



- Cross sections of the site on an east-west orientation should be provided detailing building and site feature relationships.
- Need more large scale aerial photographs to establish site context.
- Need to provide concept of the building plan and floor plate information.

**ACTION:**

On a motion by Geer, seconded by Host-Jablonski, the Urban Design Commission **REFERRED** consideration of this item. The motion was passed on a unanimous vote of (7-0). The motion to refer cited the need to address the above stated concerns.

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 4, 5 and 6.

**URBAN DESIGN COMMISSION PROJECT RATING FOR: 733 County Road M**

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
<b>Member Ratings</b>	5	-	-	-	-	-	-	-
	5	-	-	-	-	5	-	5
	4	-	-	-	-	5	3	4
	6	-	-	-	-	-	6	6

General Comments:

- Essentially, this project is at an “informational presentation” level at this time. We need more design development before we can form any judgments.
- Interesting proposal.
- Need more site and context info.
- Need an existing tree location and assessment before we approve building location and layout. Extend ped path past buildings the length of the lot. Show potential off-site pedestrian connections.
- Make the sidewalks continuous and relatively straight-line; then create a potential connection to site to the east.
- Great integration of site, building footprint.
- Need additional information.