

**Request for Qualifications (RFQ) - 10/03/13**  
**Professional Planning, Environmental and Transportation Services**

City of Palmdale Transit Oriented Development (TOD) Overlay Zone Project and  
Environmental Impact Report (EIR) – (PN 677)

The City of Palmdale is soliciting proposals from qualified CONSULTANTS to provide Professional Planning, Environmental and Transportation services to update the Palmdale Transit Village Specific Plan (PTVSP) / PTVSP Environmental Impact Report, General Plan and Zoning Ordinance to reflect the City's current land use and transportation plans. Five (5) copies of the proposal, including any transmittal or cover letter, must be submitted to and received at the Development Services Department by **4:00 p.m. on November 4, 2013.**

**PROJECT LOCATION**

The project area is generally located between Rancho Vista Boulevard (Avenue P) and Palmdale Boulevard (State Route 138) and between State Route 14 and 10th Street East and includes the Palmdale Regional Airport. The airport property is located approximately one-mile northeast from the Palmdale Transportation Center (PTC) / Metrolink station. The site includes a wide variety of land uses to include the PTVSP, the PTC, single and multi-family residential, commercial, light industrial, recreational, public facilities, vacant land and two unincorporated Los Angeles County pockets.

**PROJECT PURPOSE**

The primary purpose of the project is to address regulatory constraints; to update the General Plan, Zoning Ordinance and PTVSP; prepare a programmatic EIR, and to evaluate different methods of providing multi-modal connectivity to the Palmdale Transportation Center / Palmdale Transit Village Specific Plan (PTVSP), as further described herein.

- Create a visionary framework that establishes a relationship between TOD, existing and future modes of transportation, economic development, health, recreation and sustainability.
- Create a TOD Overlay Zone within the project area and related environmental clearance in order to accommodate TOD development and to encourage higher density residential development within walking distance of the Palmdale Transportation Center (PTC).
- Gain a better understanding of how various modes of transportation (rail, bus, highway, local streets, bike, pedestrian, etc.) feed into and out of the project area. This will help the City address the various physical constraints and create an efficient multi-modal connectivity system that encourages non-motorized modes of transportation.
- Evaluate, update and modify existing goals, policies, objectives and standards to better align with the City's current ideologies for TOD development and multi-modalism.

Relevant documents are available for review at [www.cityofpalmdale.org](http://www.cityofpalmdale.org) during the RFQ process. Please direct questions to Project Manager **Carlos Contreras** at (661) 267-5207 or [ccontreras@cityofpalmdale.org](mailto:ccontreras@cityofpalmdale.org).