

Save South O

SaveSouthO.wordpress.com

Coast Highway Corridor

Oceanside is proposing to:

- Reduce Coast from 4 lanes to 2
- Increase density, expedite approval to redevelop Coast

Deadline for public comments: Aug. 28

Density Increases

The city is proposing drastic increases in housing, hotel and retail space along the corridor:

	Existing	Proposed
Residential units	621 units	5,871 units
Hotel rooms	425 rooms	3,074 units
Retail	1.2 mill. sq ft	2.9 mill. sq ft
Office	320,000 sq ft	604,000 sq ft
Medical	12,000 sq ft	166,000 sq ft

However, this proposed density is far beyond the city's forecast demand for such space.

One way they will increase the density is through transit-oriented "Nodes" that allow development up to 65' tall and 63 units/acre. One of these Nodes will be adjacent to Oceanside Blvd and the Sprinter.

The other is planned for the 2.7 acre block from Bob's Gas north to Privateer and Central Autobody. For more info, see <http://bit.ly/SSO-032817>

See our website: <http://SaveSouthO.wordpress.com>

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Oceanside Coast Highway “Road Diet”

Environmental Impact Report
Preliminary Analysis, 7/26/2017

The City released its Draft Environmental Impact Report on July 12. It describes both a Road Diet (cutting Coast Highway from 4 lanes to 2) and Development Incentives (increased density along Coast Highway). For most intersections with a Road Diet, traffic signals are replaced with traffic circles.

Proposed Traffic Changes

The plan includes five alternatives. Save South O recommends **No Project** or **Alternative #1**.

	Coast Highway	Traffic Circles	Traffic Circles in South O	Development Impact on South O
No Project	4 lanes everywhere	0	unchanged	unchanged
Proposal (Road Diet)	2 lanes everywhere	12	Oceanside, Morse, Cassidy, Kelly	High density Nodes @ Sprinter, Cassidy St.
Alternative 1	2 lanes N of Oside, 4 lanes S of Oside	7	none	High density Nodes @ Sprinter, Cassidy St.
Alternative 2	2 lanes N of Morse, 4 lanes S of Morse	7	none	High density Nodes @ Sprinter, Cassidy St.
Alternative 3	2 lanes everywhere	12	Oceanside, Morse, Cassidy, Kelly	unchanged

Eliminating traffic lanes will increase traffic congestion in South O. Based on the city’s computer traffic models, here are the projected 2035 evening delays (4-6 PM, not summer) for key South O intersections on Coast Highway. Of these plans, the Road Diet has the greatest adverse impact on South Oceanside.

	Morse St, Cassidy St	Morse St delay (Secs)	Cassidy St delay (Secs)
No Project	Signal	15.5	19.6
Proposal (Road Diet)	Traffic Circle	71.1	249.9
Alternative 1	Signal	14.0	51.1
Alternative 2	Signal	14.0	51.1
Alternative 3	Traffic Circle	†	†

† The city did not analyze traffic impacts of this option.

Development Incentives

The city is offering incentives to redevelop Coast Highway. This includes *increased density*, *reduced parking*, and approval of major projects *without public hearing*.

As *San Diego* magazine reported, South O is “local haven” that is thriving because “South O business owners...grabbed some bootstraps and built themselves.” To allow South O to continue to develop with local investment and local character, we are asking the city to remove the area south of Oceanside Blvd. from its development incentives.