

***DRAFT Criteria for the Request for Expressions of Interest for Murray-Cornell project**

The following are the criteria that the County will use in evaluating responses to this RFEI. *Note that depending on the nature of any particular response, not all of these criteria may apply.*

- The capacity of the project to support community aspirations for a more active, pedestrian-friendly town center.
- The capacity of the project to support a sense of place, incorporating a variety of “third place” elements such as a plaza that could accommodate events (outdoor performances, farmers’ market, etc.).
- The capacity of the project to serve as a distinctive gateway into the Cedar Mill Town Center.
- The capacity of the project to serve as a catalyst for future development which supports the Cedar Mill Town Center.
- The economic feasibility of the project, with minimal public financial support (direct or indirect) relative to the scale of the project and its capacity to achieve the other community benefits as set forth in these Selection Criteria.
- The capacity of the Developer Team to successfully develop and operate the type of project that it is proposing. Particular emphasis will be placed on the team’s track record from past projects, securing equity and construction and permanent financing.
- The project demonstrates high quality design and construction – even for temporary uses.
- If the project incorporates a public plaza or other open space (with or without participation on the part of the Tualatin Hills Parks & Recreation Department), this public outdoor space is integrated into and complementary of buildings, uses and activities on the balance of the site, as well as the larger context.
- Capacity of the team to have the project underway by the Summer of 2016, or sooner in the case of temporary uses.
- The level and nature of proposed County participation in the project, relative to other proposals. The County’s strong preference is to minimize its financial participation in the project, while recognizing that some financial assistance (direct or indirect) may be necessary, and a superior proposal may warrant a higher level of financial assistance than a lesser proposal.

**This document will be updated as further revisions are made. When the final RFEI is published, this page will link to the official Washington County web page for the project.*