

## 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.