Mission Avenue
Improvements
Oceanside California
Transforming a gray street...
Into a green street...
Into a great street
Downtown Oceanside
Project area

ALTERNATIVE 3

Legend:
- Two-lane, Two-way
- Two-lane, One-way
- Four-lane, Two-way

Mission Square Retail
Mission Ave
Seagaze Dr
Oceanside High School
Nevada St
Clementine St
Home St
Mission Ave
Pier View Wy
City Hall
Movie Theater
Coast Hwy
Freeman St
Dilmar St
Tremont St
Cleveland St
BNSF/Amtrak Railroad
Mission Ave to beach
NOT TO SCALE
Project Team & Stakeholders

• Kimley + Horn and Associates – Civil & Traffic Engineering

• The Lightfoot Planning Group – Landscape Architecture & Urban Design

• City of Oceanside Community Development– Engineering & Planning Divisions

• Oceanside Chamber of Commerce & Main Street Oceanside
Initial Project Vision

- Revitalization
- Improve walkability
- Improve safety
- Balance traffic
- Benefit local businesses - residents - visitors

...and plan for the future
Collective Goals

• Improve vehicular circulation
• Improve mass transit circulation & connectivity
• Improve pedestrian experience & safety
• Improve bikeway circulation & safety
• Improve storm water infrastructure
• Improve the urban forest & green ground plane
Project Vision + Collective Goals =

• Complete Streets
• EPA Green Streets
• Low Impact Development
• Green Infrastructure
VISION

- Healthy Streets
- Healthy Sidewalks
- Healthy Businesses
Design built on past efforts

**Before Project Kick-off – City’s planning and collaboration**

- 2004 Walkable Communities Document
- 2005 City Traffic Calming Campaign
- AD HOC Landscape Team (multiple years).
- 2008/2009) Bicycle Master plan
- Review of City record drawings
- Review of existing traffic studies
- 2009 Parking Analysis
- 2009/2010 Coast Highway Vision
- 2009/2010 General Plan Update
- 2009/2010 Circulation Element
Evaluation of Existing Conditions
Traffic study

- Circulation LOS models
- Two Way - One Way & Couplets
- Roundabout Intersections
- Restripe & Bollard Barrier
Design Team & Stakeholder Workshops
Vetting of Design Alternatives
Vetting Design Alternatives

1. Existing Network with Minor Improvements & Striping
2. Mission Ave Two Lanes WB & EB
3. Mission Ave (WB) with Seagaze Dr. (EB) couplet
4. Mission Ave (EB) with Pier View Way (WB) couplet
5. Mission Ave Two Lanes with dual couplets
   Pier View Way (WB) - Seagaze Dr. (EB)
Preferred Alternative

Benefits
- Provides the greatest network of segment analysis Level of Service (LOS)
- 27 parking spaces added along Mission Avenue (87 total)
- Allows for landscape/streetscape improvements that would enhance the pedestrian experience
- Provides for low impact development opportunities
- Provides bio-basin storm water infrastructure & BMP’s
- Increases sidewalk width from 5-8 feet to 15-22 feet
- Larger gathering & seating areas
- Outdoor patio dining opportunities
- Increased business floor area for merchandise (outside)
- Maintains majority of traffic coming from the freeway to the beach, which increases business visibility
- Increases bus transit efficiencies to/from transit center

Drawbacks
- Couplet could be confusing to tourists
Visual Simulation
Streetscape Concept
Streetscape Concept

Design Objectives

- Wider sidewalks with decorative paving
- Outdoor dining, gathering & seating
- Upscale street furnishings
- Decorative Street Lighting
- Bulb-outs for safer street xing
- Enhanced crosswalk paving
- Greenway planter buffers
- Storm water bio-basins & L.I.D.
- Preservation of existing ‘skyline’ palms
- Added street trees
- Emphasis on native and adaptive landscape
- Upgraded irrigation systems
Reverse Angle Parking

• Improved visibility exiting stall
• Decreased number of collisions
• Improved safety-children and pets
• Improved loading and unloading
• Improved handicapped parking
• Increased parking (vs. parallel)
• Traffic calming

*A common cause of urban crashes are vehicles backing out of stalls*
Landscape & Bio-Basin Planting

**Design Objectives**
- Implementation of low impact development & Green Streets management policies
- Planter areas treat and store stormwater & urban runoff
- Curbside stormwater landscaping provides separation for pedestrians, and curb appeal for motorists
- Plant selections chosen for form & function
- Landscaping emphasis on balance of ornamental, native & adaptive plants
Urban Forest & Greenway
Street Lighting

Design Objectives
Lighting design strategies to unify streetscape

- Thematic decorative standards
- Flexible use options with banner arms outlets for seasonal lighting
  hanging planters
- Unify common theme in downtown district, Tremont Sunset Market & Coast Highway
- Outlets for specialty lighting or twinkle lights in trees create evening ambiance which encourages people to linger.
Street Furnishings

Design Objectives
Provide thematic street furnishings that support the urban landscape.

- Common design of trash receptacles, benches and accessories
- Seating may be individual chairs, benches, or groups of chairs and or benches
- Provide opportunities for additional bike racks
- Add bollards for traffic calming and pedestrian safety
Hardscape & Paving

Design Objectives
Enhance and augment established paving designs within the downtown core

- Pedestrian sidewalks - gray concrete with a 2’x2’ grid score pattern
- Corner ADA curb ramp includes truncated domes for pedestrian safety
- Crosswalk paving - brick colored concrete with 12” grid score pattern
- Tree wells defined by decorative brick paver banding and corner setts
Public Outreach & City Council Adoption
Construction Phase
Project Images
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Mission Avenue Improvements

Project Awards

2015 Project of the Year
Green/Complete Streets
American Public Works
Association (APWA), San Diego-
Imperial Counties Chapter

2016 Merit Award
San Diego ASLA
American Society of
Landscape Architects