



CITY OF COMMERCE AGENDA REPORT

Item No. ___

TO: Honorable City Council

FROM: Assistant City Manager

SUBJECT: REQUEST FOR PROPOSALS FOR THE PREPARATION OF A COMPREHENSIVE TRANSIT ORIENTED DEVELOPMENT AND DISPLACEMENT AVOIDANCE PLAN

MEETING DATE: January 16, 2024

RECOMMENDATION:

Authorize staff to proceed with the issuance of a Request for Proposals (RFP) for the preparation of a comprehensive Transit Oriented Development (TOD) and Displacement Avoidance Plan related to the future Citadel Metro Station that will be part of the Eastside Transit Corridor Phase 2.

BACKGROUND:

The City of Commerce includes approximately 6.54 square miles of land consisting of various uses. With a wide range of large and small businesses, prime residential neighborhoods, quality schools, and amenities. The City is continuously looking to improve its facilities and infrastructure for its residents, providing them with a high-quality lifestyle.

This effort includes the development of a Plan surrounding the future Citadel Metro Station that will be a part of the Eastside Transit Corridor Phase 2. The purpose of the Plan will ensure that current residents and small businesses are not displaced as a result of the area's development. The TOD and Displacement Avoidance Plan will center the needs of employees and residents to focus on accessibility to key destinations, housing, and transit, around the future Metro light rail station and its servicing bus routes.

This Project is funded by the California Air Resources Board's Sustainable Transportation Equity Project (STEP). STEP is part of California Climate Investments, a statewide initiative that puts billions of Cap-and-Trade dollars to work reducing greenhouse gas emissions, strengthening the economy, and improving public health and the environment — particularly in disadvantaged communities.

The City of Commerce is in partnership with Climate Resolve to coordinate and facilitate Commerce's STEP Implementation Advisory Committee. With the Advisory Committee, the City intends to educate community residents and businesses about state and local

climate funding opportunities, and collect and share lessons learned from the implementation of STEP projects.

ANALYSIS:

In order to establish a comprehensive Transit Oriented Development and Displacement Avoidance Plan the attached RFP has been prepared and ready to be issued. The successful consultant will provide services to the City that will result in a comprehensive Plan that assesses current conditions and determines current and projected community needs. The Plan would be developed in alignment with the future First / Last Mile study for the Metro Citadel station and will make suggestions to directly decrease greenhouse gas emissions by providing ways to increase walkability and bike friendly corridors along residential and commercial areas.

The goal of the Plan is to avoid displacement in disadvantaged communities by developing a plan that will help members of the community understand the impact of climate change and increase knowledge about climate resilient solutions, such providing zero-emission transportation to residents who are dependent on public transportation for their daily needs. In summary, the Plan should:

1. Evaluate existing conditions of the area;
2. Evaluate existing transit;
3. Evaluate connections, accessibility to the City's residential areas and key destinations;
4. Conduct community outreach and engagement;
5. Provide Recommendations;

California Air Resources Board's Sustainable Transportation Equity Project (STEP) funds in the amount of \$175,000 have been allocated in the FY 23-24 budget for this effort. However, based on a recent research on the cost of comparable master plan preparation in other cities it appears that additional funding may be necessary. However, the additional cost, if any, is not known at this time. Such additional costs, if any, will be known following staff's receipt of the Fee Proposals. Once Proposals are received, reviewed and evaluated staff will bring the top ranked Proposal to City Council for award and additional funding appropriation if necessary.

ALTERNATIVES:

1. Approve staff recommendation
2. Reject staff recommendation
3. Provide staff with further direction

FISCAL IMPACT:

The issuance of the RFP has no fiscal impact. The estimated cost of the TOD and Displacement Avoidance Plan is \$175,000. California Air Resources Board's STEP Grant funds have been allocated in the FY 23-24 budget for this effort.

RELATIONSHIP TO STRATEGIC GOALS:

This agenda item relates to the 2022 Strategic Plan:

Economic Growth

Guiding Principle 3, Guiding Principle 3: Support a long-range planning vision through the City’s General Plan, zoning ordinance, and related land use planning documents that incorporate community and stakeholder input and provide a compass for strategic economic growth, infrastructure investments and city fiscal planning.

Respectfully submitted: Viviana M. Esparza, Acting Director of Economic Development and Planning Department
Prepared by: Norma Lopez, Planning Consultant
Reviewed by: Vilko Domic, Assistant City Manager
Approved as to form: Noel Tapia, City Attorney

ATTACHMENT:

1. RFP for Preparation of Transit Oriented Development (TOD) and Displacement Avoidance Plan