

To: Howard Resnik, PE
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 8/29/2022
Re: The Helm TRC rev. 1

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O’Mahony	Planning, Plan Review	Comments attached
Sally Thigpen	Urban Forestry	Comments attached
Eric Seidel	Engineering	Comments attached
James Merritt	Fire	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

Pat O’Mahony- Planning – Attached

- Provide lighting plan per Sec. 18-448.
- Dimension setbacks and arcade area (covered garden).
- Dimension ground floor structure parking setback distance.
- Please clarify the 9.04’ provided rear setback in the site data table. I do not see that dimensioned on the plan.
- Clarify the type and size of the hardwood cluster shown on the existing conditions sheet.
- EV Parking and motorcycle/moped parking is required per Sec. 18-344.
 - 1 EV station is required.
 - One space for every 25 parking spaces provided shall be designated for use or combination of uses as motorcycle and moped parking.
- Section 18-324: Trash containment screening shall be at least one foot taller than that being screened. Chain link fencing and exposed concrete blocks shall be prohibited.
 - Screening shall consist of living materials, nonliving materials, or both.
 - Plans show landscaping, but do not show a wall higher than the dumpster area. Please confirm.
- Foundation plantings (18-322) are only required for all portions of buildings adjacent to parking lots and internal drive aisles.
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- Street trees (18-320)
 - Street trees shall be planted in the right-of-way where new construction occurs along an existing street right-of-way.
 - Harnett Street does not have street trees in from of this site.
- Buffers are referenced in landscape calculations but not required or shown. Please update.

- Parking island landscaping are referenced in landscape calculations but not required and have a reference to old code. Please update.
- No primary building entrances are shown on the south façade per Sec. 18-44.23.
- Expanses of blank walls facing streets (excluding alleys) or public civic spaces may not exceed 20 feet in length.
 - South elevation looks to have a larger expanse of blank walls.
- Provide fenestration calculations of Sec. 18-44.C.8.f.ii.
 - ii. Fenestration
 - 1. A street-level facade that faces a public street, riverwalk, or sidewalk shall have a minimum fenestration area of 50 percent of the facade area (see figure 18-44.28: Fenestration).
- Wall sconce note on west elevation ground floor does not point to a sconce.

Urban Forestry Comments (Sally Thigpen):

1. Sheet 7 of 9 proposed plant table. Confirm species for parking lot screening. Lagerstroemia (crape myrtle) or Ligustrum (privet). Ligustrum is a highly undesirable invasive plant.
2. Confirm existing trees on N. 4th Street to remain. Show existing trees on plan. Show Tree Protection Fence to scale on plan.
3. Confirm if new street trees required on Harnett St. If yes, show on plan
4. Include tree planting detail.

Project Name: 1010 N. 4th Street

Formal TRC Date: 09/1/2022

Reviewer: Eric Seidel, PE

Department: Engineering – Plan Review Section

1. Please provide City Infiltration Trench O&M Agreement found at <https://www.wilmingtonnc.gov/departments/engineering/plan-review/stormwater-permits>
2. Piped collection systems shall be designed for the 10-year storm event and analyzed for the 50-year frequency storm event to check the system for flooding. Assign an appropriate tailwater from infiltration trench for HGL analysis.
3. Assure the stormwater inlet is not proposed directly under the compactor/dumpster to assure a leak is detectable prior to discharge to stormwater system.
4. Is the Fire RPDA located in an underground vault?
5. Sheet 4 of 9: Bypass Box shows weir as 3' while calculations have weir crest length as 2'. Please update.
6. Is raised courtyard open air or internal to the building covered by a roof? If open air how is this runoff being captured?
7. Provide sizes for gutter connections and show cleanouts at junctions.

BASE INFORMATION:

- 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.
<https://www.wilmingtonnc.gov/home/showdocument?id=11856>
- Callout the existing light in the vicinity of proposed driveway off Harnett St as a 'Streetlight'. Contact Duke Energy this streetlight needs to be relocated. Show the proposed location on site plan and existing location on existing conditions plan.

TECHNICAL STANDARDS – ACCESS:

1. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC].
2. Show separate 20'x70' sight triangle for egress movement for driveway off Harnett St.

TECHNICAL STANDARDS – PARKING:

3. The minimum standard vehicle parking space size is 8.5' in width. Subject to variance.
4. All off-street parking facilities except those serving a detached single dwelling or duplex dwelling unit shall be designed so that ingress and egress is by the forward motion of the vehicle, unless approved by the design adjustment committee [Sec. 18-344 (B) (7) CofW Updated LDC].
Applicable for the trash compactor location and at security gate driveway off Harnett St. Show the turning movement for trash vehicle.
5. Provide auto turns for vehicle accessing/exiting driveway off Harnett St.
6. The backing stub is to be 10' deep by 15' wide. [Chapter VII, Detail SD 15-12 CofWTSSM]
7. Please show location of ramp(s) and parking signs for accessible spaces on the site plan.

GENERAL NOTES TO ADD TO THE PLAN:

- A. Street trees must be located a minimum of 15 feet from streetlights. [CofW SD 15-17]
- B. Contact 811 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.
- C. Any required installation or relocation of traffic signs/pavement markings is the responsibility of the project developer. Please coordinate with City Traffic Signs and pavement markings Manager/ Supervisor prior to installation/relocation of any traffic signs or markings in existing or proposed public ROW.

Project Name: **THE HELM (1010 N. 4th STREET)**
 TRC Date: **09.01.2022**
 Reviewer Name: **BILL McDow**
 Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The site has proposed a Residential project with 94 apartment unit, 55 space parking garage and a 1450 SF (100 Seat) Restaurant at 1010 N. 4th Street.
2. The site plans mention a High Turnover Sit Down Restaurant, (LUC 932) with 100 seats, however, the Estimated Trip Generation Numbers appear to be incorrect.
3. Based upon the Estimated Trip Generation Numbers, (11th Edition) for the project with the AM Peak Hour Total, PM Peak Hour Total and 24 Hour Daily Total for all proposed uses:

Zoning	Land Use (ITE Code)	Intensity	AM Peak Hour Trips	PM Peak Hour Trips	Average Weekday 2- way Volume Trips (ADT)
MF-M 94 units Proposed	221	94 units	48	58	427
100 Seat, Hi- turnover Restaurant	932	100 seats	59	75	437

4. Based upon the ITE Estimated Trip Generation net trip generation, (PM Generator), a TIA is required. Based upon the downtown location of the project, within the Central Business District, a TIA Waiver may be requested. Please contact Scott James, PE scott.james@wilmingtonnc.gov at 910-473-5130 to begin the TIA Scoping process or to request a TIA Waiver.
5. The proposed building directly abuts the ROW, (Zero to Five Foot Lot Line), which may negatively impact the Sight Distance for the intersection of N. 4th Street and Harnett Street. Please consider designing the corner of the building/ relocating the edge of the building footprint further away from the ROW. [\[Section 18-566 CofW Land Development Code\]](#)
6. Please consider relocating the pick-up location/ direction for the proposed Trash Compactor to James Alley, to address having commercial vehicles enter and exit the public ROW in the forward direction. [\[Sec. 18-526 CoW Land Development Code\]](#)

Please let me know if you have any questions regarding the comments.

Project: The Helm
TRC Meeting Date: 9/1/2022
Reviewer: Anna Reh-Gingerich
Department: Stormwater Services

To Whom It May Concern:

The Helm project drains to the Cape Fear River. Any additional stormwater capture on-site would help reduce the amount of stormwater runoff and pollution that could enter the Cape Fear River, which is currently listed by NCDEQ for exceeding the pH standard, having a poor benthic community, high copper levels, and low dissolved oxygen.

My comments:

1. Thank you for using an underground infiltration trench!
2. Consider incorporating depressed bioretention areas around the outside of the property or bioretention “boxes”, as shown on the right. Filterra boxes are another example.
 - a. Massachusetts “Green Parking” example:
<https://www.mass.gov/service-details/demonstration-3-permeable-paving-materials-and-bioretention-in-a-parking-lot>
 - b. NCDEQ Stormwater Manual, Bioretention Cell Chapter:
<https://deq.nc.gov/media/17536/download>
 - c. Filterra boxes (adding trees and stormwater management in one practice): <https://www.conteches.com/stormwater-management/biofiltration-bioretention/filterra>
 - d. Green roof or connecting downspouts from the building into bioretention boxes before going to the underground trench (as shown on the right).
<https://deq.nc.gov/media/17542/download>
3. Thank you for incorporating native wax myrtle and dwarf yaupon holly. Native plants require less maintenance (fertilizers, pesticides, water, etc.) than non-native plants to grow successfully since they are already acclimated to local conditions. I have an additional suggestion:
 - a. **Please find alternatives for the proposed Ligustrum japonicum. Recurvifolium ligustrum is considered invasive species in North Carolina:**
<https://plants.ces.ncsu.edu/plants/ligustrum-japonicum/>
4. Properties that go above and beyond to incorporate green infrastructure are eligible to apply to the Lower Cape Fear Stewardship Development Coalition Awards:
<http://www.stewardshipdev.org/>
5. Additionally, stormwater fee credits up to 40% may be available to incentivize innovative stormwater management. Contact Fred Royal (Frederic.royal@wilmingtonnc.gov) for more information.



Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to incorporate green infrastructure into the project.

Thank you,

Anna Reh-Gingerich

Interim Watershed Coordinator - Heal Our Waterways
Program

City of Wilmington Stormwater Services

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