



# W-2936 DPJ - Easley Apartments (Final Development Plan-Council Approval)



Bryce A. Stuart Municipal Building  
100 East First Street, Suite 225  
Winston-Salem, NC 27101  
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Brian Rose  
Stimmel Associates, PA  
601 North Trade Street  
Suite 200  
Winston Salem, NC 27101

Project Name: W-2936 DPJ - Easley Apartments (Final Development Plan-Council Approval)  
Jurisdiction: City of Winston-Salem  
ProjectID: 313205

Wednesday, August 28, 2019

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Wednesday the week before (8 days prior to) the Planning Board meeting.

## Open Issues: 16

### Engineering

#### General Issues

#### 18. Driveway Permit required

City of Winston-Salem  
Ryan Newcomb  
336-727-8000  
[ryancn@cityofws.org](mailto:ryancn@cityofws.org)  
8/21/19 4:47 PM  
01.05) Final  
Development Plan  
Approval - 2

A City driveway permit will be required for a temporary construction entrance and the proposed access to Second Street. The driveway permit must be issued prior to the issuance of the grading permit for this site. Close all unused curb cuts. Evaluate sidewalk on all frontages for areas that should be repaired as part of this development to facilitate pedestrian movements.

### Erosion Control

## General Issues

### 16. Erosion Control Plan Needed

**City of Winston-Salem** If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
8/16/19 10:10 AM  
01.05) Final  
Development Plan  
Approval - 2

## Fire/Life Safety

### General Issues

### 15. Notes

**City of Winston-Salem (Fire)** Provide fire hydrants within 500' of most remote portion of the building.

Douglas Coble  
(336) 734-1290  
[douglasc@cityofwsfire.org](mailto:douglasc@cityofwsfire.org)  
8/15/19 10:26 AM  
01.05) Final Development  
Plan Approval - 2

FDC shall be located within 100' of a public hydrant

Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.

## IDTP

[18-276 G-801.pdf \[15 redlines\]](#) (Page 1) [1] 18-276 FDP-24x36 FDP

### 6. COUNCIL MEMBER CONTACT B

**City of Winston-Salem** PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.

David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
8/7/19 8:58 AM  
Pre-Submittal Workflow  
- 1

**Stimmel Associates, PA** Council member will be contacted.

Brian Rose  
(336)7231067  
[BRose@stimmelpa.com](mailto:BRose@stimmelpa.com)  
8/12/19 4:02 PM  
Pre-Submittal Workflow  
- 1

## Inspections

### General Issues

### 22. Zoning Use

City of Winston-Salem -Grading plan is required.  
Jeff Hunter -Exterior lighting will require compliance with UDO-286 "Standards for Outdoor Lighting."  
336-727-2626 -Retaining walls require separate permits.  
jeffph@cityofws.org  
8/26/19 1:17 PM  
01.05) Final  
Development Plan  
Approval - 2

## MapForsyth Addressing Team

### General Issues

#### 21. Addressing & Street Naming

Forsyth County Will need Floor plans for the building.  
Government  
Gloria Alford  
3367032337  
alfordgd@forsyth.cc  
8/26/19 10:12 AM  
01.05) Final  
Development Plan  
Approval - 2

## Planning

### General Issues

#### 13. Historic Resources

City of Winston-Salem This site borders the Holly Ave National Register Historic District, which was entered  
Heather Bratland into the National Register in 2002. Broad Street separates this site from historic district.  
336-727-8000  
heatherb@cityofws.org  
8/14/19 5:27 PM  
01.05) Final  
Development Plan  
Approval - 2

#### 14. CPAD

City of Winston-Salem no comments  
Kirk Ericson  
336-747-7045  
kirke@cityofws.org  
8/15/19 10:24 AM  
01.05) Final  
Development Plan  
Approval - 2

#### 19. Parking Deck Facade

City of Winston-Salem

Bryan Wilson

336-747-7042

[bryandw@cityofws.org](mailto:bryandw@cityofws.org)

8/26/19 9:39 AM

01.05) Final

Development Plan

Approval - 2

Are there going to be any proposed treatments to the parking deck along Broad St? This would be a great opportunity for a public art installation. Image: Corcoran St. parking garage in Durham, NC.



[Ver. 5] [Edited By Bryan Wilson]

190037 Ballpark Apartment FINAL TIA\_2019.08.06.pdf [0 redlines]

## 24. Design

City of Winston-Salem  
Desmond Corley  
336-727-8000  
desmondc@cityofws.org  
8/27/19 5:23 PM  
01.05) Final  
Development Plan  
Approval - 2

Staff strongly recommends providing a high-quality streetscape for this prominent location, particularly because of the size of the proposed development. Wide sidewalks (8 feet to match those along the ballpark's frontage) behind a planting strip wide enough to accommodate large variety street trees are a good way to highlight this development's importance to the area. Design elements such as enhanced crosswalks (where required) engage pedestrians and create a sense of connection between this development, the ballpark, and other developments within the Master Plan area.

We also recommend finding a way to enliven the building elevation facing Second Street, particularly where the parking deck is prominently visible. This could be done by way of art installation (see example provided by Bryan Wilson) or some other means of dressing the deck so as not to have such a stark impact on the visual quality of the mixed-use, pedestrian-oriented Master Plan area. A building element so clearly and visibly oriented to vehicles takes away from this intent.

Staff also believes that the proposed location of the dedicated parkland is not inviting to pedestrians, nor is it particularly practical, considering the location of another (newly built) park in close proximity. (Recreation and Parks staff does not see this as a feasible location for a public park.) Perhaps it is possible to consider payment-in-lieu of dedicated parkland or relocation of the proposed land further north and west within the Master Plan area. This would allow for better building placement along the Broad Street approach and makes it possible to include additional residential units, as well as a mixed-use component, such as an office, restaurant, or service use on the ground floor.

With regard to the above, we understand that significant effort has been made to reach this point of the design stage, so it may not be feasible to come up with another building layout. However, if the park commitment goes away, staff will need to see how you plan to program the (currently) proposed park space in the absence of an actual park.

[Ver. 4] [Edited By Desmond Corley]

## Stormwater

### General Issues

#### 12. Stormwater Management - No Comments

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
josephf@cityofws.org  
8/14/19 3:52 PM  
01.05) Final  
Development Plan  
Approval - 2

This development is exempt from the City of Winston-Salem's Post Construction Stormwater Management ordinance due to the fact that it's already grandfathered under a prior Stormwater management master plan approval for the entire ball park development approved in 2008. Therefore no Stormwater management is required for this area of the development (Easley Apartment area of the master plan) and nothing further is required to be done as regards Stormwater management permitting.

## Utilities

### General Issues

#### 17. General Comments

[City of Winston-Salem](#)  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
8/19/19 9:21 AM  
01.05) Final  
Development Plan  
Approval - 2

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Public Utilities in this proposed site will have to be abandoned through the proper channels. The CCUC will have to abandon them first, then the W-S City Council will have to abandon them. Any services that are not intended to be reused will be terminated at the main. Any utilities interior to the site will be private. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase. Public sewer relocation will be required. Hydraulic ties with the public water may be required.

## WSDOT

[18-276 G-801 SIGNED.pdf \[4 redlines\]](#) (Page 1)

### 23. Callout B

[City of Winston-Salem](#)  
Jeffrey Fansler  
336-727-8000  
[jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org)  
8/26/19 5:52 PM  
01.05) Final  
Development Plan  
Approval - 2

Dedicate R/W R=20

### 25. Callout B

[City of Winston-Salem](#)  
Jeffrey Fansler  
336-727-8000  
[jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org)  
8/27/19 3:34 PM  
01.05) Final  
Development Plan  
Approval - 2

WSDOT will require 3' median to extend from the intersection at 1st/2nd/PC to a minimum of 20' past the centerline of the driveway. This is based on TIA review to ensure RI/RO access  
[Ver. 2] [Edited By Jeffrey Fansler]

### 26. Callout B

[City of Winston-Salem](#)  
Jeffrey Fansler  
336-727-8000  
[jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org)  
8/27/19 3:33 PM  
01.05) Final  
Development Plan  
Approval - 2

WSDOT recommends ADA compliance for better pedestrian linkage. Will this be a public sidewalk? Part of the Park?

### 27. Callout B

[City of Winston-Salem](#)  
Jeffrey Fansler  
336-727-8000  
[jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org)  
8/27/19 3:34 PM  
01.05) Final  
Development Plan  
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WSDOT to review parking deck design