

To: Ryan Horne, Stepping Stone Properties
From: Nicole Smith, Associate Planner; 910-341-1611
CC: The Bodega File;
Date: 12/20/2018
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) (11): **Provide detail for trash and HVAC screening.**

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.
- 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. **Waiting on confirmation from Arron Reese that street trees species is acceptable.**
- 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. **Leaving this comment until Engineering has reviewed encroachment agreement.**

- Building design. All new construction in the UMX shall comply with the following design standards, where applicable. Elevations will need to be included in the signature set.
 - Building entrances. **Primary entrances should be clearly distinctive from other entrances.**
 - 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. **Please add the details of the Board of Adjustment variance that was granted.**

Landscape Plan to Include:

- 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.