



**Planning, Development
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■ **NHRMC EMPLOYEE PARKING DECK [TRC Plan Review]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

TRAFFIC IMPACT:

- ❖ The proposed parking deck appears to have 560 more spaces than the lots that it replaced.
- ❖ Due to the proximity of the entrances to S. 17th Street and Medical Center Drive, a queuing analysis may be required for this site, to ensure it will not back up onto S. 17th Street or Medical Center during the AM and PM peak.
- ❖ Please provide the estimated Trip Generation for the proposed **EMPLOYEE PARKING DECK WITH 735 PARKING SPACES**. Please list the total driveway volume in the AM peak hours, total driveway volume in the PM peak hours and average weekday 2-way driveway volume.

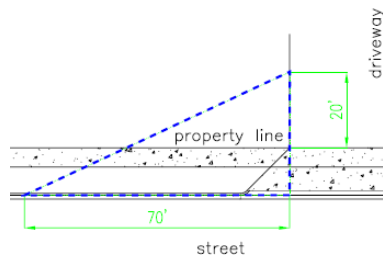
NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

1. The plans show Pharmacy Drive and Healthcare Drive as access drives. Please show whether the streets are private streets are access easements.
2. The proposed western exit for the Deck onto Pharmacy Drive appears to create a left turning conflict with the driveway for the surface lot (West Parking Lot). Please align the driveways or remove the second driveway for the Western Lot.

3. The parking deck closes a driveways on Pharmacy Drive. Extend the curb along this driveway opening and restore the verge area to match the existing/proposed.
4. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 3-03 CofWTSSM\]](#)
5. For the parking deck, show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
6. Dimension driveway widths and tapers for each driveway. [\[Sec.18-529 CofW LDC\]](#)
7. Provide a second sidewalk connection between the western parking lot site and the public sidewalk around the parking deck. This will help service the southern end of this parking lot.
8. Provide pedestrian crossing signs for the crosswalk on Pharmacy Drive.
9. Distinguish between proposed and existing sidewalk(s) and provide dimensions
10. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
11. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

12. Please provide architectural plans for the proposed deck.
13. Show building elevations, vehicle entrances, locations of gates and key card readers, elevator locations and doorways.
14. Dimension parking stalls, radii and parking aisles for the western parking lot. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
15. Pharmacy Drive access does not appear to be a public thorough street. Please verify that the surface parking is in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)
16. Show the location of any dumpsters for these parking lots.
17. Provide a turning movement analysis of a Fire Engine and Rescue vehicle at the shuttle loop and western parking lot locations.
18. Show the locations of the proposed bicycle parking. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

19. The proposed handicap parking spaces appear to create a greater hardship for handicap persons. Will the shuttle pick up the handicap persons in the western parking lot?
20. If the shuttle does not provide service to the western parking lot, then move the HC parking spaces to the Eastern parking lot. Handicap parking spaces should be arranged as close to the building as possible. Placing 14 of the proposed 18 HC spaces in a secondary lot across Pharmacy Drive does not appear to meet the intent of this ADA requirement.
21. Please show location of handicap ramp(s) and signs and provide details on the plan.
22. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Traffic Engineering at 341-7888 to discuss street lighting options.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.