



Charlotte Department of Transportation

Memorandum

Date: May 27, 2009

To: Tom Drake & Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Rich H. Hulse for*
Development Services Division

Subject: Rezoning Petition 09-003 Located on the northwest corner of East 10th Street and Seigle Avenue (*revised 5/15/09*)

We previously commented on this petition in our November 25, 2008 memorandum to you.

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Corridor and appears to support the Centers, Corridors and Wedges land use strategy, with the condition of retaining established block structure.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 960 trips per day. This will have a minor impact on the surrounding thoroughfare system.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. CDOT is requesting a raised pedestrian refuge area be reconstructed at the intersection of 12th street and 10th street to enhance pedestrian connectivity across 10th street and the future greenway system. This pedestrian refuge area will need to be constructed approximately in the original 10th Street median location prior to the Seigle Point development rezoning. A dedicated eastbound 10th Street left turn lane may be provided into the site's proposed private access driveway location between 12th Street and Seigle Avenue.

Tom Drake & Tammie Keplinger

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Page 2 of 2

If we can be of further assistance, please advise.

MAD

c: R. H. Grochoske (via email)

A. Christenbury (via email)

T. Votaw (via email)

D. McDonald (via email)

B. Horton (Via Email)

Rezoning File