

EXHIBIT B

54th and Riverview Road EVALUATION CRITERIA

Evaluation of proposals will be conducted by a RFP Review Committee, which will be made up of City of Minneapolis project coordination, zoning and planning staff, a local City Council member's representative, and members of the local neighborhood organization. The evaluation criteria will be used to evaluate each proposal based on the respondent's and the proposal's level of completeness and readiness. The review committee will allocate points to each proposal based on the following evaluation criteria and maximum point system:

#	Evaluation Criteria	Max. Points
1	The experience, financial and organizational capacity of the developer in successfully planning and completing development projects of similar type and scale, on time and within budget.	10
2	The extent to which the proposed development is in compliance with the Minneapolis Plan and the Nokomis East Station Area Plan at http://www.ci.minneapolis.mn.us/citywork/planning/nokomis.asp and the zoning standard that the developer plans to seek if granted development rights.	10
3	The extent to which the proposed development follows the design principles included in Exhibit C.	10
4	The extent to which the proposal addresses the parking needs of the development and the surrounding community.	5
5	Anticipated ability of the project to secure necessary public and private funds.	10
6	Extent to which the project can move forward on a timetable that coordinates with other development in the area.	10
7	Overall quality of the submission.	10
8	Review of related previous experience.	10
9	Quality of design, including inclusion of green/sustainable building elements.	10
10	Priority for senior/elderly housing projects.	10
11	Quality and specificity of developer's expressed commitment to work with the neighborhood and area residents.	5
Maximum Points		100

The City may, in its sole discretion, expand or reduce the criteria upon which it bases its final decisions regarding selection of the developer for proposed development.