



Charlotte Department of Transportation

Memorandum

Date: July 25, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition 14-079: Approximately 3.0 acres located on the southwest corner at the intersection of South Tryon Street and East Stonewall Street

CDOT has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

Vehicle Trip Generation

The trip generation for this site does not change with this proposed rezoning.

CDOT has met with the petitioner several times and discussed the items below. It would be helpful to have a meeting to include Planning, CDOT, and the Petitioner to discuss these items further.

1. CDOT cannot support the proposed reduction in the number of travel lanes depicted on Stonewall Street. This would be inconsistent with the 2020 Center City Vision Plan and is likely not technically feasible based on the present operation of Stonewall.
2. The typical section for N. Tryon implies the existing bike lane will be preserved, but the bike lane is not included in the dimensions.
3. CDOT understands that Hill Street is intended as a festival street; CDOT supports this concept but we need to better understand how the design that is being proposed helps achieve that vision. CDOT is working with NCDOT to support a relocation of the control-of-access limits to the top of the I-277 slope to make the green space between Hill Street and I-277 available to be programmed with activities.
4. The cross-section for Stonewall Street depicts a wall separating the street sidewalk and the plaza area. CDOT defers to Planning on how this should be handled from an urban design perspective, but we would question if it is possible to better unify the public realm along the street with the pedestrian space created by the plaza.

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5. It appears that several of the optional provisions have the effect of enabling the implementation of a streetscape design that departs from the Tryon Mall standard design. CDOT recommends continuing the Tryon Mall standard streetscape. If the optional provisions remain, it is unlikely CDOT would approve non-standard items in the right-of-way under the required encroachment agreement.
6. We understand from prior meetings that the design could include a hotel on the Stonewall frontage. CDOT seeks to minimize the impact of the associated valet operations on the pedestrian environment and therefore will seek to avoid a porte-cochère on Stonewall if at all possible.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. The proposed driveway connection to Hill Street will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process.
2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.