

## Joint Development Project Selection Guidelines

1. All proposed projects must conform to Capital Metro's Transit Oriented Development Policy, adopted August 26, 2013.
2. Solicitations may take the form of Requests for Expressions of Interest, Requests for Prior Experience, Requests for Qualifications, or Requests for Proposals.
3. Capital Metro retains authority over its transit facilities and services.
4. Capital Metro retains the right of reasonable review and approval for all design and significant components of any project.
5. All projects must meet applicable laws and regulations. Additionally, FTA circulars and other significant guidance should be reviewed and respected in all projects.
6. Projects should be consistent with development guidelines as stated in the Transit Friendly Development Guide.
7. Projects must be consistent with existing and planned public transportation facilities.
8. Projects must be consistent with adopted regional and local community policies and plans.
9. Projects must demonstrate, at a minimum, fair market value for Capital Metro.
10. Selection of projects will be based on those that meet the above criteria and additionally demonstrate:
  - a. Demonstration of environmental sustainability, either through a rating system such as LEED-ND or complete documentation of such sustainability.
  - b. Responsiveness to social equity issues including community needs for affordable housing, good jobs, and/or access to education, health, care, and other services.
11. Projects are encouraged that a) do not require commitment of Capital Metro financial resources, b) minimize the agency's investment and other risks, and c) maximize asset security for Capital Metro
12. Projects are encouraged that obtain funding from other public agencies where needed to create greater economic benefit to Capital Metro.
13. Consistent with Capital Metro procurement policy, projects are encouraged to involve disadvantaged, minority- and women-owned business enterprises.
14. Projects with a residential component are encouraged to provide a range of housing types to meet the needs of a diversity of household income, sizes, and ages particularly if such diversity of housing is not currently provided within walking distance of the transit system.