



February 8, 2023

Cliff Mumford, P.E.
Davis, Bowen & Friedel, Inc.
1 Park Ave.
Milford, DE 19963

Re: Notice of JSDRC Recommendation Letter for Gibbs Commercial (SP-1-23) for the construction of a new commercial building with associated site improvements to be located at 209 Monroe Ave.
Tax Parcel: 335-8.12-8.00

Dear Mr. Mumford,

At their meeting on February 7, 2022, the Joint Site Development Ad Hoc Review Committee (JSDRC) recommended approval of the Site Plan for Gibbs Commercial (SP-1-23) for a new 15,000 SF building with associated site improvements to be located at 209 Monroe Ave. subject to agency approvals and the following conditions:

- 1) Consideration of dark sky lighting for the site
- 2) Consider permeable pavement throughout the site to reduce impervious surfaces where available.
- 3) Lighting shall be turned off or dimmed after business hours.
- 4) Consider more historic windows for the building.
- 5) Provide some bicycle parking under an awning.
- 6) Consider installing electric vehicle charging stations in the parking lot.
- 7) Provide architecture and landscaping for all four sides of the building prior to the public hearing before the Mayor and City Council.
- 8) Ensure ADA compliance for access to the buildings.

At their meeting on February 7, 2023, the JSDRC made the following recommendations regarding the waiver request:

- 1) Loading Space waiver. The JSDRC recommended approval of the elimination of 1 loading space.
- 2) Landscape Buffer waiver. The JSDRC recommended denial of the reduction of the landscape buffer from 30 ft. to 20 ft.

These recommendations will be forwarded to the Mayor and City Council. The Mayor and City Council will schedule a public hearing date during their meeting on March 13, 2023.

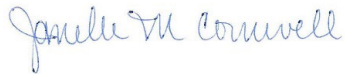
February 8, 2023

Page | 2

Public notice shall be completed by the applicant 15 days prior to the Mayor and City Council public hearing. Public notice shall consist of a green return receipt letter to property owners within 200 ft. of the property and a legal ad run in the newspaper. The notice shall include the day, time, and place of the public hearing.

Please feel free to contact me with any questions. You may reach me at 302-645-7777 ext. 110 during normal business hours.

Sincerely,

A handwritten signature in blue ink that reads "Janelle M. Cornwell". The signature is written in a cursive style.

Janelle M. Cornwell, AICP
Municipal Planning and Development Officer

CC: File – SP-1-23
Rob Gibbs