

to add a cap or coping atop the Shopko portion of the ground sign with any change in copy to require conformance to the no “white color” background requirement normally enforced with internally illuminated can signage. The new “Copp’s” portion of the sign is to feature an opaque background not to reflect or transmit any light from an internal illumination source. In addition, a landscape plan shall be provided that includes 12-18 inch high textured evergreens at the base of the ground sign, all of which are to be reviewed and approved by staff.

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 and 6.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 2502 Shopko Drive

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	-	-	-	-	6	-	-	6
	-	-	-	-	5	-	-	-
	-	-	-	-	6	-	-	-
	-	-	-	-	5	-	-	5
	-	-	-	-	6	-	-	6
	-	-	-	-	5	-	-	5
	-	-	-	-	-	-	-	6

General Comments:

- Preserve historic sign.
- Prefer old (existing) Copp's sign.
- Pro: Elimination of a pylon sign. Con: The eliminated sign is a much cooler design than the new proposed sign.