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June 23, 2023

Mr. Adam Finestone
City Planner
City of Escondido
201 North Broadway
Escondido, CA 92025
Sent Via Electronic Mail: afinestone@escondido.org

Re: East Valley Specific Plan (PHG20-0028)

Dear Mr. Finestone:

Thank you for the opportunity to review the details on the PHG20-0028: East Valley Specific Plan, based on the notice of the Planning Commission meeting received on June 12, 2023.

Upon review of the notice received by the North County Transit District (NCTD), NCTD has determined that there are multiple BREEZE Routes and bus stops throughout the specific plan area, including BREEZE Routes 351/352, 651/652, 355/357, 371, and 388.

NCTD recommends the coordination of improvements and developments with our Service Planning, Real Estate, and Bus Operations Departments. For mailed notices, please direct them to NCTD Administrative Offices, located at 810 Mission Ave, Oceanside, CA 92054.

Please route any planning notices that could impact bus stops or bus services to planning@nctd.org. Please route any notices that may impact NCTD property or rail Right-of-Way to Ruth Hinman, Real Estate Administrator, via e-mail at rhinman@nctd.org and ROW@nctd.org.

Upon implementation of the plan and construction, NCTD requests that you or your contractor provide a notice, two (2)-weeks prior to starting work, so that way we may send a supervisor to meet with your construction crew to determine how your traffic control methods affect NCTD's stops. A notice should be provided via e-mail to detours@nctd.org.

Transit Oriented Development/Pedestrian:

NCTD highly recommends that the specific plan area of design allows for sufficient Americans with Disabilities Act paths for connecting pedestrians from within your future development to access nearby bus stops, sidewalks, and crosswalks. To make your development pedestrian and bike-friendly, NCTD highly encourages you to provide shading from trees or structures, lighting, bike racks, and seating. Potential improvements in transit access at this site would include pedestrian egress to access the adjacent bus stops and

better pedestrian lighting along crosswalks at the traffic signal and the sidewalk. This will support the connectivity of the pedestrian network to the transit system.

As described in NCTD's Bus Stop Development Handbook (2018), new developments should be designed to provide clear and direct access to bus stops (existing or new), and should emphasize pedestrian access, activity, and safety. Gated or walled developments should provide openings through walls to minimize the walking distance and provide a more direct route to bus stops. Developments with parking lots should be designed with clear pedestrian walkways. Distinct walkway networks should be provided where bus stops and/or transit centers can be linked with building entrances. Entrances to buildings should face the street with pedestrian access located close to the nearest bus stop.

Below is a sample of Guidelines for design supported by NCTD, as found in our Bus Stop Development Handbook (2018).

Key Transit Supportive Design and Development Guidelines Supported by NCTD

Orient developments towards the street, with parking located to the rear of buildings rather than along the street frontage.

Building design and circulation plans should minimize the need for parking and increase the opportunity for transit and active transportation.

Bus stop and station elements should be incorporated into the design, in addition to other public spaces like walkways, bicycle paths, and street furniture.

Emphasize compatible and compact land uses that enable convenient access to and from bus routes, and that are designed to provide connections to a variety of uses (i.e. residential, employment, educational, and commercial).

Minimize walk distances through developments to bus stops, especially those with walls or gates, so that transit is accessible to most patrons or residents.

Thank you again for allowing NCTD to review and comment on this specific plan. Should you have any questions related to this review, feel free to contact me at (760) 966-6683 or via e-mail at kpersons@nctd.org.

Sincerely,



Katie Persons
Director of Service Planning

cc: Chris Orlando, Chief Planning and Communications Officer, NCTD
Derrick Wojcik-Damers, Interim Chief Operations Officer - Bus, NCTD
Ruth Hinman, Real Estate Administrator, NCTD
Mary Balderrama, Transit Planner, NCTD