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Thursday, October 10, 2019

San Diego, CA - The San Diego Metropolitan Transit System (MTS) has announced a process for interested applicants to seize the opportunity to transform a prominent site in San Diego's downtown into a transit-oriented, mixed-use residential and commercial development to help meet the region's housing demands and climate action goals. The development could be as tall as 40 stories and include 770 market-rate units and 190 affordable units.

MTS has issued a Notice Requesting Qualification Packages. The proposed project site is owned by MTS and is located adjacent to the 12th and Imperial Transit Center at 1255 Imperial Avenue in San Diego, Calif. 92101. It is one of the busiest transit centers in the region, offering service on all trolley lines and four major bus routes. It also adjacent to Petco Park (home of the Padres) and the burgeoning East Village neighborhood, making this an ideal location for a transit-oriented development. MTS is seeking to identify qualified development teams with the vision, resources and expertise to promptly develop this large and highly visible site.

MTS will utilize a multi-phase procurement for this project, beginning with the Qualification process. Proposers deemed Qualified by MTS will be invited to participate in a Request for Proposals.

In preparation for this process, MTS commissioned a Development Feasibility Study by Keyser Marston Associates that lays out various options for multistory development that would be compatible with its future transit center expansion. The gross site area is 2.46 acres. This proposed project supports a policy goal of promoting quality housing on or near the transit system and contributing to environmentally sustainable, livable communities that are focused on transit access.

MTS Board Policy 18 states that the agency will seek projects that create vibrant, transit-oriented communities that offer a range of housing types, job opportunities and services centered around public transit facilities. At least 20 percent of residential development is to be reserved for low-income or very-low-income households.

Prospective proposers may obtain a copy of the Qualification Package via [PlanetBids](#); click on "Register/View Open Opportunities" icon.

Questions are due by 11/20/2019 and Qualification Packages are due by 12/20/2019 at 4:00 p.m. Pacific time.

Direct all inquiries to:

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MTS operates 95 bus routes and three Trolley lines on 53 miles of double-tracked railway. Every weekday 300,000 passenger trips are taken on MTS bus and Trolley services in 10 cities and the county. In FY 2018, MTS served 86 million riders. For more information on how you can use public transportation and save money, go to www.sdmts.com.

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