

To: Ryan Horne, Stepping Stone Properties
From: Nicole Smith, Associate Planner; 910-341-1611
CC: The Bodega File;
Date: 10/16/2018
Re: The Bodega

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:

- Sec. 18-60 (c) (8): Show location of on-site and proposed tie-in to existing public utilities (water, sewer, culverts, drains, etc.) showing size and direction flow, and soil erosion and sedimentation control measure.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Provide detail for trash and HVAC screening.
- Curb and gutter referenced, but detail not provided.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-60 (c) (16): Show site inventory map and tree survey. Confirm three existing Oaks and details of the street tree along Third Street.
- Suggest considering additional bicycle parking. Provided is in compliance.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
 - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
- A tree preservation/removal permit is required
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

UMX:

- Utility and equipment screening: HVAC equipment, air conditioning window units, and other electrical equipment, and fire escapes shall not be located on facades with street frontage. All such equipment shall be placed in the interior yards or inset into the roof pitch, or behind a parapet wall in the case of a flat roof, of the building and screened from the right-of-way. Through-wall mechanical units are permitted on any facade if they are incorporated into the design of the building, flush with the facade on which they are located, concealed by a vent

- cover and have an internal drip system for condensation. Utility meters, transformers and fixed trash disposal receptacles that cannot be located out of sight shall be screened from the public right-of-way by plantings or opaque fencing. The Technical Review Committee may approve alternations to these standards, if necessary.
- Site lighting. All site lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent properties, shall minimize off-site backlighting glare, and up-lighting. Light posts shall be no taller than twelve (12) feet.
 - General site design: Each of the following components shall be included in UMX developments.
 - Multi-modal transportation opportunities. Public transit, walking, bicycling, and/or water-oriented transit and the facilities necessary for such uses.
 - Pedestrian circulation shall be clearly defined with paving materials and/or landscaping and shall connect all uses. Sidewalks and crosswalks shall be provided within new developments as necessary.
 - Bicycle and/or pedestrian connectivity to adjacent or nearby developments is required.
 - Street trees. Street tree plantings in below-grade planters shall be included in the public right-of-way at the rate of one (1) tree per thirty (30) feet of frontage. If the City Manager 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, a payment-in-lieu of tree plantings, equal to the cost for the required trees, including materials and installation, shall be paid by the developer into the City of Wilmington tree improvement fund. All plans for street tree plantings must be approved by the City Manager and must be planted according to Sec. 18-448 of this chapter, unless otherwise noted in this section. Tree species shall comply with Sec. 18-196(f)(3) of this chapter.
 - Trash containment screening. All developments within the UMX are exempt from Sec.18-504 of this chapter and are subject to the following screening requirements:
 - Trash containment areas shall be located within a building where possible.
 - If trash containment, including areas for holding recycling, cannot be accommodated within a building, it shall be placed on the rear or side of the building and shall be completely enclosed and screened from view of public rights-of-way with an opaque fence or wall and/or plant materials, as approved by the Technical Review Committee. The enclosure shall be at least one (1) foot taller than the highest point of the trash receptacle. Chain link and exposed concrete blocks are prohibited.
 - Encroachment agreements. An encroachment agreement shall be required for any projection into the right-of-way, such as balconies and door swings. The encroachment agreement must be approved prior to construction release or issuance of a building permit. Application for any encroachment must be made to the City Engineer for review and the format of the encroachment agreement shall be determined and approved by the City Attorney. Official approval of such agreement shall be by resolution of the City Council. De minimus encroachments including gutters, fabric awnings, door swings, architectural elements less than twelve (12) inches in depth, signs, and sub-grade structural elements are approved or denied by the City Engineer.
 - Building design. All new construction in the UMX shall comply with the following design standards, where applicable.
 - Building entrances. Primary entrances should be clearly distinctive from other entrances. Primary building entrances shall be oriented toward public sidewalks along primary street frontages.
 - Massing and scale. Large expanses of flat, unadorned walls are prohibited. Facades shall incorporate architectural details, particularly at the pedestrian level.

Building facades along rights-of-way shall incorporate periodic transitions across the facade. Building facades along rights-of-way exceeding thirty (30) feet in width shall be divided into distinct areas utilizing methods including, but not limited to, facade offsets, pilasters, change in materials, or fenestration (window arrangement). Transitions shall be no further apart than two-thirds (2/3) of the height of the facade.

- Street-level facades. New buildings shall front onto public sidewalks to reinforce pedestrian activity along public streets and pedestrian ways. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way.
- Exterior building materials. Exterior building materials for all new nonresidential or multifamily structures in the UMX district shall be similar to the materials already being used in the neighborhood, or, if dissimilar materials are used, characteristics such as scale, proportion, form, architectural detailing, and texture shall be used to ensure that enough similarity exists for the building to relate to the surrounding block. Quality finish materials shall be utilized. The following materials shall be prohibited on facades visible from the public right-of-way:
 - Structural metal panels
 - Unparged or non-architectural, non-decorative concrete block
 - Alterations to historic facades. Alterations or additions to buildings and/or structures that are designated as contributing resources to the Wilmington National Register Historic District or are more than fifty (50) years old, may apply the Secretary of the Interior's Standards for Rehabilitation. These standards are included in the Wilmington Historic District Design Guidelines.

Board of Adjustment case pending. Elevations will be required. If variance is granted, please add a reference to the BOA case number and any conditions imposed.

National Register: This property is located in the National Register. Any demolition plans will be subject to HPC review. The property is also eligible for tax credits. If interested please contact the State Historic Preservation office directly at (919) 807-6570.

Landscape Plan to Include:

- Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
- Sec. 18-462 (d) (4): Show note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. And no construction workers, tools, materials or vehicles are permitted within the tree protection fencing.
- Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
- Sec. 18-462 (d) (8): Show location and square footage of structures and parking lots.
- Sec. 18-462 (d) (9): Show adjacent zoning district including across the street or streets.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.