

Project Points System Application / Self Scoring Worksheet Summerwell of Maple Grove

Points Possible: 389.0
 Points Received: 291.9
 Percent: 75.04%

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:**	Staff Comments
I.	Community Scale					
A.	Land Use					
	1. Unit Affordability		0.5/31.5			Units are affordable to households making 110% of the RMI so 0.5 points are awarded.
	2. Placement of uses to integrate with adjacent uses	30	NA	Potential to link up with adjacent development to the west in the future. Site is otherwise surrounded by roads.		Not applicable.
	3. Senior Units		0/25			No senior units proposed. 0/25 points
	4. Collaboration with Adjoining Land Owners	10	NA	Working with the owner of the wetland to intergrate the project into that green amenity. Working with city on Ranchview Lane Extension		Not applicable
	5. Appropriately Located Neighborhood Commercial/Office		BONUS	Not applicable		Not applicable

PPS Category			Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
II	Neighborhood Scale						
	A	General					
	1.	Percent of Units Within ¼ Mile of an Identifiable Focal Point	50	50/50	Wetland is a Green focal point-adding trails to this resource. Rush Creek is within 1/4 mile.		Clubhouse, pool and tot lot are focal points.
	2.	Distribution of Attached Units	40	NA	The project is 100% clusters of small groups of attached units, in groups of 4 and 6 townhomes each.		Not applicable
	3.	Creating Open Space with Multi-Story Buildings		0/10			Applicable. 0/10
	4.	Percent of Attached Units with Back of Below Grade Access		0/10			Applicable. 0/10
	5.	Neighborhood Utilizes Rear Lanes for Vehicular Access		0/5			Applicable. 0/5
	6.	Visual Termini	4	5/5	The site plan strategically features ponds, tree groupings and vistas to the wetlands at the ends of most street corridors within the development.		Applicant did a nice job of providing visual termini.

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
B	Housing Diversity					
	1.	Square Foot Range Between Largest and Smallest Units		NA	Not Applicable	Not applicable
	2.	3+ Styles of Attached Units	2	2/10	4 Styles (4-2=2 points)	Agree
	3.	6+ Styles of Detached Units		NA	Not applicable; project is attached townhome development	Not applicable
C Roadway Image						
	1.	Attached Units are Embedded		NA	Not applicable; a large landscape zone will be provided between 105th Avenue and the first row of townhomes	Not applicable, no arterial roadway
	2.	Exceptional Landscaping	10	NA	Project will provide exceptional landscaping along 105th Avenue.	Not applicable
	3.	Interior Perimeter Roads are not Parallel to Arterial Roads		NA	Not applicable: states this only applies to detached homes	Not applicable
	4.	Home Fronts Face Arterials		NA	Not applicable: states this only applies to detached homes	Not applicable

	5.	Variety in Articulation on Side or Rear Walls	7	NA	The exterior design features a series of projecting gabled bays and other elements such as dormers to articulate rear and side elevations.		Not applicable
	6.	Variety in Roof Pitch	4	NA	The exterior design includes multiple roof slopes from 4:12 to 12:12 pitches and varying roof ridge elevations, providing roof line variety among the different building configurations.		Not applicable
	7.	Variety in Roof Orientation	5	NA	The exterior design incorporates a balanced variety of roof orientations. Within each building configuration, there are multiple cross-gables to create interest		Not applicable
	8.	Variety in Building Height		NA	Not Applicable		Not applicable
	9.	Variety in Building Orientation		NA	Not Applicable		Not applicable

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
D	Pedestrian Quality					
	1.	Percent of Units within 1000' of Park	NA	10/10	Not Applicable	Private tot lot qualifies.
	2.	Grid or Modified Grid	10	10/10	Grid is simple and easy to navigate and understand for residents and visitors	Agree
	3.	Internal Trail Connections	10	10/10	System of trails runs through the entire development	Agree
	4.	Pedestrian Scale/Ornamental Street Lighting	NA	5/5		Applicant is providing pedestrian scale and ornamental lighting.
	5.	Sidewalks are Provided Both Sides of Street	4	2.5/2.5	Applies to major access streets	Applicant is providing a good sidewalk system along the private drives in addition to the internal trail system.
	6.	Cul-de-Sacs are Open Ended		NA	Not applicable	Not applicable

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
E	Integration of Parks...etc					
1.	Park Dedication is in Strict Conformance with Comprehensive Park Plan	25	NA	Greystar to pay park dedication fee		Not applicable
2.	Open Space is Consolidated and Usable	10	10/10	Green spaces between townhomes area accessible for all residents and is an organizing feature		Agree
3.	Open Spaces are Connected with Green Corridors	10	10/10	See above.		Agree
4.	Tree Preservation Above Minimum	NA	NA	Not a T-Zone		Not applicable
5.	Natural Features are Retained	NA	NA	Not Applicable		Not applicable
6.	Wetlands are Retained not Mitigated	10	8.9/10	Wetlands are retained in the development.		89% of wetlands on site are being retained.
7.	Public Access to Creeks, Streams, and Lakes	10	10/10	Placing an accessible sidewalk along the western side of the large wetland; eastern side of site.		Agree

--	--	--	--	--	--	--

8.	Cultural Resources Integrated into Open Space Areas		NA	Not Applicable		Not applicable
9.	Extensive Internal Landscaping		3/10	Not Applicable		30% more landscaping than code requires.
10	Use of Native Plants in Landscaping	5	5/5	We are incorporating native species in the landscape plan		Agree
11	Existing Structures are Retained or Reused		NA	Not Applicable		Not applicable
12	Viable Open Space Master Plan is Created		NA	Not Applicable		Not applicable
13	Any Natural Restoration Work		NA	Not Applicable		Not applicable
14	Extraordinary Environmental Protection		NA	Not Applicable		Not applicable
15	Area of Parkland, Woodland, or Other Open Space Above the Minimum		NA	Not Applicable		Not applicable

PPS Category		Points Proposed by applicant	Points Awarded by Staff	Explanation for Points or Reason for Not Being Applicable	Reference:	Staff Comments
III.	Unit Scale Criteria					
	A. General					
	1. Guarantee that Models will not be Repeated with X Lots of Each Other		NA	Not Applicable; we are not detached housing		Not applicable
	2. Creation of a Pattern Book		NA	Not Applicable		Not applicable
B. Architectural Elements (Items shall be guaranteed by covenant or some other appropriate, enforceable agreement)						
	1. Front Porches		0/20			Applicable 0/20
	2. Garages Set Back Farther than Front Face or are Side Loaded		20/20			At least 33% of the garages are setback as far as the front portion of the units.
	3. Brick, Stone, or Stucco Chimneys		0/10			
	4. Other Architectural Features		130/150			13 point worth features provided.
	(Insert list of Architectural Features here)					
	C Safety					
	1. % of units sprinkled above requirements		BONUS	project is 100% sprinklered.		