



**Planning, Development
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DATE: 12.22.2017
TO: ProTrak
FROM: Bill McDow
 Transportation Planning

■ **ALOFT HOTEL [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:

- The proposed site plans appear to be based upon outdated survey information for the property and intersection of Red Cross Street and Water Street, which was realigned prior to 2012. The TRC review will require accurate survey and intersection data.
- The survey and site plans for this project must be updated to include the new alignment and ROW for Water to Nutt St. as well as showing the existing intersection of Water Street with Red Cross and the entrance to the parking garage along Water Street.
- The site has on-street parking with parking meters along Water Street, within 200' of the proposed driveways. Identify any parking meters and marked parking stalls on the plan.
- Please provide additional sheets for this project including demolition, landscape, Stormwater, and other plan sheets.
- It appears this is a dumpster only service area, the thought of a trash truck backing into the ROW in the middle of an intersection in a curve with a crosswalk is daunting to say the least. Suggest we meet and discuss the implications of this proposed connection.

TRAFFIC IMPACT:

- ❖ Please submit an Estimated Trip Generation for this project. Please include the existing land uses (Restaurant and convention/retail use) and proposed uses (Hotel) for the site.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The proposed driveway appears to located/ crossing property that is not a part of this parcel/ owned by this applicant. Please clarify property ownership and show easements for this driveway.

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

2. According to aerial photos for the site on City of Wilmington GIS, the site appears to have adequate access with the existing driveway that aligns directly across from Red Cross Street, Please demonstrate

why this access must be abandoned and the applicant must install a new driveway on Water Street to support the access to the dumpster and rear of this property. The newly proposed driveway appears to be less than 50' from the existing Water Street Driveway.

3. The proposed driveway appears to result in a driveway that does not support proper ingress and egress in the forward direction. All off street parking areas shall be arranged so that ingress and egress is by forward motion of vehicles. [Sec.18-526 CofW LDC] The access to the dumpster does not show an area for Trash Trucks to turn around without backing across the ROW/ backing into Water Street Travel lanes, across the sidewalk or onto the River Walk.
4. The new driveway location creates a negative left turn offset with the intersection of Water Street and Red Cross Street.
5. The new driveway appears to be conflict with an existing cross walk and River Walk Connection. The driveway will cut off the River Walk at a non-standard location. An encroachment request must be approved for this driveway.
6. The proposed driveway is located in a curve. Driveways are to intersect the street at a 90 degree angle. [7-11 #3 CofW Tech Stds] This driveway location may not be approved.
7. Provide a sidewalk connection between the site and the public sidewalk.
8. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
9. Provide sidewalk detail SD 3-10 on the plan.
10. Show all adjacent traffic signs and pavement markings on the plan. [Sec. 18-529(b)(2) CofW LDC]

TECHNICAL STANDARDS – PARKING:

11. The site appears to be placing a Transformer inside the River Walk/ Sidewalk area.
12. The site appears to be removing existing parking and not providing a new parking lot. Please provide information on proposed parking arrangements for this project. The existing parking near this project appears to be utilized by the Best Western Hotel, Cape Fear Community College, and the Coast Line Convention Center.
13. Drop off/pick up areas are required for daycare centers, schools and similar uses. [Sec.18-553 CofW LDC] Please show the drop off area for this usage.
14. Provide a turning movement analysis of a Fire Trucks, Trash Trucks and Rescue vehicle on the site and at the dumpster location.
15. Please revise the wheel stop detail from 5" height to 4" height to meet City Standards.

MISCELLANEOUS:

- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

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.