

EVALUATION RUBRIC

	Points	Criteria	Score	Weight	Total
<b>1 Public Parking</b> <i>Based on the parking component in DDA's Mixed-Use Development Schematic Design Narrative, March 2024</i>	0 - 5	0: No public parking provided 1–2: Minimal parking, insufficient to meet community needs 3: Moderate parking, partially meets demand 4: Substantial parking, well-integrated with project 5: Ample, accessible parking that fully supports community and commercial needs		20	0
<b>2 Targeted Housing</b> <i>Based on the goal of 75% of the units being within 80 - 120% AMI</i>	0 - 5	0: No below-market housing included 1–2: Limited units or minimal affordability impact 3: Adequate units with moderate affordability 4: Significant contribution to income-level attainability 5: Robust, diverse housing options directly serving the local income groups		30	0
<b>3 Public Restrooms</b> <i>Based on the restroom component in DDA's Mixed-Use Development Schematic Design Narrative, March 2024</i>	0 - 5	0: None provided 1–2: Inadequate facilities or poor accessibility 3: Sufficient restrooms in key location(s) 4: Well-designed, clean, and accessible facilities 5: Multiple, strategically located, high-quality public restrooms		10	0
<b>4 Police Substation</b> <i>Based on the Police Substation Specifications</i>	0 - 5	0: None included 1–2: Minimal space without active planning with law enforcement 3: Functional substation space included 4: Fully equipped station supporting community safety 5: Integrated, operational substation coordinated with local police		6	0
<b>5 Alignment with Strategic Plan Objectives</b> <i>Based on City Commission Objectives and Key Results, January 2026</i>	0 - 5	0–2: Project conflicts with or ignores plan priorities 3–5: Partial alignment with some relevant plan elements 6–8: Strong alignment with majority of relevant objectives 9–10: Fully aligned, actively advancing strategic goals		10	0
<b>6 Alignment with the City Commission Building Electrification Policy</b> <i>Specifically section 2.6</i>	0 - 5	0–2: Project conflicts with or ignores policy priorities 3–5: Partial building electrification 6–8: Fully electric building and site electrification 9–10: Fully electric building and site electrification, without impacting other goals		20	0
<b>7 Compatible Design</b> <i>The design fits in with the neighboring development and incorporates quality materials.</i>	0 - 5	0–2: Project conflicts with nearby developments and violates special requirements in City code 1346.09 3–5: Generally conforms to special requirements but is incompatible with nearby developments 6–8: Fully conforms with special requirements and is generally compatible with nearby developments 9–10: Fully conforming and compatible and raises the bar for the neighborhood in terms of design and materials		10	0

<b>8 Developer Experience and Financial Capacity</b> <i>Based on the strength of demonstrated experience and confirmation of financial capacity from a third party or parties</i>	0 - 5	0-2: No proof of financial capacity and very limited experience 3-5: Limited proof of financial capacity limited experience 6-8: Strong evidence of financial ability and good experience 9-10: Outstanding financial capacity and unmatched experience		35	0
<b>TOTAL</b>				<b>141</b>	<b>0</b>

April 7, 2026 draft