

City of Oceanside

Transit-oriented Development Study & South Coast TOD Master Plan



South Coast Highway perspective looking north



Community participating in walking tour at Community Workshop #1

Project Description:

For this project, CityWorks planned in detail one new transit-oriented development (TOD) station site and provided policy recommendations for one existing and five new TOD station sites. The CityWorks team also educated the public about the benefits of TODs while involving them in defining the potential for this kind of redevelopment in or near their neighborhoods through three public workshops. The project area extended one quarter-mile around each of the planned Sprinter light rail station sites.

A master plan was prepared for the South Coast Highway TOD area that included two main activity nodes: the school site and the transit station itself. The school site was expanded to serve as a community center for a denser mix of residential uses that was planned for the area. The transit site was planned as a central gathering space where a local or a commuter could

not only access transit but could enjoy a variety of services. The South Coast Highway TOD master plan reinforced this area's historic role as a commercial corridor.

Services:

- ▶ TOD masterplan for South Coast Highway Station
- ▶ Planning recommendations for six other new TOD station sites
- ▶ Final report with summary and recommendations
- ▶ TOD zoning code overlay
- ▶ General Plan amendments
- ▶ Local Coastal Program amendments
- ▶ Designed and conducted (6) ad-hoc committee meetings and (3) community workshops
- ▶ Designed and conducted outreach to underserved community members

Client:

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Location:

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Size:

Quarter-mile radius around 7 transit stations