

(Parent) Project Number: RD22-00004
Project Name: NCTD - 810 MISSION AVE
Project Planner: DARLENE NICANDRO

City Council Policy 300-14 Enhanced Notification and Community Outreach Report for 810 Mission Avenue

The redevelopment of the Oceanside Transit Center (OTC) is a public-private partnership between Toll Brothers Apartment Living and North County Transit District (NCTD). The plans for Oceanside Transit Center include and new NCTD headquarters at 235 S. Tremont Street. The relocation of NCTD's headquarters from its current location at 810 Mission Avenue creates a second opportunity for mixed-income housing. Although technically there are separate applications for each site, the projects are fundamentally linked so all outreach activities included a context map with both sites and an explanation of the connection between the two sites served as the introduction to all public presentations.

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 projects, 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 projects and informing residents of the project information website, email address, and upcoming events (exhibit 1). 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.

Email: outreach@osidetransit.com

A community email address was established; 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.

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.

General Public Meetings

Eight public meetings have been hosted for the projects. The OTC scoping meeting (2/1/23) and the transit and mobility thematic meetings (2/22/23 and 3/16/23) are detailed in full in the Oceanside Transit Center outreach report but have been removed here as those three meetings were largely focused on 235 S. Tremont site.

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.



(Parent) Project Number: RD22-00004

Project Name: NCTD - 810 MISSION AVE

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

Aesthetics were the focus of the fifth public meeting hosted by the project team. The presentation highlighted the design elements and architectural concepts featured throughout the project. The project architect and landscape architect described the vision for the project as well as the approach and design process.

810 Mission segment of the presentation (exhibit 5 – OTC pages have been omitted) focused on the architectural inspiration and pedestrian-friendly edges designed to activate the street frontages and provide greater connectivity to the surrounding small businesses.



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 on Mission Avenue.

The presentation 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.



Mission Avenue Outreach

In addition to the larger scale public meetings listed above, the team also did targeted outreach to the business community on Mission Avenue.

March 24, 2023: Door to Door

In partnership with Mainstreet Oceanside, the project community outreach liaison joined Mainstreet Oceanside representative in visiting every business on Mission Avenue to make sure they were aware of the projects. All employees and patrons were invited to a Happy Hour on April 3 to learn more.

April 3, 2023: Happy Hour

Project leadership hosted a happy hour at Mission Avenue Bar and Grill (711 Mission Ave.) Exhibit boards were on display and attendees could speak with the team and ask questions. Conversation centered around potential construction impacts for small businesses. These questions were the genesis for the June 13, 2024 Small Business Luncheon described above.

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, YIMBY Dems, Strong Towns Oceanside and Oceanside Democratic Club.

Community Responsive Planning

Because the 810 Mission site is already developed with a multi-story building, the concerns and interest surrounding the development generally centered around aesthetics and sustainability.

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

1. Provide adequate parking

- Feedback summary: 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 charge for all parking.
 - Opinion 2 – Surrounding residents and small businesses fear that charging for parking will result in project residents parking on the surrounding streets which would impact existing residents and Downtown visitors. We heard parking can already be challenging at times so the project should consider this by providing ample parking.

- Response: The project must balance the request for reduced parking with wider community concern over the loss of public parking. There are 255 parking spaces included in the project, in excess of the city requirement of 230.5. However, Toll Brothers will implement a modified unbundling program: each unit will receive one space. Additional parking spaces are available for a fee.

2. Landscaping

- Feedback summary: Project should utilize native landscaping and ensure ample street trees are included to replace the trees that will be removed with development. Minimize the use of palm trees.
- 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. Exhibit 6 provides details of the landscaping plan with street trees accentuated.

3. Mobility elements to support active transportation

- Feedback summary: The project should incorporate features that reduce reliance on single-occupancy vehicles and encourage alternative modes of transportation. Include a Transportation Demand Management Plan (TDM).
- Response: Like its sister project OTC, 810 Mission includes short and long term bike parking and private bike storage and maintenance facilities beyond what is required. A TDM plan is not required for the project however Toll Brothers have committed to providing free PRONTO cards to residents upon move in to encourage transit use.

4. 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% due to the project's SB 330 application which memorializes the requirement at the time the application was filed in 2022). Project's affordable housing breakdown:
 - 10% of the total units, or 21, will be for low-income households
 - 5% of the total units, or 10, will be dedicated for moderate-income households

Increasing the number of affordable units would hinder Toll Brothers Apartment Living's ability to provide the public benefits at the Transit Center as the market rate units from both sites help to fund the \$100 million transit improvements. Calculations indicated that even a 5% increase would make both projects infeasible.

(Parent) Project Number: RD22-00004

Project Name: NCTD - 810 MISSION AVE

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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.

5. Sustainable Design

- Feedback summary: Ensure the project is 100% electric and follows the Oceanside Climate Action Plan (CAP). Consider voluntary bird-friendly design features.
- Response: We are committed to exceeding Cal Green requirements when feasible. The project will be 100% electric. The CAP checklist was updated to ensure compliance.

6. 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 NCTD land and have sought to provide meaningful opportunities for interested parties to interact with the development team and provide feedback.

The first project application was submitted in August 2022. 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. **Thank you for working with us.**

(Parent) Project Number: RD22-00004

Project Name: NCTD - 810 MISSION AVE

Project Planner: DARLENE NICANDRO

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 – 4/26/23 Aesthetics and Architecture: Presentation Slides (OTC slides omitted)

Exhibit 6 – Mission landscaping plan

Parent) Project Number: RD22-00004
Project Name: NCTD - 810 MISSION AVE
Project Planner: DARLENE NICANDRO

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: Exhibits
- Exhibit 4 – 9/15/22 Introduction Meeting: Comment Cards
- Exhibit 5 – 4/26/23 Aesthetics and Architecture: Presentation Slides (OTC slides omitted)
- Exhibit 6 – Mission landscaping plan

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Project Name: NCTD - 810 MISSION AVE
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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.OutsideTransit.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@OutsideTransit.com



Parent) Project Number: RD22-00004
Project Name: NCTD - 810 MISSION AVE
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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	bobogart@bocd.com	Oceanside
37	Joan	Bockman	joan.bockman@gmail.com	Oceanside
11	Jean	Booth	jean.booth@gmail.com	Oceanside
	Terry	Brown	tbrun@brown.org	Oceanside
	Mike	Bullock	mike.bullock@net.net	Oceanside
16	Steve	Burchianti	burchianti@bu.com	Oceanside
19	John	Burwell	jwburwell@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	jcarson@carson.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@mail.mil	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@mail.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				

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Parent) Project Number: RD22-00004
Project Name: NCTD - 810 MISSION AVE
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Exhibit 3

9/15/22 Introduction Meeting

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



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.



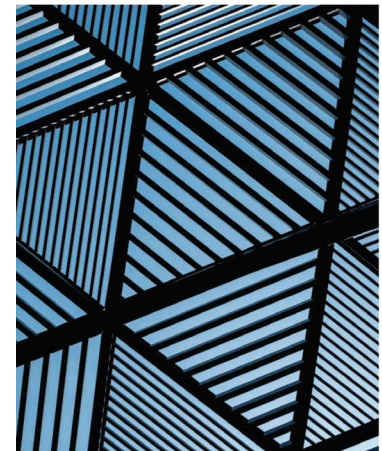
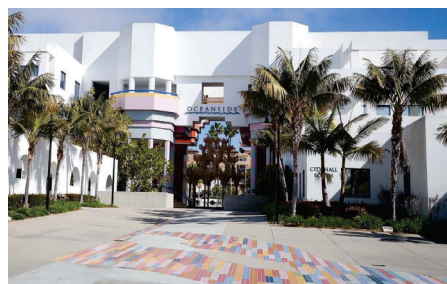
LEARNING FROM NATURE

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?

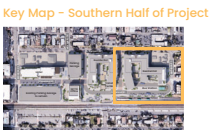
The city of Oceanside began its General Plan update process, known as Onward Oceanside, in 2020. The OTC project is uniquely positioned to align with the key themes outlined in the Plans vision section, including support of multi-modal mobility, provision of housing, and mixed-use, infill development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

Northern Aerial View

Key Map - Northern Half of Project



Southern Aerial View



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 paletas carts, and no-frills coffee shacks and expressing the zest 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.



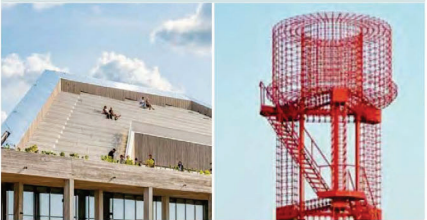
COASTAL TRANSIT FRESH & LIGHT

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.



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.

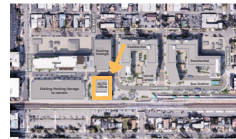


Did you know?

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.

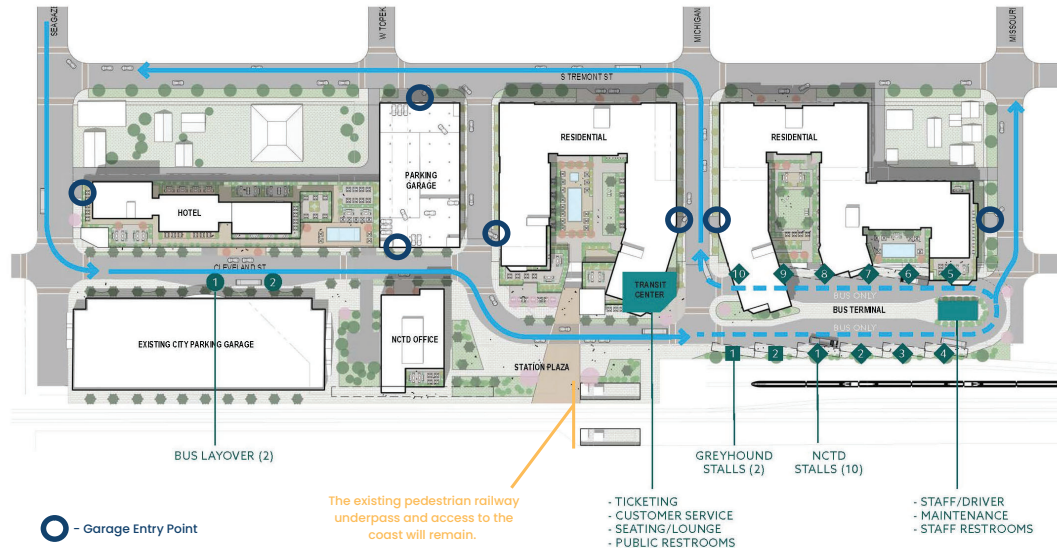


A Modernized and Efficient Transit Center

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

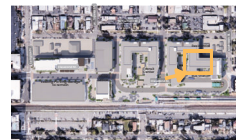
The redesign of the bus terminals will improve circulation through the site. Passengers will have easy pedestrian access from the new Transit Center, which is just north of the shaded waiting area.



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.

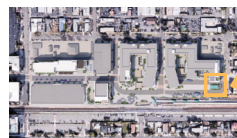
Key Map - Southerly view of Cleveland St.



Multi-Modal Services

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

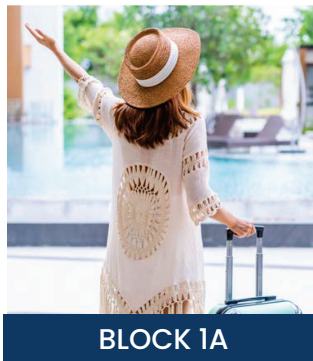
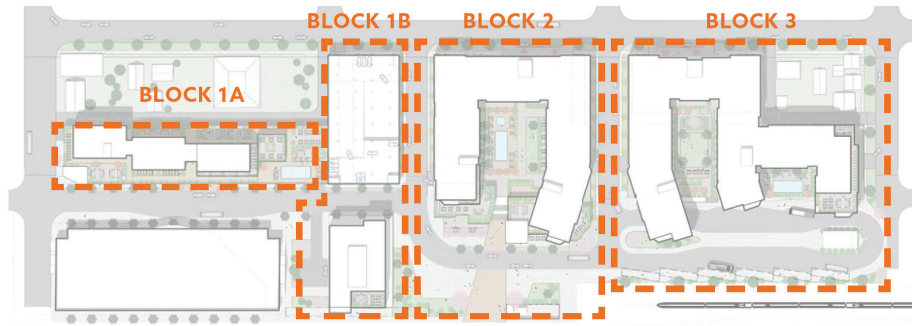
Key Map - View from Missouri Ave.



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

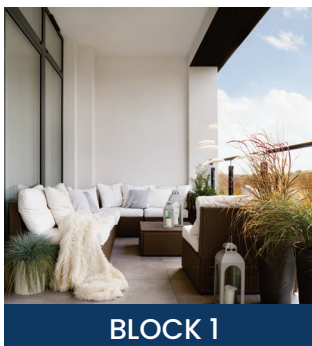
- 480 Parking spaces
- 250 Apartments
- 12,800 SF of ground retail
- 4,000 SF Transit Center
- 18,000 SF Public Plaza



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

Parent) Project Number: RD22-00004
Project Name: NCTD - 810 MISSION AVE
Project Planner: DARLENE NICANDRO

Exhibit 4

9/15/22 Introduction Meeting: Comment Cards

Oceanside Transit Center
Community Open House | September 15, 2022

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- ☒ 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: _____

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- ☐ 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
• we need more affordable housing • brings opportunity to underutilized space • office space could bring in innovative businesses	• 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.

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- ☐ 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
• Fills an unused space with opportunity • Housing is greatly needed • Brings Jobs • Brings more transit riders	• Bus Route plan up Mission St. • owned by outside company • tenant/Landlord model 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?

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- ☐ Other Source: _____

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working w/
ARLENE

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- ☐ 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

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- ☐ 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
<i>IRVING GILL INSPIRED ELEMENTS IN MISSION AVE BLDG LOW INCOME HOUSING</i>	<i>6 STORIES - TOO TALL, SUGGEST 4 TOO MUCH DENSITY</i>

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 TROLEY DANCE
PROGRAM ; ARCHITECTURAL STYLE MORE CONSISTENT WITH OCEANSIDE,
SOME IRVING GILL/ARCHED ELEMENTS • LYFT/UBER ACCESS AREAS
MORE TERRACED WALLS, VERSUS STRAIGHT
VERTICAL WALLS*

*LESS HARDSCAPING
CAN BUS TRAFFIC BE DISTRIBUTED AMONGST MULTIPLE STREETS,
NOW ALL UP SEAGAZE*

How did you hear about this evening's meeting:

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- ☐ Other Source: _____

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- ☒ 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:

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Cleveland
street resident

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- ☐ 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 PCA & the freeway
ingress to
accommodate increase population???*

How did you hear about this evening's meeting:

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- ☐ Other Source: _____

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- ☒ I like what I see so far.
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- ☐ 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) seems to 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?

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- ☐ 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:

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- ☐ Friend/Neighbor
- ☐ Social Media
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- ☐ 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

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- ☐ 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
• 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:

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- ☐ Other Source: _____

Joan Beckman

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- ☐ 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:

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☐ Other Source: Searched
city after someone
mentioned it

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- ☐ 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
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Oceanside Transit Center
Community Open House | September 15, 2022

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- ☐ 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

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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?

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MaryannT@cox.net

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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:

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- ☐ Social Media

☒ Other Source: *Main Street Oceanside*

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- ☐ I do not support this vision.

Likes	Dislikes
New idea - something is getting done.	Building has no synergy on Transit St. Needs 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.

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- ☒ Other Source: City/Owner

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- ☐ 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?

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- ☐ 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?

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

Likes	Dislikes
Affordable housing.	Buses on Missouri 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 is
- How many buses will travel on Missouri and what ~~does~~ ^{how is} the new controlled intersection laid out?
When will be completed? How long for construction?

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- ☐ I like what I see so far.
- ☒ I need more information. Email me at dja1ford@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.

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- ☒ Add me to the email list. *adav@san.rr.com*
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- ☒ 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?

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- ☐ I do not support this vision.

Likes	Dislikes
<i>- some of the ideas - underground Hwy - parking garage - some of the design</i>	<i>not green space buildings too high for neighborhood Too many units</i>

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?

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- ☐ 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 in area do not have stop signs.
What other projects have they done?
How many buses go through the area?
Add walking / buses / pickup drop off / visitors.
Handless encampments. Bus pollution.

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- ☐ 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.

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- ☒ 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.

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- ☒ 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.

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*BIKE & PED
COMMITTEE*

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TOM LICHTERMAN

- ☐ I like what I see so far.
☐ I need more information. Email me at *+lichterman@cox.net*
☒ 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

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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!

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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?

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- ☐ I like what I see so far.
- ☒ I need more information. Email me at TOM PRANKUM @ 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:

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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?

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← Bike committee meeting.

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- ☐ 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.

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- ☒ 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

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- ☐ I like what I see so far.
- ☒ I need more information. Email me at imichael.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 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: _____

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- ☐ 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
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- ☐ Other Source: _____

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- ☒ 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: _____

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

Likes	Dislikes
!! ~	- CREATES BIGGER HOMELESS/TRANSIT problem - PARKING PROBLEM, TRAFFIC CONGESTION - PUSHING TRANSIT/BUS STATION CLOSER TO RESIDENTIAL NEIGHBORHOODS - NEGATIVE IMPACT ON LOCAL BUSINESS 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: RD22-00004
Project Name: NCTD - 810 MISSION AVE
Project Planner: DARLENE NICANDRO

Exhibit 5

4/26/23 Aesthetics and Architecture: Presentation Slides
(OTC slides omitted)

Oceanside Transit Center Redevelopment

Aesthetics – April 26, 2023



Meeting Format:

Project overview and milestones

Feedback summary

Landscaping

Wayfinding & Signage

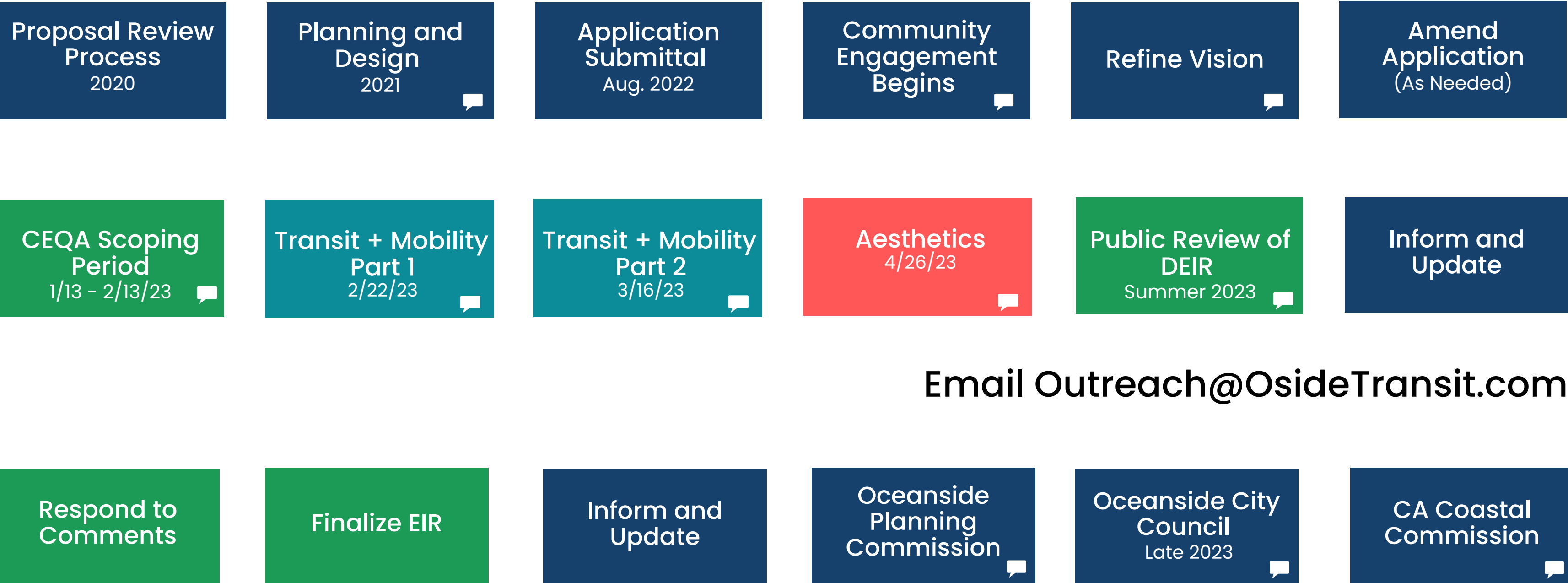
Architecture

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.



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.



Proposed: Mission Ave



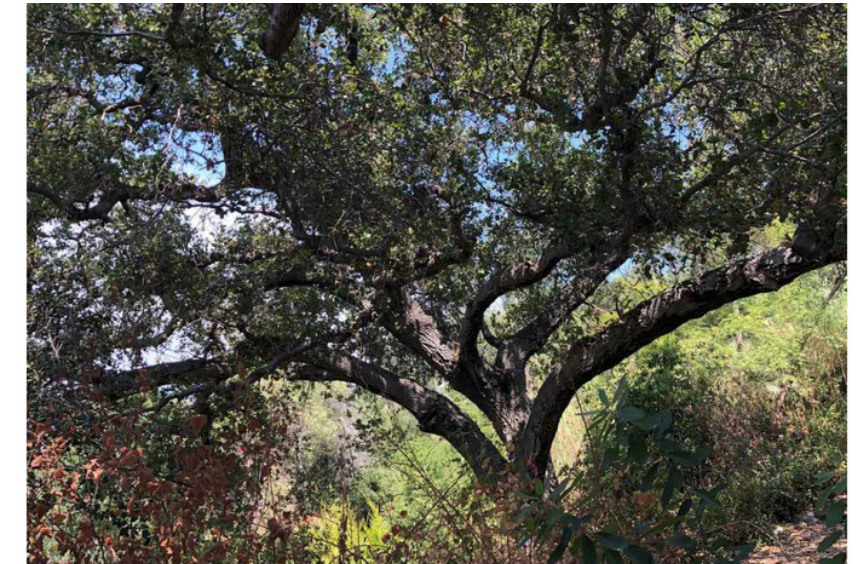
Proposed: OTC at Tremont



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.

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

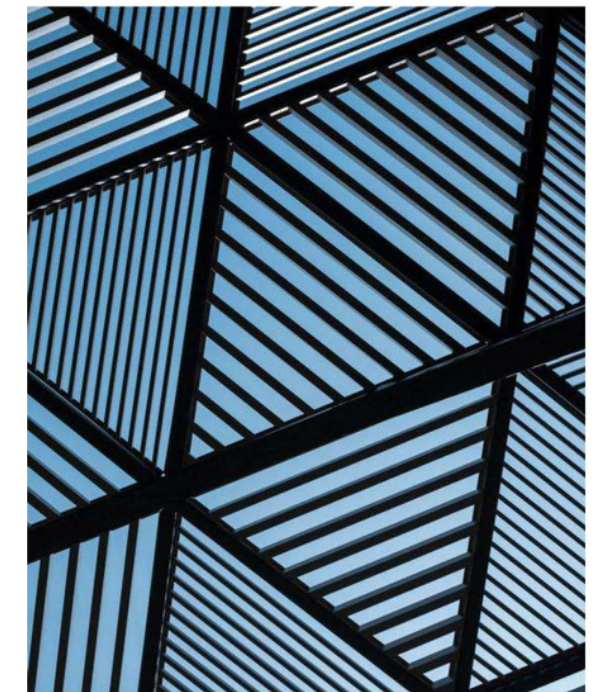
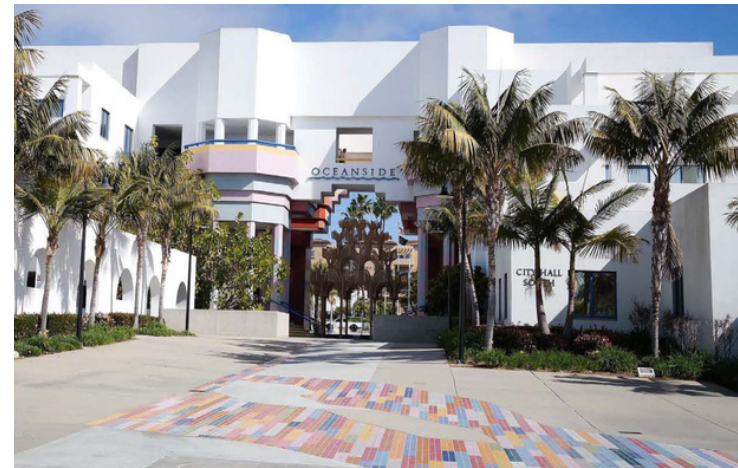
An **integrated, diverse mix of species** is included, resulting in a water-wise landscape that will perform well in this climate.

Community Responsive Planning

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.



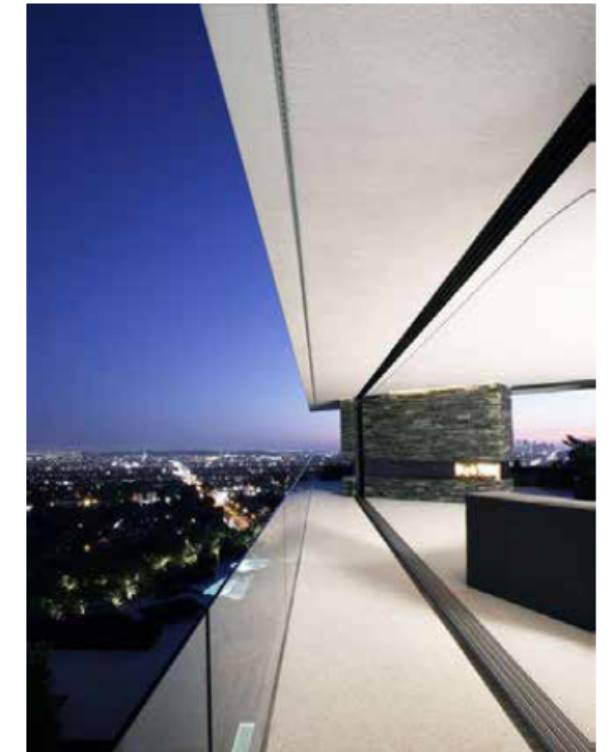
Vision and Community Character

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

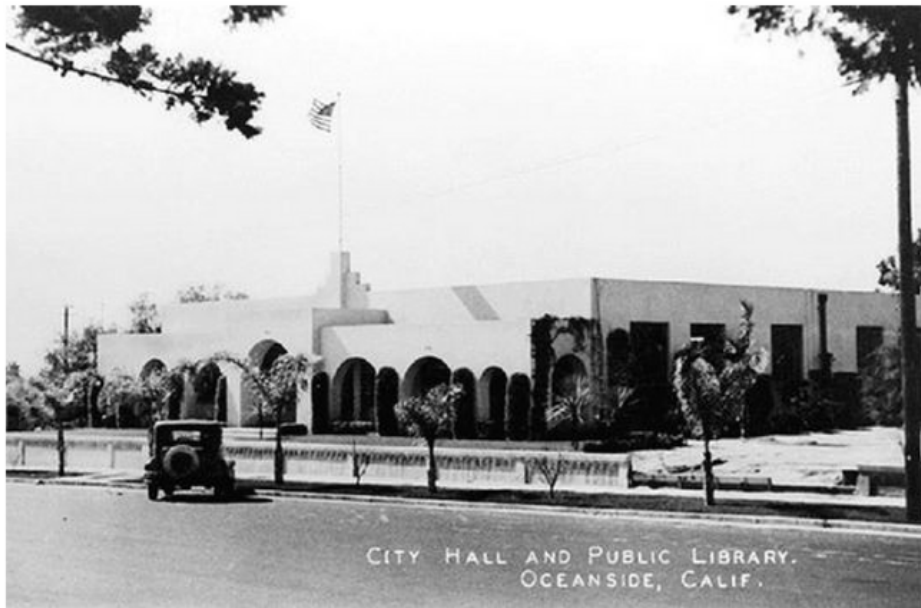


LEARNING FROM NATURE

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

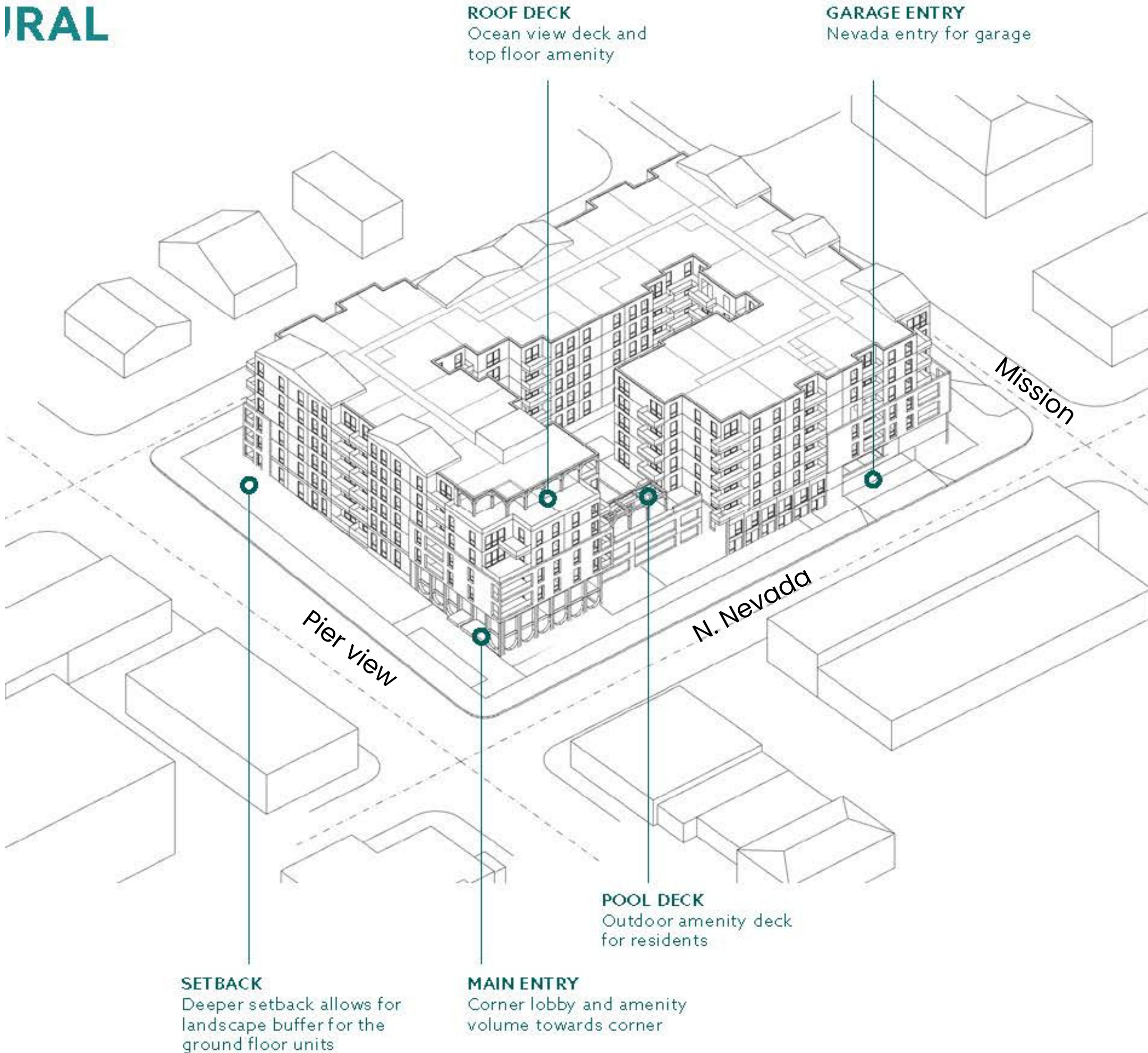
Mission Site

Project Components



INSPIRED BY IRVING GILL'S
INFLUENCE IN OCEANSIDE

IRAL



Mission Site

Project Components

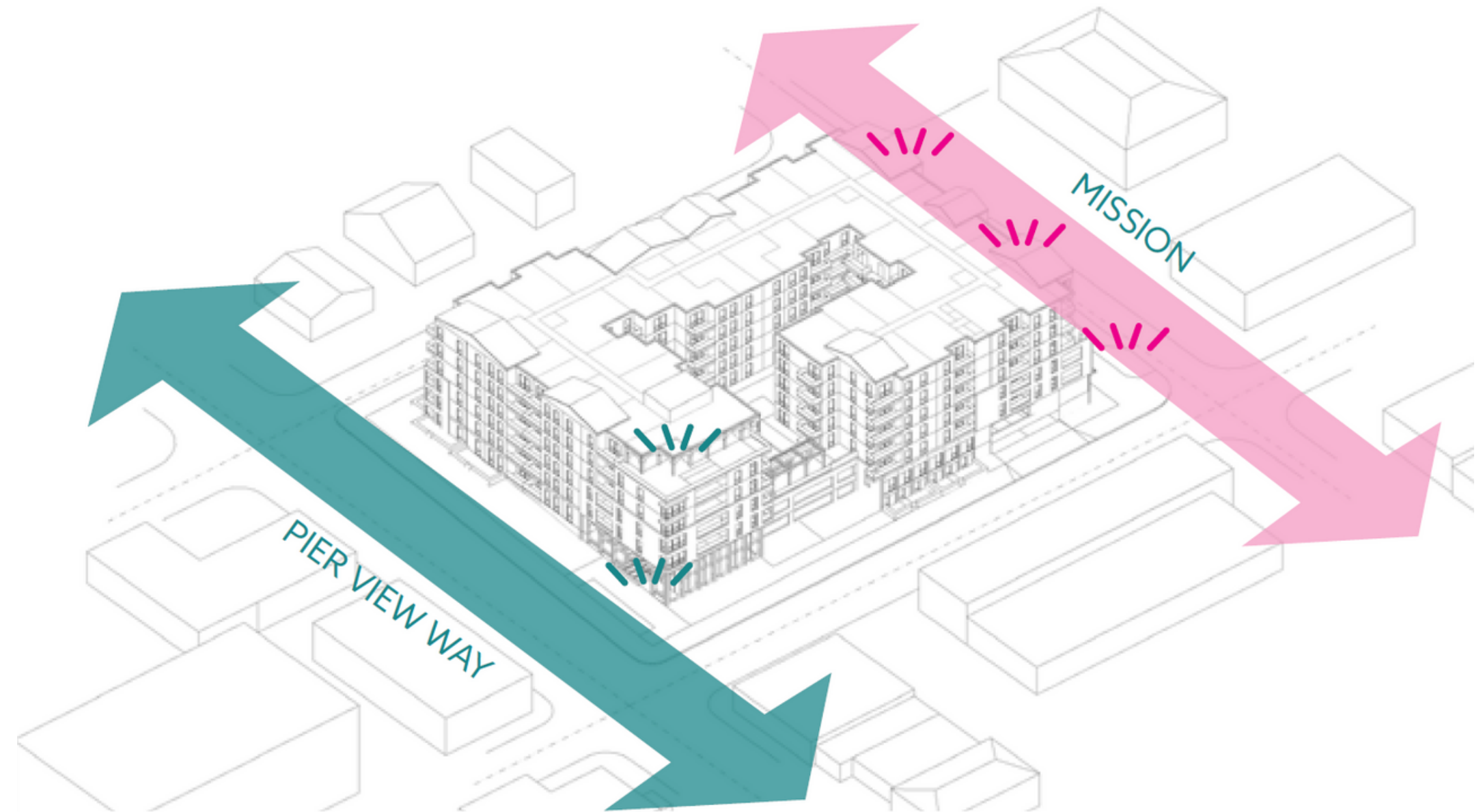


Goals Met:

- 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





Parent) Project Number: RD22-00004
Project Name: NCTD - 810 MISSION AVE
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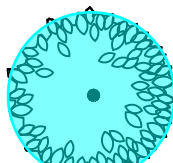
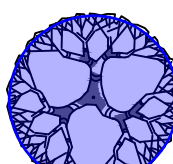
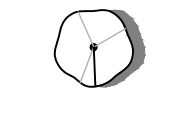
Exhibit 6

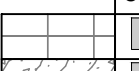
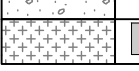
Mission landscaping plan

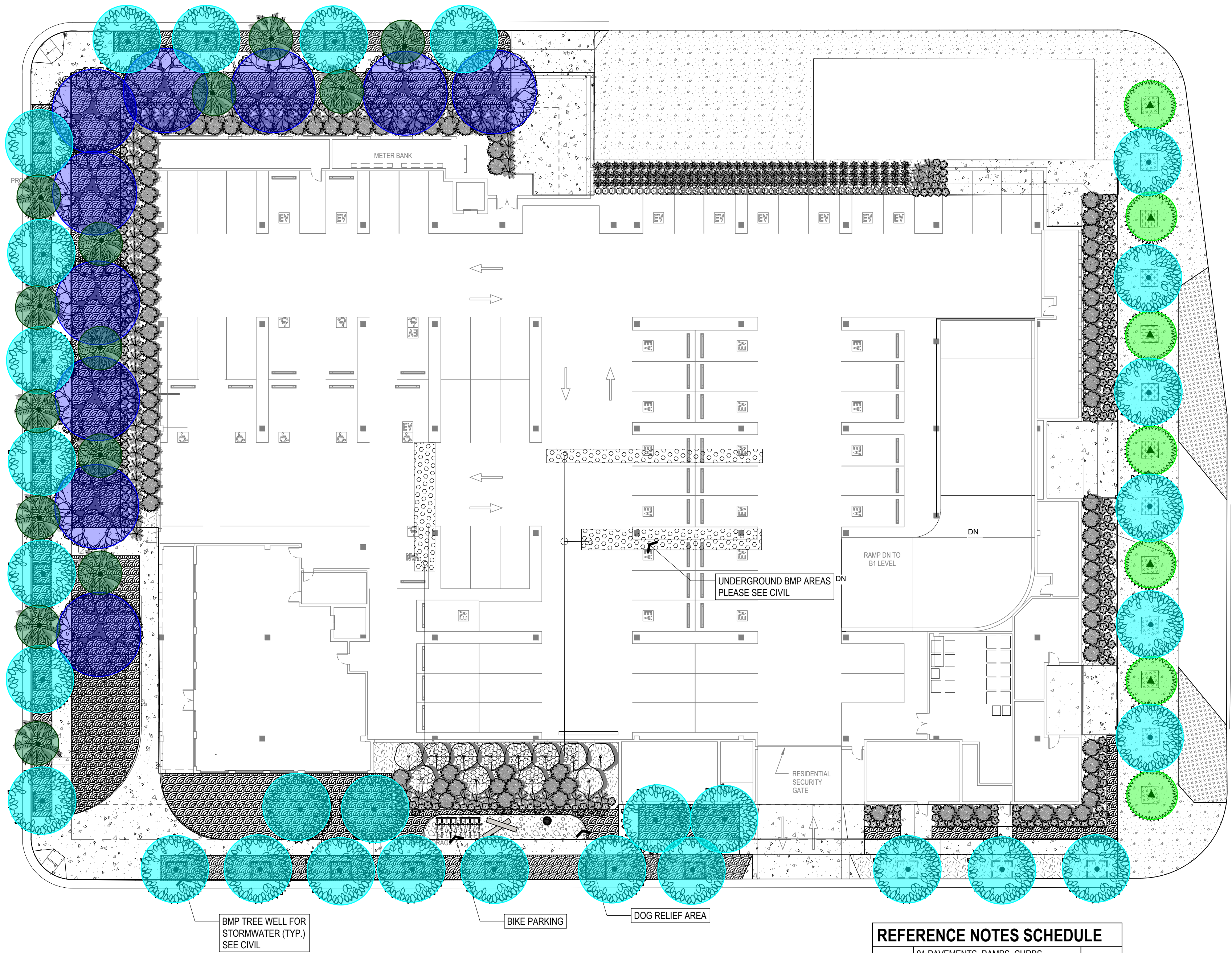
OWNER

Toll Brothers Apartment Living
23422 Mill Creek Drive
Suite 105
Laguna Hills, CA 92653
CONTACT - Michael McCann
PHONE - (949) 370-8155

CONCEPT PLANT SCHEDULE

	GENERAL STREET TREE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CHLOPSIS LINEARIS / DESERT WILLOW LOPHOSTEMON CONFERTUS / BRISBANE BOX METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE	31	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	FEATURE TREE AGONIS FLEXUOSA / PEPPERMINT TREE CINNAMOMUM CAMPHORA / CAMPHOR TREE MULTI-TRUNK QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK QUERCUS ENGELMANNII / ENGELMANN OAK QUERCUS SUBER / CORK OAK SCHINUS MOLLE / CALIFORNIA PEPPER TIPUANA TIPU / TIPU TREE	10	24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX 24" BOX
	STREET PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM WASHINGTONIA X FILIBUSTA / HYBRID FAN PALM	14	12" BTH 12" BTH
	EXISTING TREE TO REMAIN	7	
	STRAPPY PLANT - SHADE DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY DIETES GRANDIFLORA / FORTNIGHT LILY LIRIOPE MUSCARI / LILYTUFF PHORMIUM COLENSOI / NEW ZEALAND FLAX PHORMIUM TENAX 'TINY TIGER' / DWARF FLAX	45	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE SCREENING SHRUB ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE HETEROMELES ARBUTIFOLIA / TOYON MALOSMA LAURINA / LAUREL SUMAC PITTOSPORUM TENUIFOLIUM 'OLIVER TWIST' / OLIVER TWIST TAMHIWHI RHUS INTEGRIFOLIA / LEMONADE BERRY	12	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PLANT - SHADE BEGONIA COCCINEA / ANGEL WING BEGONIA MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA RHODODENDRON OCCIDENTALE / WESTERN AZALEA RUSSELLIA Equisetiformis / FIRECRACKER PLANT STRELITZIA REGINAE / BIRD OF PARADISE	107	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE FLOWERING SHRUB BRUNFELSIA PAUCIFLORA / YESTERDAY, TODAY AND TOMORROW CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH SHRUB ERIOGONUM GIGANTEUM / ST. CATHERINE'S LACE HIBISCUS ROSA-SINENSIS 'CALIFORNIA GOLD' / CALIFORNIA GOLD CHINESE HIBISCUS LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE RHAPHIOLEPIS INDICA / INDIAN HAWTHORN ROMNEYA COULTERI / MATILUA POPPY	94	15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL 15 GAL
	FLOWERING PERENNIAL - SUN ANIGOZANTHOS X 'BUSH RANGER' / BUSH RANGER KANGAROO PAW BULBINE FRUTESCENS / STALKED BULBINE ENCELIA CALIFORNICA / CALIFORNIA ENCELIA MIMULUS AURANTIACUS / STICKY MONKEYFLOWER SALVIA CLEVELANDII / CLEVELAND SAGE SALVIA LEUCANTHA / MEXICAN BUSH SAGE SALVIA LEUCOPHYLLA / PURPLE SAGE VERBENA LILACINA / LILAC VERBENA VIGUIERA LACINIATA / SAN DIEGO COUNTY VIGUIERA ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	276	5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL 5 GAL
	LARGE ORNAMENTAL GRASS - SUN CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS CAREX SPICATA / SAN DIEGO SEDGE MISCANTHUS SINENSIS / EULALIA GRASS MUHLBERGIA RIGENS / DEER GRASS	80	5 GAL 5 GAL 5 GAL 5 GAL
	GRASSY STREET MIX 2'-3" O.C. ACHILLEA MILLEFOLIUM / COMMON YARROW DIANELLA REVOLUTA 'BLUE TWIST' TM / BLUE TWIST FLAX LILY DIANELLA TASMANICA / FLAX LILY DIETES IRIDIODES / FORTNIGHT LILY LOMANDRA CONFERTIFOLIA / SMALL MAT RUSH LOMANDRA LONGIFOLIA / MAT RUSH LOMANDRA X 'LOMLON' TM / LIME TUFF DWARF MAT RUSH MUHLBERGIA CAPILLARIS / PINK MUHLY GRASS PHORMIUM COOKIANUM / MOUNTAIN FLAX SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	9,221 SF	1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL

REFERENCE NOTES SCHEDULE		
01 PAVEMENTS, RAMPS, CURBS		
SYMBOL	DESCRIPTION	QTY
	01-01 CONCRETE SIDEWALK, NATURAL GREY	8,184 SF
	01-10 DECOMPOSED GRANITE: SOUTHWEST BOULDER 'DESERT GOLD' W/ STABILIZER	323 SF
05 SITE FURNISHINGS		
SYMBOL	DESCRIPTION	QTY
	05-21 BIKE RACK	2
	05-22 ENTRY SCULPTURE	2
	05-23 TRASH RECEPTACLE	1
09 PLANTING AND LANDSCAPE		
SYMBOL	DESCRIPTION	QTY
	09-01 PLANTING AREA	16,052 SF
EXISTING TO REMAIN		
SYMBOL	DESCRIPTION	QTY
	E-101 EXISTING CONCRETE SIDEWALK (TO REMAIN)	7,627 SF
	E-102 EXISTING PLANTERS (TO REMAIN)	1,408 SF



1 GROUND LEVEL LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Disclaimer

Signature & Seal

NOT FOR
CONSTRUCTION

Issue Drawing Log

REV	DATE	DESCRIPTION
1	08-26-2022	SPECIFIC PLAN AGENCY SUBMITTAL
2	02-20-2023	SPECIFIC PLAN AGENCY SUBMITTAL

Project Status / Issue Reason

GROUND LEVEL LANDSCAPE PLAN

