

**To:** Howard Resnik, PE  
**From:** Jeff Walton, Associate Planner; 910-341-3260  
**CC:** File; Protrak  
**Date:** 9/26/2014  
**Re:** Pier 33 – 715 Nutt Street

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The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items or documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

Site Plan Comments:

- Show cross section for the construction of Nutt Street.
- **Bathrooms:** Prior to release for construction, will need confirmation of the final location of the bathrooms per the developers agreement. This will affect the approval of the Pier 33 construction plans. Please submit a ground floor plan showing the bathroom location.
  - The agreement states:
    - No less than three toilet facilities in each of the men's and women's sides.
      - Show the actual layout of the bathrooms for compliance.
    - Need to also discuss ownership, maintenance, signage and 24-hour accessibility. I assume this will be part of the condo owners association?
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening.
  - Include screening type and height of screen on the architectural drawings.
  - Show detail sheet of all fencing proposed.

CBD Comments:

- Show height of any fence proposed against the riverwalk.
- Sec. 18-196 (c) (6): Street level facades. Buildings shall front onto public sidewalks to reinforce activity levels along public streets and pedestrian ways. **Window glazing shall be the predominant material of the street-level facade.**
  - I agree with all glazing compliance except along the riverwalk.
  - The proposal of raised planting beds does not comply with the definition. We cannot consider the open railings or balconies for compliance.
  - Smaller Courtyard:
    - The only item I can consider are the louvers as long as they can be angled as see through and labeled on the elevations.
    - Are the gates see through? Can you provide me a detail of the look from the riverwalk?

- Larger Courtyard:
  - I cannot consider the stepped plantings or railings as part of meeting the glazing requirements.
  - One option is to consider adding retail or extending the community space in front of the courtyard.
  - There is room between the riverwalk and the courtyard to add building to get closer to complying with glazing. The retail, we were thinking to consider more kiosk retail, such as a quick coffee shop, or retail to compliment the marina.
  - The other consideration is to expand the community space to use the area for display, common area or an art display.
- Sec. 18-196 (c) (12): Streets, landscaping. For new commercial development, street tree plantings in below-grade planters on the public right-of-way shall be included at the rate of one (1) tree for each thirty (30) feet of frontage. If the City Manager or designee determines there is no plaza or other space available for tree plantings in the right-of-way, or determines that the planting is problematic for the site, then a payment in lieu, equal to the cost for required trees, shall be paid by the developer into the City of Wilmington Tree Improvement Fund. All plans for street tree plantings must be reviewed and approved by the City Manager or designee and must be a minimum of three (3) inches in caliper.
  - Show compliance on landscape plan.
  - See attached redline for areas where trees will be planted. I have confirmed these locations with Bill McDow.
  - Harnett Street shall also be included in the street tree compliance since a portion is unimproved.

Landscape Plan:

- The proposed Dogwoods as street trees are not listed in the accepted tree list in the LDC. Please confirm with Aaron Reese if these trees would be allowed.
- The construction of Nutt Street is proposed by the applicant. In order for public acceptance, street tree landscaping needs to be proposed on both sides of Nutt Street. Please add trees along the opposite side of Nutt Street for compliance.
- Be sure to the plaza areas (courtyard and townhomes) within the setback to show landscaping compliance with CBD code.

Add Street trees on both sides

Remove, trees within sight triangles

PPD BUILDING

PROP 20 BIKE PARKING RACK

Trees

PROP 20 BIKE PARKING RACK

Align this tree within the sidewalk. Location in sight triangle is fine.

