

ATTACHMENT 3

City Expectations and Evaluation Criteria

City Expectations

The RFP outlines the City's expectations for development at the PUC Site, as described below:

- *High Quality Planning, Design, and Construction Materials:* Critical to the Site's development is careful master planning of uses, intensities of development, and circulation. The City expects to see high-quality design of buildings, landscaping, and other site elements built with lasting, impactful, and aesthetically pleasing materials.
- *Strong Connections to Centennial Way:* The development of the PUC Site should strengthen pedestrian and bike connections to Centennial Way, better connecting South City neighborhoods to the South San Francisco and San Bruno BART Stations.
- *Housing Affordable to a Range of Incomes:* New development at the PUC Site should offer housing types that are affordable to a range of incomes, in addition to inclusion of below market rate housing. As a housing opportunity site identified in the City's adopted Housing Element, the PUC Site is a critical component of meeting the City's obligations under the Regional Housing Needs Allocation, particularly for lower income households.
- *Active Ground Floor Uses in Key Locations:* A step-back architectural style utilizing two-story townhomes with stoops and porches is encouraged, along with local-serving retail uses, restaurants, child care centers, or other neighborhood services.
- *Family-Friendly Unit Types:* The Site should be developed to meet or exceed the Zoning District's base density of 120 dwelling units per acre while maximizing the number of two and three bedroom units.
- *Commitment to Public Art:* The developer shall integrate public art throughout Site to create a distinct, well-defined public realm with enhanced streetscape, public plazas, open spaces, and pedestrian connections.
- *Support for Oak Avenue Extension:* The City expects the developer to work in concert with the City to implement this important infrastructure improvement, including making a financial contribution to the project and funding its initial construction.
- *Partnership in Formation of a CFD:* If a Community Financing District (CFD) is formed during the disposition and development of the PUC Site, the developer shall agree to support and participate in its formation.
- *Thoughtful Community Engagement Process:* The City expects the selected developer to prepare a thoughtful outreach plan to guide an engagement process to gather stakeholder, neighbor, and the community input.
- *Design Complementary to the Planned Community Civic Campus:* Designing a project that complements and accentuates the role of the Community Civic Campus as a destination for the community is paramount.
- *Consideration for BART's Sphere of Influence:* The City anticipates that the future developer of the PUC Site may need to enter an agreement with BART for use of the right of way as open space.

Evaluation Criteria

The RFP lists the following criteria that the Joint Subcommittee may use to evaluate each developer's proposal.

- Appropriateness and quality of project concept,
- Community and economic benefits to the City,
- Financial capability to consummate the proposed deal,
- High-quality iconic design, and
- Completeness, creativity, and clarity of proposal.