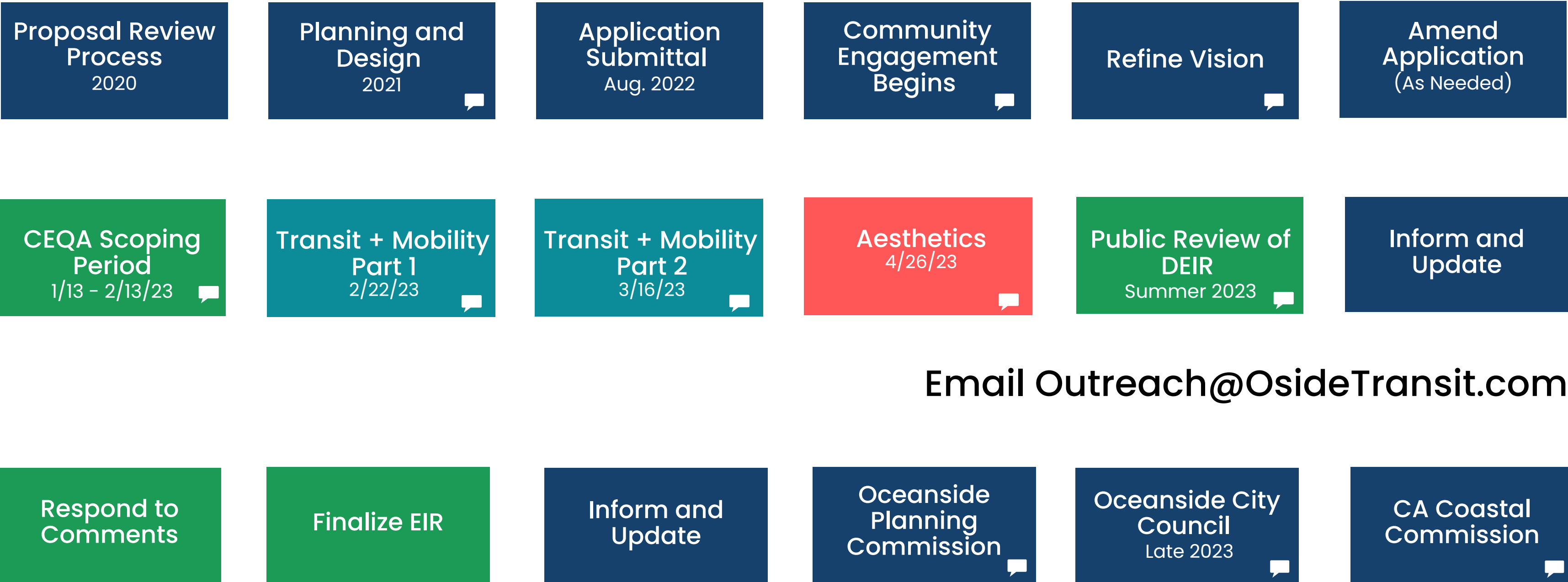


CEQA Environmental Review

Opportunity for public comment

Project Milestones

In 2016, the NCTD Board of Directors adopted a policy that would pursue development of some of its real estate holdings. The redevelopments are intended to reduce automobile reliance, increase transit ridership, and create jobs and affordable housing.



Email Outreach@OsideTransit.com

CEQA Environmental Review

Opportunity for public comment

Community Context

The project is based on a thorough review of the site constraints and opportunities, and mindful of the surrounding uses.



Existing Condition: 810 Mission Ave



Existing Condition: OTC at 235 S. Tremont



Community Context

The project is based on a thorough review of the site constraints and opportunities, and mindful of the surrounding uses.

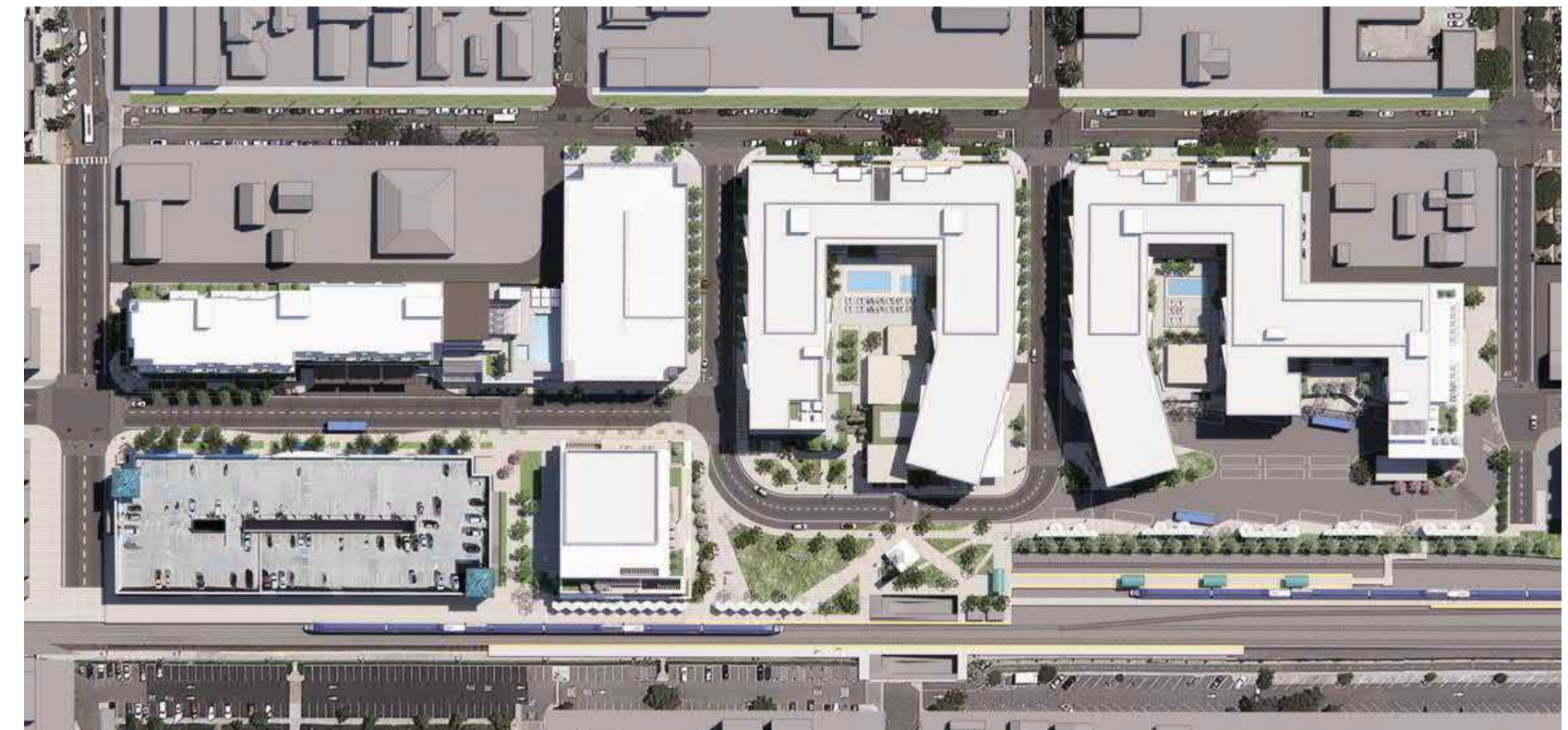


The NCTD offices will be relocated from their current location at 810 Mission Avenue to the new OTC at 235 S. Tremont. As a result, the Mission site will also be redeveloped to create additional mixed-income housing opportunities.

Proposed: Mission Ave



Proposed: OTC at Tremont



Community Responsive Planning



What we've heard:

"Uniquely Oceanside" Sense of arrival

Enhance community character

Public art

Consistency with Downtown

Native Landscaping

Integration of community input

NOTE: Feedback included is specific to Aesthetics

Landscaping Approach

✓ **Goals Met:**
Native, Regionally Appropriate Landscaping
Enhanced Community Character



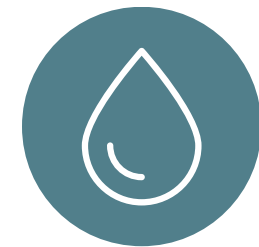
Visual Interest

Provides color, texture, and celebrates seasonality.



Community Character

Goal to create **new environments that work** contextually within the areas they are built.



Water-Wise Landscaping

An **integrated, diverse mix of species** is included, resulting in a water-wise landscape that will perform well in this climate.

Community Responsive Planning

Landscaping Improvements

- ✓ **Goals Met:**
Native, Regionally Appropriate Landscaping
Enhanced Community Character

Project Modifications

- Reduction in hardscaping

Presented 9/15/22



Landscaping Improvements

- ✓ **Goals Met:**
Native, Regionally Appropriate Landscaping
Enhanced Community Character

Project Modifications

- Reduction in hardscaping

Presented 3/16/23



Station Plaza redesign in process.

Landscaping Improvements



Goals Met:

Native, Regionally Appropriate Landscaping
Enhanced Community Character

Project Modifications

- Reduction in hardscaping
- Redesign of Station Plaza to create a more parklike atmosphere



Station Plaza redesign in process.

Landscaping Improvements

✓ **Goals Met:**
Native, Regionally Appropriate Landscaping
Enhanced Community Character

Project Modifications

- Reduction in hardscaping
- Redesign of Station Plaza to create a more parklike atmosphere
- Replace palm trees with canopy trees

Community Responsive Planning

Presented 9/15/22



Presented 3/16/23



Subject to change.

Landscaping Improvements

✓ **Goals Met:**
Native, Regionally Appropriate Landscaping
Enhanced Community Character

Project Modifications

- Reduction in hardscaping
- Redesign of Station Plaza to create a more parklike atmosphere
- Replace palm trees with canopy trees
- Increase green screening on Missouri to reduce noise and visual impacts

Presented 9/15/22



Presented 3/16/23



Subject to change.

Wayfinding + Public Art



Goals Met:

- Enhance transit experience
- Easy multi-modal circulation
- Enhanced Community Character
- Create a sense of arrival

Plans for a comprehensive wayfinding and signage program are in process.

The signage program will be enhanced with public art to create a unique sense of place.



Wayfinding + Public Art



Project Icon



Gateway Signage

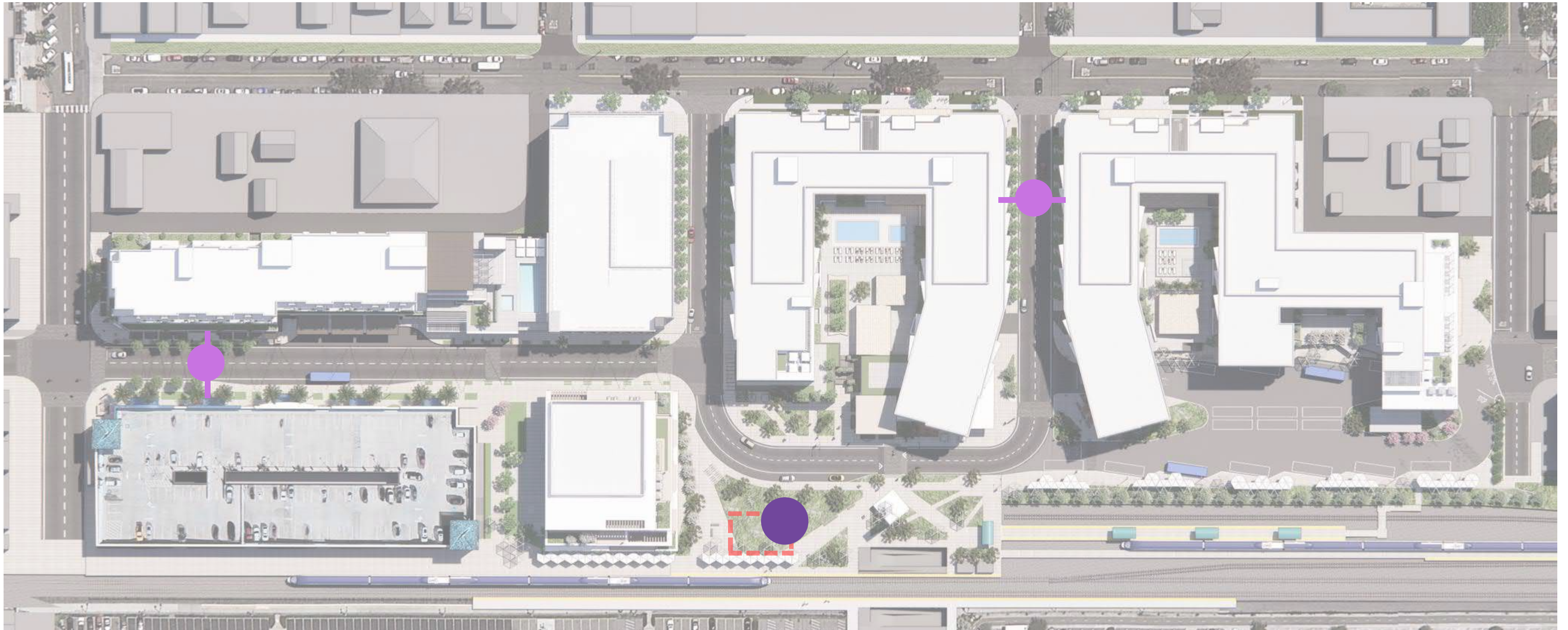
Signage Categories:

- Monumentation



Goals Met:

Enhance transit experience
Easy multi-modal circulation
Enhanced Community Character
Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

- Project Icon
- Gateway Signage

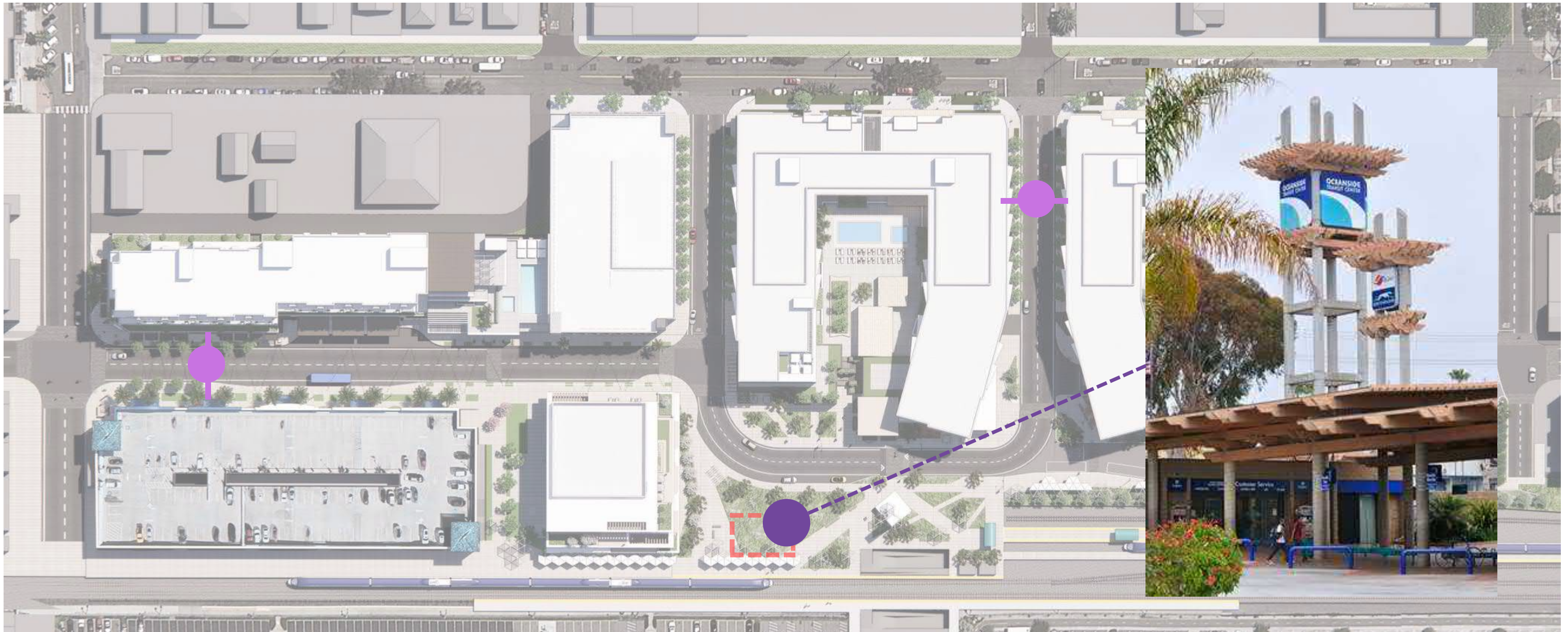
Signage Categories:

- Monumentation



Goals Met:

- Enhance transit experience
- Easy multi-modal circulation
- Enhanced Community Character
- Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

- Project ID Wall Sign
- Wall Mounted Blade

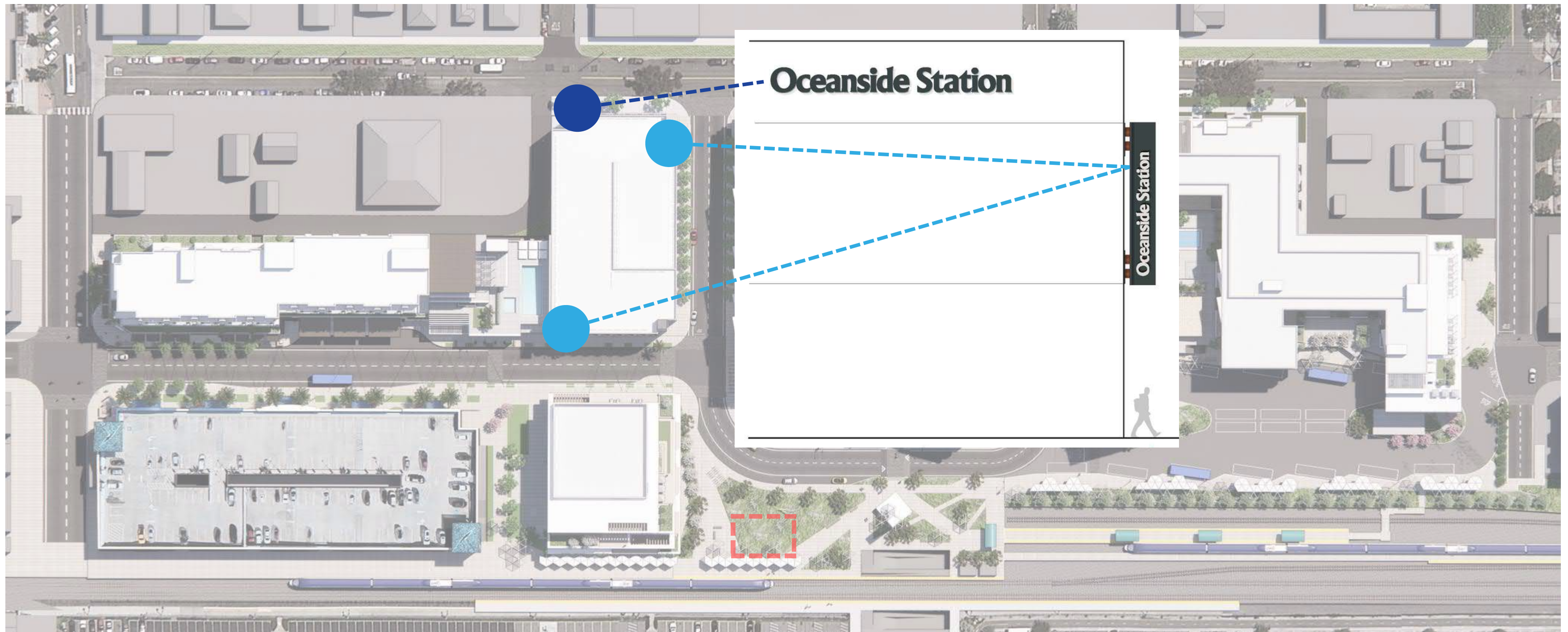
Signage Categories:

- Monumentation
- Identification



Goals Met:

Enhance transit experience
Easy multi-modal circulation
Enhanced Community Character
Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

● Building ID

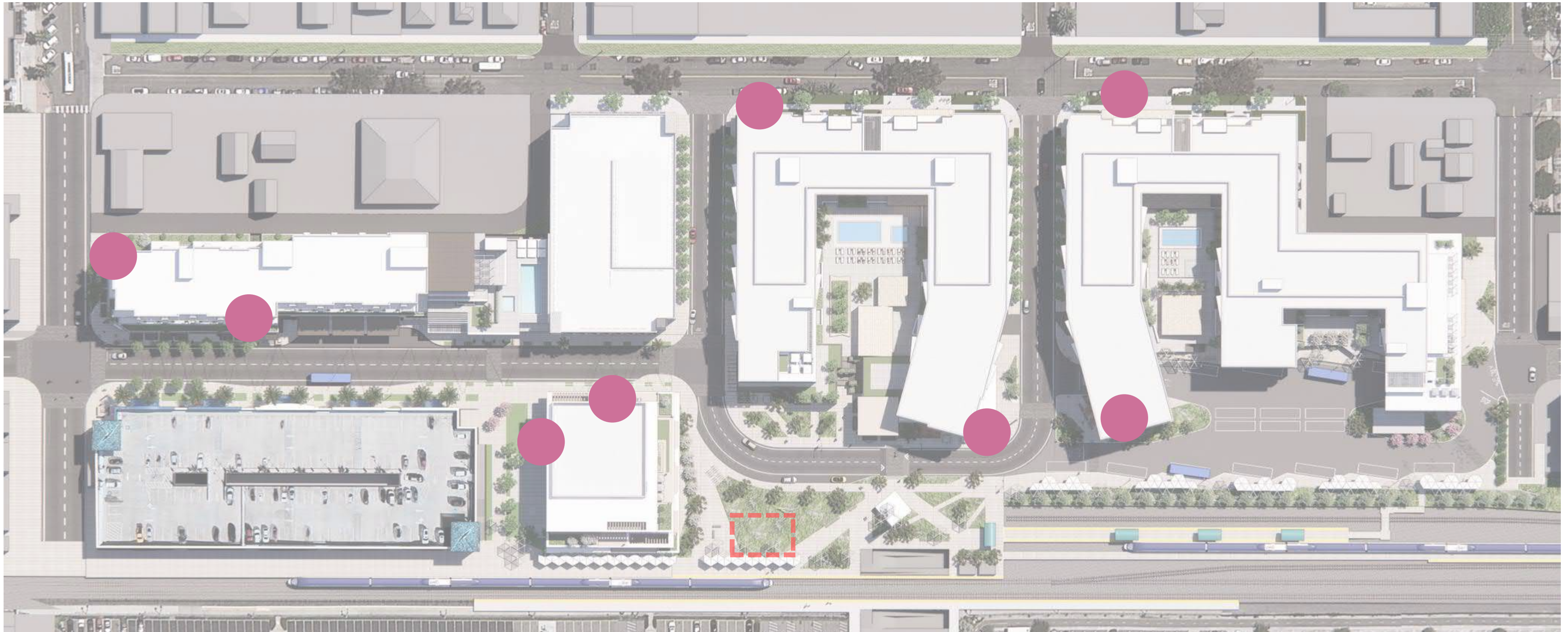
Signage Categories:

- Monumentation
- Identification





Goals Met:

Enhance transit experience
Easy multi-modal circulation
Enhanced Community Character
Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

-  Potential Mural Location
-  Wall Public Art

Signage Categories:

- Monumentation
- Identification
- Public Art

- 

Goals Met:

 - Enhance transit experience
 - Easy multi-modal circulation
 - Enhanced Community Character
 - Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

- Directional: Wall Mounted Blade
- Directional Signage

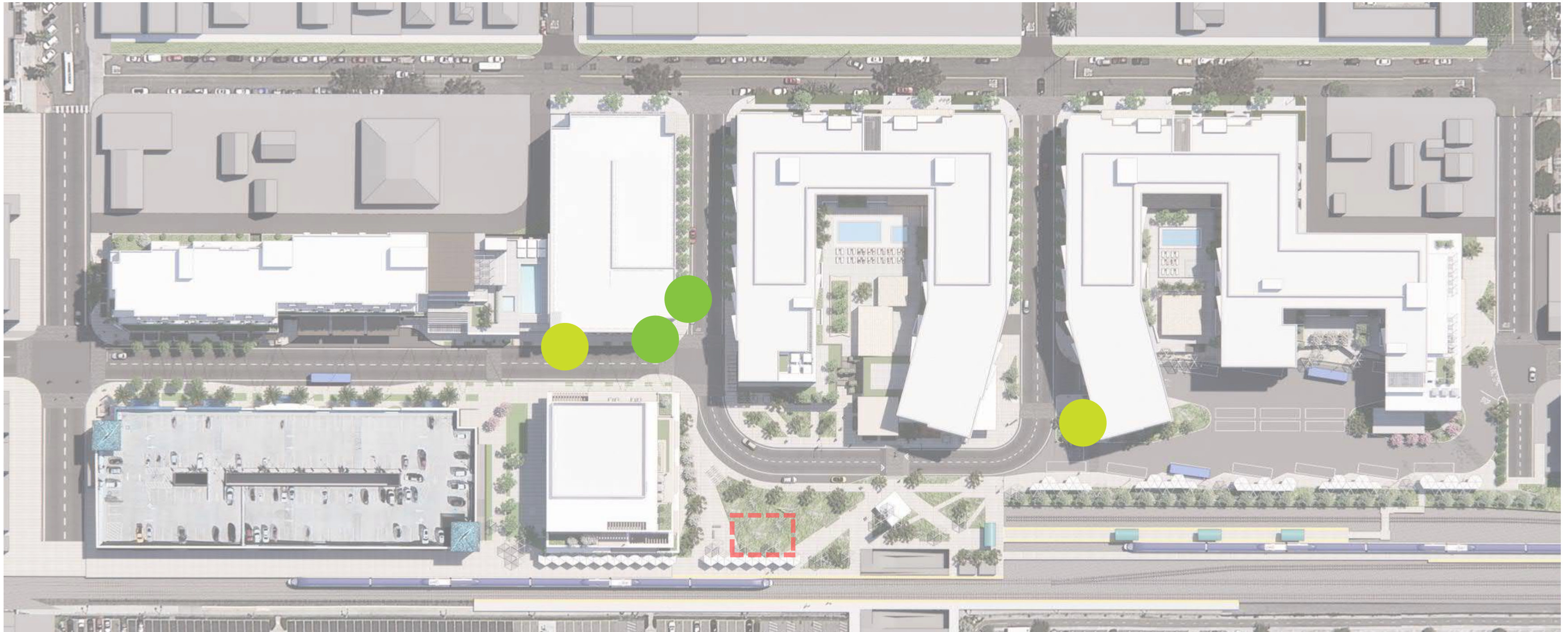
Signage Categories:

- Monumentation
- Identification
- Public Art
- Vehicular Wayfinding



Goals Met:

Enhance transit experience
Easy multi-modal circulation
Enhanced Community Character
Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

- Directional: Wall Mounted Blade
- Directional Signage

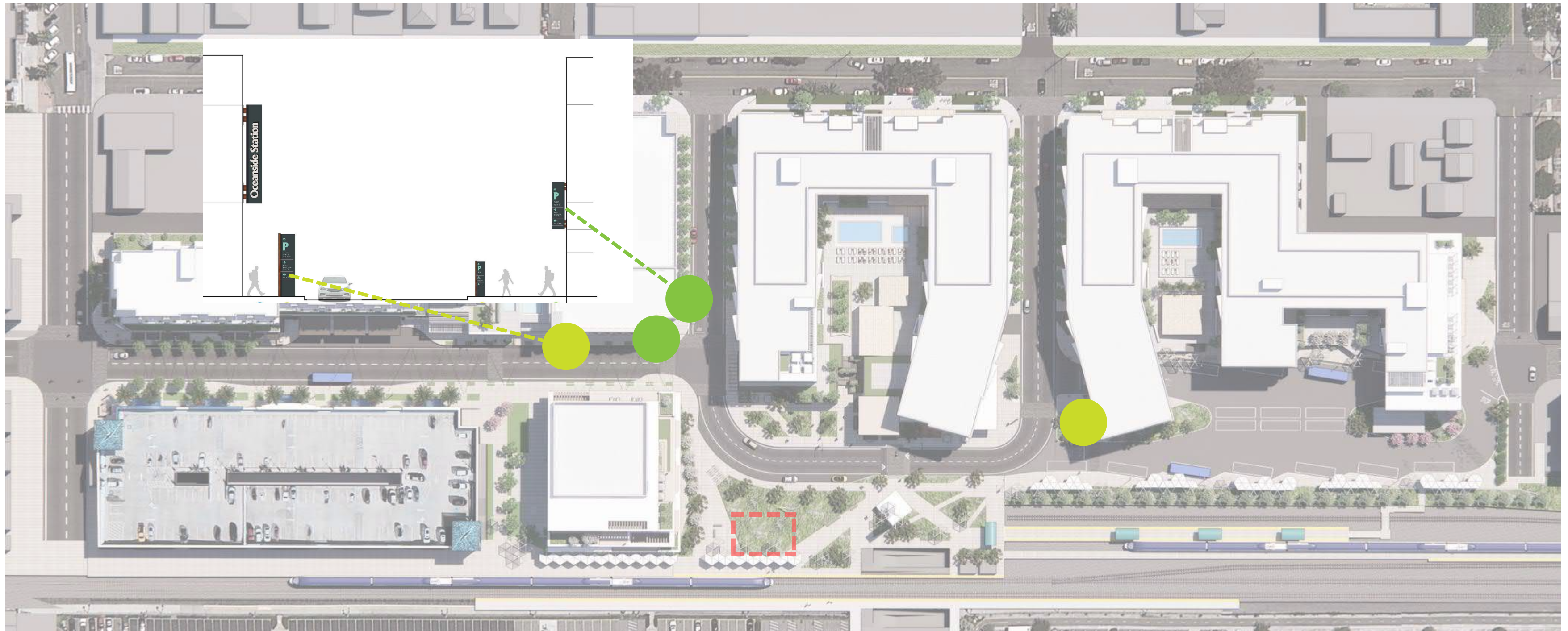
Signage Categories:

- Monumentation
- Identification
- Public Art
- Vehicular Wayfinding





Goals Met:

- Enhance transit experience
- Easy multi-modal circulation
- Enhanced Community Character
- Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

-  Parking Directional
-  Parking Entry Signage

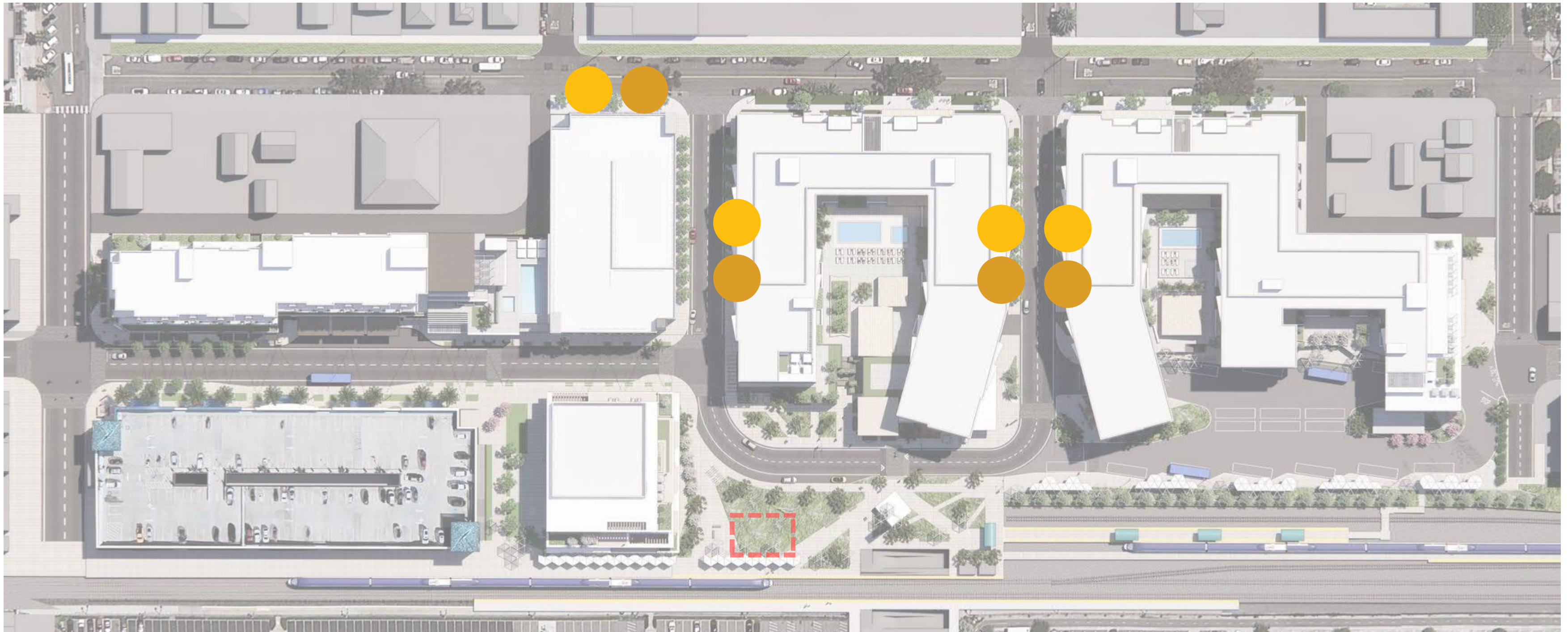
Signage Categories:

- Monumentation
- Identification
- Public Art
- Vehicular Wayfinding
- Parking



Goals Met:

Enhance transit experience
Easy multi-modal circulation
Enhanced Community Character
Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

● Pedestrian / Cyclist Directional

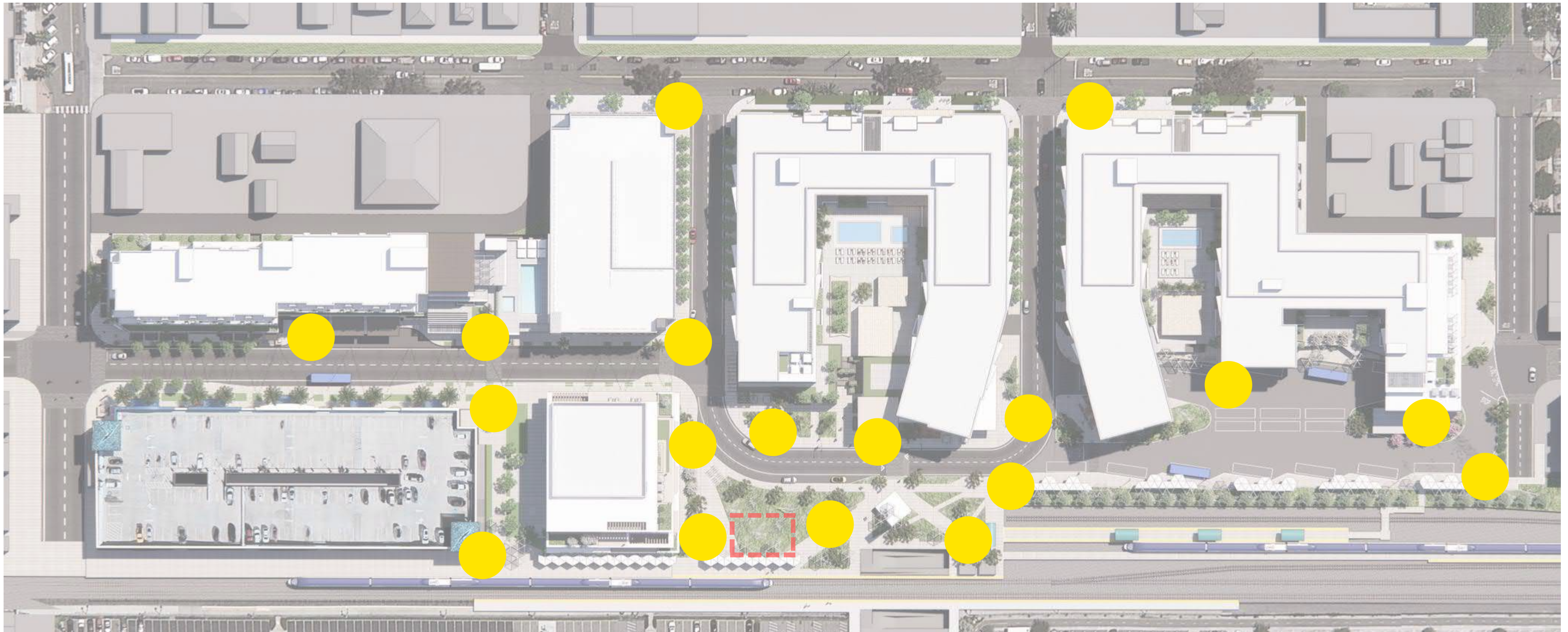
Signage Categories:

- Monumentation
- Identification
- Public Art
- Vehicular Wayfinding
- Parking
- Ped & Bike



Goals Met:

Enhance transit experience
Easy multi-modal circulation
Enhanced Community Character
Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

● Pedestrian / Cyclist Directional

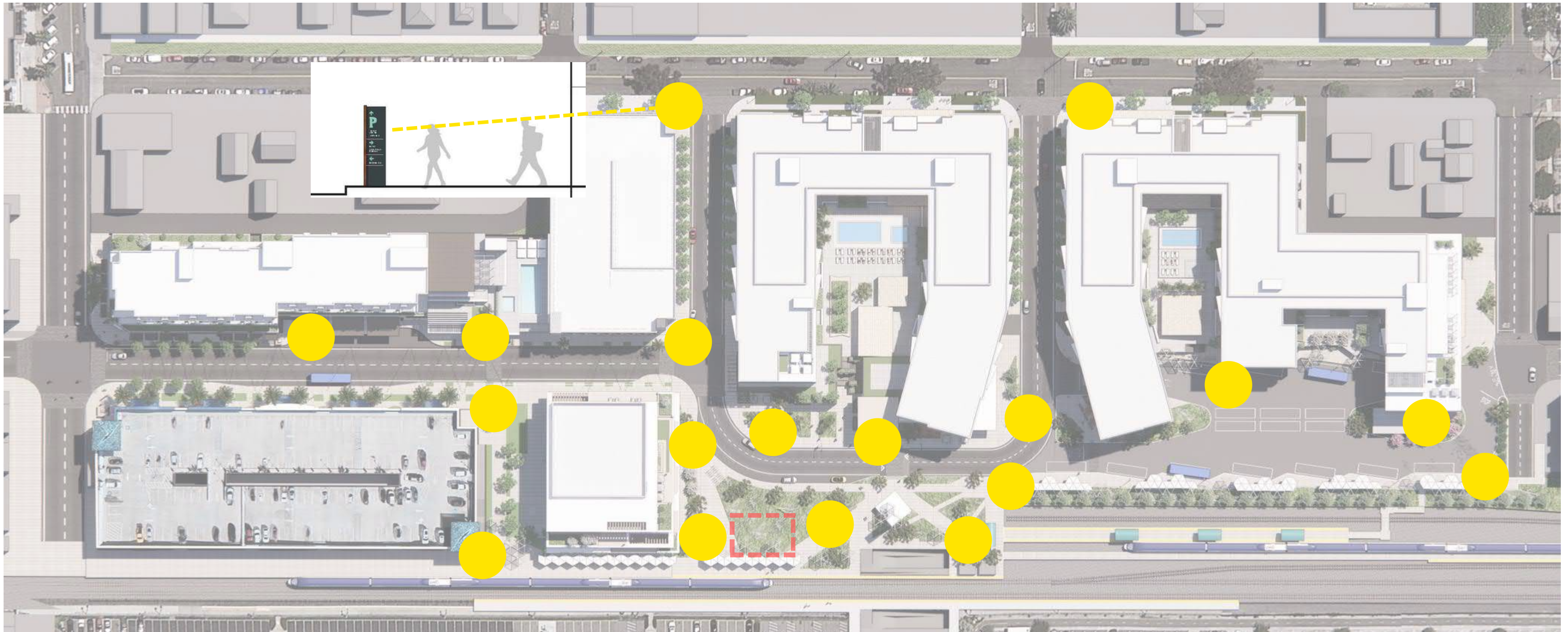
Signage Categories:

- Monumentation
- Identification
- Public Art
- Vehicular Wayfinding
- Parking
- Ped & Bike



Goals Met:

Enhance transit experience
Easy multi-modal circulation
Enhanced Community Character
Create a sense of arrival



Based on draft signage concepts. Subject to change.

Wayfinding + Public Art

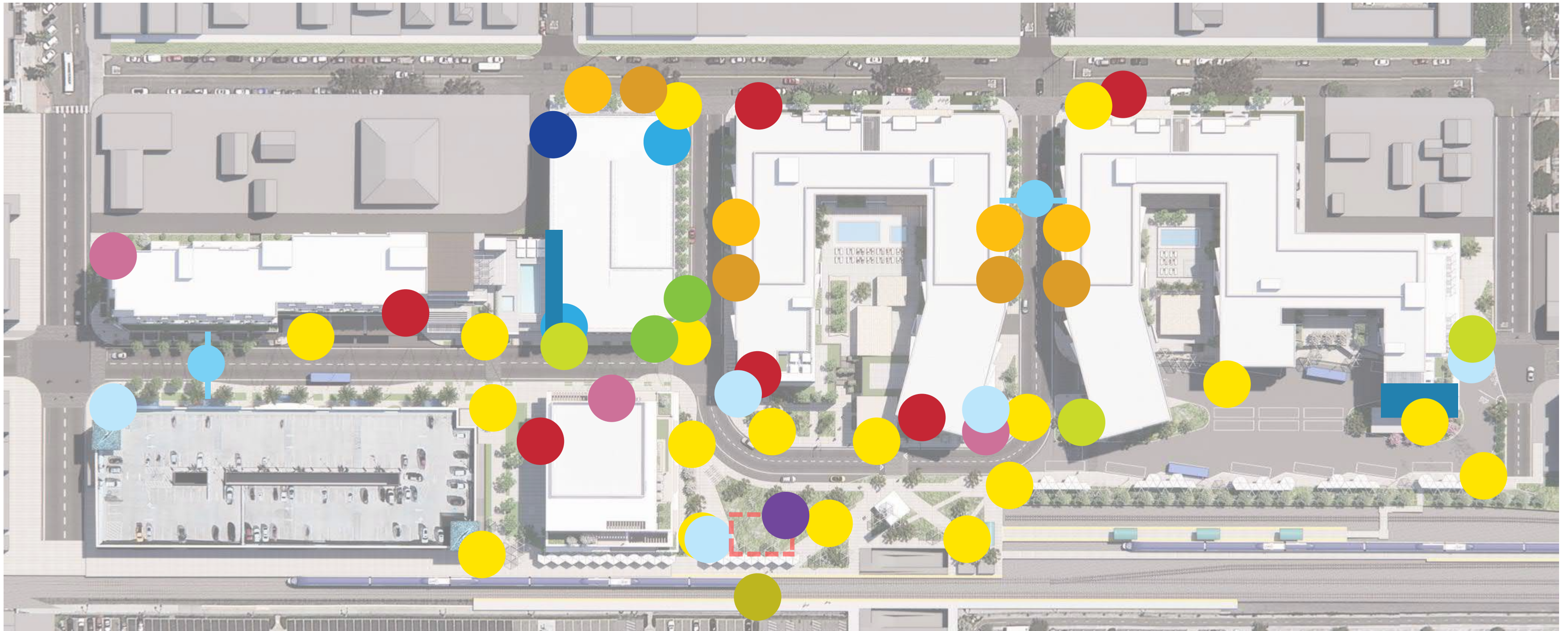
Signage Categories:

- Monumentation
- Identification
- Public Art
- Vehicular Wayfinding
- Parking
- Ped & Bike



Goals Met:

Enhance transit experience
Easy multi-modal circulation
Enhanced Community Character
Create a sense of arrival



Based on draft signage concepts. Subject to change.

Vision and Community Character

Creating a Sense of Place

The team took inspiration from the nearby sights, sounds, sand and surf to create a distinct yet complementary sense of place so each site would integrate into the existing context.



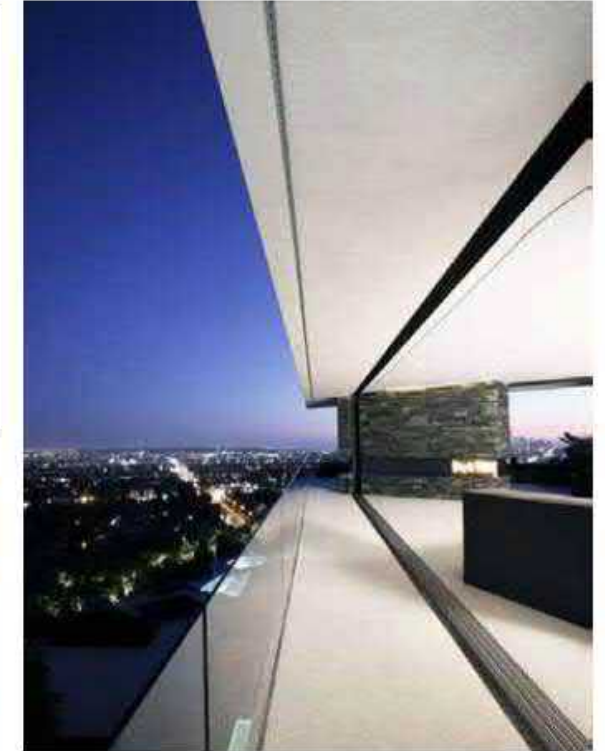
Vision and Community Character

Architectural Concepts

LIGHT, SHADOW + COLOR



OF SKY + HORIZON



The revitalized Oceanside Transit Center is envisioned as a vibrant, mixed-use hub for visitors and long-time locals that mixes lifestyle elements with a modernized and efficient transit center

Vision and Community Character

Architectural Concepts



FORM +
FUNCTION



LEARNING FROM NATURE

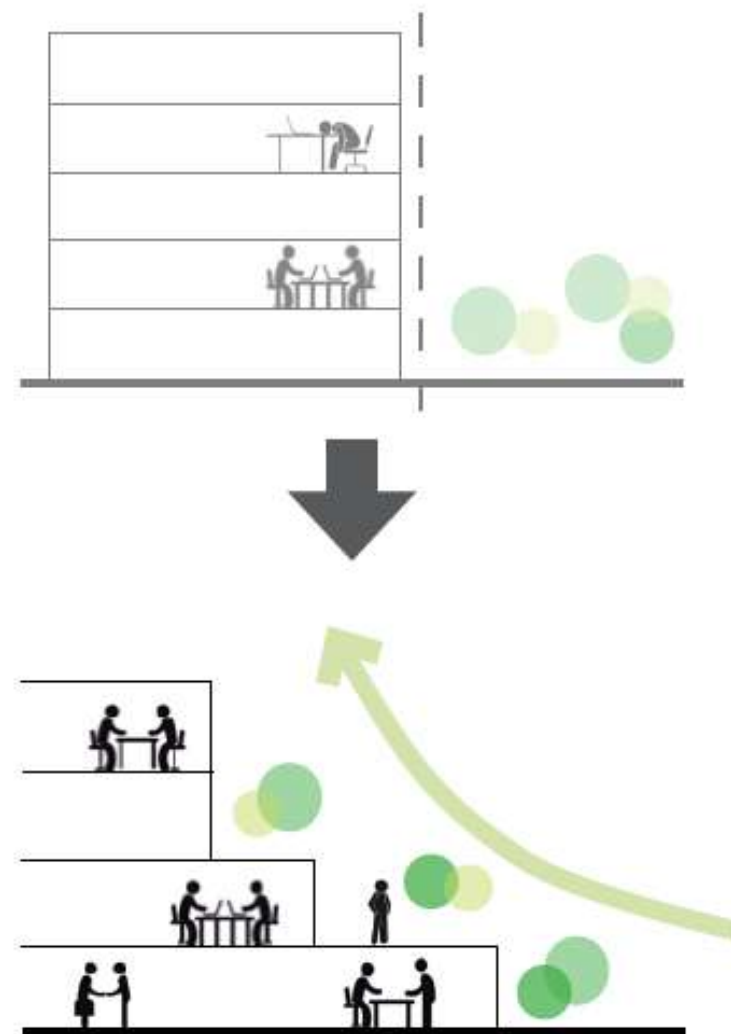
The revitalized Oceanside Transit Center is envisioned as a vibrant, mixed-use hub for visitors and long-time locals that mixes lifestyle elements with a modernized and efficient transit center

Planning Concepts

Scale and Massing



Goals Met:
Enhanced Community Character
Complement Downtown



BRINGING NATURE CLOSER

Landscape and open space extends onto the building creating multilevel terraces and roof decks



Hotel Amenity Wing
Conceptual Rendering



NCTD Office Building

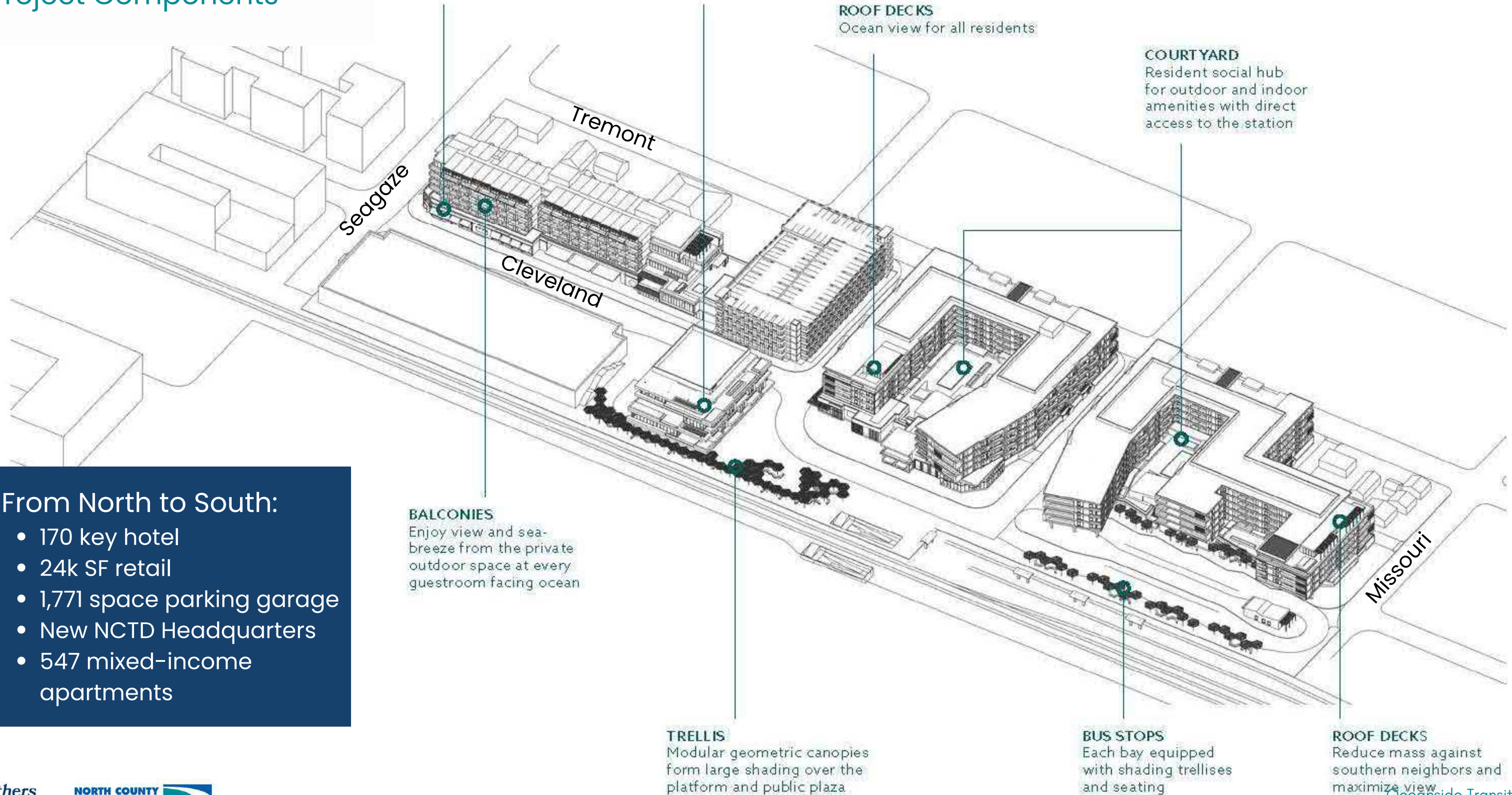
Conceptual Rendering



NCTD OFFICE FROM W TOPEKA

Tremont Site

Project Components



From North to South:

- 170 key hotel
- 24k SF retail
- 1,771 space parking garage
- New NCTD Headquarters
- 547 mixed-income apartments

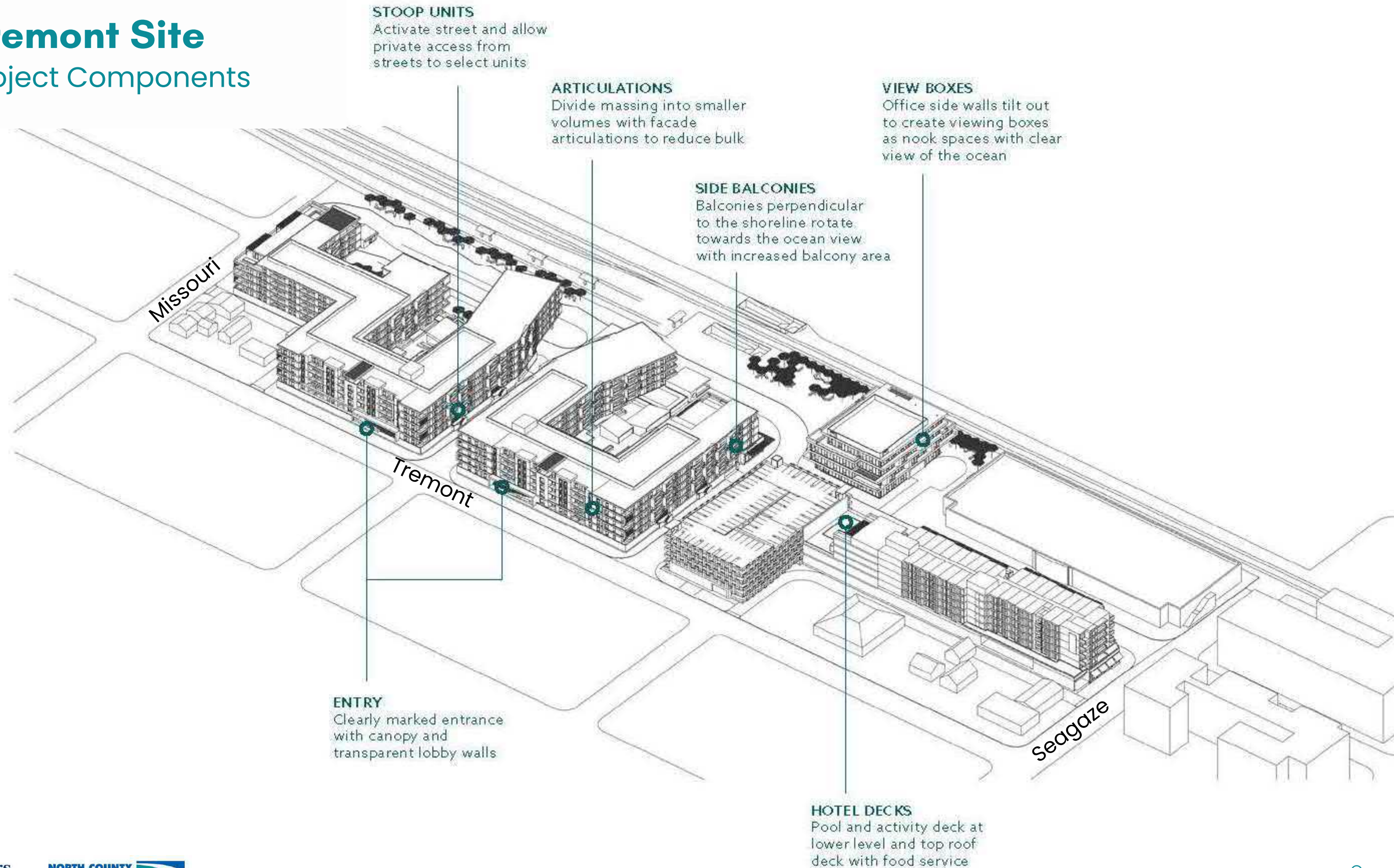


Boulangerie

290

Tremont Site

Project Components

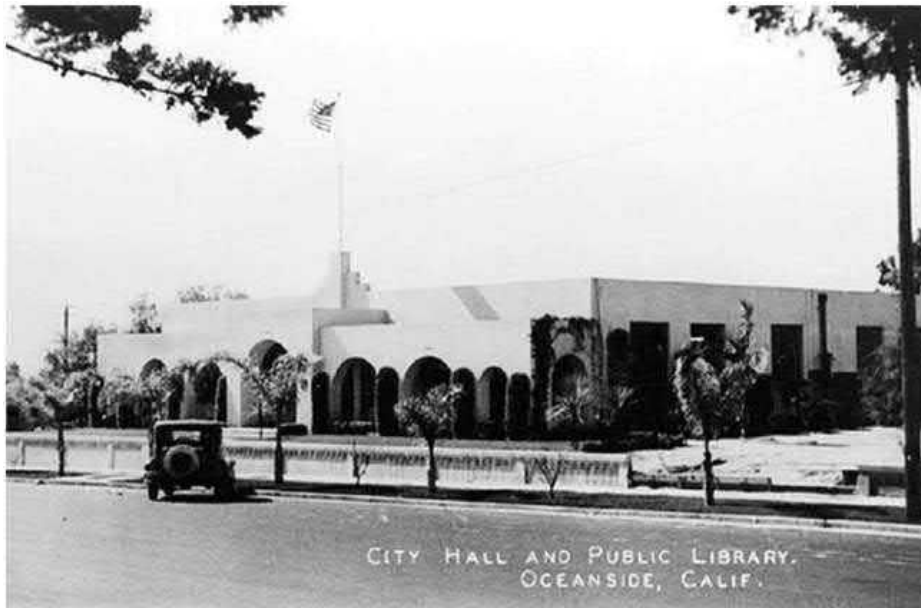






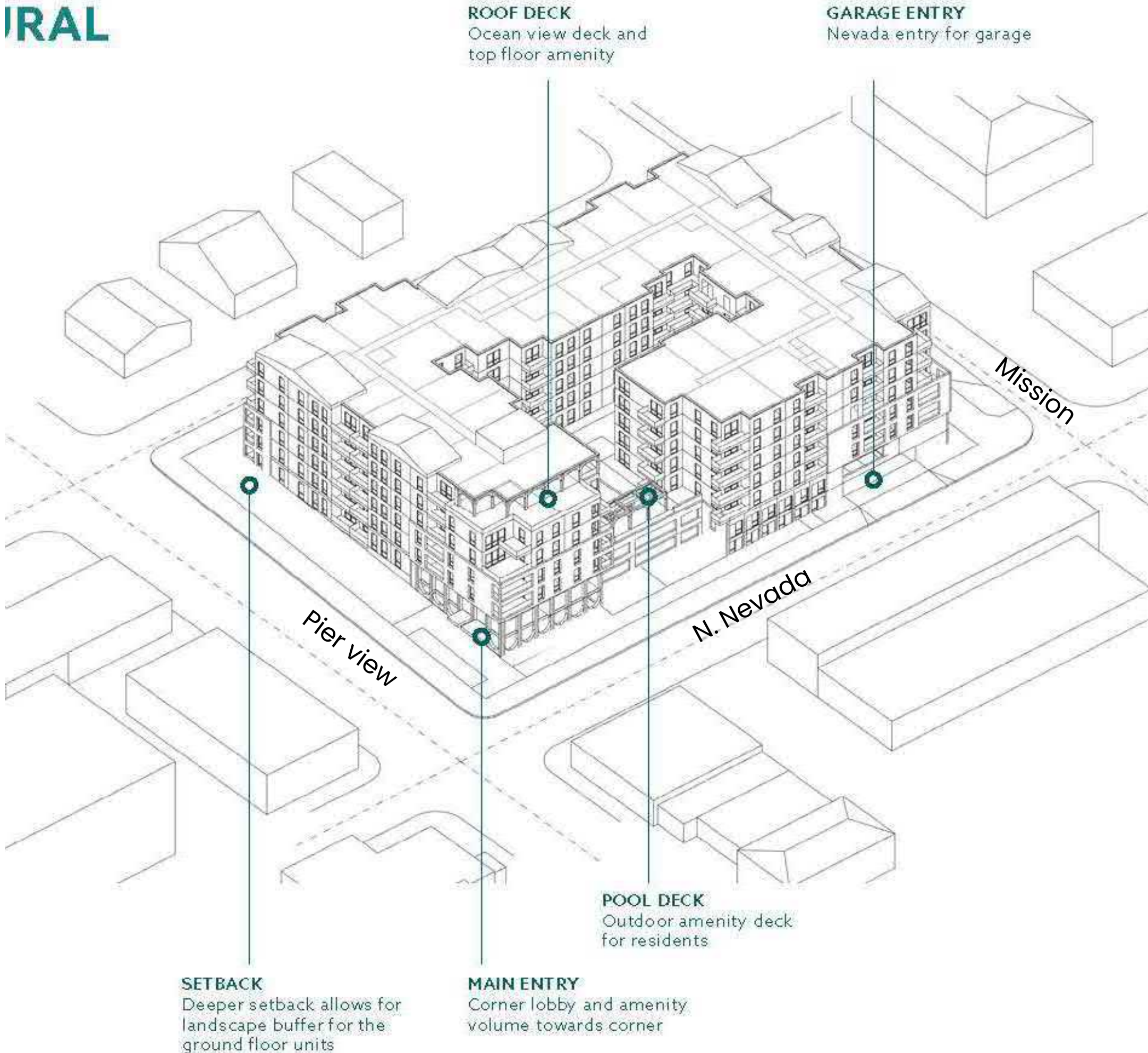
Mission Site

Project Components



INSPIRED BY IRVING GILL'S
INFLUENCE IN OCEANSIDE

IRAL



Mission Site

Project Components

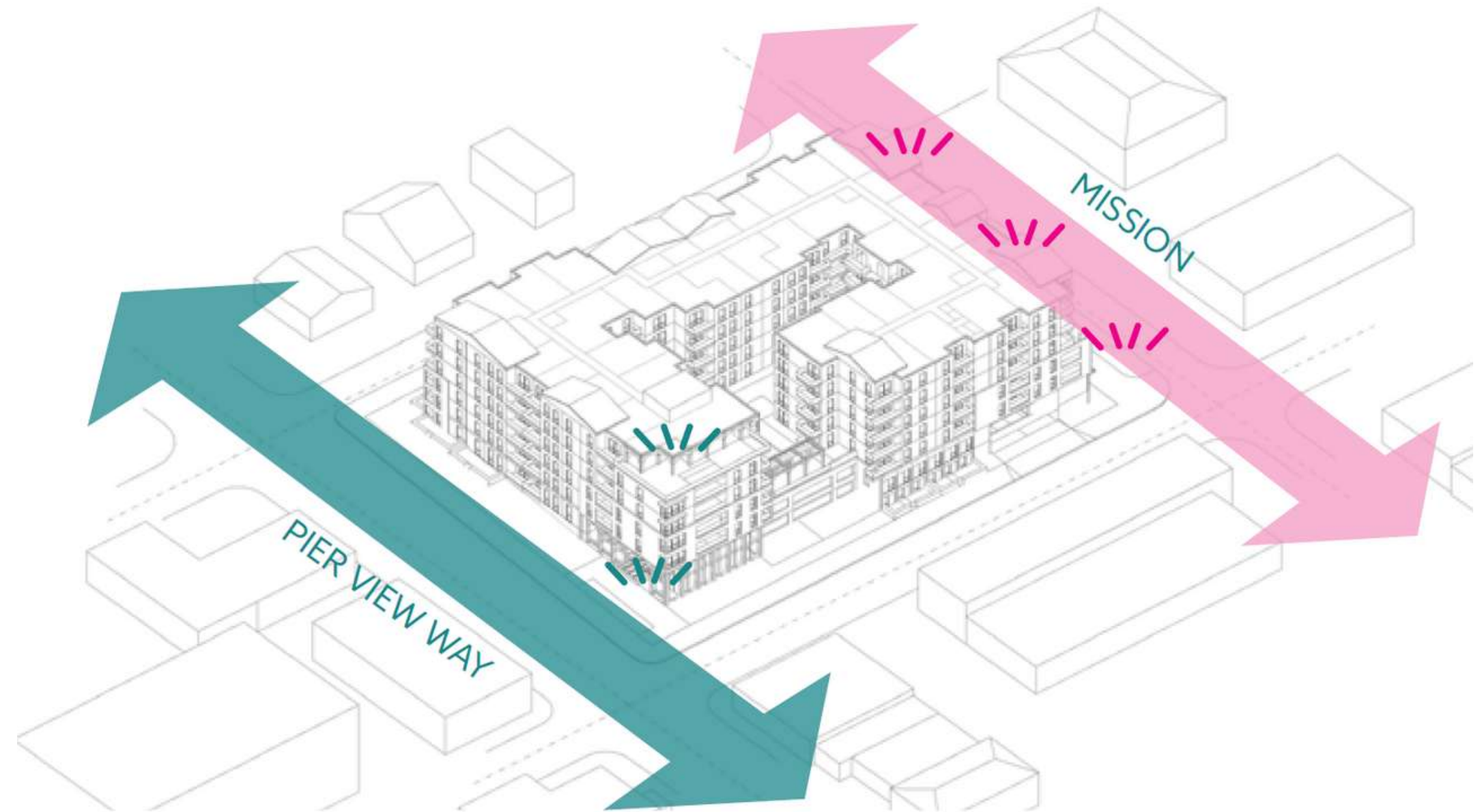


Goals Met:

- Enhanced Community Character
- Complement Downtown
- Improved pedestrian experience

CITY CONNECTIONS

Creates Pedestrian-friendly edges that tie the building to the existing civic and commercial activities in Downtown



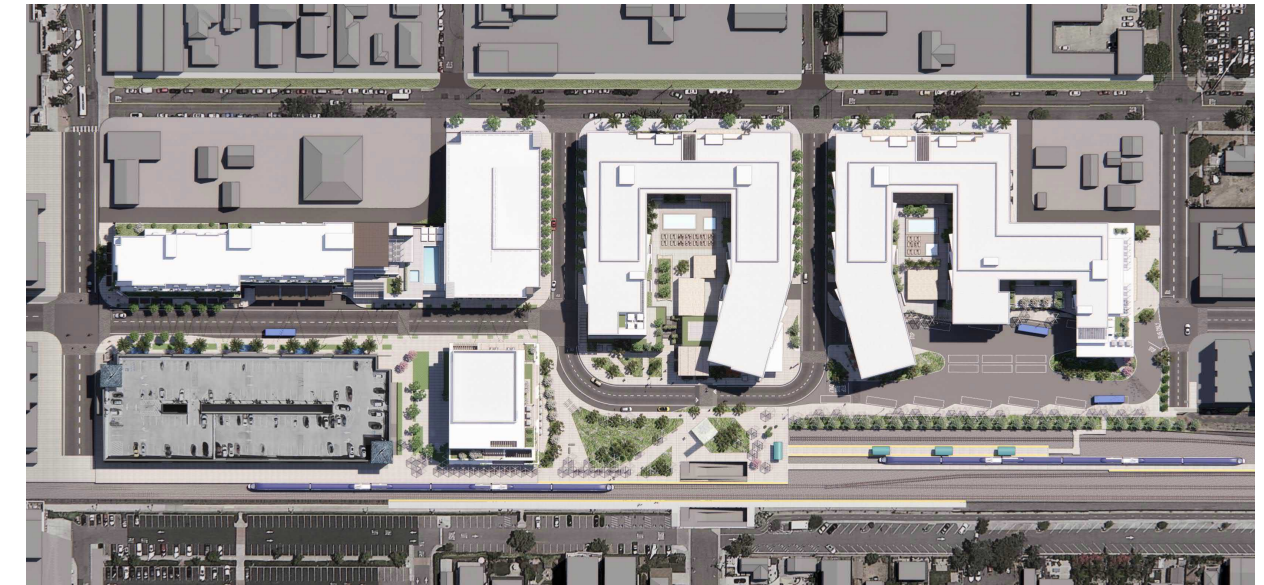


Enhancing the Transit Experience

Re-envisioning the Customer Service Center



Goals Met:
Enhance transit experience
Traditional Terminal Experience



In response to community feedback, we are currently exploring potential to relocate Customer Service Center

Enhancing the Transit Experience

Re-envisioning the Customer Service Center

Relocation of the Customer Service Center requires a redesign of the Station Plaza, which is still in process.

Objectives:

- Streamline operations and improve customer experience
- Create a sense of arrival that is uniquely Oceanside
- Maintain location in heart of master plan
- Increase visibility
- Respond to community feedback

DESIGN ELEMENTS

Provide input on what design elements you'd like to see incorporated into the new Customer Service Center.



Location TBD. Redesign in process.

Summary and Next Steps



- Creates a vibrant and engaging hub that draws people in, increases ridership and improves efficiency.
- Aligns with city objectives and Incorporates mobility elements that encourage alternative modes of transportation.
- Responds to community feedback through project modifications. Additional modifications are still being studied.
- Public Circulation of DEIR (Early Summer)

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 9

4/26/23 Aesthetics: Design Feature Boards

Enhancing the Transit Experience

Re-envisioning the Customer Service Center



Please place a green or red dot on the architectural elements you like/dislike.

The feedback will be shared with the design team to influence the plans for the centralized customer service center within the redesigned Station Plaza.



Covered outdoor seating that blends with Plaza amenities and can be used by the community



Indoor-outdoor connection with a variety of seating

Enhancing the Transit Experience

Re-envisioning the Customer Service Center



Please place a green or red dot on the architectural elements you like/dislike.

The feedback will be shared with the design team to influence the plans for the centralized customer service center within the redesigned Station Plaza.



Canopy with minimalist form and integral lighting that serves as a protective covering



Ticketing counter with clean lines and direct view of seating area

Enhancing the Transit Experience

Re-envisioning the Customer Service Center



Location: 100 S. Highway 16, Oceanside, CA 92054

Please place a green or red dot on the architectural elements you like/dislike.

The feedback will be shared with the design team to influence the plans for the centralized customer service center within the redesigned Station Plaza.



Simple, geometric glass enclosure with floating canopy that provides shade and protection during inclement weather



Covered outdoor space that integrates nature



Indoor space with full height glazing to maximize natural light. Efficient interior seating area

Toll Brothers
ARCHITECTURAL
NORTH COUNTY
TRANSIT DISTRICT

Oceanside Transit Center
Redevelopment

Enhancing the Transit Experience

Re-envisioning the Customer Service Center



Location: 100 S. Highway 16, Oceanside, CA 92054

Please place a green or red dot on the architectural elements you like/dislike.

The feedback will be shared with the design team to influence the plans for the centralized customer service center within the redesigned Station Plaza.



Variety of ticketing with counter service and kiosks. Simple and clean material palette of white background and blue accent that is reminiscent of the ocean



Natural materials to create a light and airy space with full height glazing to maximize natural light



Use of wood as structure and finish materials with vaulted ceiling to create a welcoming, warm and flexible space to accommodate a variety of programs

Toll Brothers
ARCHITECTURAL
NORTH COUNTY
TRANSIT DISTRICT

Oceanside Transit Center
Redevelopment

(Parent) Project Number: GPA22-00002
Project Name: OCEANSIDE TRANSIT CENTER
Project Planner: ROBERT DMOHOWSKY

Exhibit 10

6/13/23 Small Business Luncheon: Presentation Slides

Oceanside Transit Center Redevelopment



Toll Brothers
APARTMENT LIVING

**NORTH COUNTY
TRANSIT DISTRICT**

Transit Oriented Development

Planning Objective: Maximize Underutilized Land to Transform the Transit Experience

Supporting Goals:

- Drive adoption of transit and other sustainable mobility options
- Increase efficiency of operations of the existing Oceanside Transit Center
- Provide adequate parking to meet current and future demands
- Generate long-term revenue stream for NCTD to support transit operations and financial stability
- Increase economic development through new housing, retail and commercial
- Support local, regional and statewide goals for reducing Californians' reliance on single-occupancy vehicles by improving public transit offerings
- Support transition of bus and rail fleets to zero emissions
- Align with the City of Oceanside's vision to "focus on creating vibrant, walkable, visually attractive and engaging mixed-use communities centered along Coast Highway and the major east-west commercial corridors, around Sprinter Stations, and in the Downtown District."

Onward Oceanside, General Plan Update Draft Vision Statement



Oceanside Transit Center
Redevelopment

Community Context

The project is based on a thorough review of the site constraints and opportunities, and mindful of the surrounding uses.



Existing Condition: 810 Mission Ave



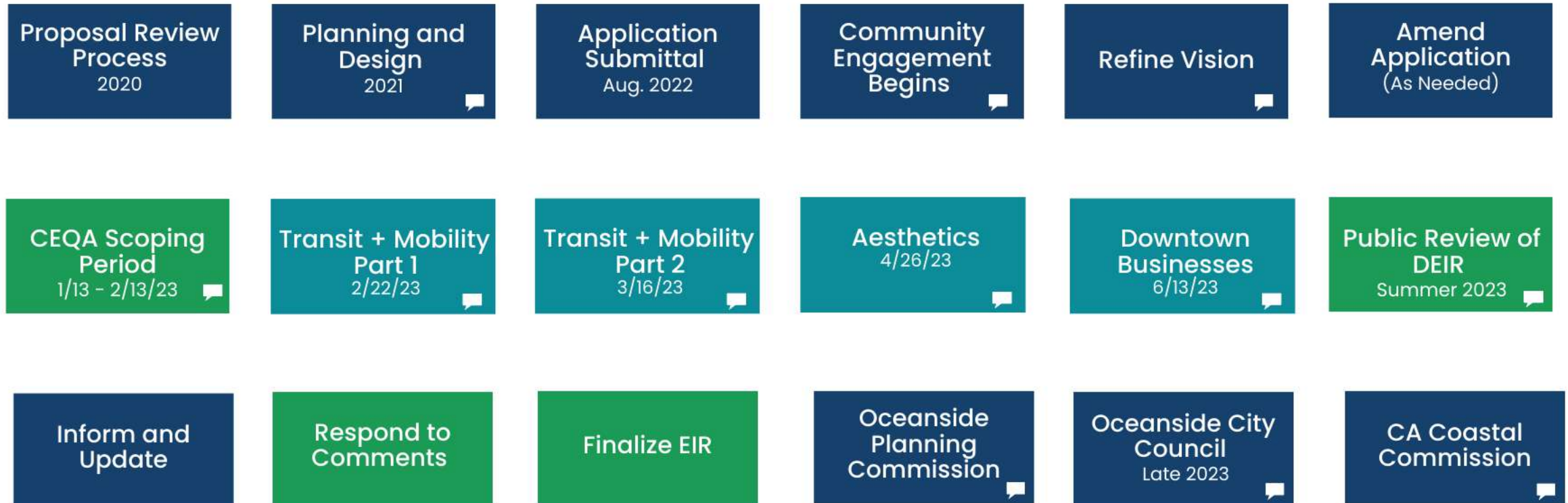
The NCTD offices will be relocated from their current location at 810 Mission Avenue to the new OTC at 235 S. Tremont. As a result, the Mission site will also be redeveloped to create additional mixed-income housing opportunities.

Existing Condition: OTC at 235 S. Tremont



Project Milestones

In 2016, the NCTD Board of Directors adopted a policy that would pursue development of some of its real estate holdings. The redevelopments are intended to reduce automobile reliance, increase transit ridership, and create jobs and affordable housing.



■ CEQA Environmental Review

■ Opportunity for public comment

Community Responsive Planning

Outreach Objectives:

- Find balance between NCTD priorities and community comments
- Identify project modifications that respond to community feedback and address concerns where able

What we've heard:

Transit Operations

- "Uniquely Oceanside" Sense of arrival
- Traditional terminal experience
- Parking management
- Concerns over relocation of bus operations

Enhanced Community Character

- Consistency with Downtown, Activation of street frontage
- Public art
- Native Landscaping
 - Green screening
 - Tremont beautification

Circulation

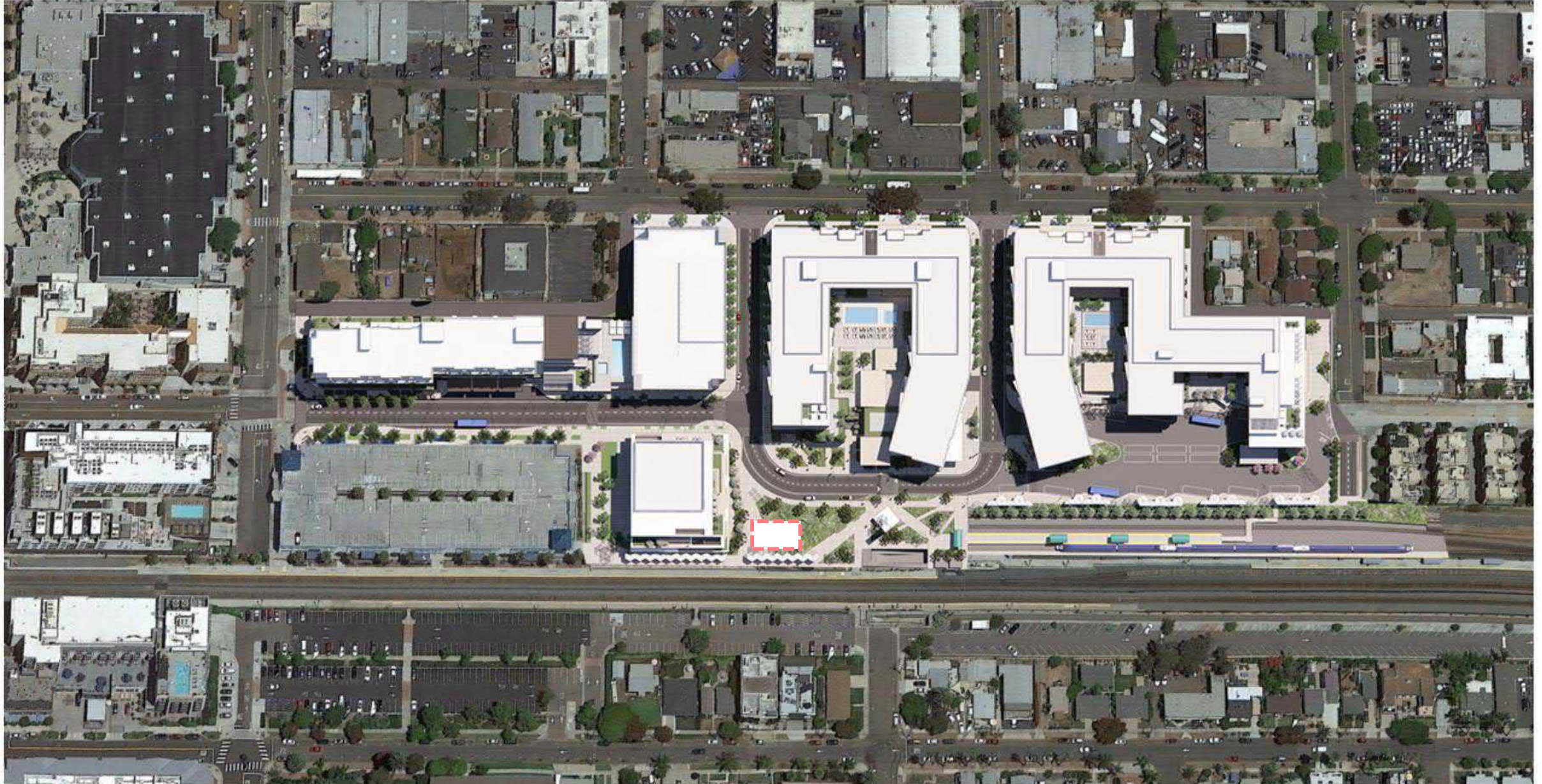
- Easy multi-modal navigation and circulation
- Mobility elements to support active transportation
- Requests for offsite traffic calming

*This is a summary of the most common themes we've heard through our outreach

6/13/23 Small Business Luncheon

Oceanside Transit Center Project Overview

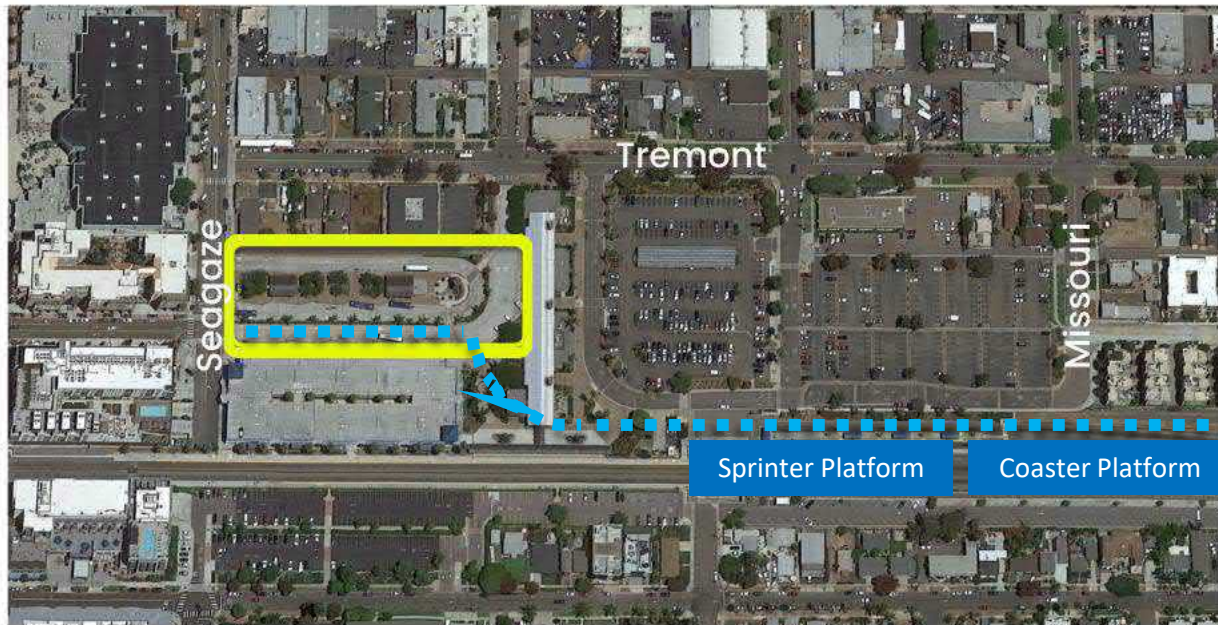
6/13/23 Small Business Luncheon



Increased Efficiency

Best practices in the transit industry is to provide a clear line of site between rail and bus areas, between all bus boarding platforms, and from the COASTER central control/security office to all the transit boarding areas.

Existing



Proposed

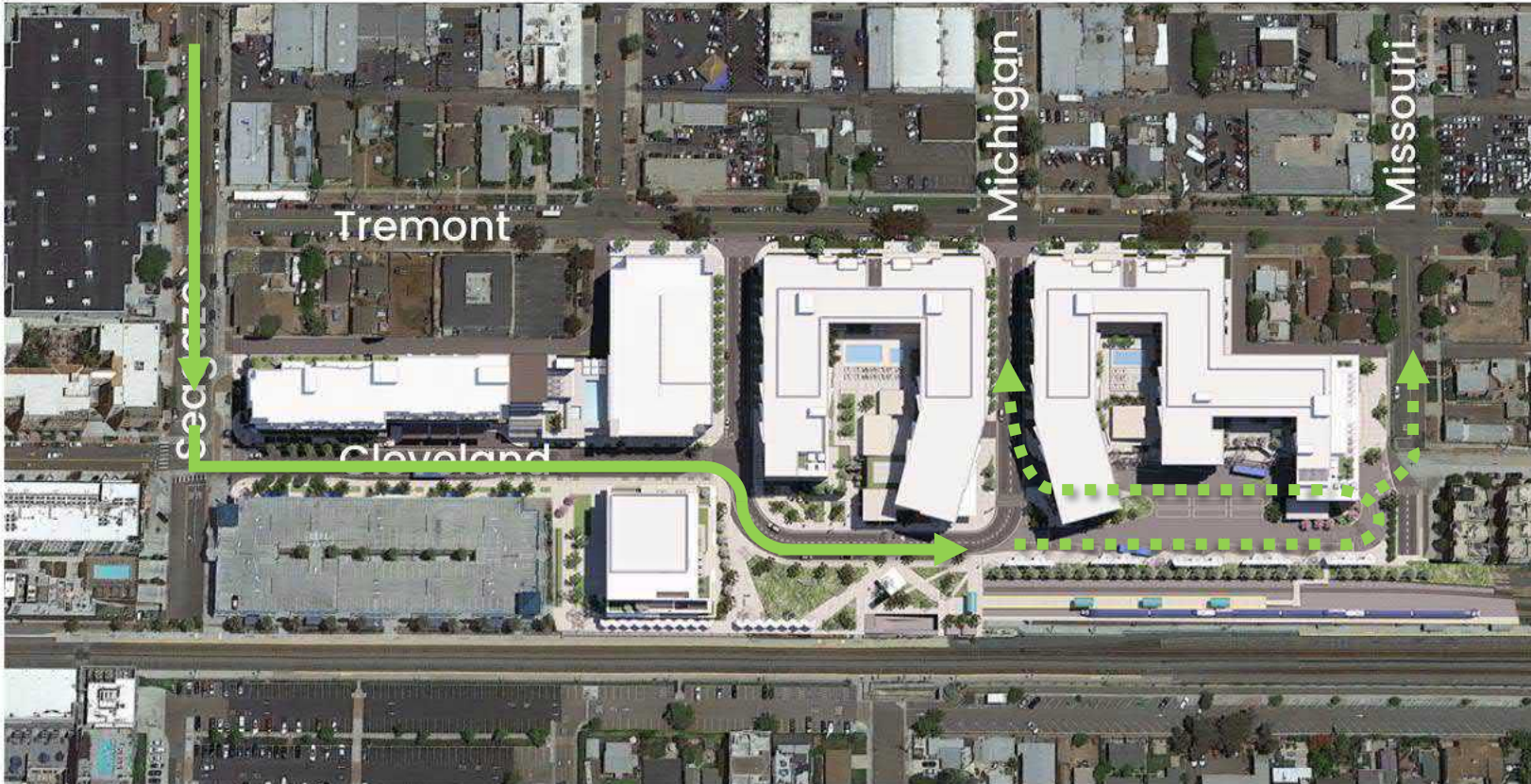


Proposed bus stall relocation provides direct access to the Sprinter and Coaster platforms. Study shows this relocation will “significantly reduce walk time for patrons making train connections” and optimize bus operations.”

Increased Efficiency

In response to community feedback, NCTD has commissioned a supplemental study to validate conclusions drawn in initial circulation study (2020).

Proposed Bus Circulation



- Study will evaluate transit vehicle movements within OTC and onto connecting roadways, including:
 - Seagaze Drive
 - Topeka Street
 - South Tremont Street
 - Michigan Avenue
 - Missouri Avenue
- Will consider factors such as:
 - BREEZE on-time performance, operational efficiency and feasibility
 - BREEZE routing direction and frequency
 - Impact to BREEZE scheduling
 - Local traffic and community impacts
 - The City of Oceanside's Coast Highway Corridor project
 - NCTD's BREEZE Speed & Reliability Study

Multi-Modal Circulation

Project Modifications:

- Wider sidewalks
- Dedicated pick up/drop off zones
- Enhanced crossings
- Traffic calming elements
- Mobility elements to support active transportation



Multi-Modal Circulation

Project Components

- Activation of Tremont with building components that encourage walkability
- Landscaped parkways to improve pedestrian experience (right)



Off-Site Improvements

1. Construct enhanced crosswalks at Cleveland/Seagaze intersection
2. Construct all-way stop at Tremont/New Topeka intersection with enhanced crosswalks
3. Construct enhanced crosswalks at Tremont/Michigan intersection
4. Reconfigure Cleveland/Missouri intersection to an all-way stop



Unique Sense of Arrival

Project Modifications:

- Reduction in hardscaping
- Improved landscaping (i.e., Native plant materials, replace palms)
- Redesign of Station Plaza to create a more parklike atmosphere



* Redesign of Station Plaza in process to accommodate requests for a more traditional terminal experience



Boulangerie

290

Unique Sense of Arrival

Wayfinding + Public Art



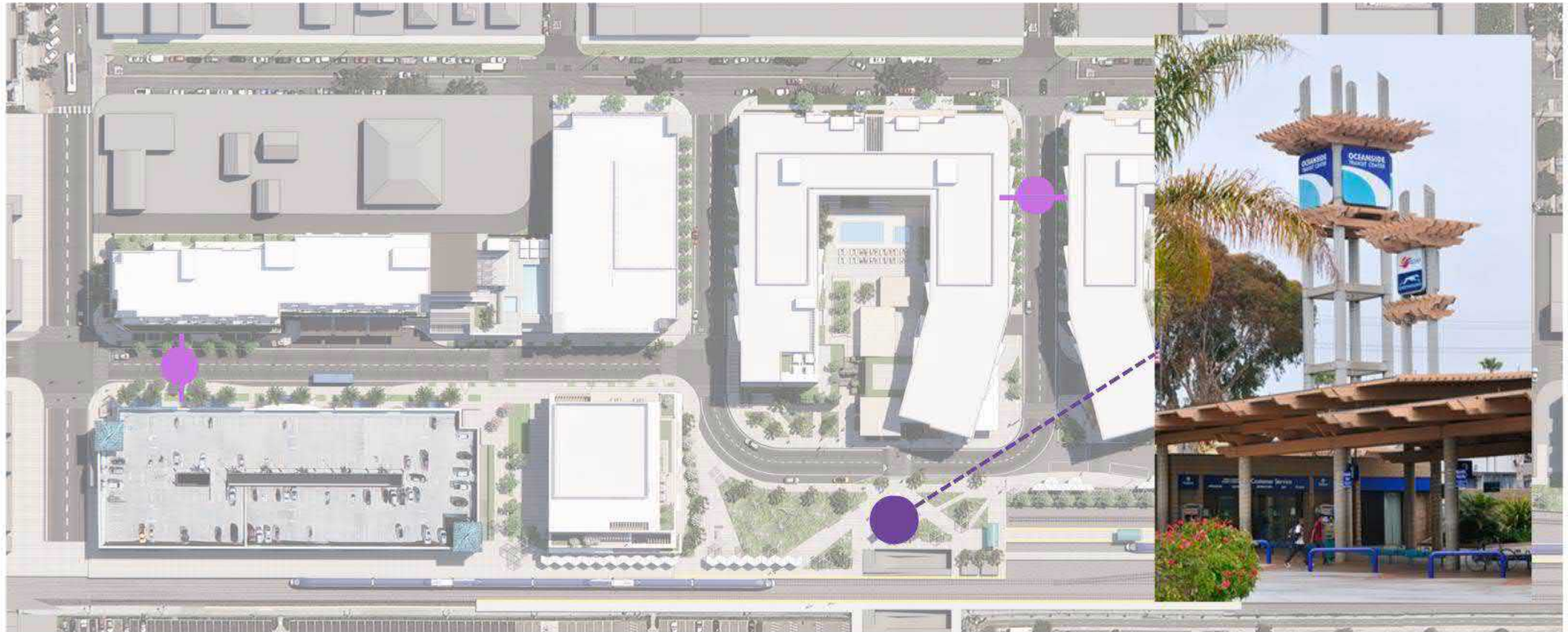
Project Icon



Gateway Signage

Plans for a comprehensive signage program are in process.

The signage program will be enhanced with public art to create a unique sense of place.



Based on draft signage concepts. Subject to change.

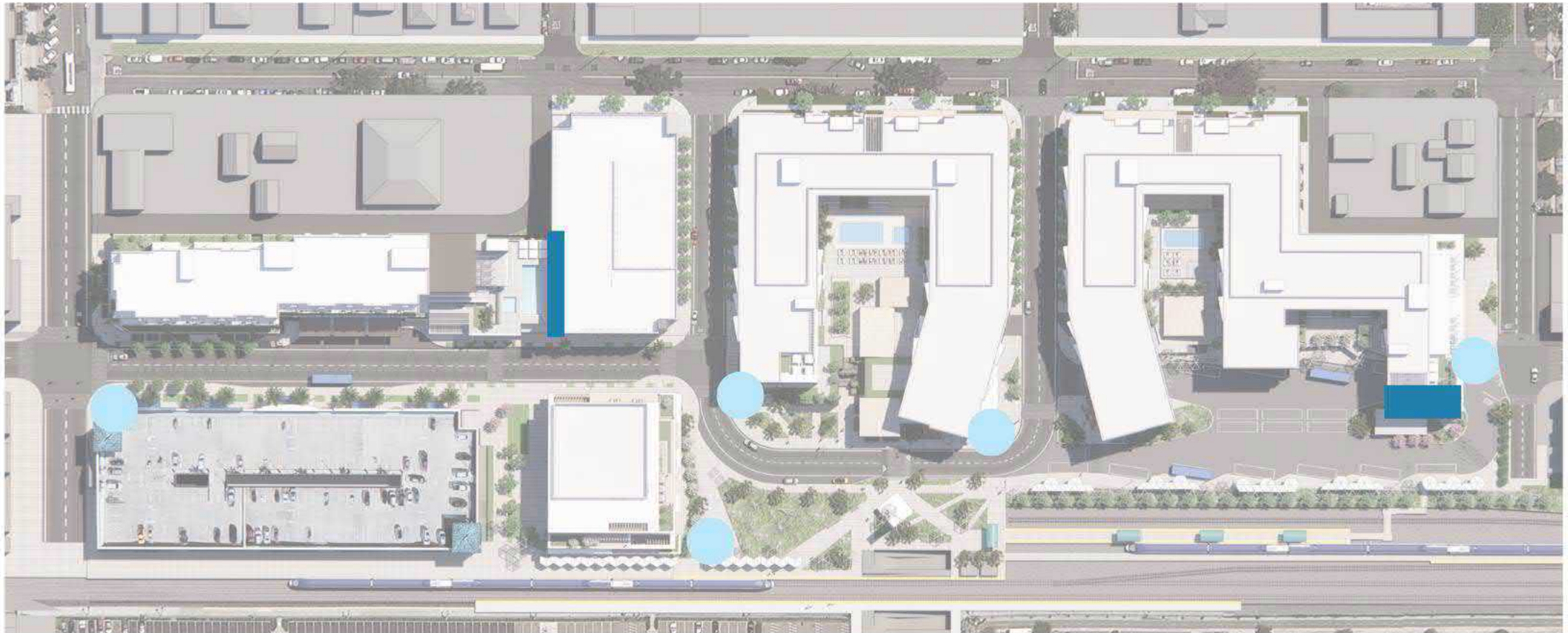
Enhanced Community Character

Wayfinding + Public Art

 Potential Mural Location  Wall Public Art

Plans for a comprehensive signage program are in process.

The signage program will be enhanced with public art to create a unique sense of place.



Building components, like stoops and balconies, and mixing colors and textures on Tremont help to break up the building facades and create visual interest.

Tremont View 1

Conceptual Rendering

6/13/23 Small Business Luncheon



The landscaping palette includes an integrated, diverse mix of species, including native and regionally appropriate plant materials to provide color, texture, and celebrate seasonality. The goal is to create new environments that work contextually within the areas they are built, resulting in a water-wise landscape that will perform well in this climate.

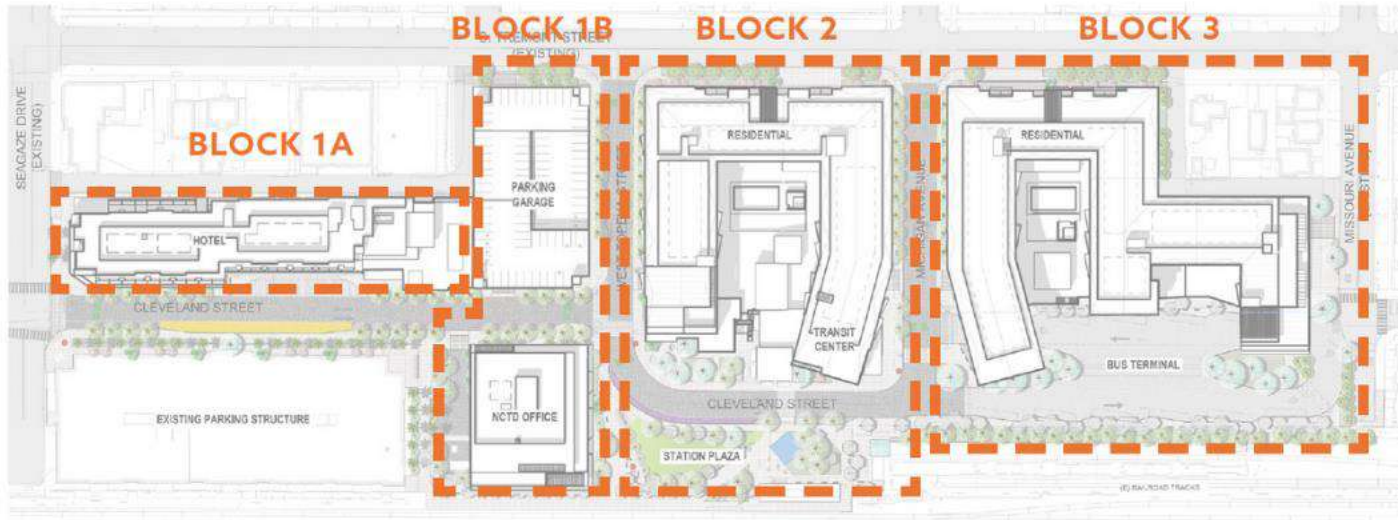


Tremont View 2

Conceptual Rendering

6/13/23 Small Business Luncheon

Parking



Goal of reducing reliance on single-occupancy vehicles by improving public transit offerings

- Providing 1,771 parking spaces to satisfy city requirements
 - Replaces existing parking
 - Additional parking to accommodate proposed uses
 - NO net loss of parking
- Community Feedback:
 - Implement a parking management program for the public parking garage
 - Incentivize residents that don't have a car/don't need parking
 - Don't want new residences taking up already limited street parking
 - Don't include public parking in the residential buildings

Mixed-Income Housing

The Project exceeds
Oceanside Affordable
Housing requirements.

15% of the homes at each
site will be designated
affordable housing.



Housing Breakdown

Each site will have mixed-income
housing and resident exclusive
amenities.

Tremont - 547 units (82 affordable)
Mission - 206 units (31 affordable)

Number of Persons in Household:		1	2	3	4
San Diego County Area Median Income: \$106,900	Acutely Low	11250	12850	14450	16050
	Extremely Low	27350	31250	35150	39050
	Very Low Income	45550	52050	58550	65050
	Low Income	72900	83300	93700	104100
	Median Income	74850	85500	96200	106900
	Moderate Income	89800	102650	115450	128300

Source: <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

Summary and Next Steps



- Creates a vibrant and engaging hub that draws people in, increases ridership and **improves transit efficiency**.
- **Aligns with city objectives** and incorporates mobility elements that encourage alternative modes of transportation.
- **Responds to community feedback** through project modifications. Additional modifications are still being studied.
- Next Steps:
 - Submit design for new Station Plaza
 - Public Circulation of DEIR