

# REIMAGINING LAND USE: TRANSIT ORIENTED DEVELOPMENT

Construction Network San Diego Panel  
Wednesday, Nov. 13, 2024



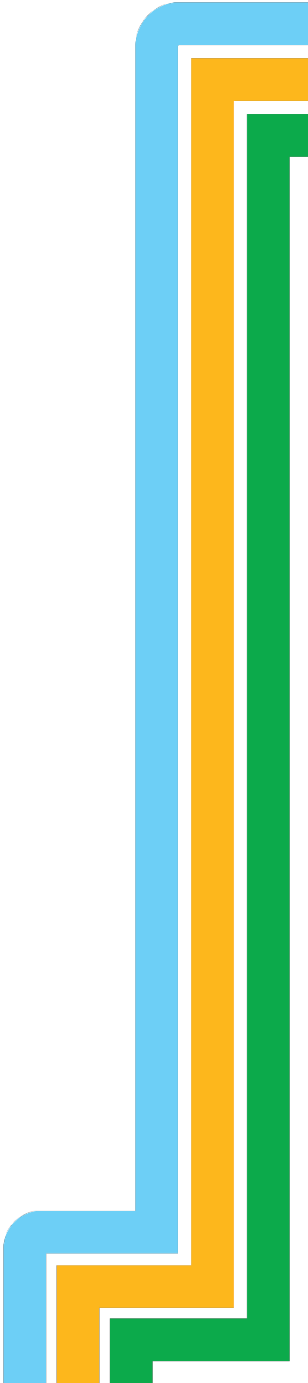
**NORTH COUNTY  
TRANSIT DISTRICT**

ENHANCING  
COMMUNITIES



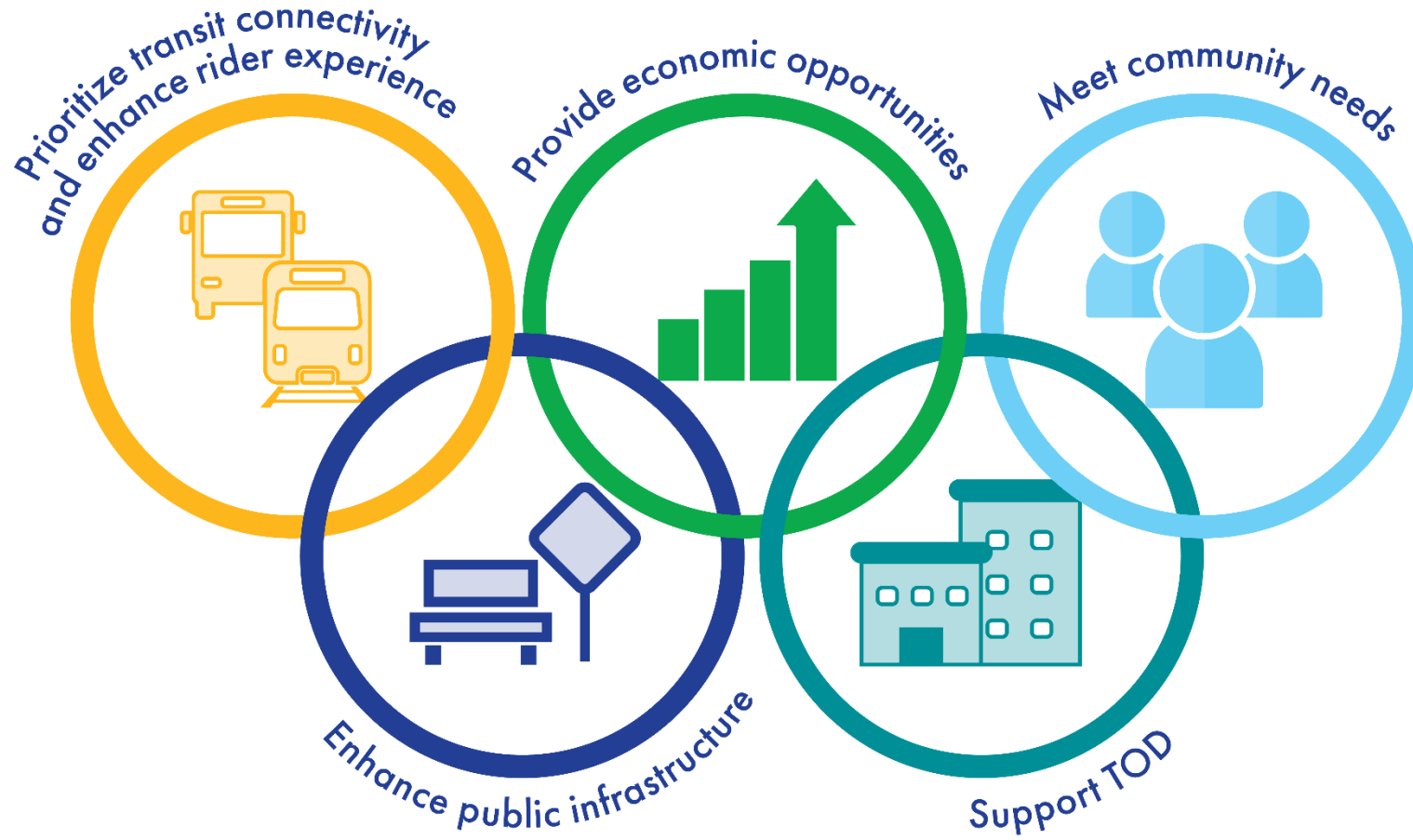
EXPANDING  
CONNECTIONS

# North County Transit District's New Vision



# Transit Oriented Development (TOD) Goals

Enhancing Communities, Expanding Connections



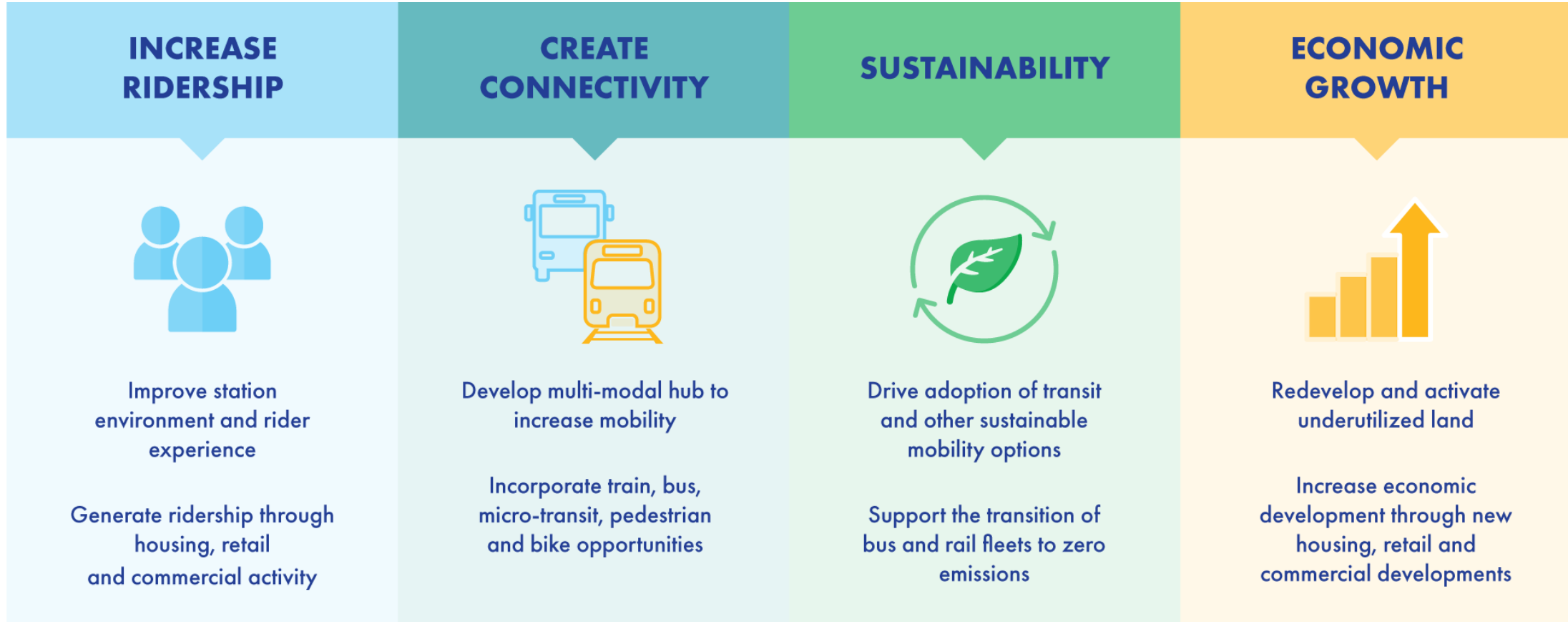
# NCTD Service Area

Made up of 5 cities:

-  Carlsbad
-  Escondido
-  Oceanside
-  San Marcos
-  Vista



# Transit Oriented Development Benefits



# What are Transit Oriented Communities?



# Project Timeline

## Oceanside TOD

- Oceanside Transit Center
  - Public Hearings and Decision Early 2025
- Oceanside SPRINTER stations
  - In 1 year, NCTD to negotiate remaining agreements and complete due diligence for Melrose and Rancho del Oro SPRINTER stations
  - Next year, NCTD to seek approval on project agreements from Board



# Oceanside TOD

# Oceanside Transit Center

**Address:**

235 South Tremont Street  
Oceanside, CA 92054

**Status:**

Planning/Design

**Private Developer**

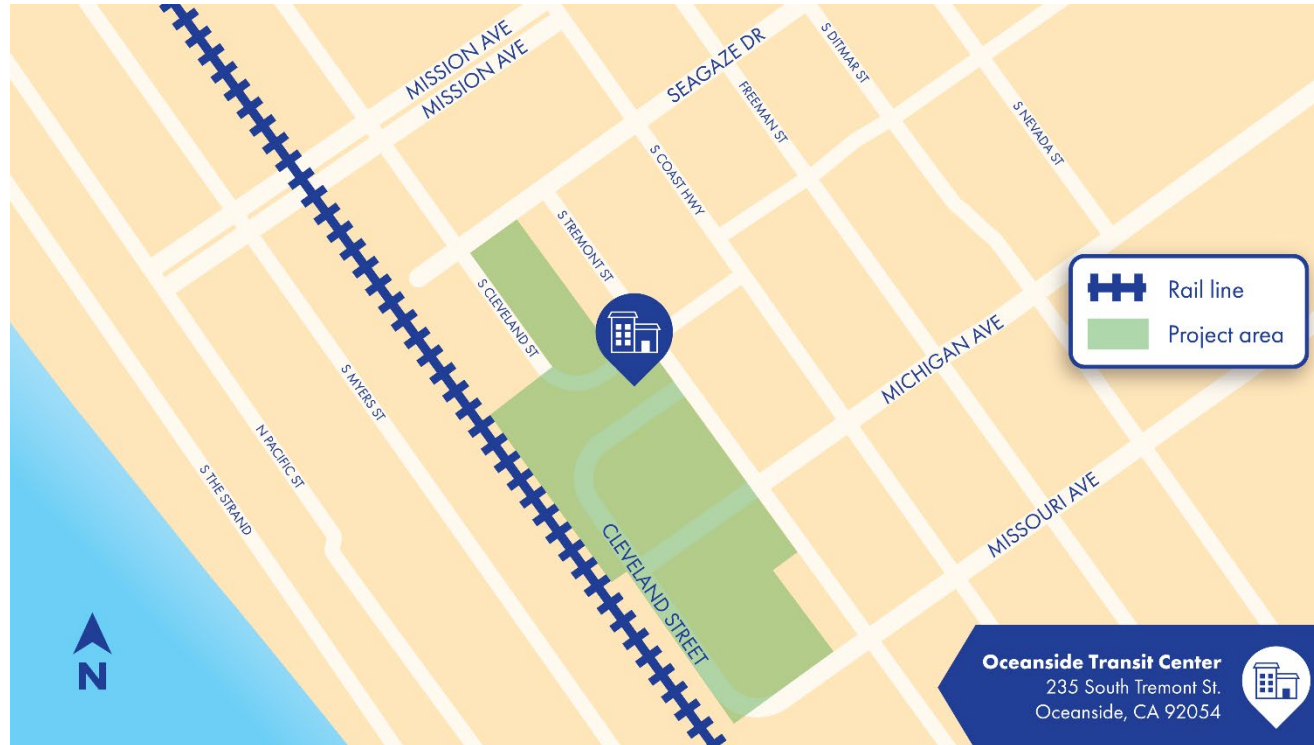
**Partners:**  
Toll Brothers

**Amenities:**

547 housing units, retail,  
customer service center, parking



**Acres:** 10.2





# Oceanside TOD

## Melrose SPRINTER Station

**Address:**

1495 1/2 North Melrose Drive  
Oceanside CA 92056

**Status:**

Due diligence

**Private Developer****Partners:**

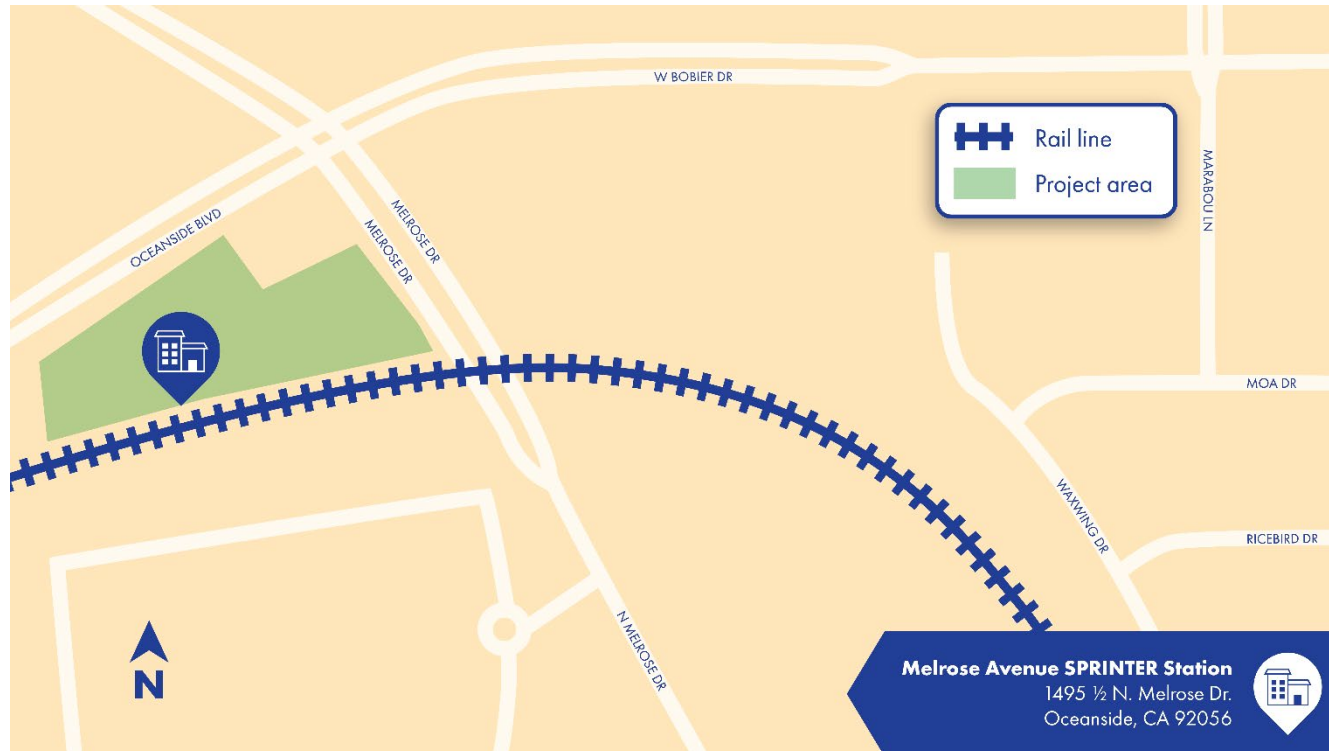
USA Properties Fund Inc., and  
Waterford Property Company,  
a general partnership

**Amenities:**

Housing, neighborhood park,  
pedestrian walkway, parking



**Acres:** 2.516



# Oceanside TOD

## Rancho Del Oro SPRINTER Station

**Address:**

3515 Oceanside Boulevard  
Oceanside, CA 920564

**Status:**

Due diligence

**Private Developer****Partners:**

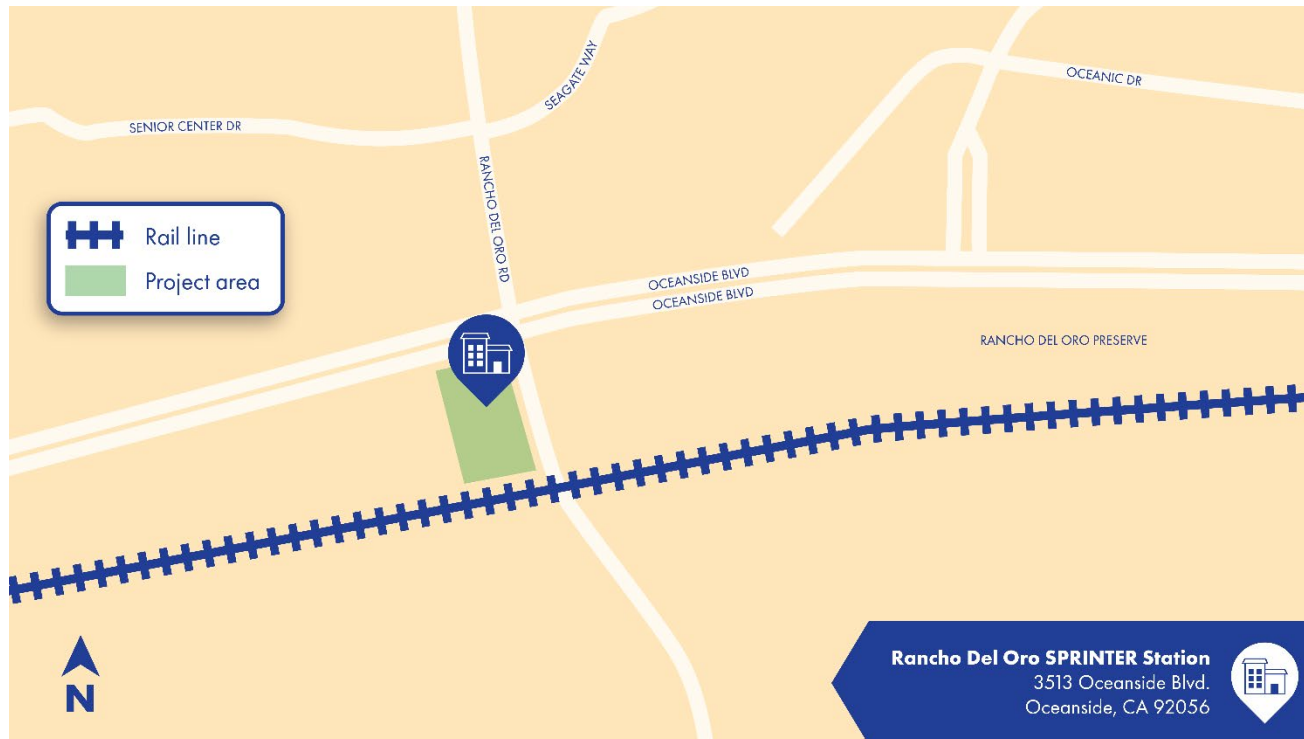
S.V.D.P. Management Inc.  
(Father Joe's Villages)

**Amenities:**

Housing, retail, public  
plaza, pedestrian  
walkway, parking



**Acres:** 2.14



# Oceanside TOD

## Crouch SPRINTER Station



**Address:**

609 Crouch Street  
Oceanside, CA 92054

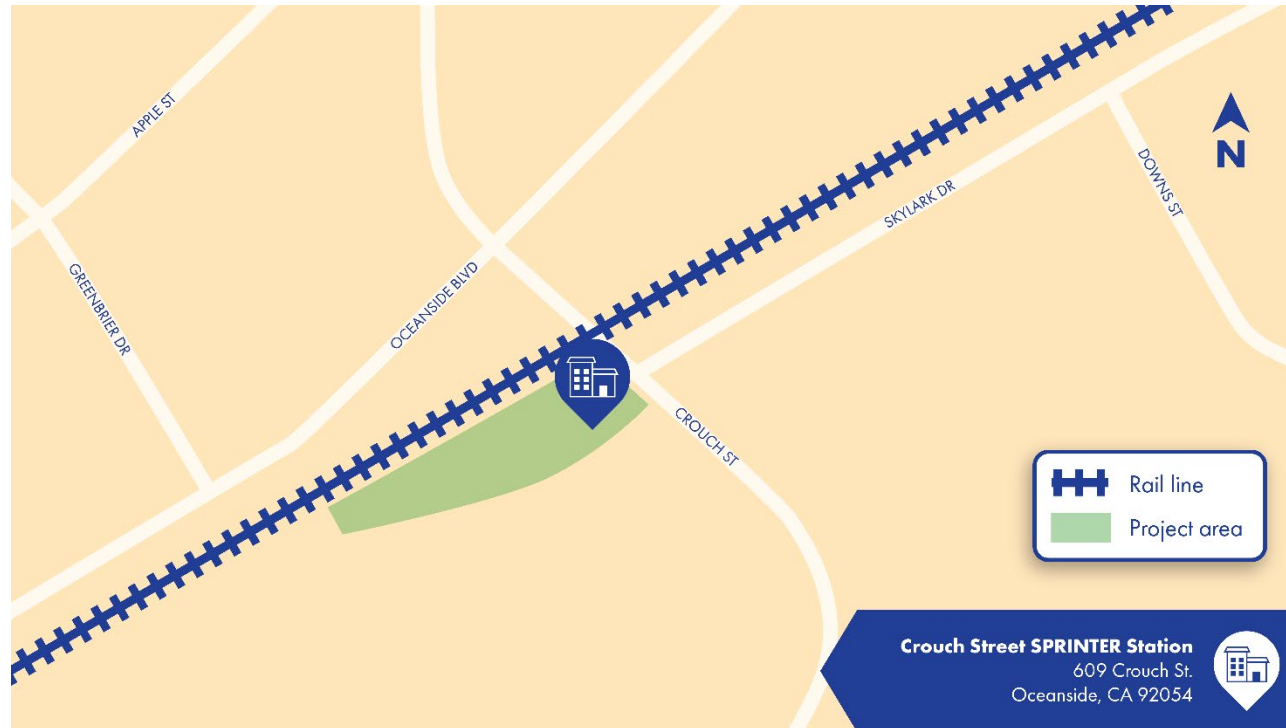


**Status:**

Under evaluation



**Acres:** 2.033



# Oceanside TOD

## Coast Highway SPRINTER Station



**Address:**

1304 1/2 South Tremont Street  
Oceanside, CA 92054

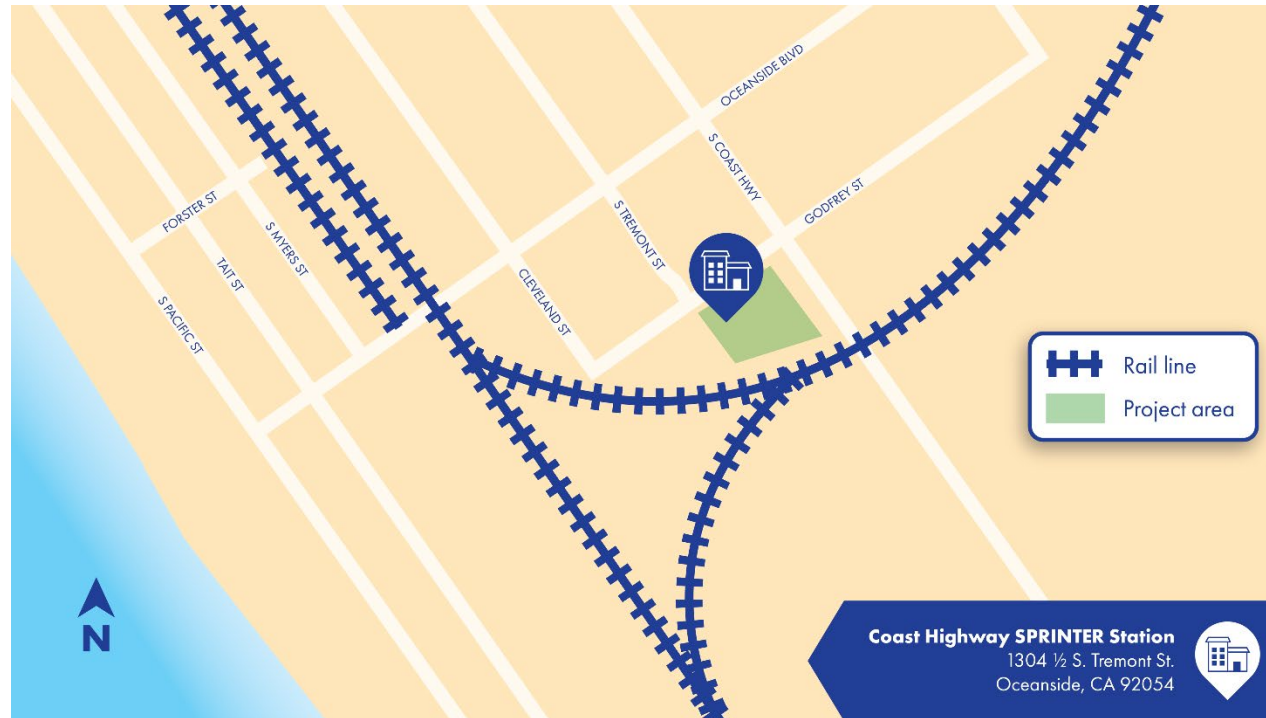


**Status:**

Under evaluation



**Acres:** 0.898



# Project Timeline

## Escondido Transit Center TOD

- 2 years to negotiate business terms, developer property due diligence, design and environmental documentation, and entitle project
- Anticipated entitlement period: 2025-2026
- Anticipated construction period: 2027-2029



# Escondido TOD

## Escondido Transit Center



**Address:**  
700 West Valley Parkway  
Escondido, CA 92025



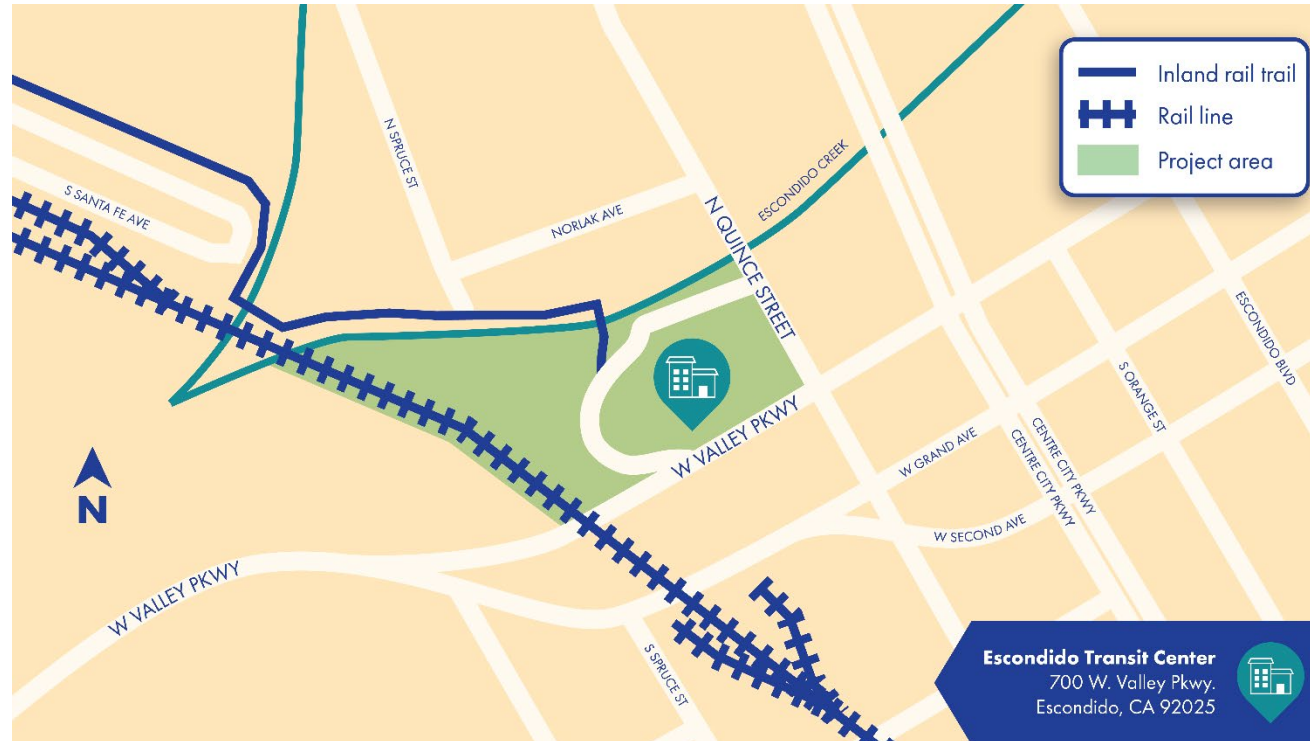
**Status:**  
Due diligence



**Private Developer Partners:**  
Toll Brothers and Waterford Property Company



**Acres:** 18.13



# Contracting Opportunities



# Zero Emission Buses

## Project Background

Beginning in **2024**, NCTD will transition to **100% zero emission** bus and rail fleet by **2042**



**improved  
air quality**



**hydrogen and  
battery electric buses**

## Fall 2024 ground breaking

**Hydrogen fueling  
station** at West  
Division facility  
in **Oceanside**



## Project Funding

NCTD Board of Directors approved funding in spring 2023



**35** hydrogen fuel  
cell electric buses



**6** battery  
electric buses

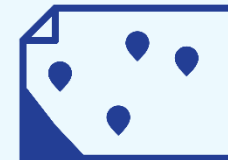
## Project Benefits



**135 metric tons  
of GHG annually**



**1,020 mi<sup>2</sup>**



**42  
ROUTES**



# Questions?



[GoNCTD.com/TOD](https://GoNCTD.com/TOD)



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