

**Weston Commons 1st & 2nd Townhomes
Project Points System
Application / Self Scoring Worksheet**

Points	226.67
Points Possible	290
Percent	78.16%

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	3.5	0		Price points will start around 350k	
	2.	Placement of uses to integrate with adjacent uses	20	NA		No restrictions for public access, and site/access coordination with the Church is being explored. (based on PPS guide)	Staff sees no real integration as described in the project point system score guide.
	3.	Senior Units	N/A	N/A	These HOA maintained townhomes can target seniors, but they are not age restricted.		NA, bonus point category.
	4.	Collaboration with Adjoining Land Owners	10	5/10		Multiple attempts have been made to coordinate stormwater ponding & access with Northwood Church	There does not seem to be collaboration with adjoining owners.
	5.	Appropriately Located Neighborhood Commercial/Office	N/A	NA	This is a residential community – it does not provide commercial or office opportunities.		Not applicable

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II	Neighborhood Scale						
	A	General					
	1.	Percent of Units Within ¼ Mile of an Identifiable Focal Point	50	50/50	Playground and fire pit, gazebo.	Landscape Plan & grading plan	Staff agrees.
	2.	Distribution of Attached Units	40	NA	All units are attached in small clusters, which is encouraged	8-unit, 6-unit, 4-unit so 50 – 8 =42	This category is applicable for larger developments that have a mixture of unit types.
	3.	Creating Open Space with Multi-Story Buildings	10	NA	Rear courtyards are included in row home configurations. Common open spaces are also included. All buildings are 2 stories in height.	Plans	NA for this sized development.
	4.	Percent of Attached Units with Back of Below Grade Access	N/A	0/10	Townhomes are designed to have driveways in front		No points awarded.
	5.	Neighborhood Utilizes Rear Lanes for Vehicular Access	N/A	NA	Cannot apply; only applies to SF detached homes		NA
	6.	Visual Termini	5	5/5	Monument will be located at southern access point	Landscape plan & grading plans	Autumn Blaze Maple at end of street serves as a visual termini.

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B	Housing Diversity					
	1.	Square Foot Range Between Largest and Smallest Units	N/A	NA	All townhomes range from about 1700 to 1800 sf – this is only applicable to large SF homes	NA
	2.	3+ Styles of Attached Units	10	0/10	4 floorplans are proposed with up to 14 color/elevation packages	Confirmed with internal purchasing & construction team Only two styles shown.
	3.	6+ Styles of Detached Units	N/A	NA	This development proposal is attached units only	
C	Roadway Image					
	1.	Attached Units are Embedded	N/A	NA	Not applicable due to powerline easement on the north side; 105 th is not a collector. (although ponding & screening is provided)	Entire category is only applicable when adjacent to an arterial roadway.
	2.	Exceptional Landscaping	10	NA	Landscaping includes berming and significant tree lines along the northern and southern boundaries of the community	Landscape Plans
	3.	Interior Perimeter Roads are not Parallel to Arterial Roads	0	NA	Only applies to detached homes	PPS scoring guide

	4.	Home Fronts Face Arterials	0	NA	Only applies to detached homes	PPS scoring guide	
	5.	Variety in Articulation on Side or Rear Walls	10	NA	Side and rears of units feature articulation as well as architectural features such as gables, dormers, window trim, texture and color changes, decks or patios, and stone accents.	Pictures & elevations	
	6.	Variety in Roof Pitch	0	NA	Not a huge variety in roof pitch		
	7.	Variety in Roof Orientation	5	NA	Roofs feature varying heights and gables with dormers		
	8.	Variety in Building Height	5	NA	Roofs have varying heights		
	9.	Variety in Building Orientation	5	NA	Buildings are oriented in a north to south or east to west fashion.		

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	N/A	10/10	Playground and open space area		Staff agrees
	2.	Grid or Modified Grid	10	10/10	Site is narrow so layout is a grid form		Staff agrees
	3.	Internal Trail Connections	N/A	NA	Does not seem to be an opportunity for internal trail connections because they would not really connect to anything.		Narrowness of site makes this NA
	4.	Pedestrian Scale/Ornamental Street Lighting	5	5/5	Decorative lights proposed like Territorial woods		Agree
	5.	Sidewalks are Provided Both Sides of Street	5	5/5	Sidewalk is provided on both sides of the central public street.		Agree
	6.	Cul-de-Sacs are Open Ended	N/A	NA	No CDS proposed		

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	N/A	NA	Park fees will be paid in lieu of land		Agree
2.	Open Space is Consolidated and Usable	10	NA	Courtyards are being created on west side & additional open spaces are on the east side with the back to back townhomes		Scale of development makes this NA
3.	Open Spaces are Connected with Green Corridors	N/A	NA	No green corridor opportunities		Scale of development makes this NA
4.	Tree Preservation Above Minimum	N/A	NA	There are virtually no trees to preserve		
5.	Natural Features are Retained	N/A	NA	No significant natural features to be retained		
6.	Wetlands are Retained not Mitigated	0	9.1/10	Wetlands are isolated and fallow farm ditches; they are proposed to be filled		91% of wetlands are retained so 9.1 points are awarded.
7.	Public Access to Creeks, Streams, and Lakes	10	NA	A central road provides public access through the neighborhood and to		No creeks, streams or lakes.

					surrounding areas to the north and south		
	8.	Cultural Resources Integrated into Open Space Areas	N/A	NA	None exist		
	9.	Extensive Internal Landscaping	10	8.4/10	Extensive landscaping proposed		The applicant is providing 84% more overstory trees than required by code. Staff notes the applicant is also providing a significant amount of ornamental trees.
	10	Use of Native Plants in Landscaping	5	5/5	Typical practice		Agree
	11	Existing Structures are Retained or Reused	N/A	NA			
	12	Viable Open Space Master Plan is Created	N/A	NA			Scale of development makes this NA
	13	Any Natural Restoration Work	N/A	NA			
	14	Extraordinary Environmental Protection	N/A	NA			

	15	Area of Parkland, Woodland, or Other Open Space Above the Minimum	N/A	NA			
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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	N/A	NA	This is geared toward detached housing		Agreed
	2. Creation of a Pattern Book	N/A	BONUS			
B. Architectural Elements (Items shall be guaranteed by covenant or some other appropriate, enforceable agreement)						
	1. Front Porches	15	0	Porches are located on sides and rears		Porches must be on the front to count.
	2. Garages Set Back Farther than Front Face or are Side Loaded	N/A	14.2/20			36 of the 154 units have setback garages.
	3. Brick, Stone, or Stucco Chimneys	10	0			
	4. Other Architectural Features		100			Staff counted 11 point worthy features total but only 10 per style.
	(Insert list of Architectural Features here)					
	C Safety					
	1. % of units sprinkled above requirements		BONUS			