



METROPOLITAN
TRANSPORTATION
COMMISSION

Bay Area Metro Center
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May 7, 2020

NOTICE OF UPCOMING OPPORTUNITY:

REQUEST FOR PROPOSAL (RFP)

for

Transit-Oriented Development (TOD) Policy Update Services

PLEASE TAKE NOTICE of the above-titled upcoming contract opportunity from the Metropolitan Transportation Commission (“MTC”). The Upcoming Project is described more fully in Attachment A, Preliminary Project Description. All details included in this notice are preliminary and subject to change.

Proposers are responsible for checking the MTC’s procurement website (<https://mtc.bonfirehub.com>) for the official procurement documents for the opportunity when it is posted. Please register as a Document Taker now to receive notices of any changes to the procurement by downloading a document under the Files tab, or by submitting a question for this opportunity through Bonfire’s message system. The message system can be accessed under the Messages tab → Opportunity Q&A field. Responses to the procurement must be submitted in accordance with the instructions set forth in the official procurement documents when published.

For further information, please submit a question through Bonfire or contact the point of contact listed below.

Point of Contact:

Andrew L. Nguyen, Contract Specialist
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Thank you for your interest.

Best regards,

/s/ Andrew L. Nguyen

Andrew L. Nguyen
Contract Specialist

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ATTACHMENT A
PRELIMINARY PROJECT DESCRIPTION:

PROJECT TITLE: Transit-Oriented Development (TOD) Policy Update Services

PRELIMINARY PROJECT DESCRIPTION:

As one of the first regional TOD policies adopted in the U.S., MTC's Res. 3434 TOD Policy enabled the Bay Area region to establish an effective linkage between regional transit investments and the implementation of transit-supportive land use policies. Given the significant changes that have occurred since the TOD Policy was adopted in 2005, the Commission has expressed strong interest in updating the TOD Policy. Staff is now undertaking the TOD Policy update in coordination with Plan Bay Area 2050.

The [Regional Transit Expansion Program \(MTC Resolution No. 3434\)](#) was amended in 2005 to include one of the first TOD policies in the U.S. MTC's [TOD Policy](#) aligns local land use planning with regional transit investments to support transit ridership. The policy applies to Res. 3434 projects and sets minimum corridor-level thresholds for housing units (based on existing and planned land uses), with more capital-intensive transit modes requiring higher numbers of housing units. To incentivize the production of below-market-rate (BMR) housing in new station areas, these units received a 50 percent bonus toward achieving the threshold. The TOD Policy requires that these corridor-level thresholds are met before MTC allocates regional discretionary funds for project construction.

Since the TOD Policy was adopted in 2005, significant legislative and policy changes have occurred at both the state and regional levels that have influenced development patterns at transit stations and along transit corridors. Additionally, research and best practice approaches to TOD and transit-oriented communities (TOC) have evolved significantly since 2005. These changes, along with the fact that many of the Res. 3434 transit projects have been completed or are under construction form the rationale for updating the TOD Policy. Furthermore, updating the policy now enables it to be linked to Plan Bay Area 2050 as a policy tool to reinforce the transportation and land use objectives outlined in the Plan. Throughout the process, MTC will engage with a variety of stakeholders, including the Partnership Board, County Transportation Agency executive and planning directors, local jurisdictions, as well as transportation and housing organizations. Staff will also convene a project technical advisory committee that will include representatives from these and other groups.

MTC is seeking a consultant to work with staff in leading the policy update, including:

- Development of policy goals and objectives;
- Recommendation of best practices and approaches for regional TOD/TOC policies;
- Development and assessment of policy alternatives; and
- Development of the draft and final policy update for adoption by the Commission.

ESTIMATED BUDGET: \$250,000.

ANTICIPATED RELEASE DATE: June 2020