



**ACTION:**

On a motion by March, seconded by Barnett, the Urban Design Commission **GRANTED INITIAL APPROVAL**. The motion was passed on a vote of (9-0).

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 5.5, 6, 6, 6, 6, 7, 7 and 7.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: Gemini Drive – Grandview Commons**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	7	7	6	-	-	-	7	7
	7	7 (front) 3 (rear)	6	-	-	6	7	6
	6	7	5	-	-	5	6	6
	-	-	-	-	-	-	-	5.5
	7	7	-	-	-	6	8	7
	-	7	-	-	-	7	7	7
	5	6	5	-	-	6	7	6
	6	6	5	-	-	5	6	6

General Comments:

- Vary garage sizes and pay more attention to architectural detailing of the backside.
- Rear garage elevation needs more design attention. Front façades work well - fresh and modern.
- Garage door sides must be screened – I like the color features.
- Back should relate to front (architecture); front too busy though. EIFS is not acceptable; scuppers and not roof drains?
- This has the potential to be a very fun and unique residential project. Rear and side elevations need to be developed. Color is fabulous! Bravo!
- Coordinate landscape and drainage plan taking into account the bioretention areas. More rear landscaping to screen garage.
- Don't run EIFS to grade. Back of buildings too stark – needs relief/more interest.