

Project Name: **THE GALLERIA ROADWAY AND UTILITIES**

Pre-TRC Date: **03.26.2020**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

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**TRAFFIC IMPACT:**

1. The Galleria TIA is part of the Galleria Mixed-Use Development Project TIA, which was approved on July 15, 2019. If the project changes the scope or land uses of the project, it may require an update to the TIA.
2. The project will be required to meet the improvements for the TIA, as stated within the Approval Letter,  
*“Based on review of the analysis provided in the TIA report, the following improvements are required to be completed prior to the first issuance of a certificate of occupancy of any structure located within this development area”*  
*[source Galleria TIA Approval Letter dated July 15, 2019.]*
3. Please show all TIA improvements on the site plans, including improvements to Site Access Driveways and associated Improvements on Wrightsville Avenue.
4. Please clarify or remove **General Notes: #3**, PARCEL NO 1 CURRENTLY OPERATES AS A STAND-ALONE RESTAURANT. PARCEL 1 MAY ELECT TO BECOME PART OF THE OVERALL MIXED-USE DEVELOPMENT, BUT IS NOT OBLIGATED TO DO SO. PARCEL NO 2 PREVIOUSLY OPERATED AS AN ABC STORE AND MAY BE RAZED AT A FUTURE DATE. PARCEL 2 MAY ELECT TO BECOME PART OF THE OVERALL MIXED-USE DEVELOPMENT, BUT IS NOT OBLIGATED TO DO SO. PARCELS #3 THRU #5 ARE CURRENTLY VACANT.”
5. Plan Sheet C-2.0, Overall Site Plan, states “FUTURE STREET IMPROVEMENT (SEE EXHIBIT SHEETS)” and “ALL COMPONENTS OF FUTURE STREET IMPROVEMENTS TO BE POSITIONED IN RIGHT-OF-WAY (SEE EXHIBIT SHEETS)”, however, the Cover Sheet states the Exhibit Sheets EXH-1.1, EXH-1.2 and EXH-1.3 are “PLANS INCLUDED FOR INFORMATIONAL PURPOSES ONLY.”
6. Plan Sheets EXH-1.1, EXH-1.2 and EXH-1.3, Future Off-Site and Site Transportation Exhibit refer to a Wrightsville Avenue Improvement Project and state on EXH-1.1 #3, “THE CITY COUNCIL OF WILMINGTON IS CONSIDERING A TRANSPORTATION BOND REFERENDUM IN NOVEMBER 2020 AS A MEANS TO SECURE FUNDS TO COMPLETE THE ROADWAY IMPROVEMENTS.” There is currently no funded City of Wilmington project for Wrightsville Avenue.
7. The developer is responsible for the Roadway Improvements for this Project. The City of Wilmington is not obligated to provide Roadway Improvements for this Project.
8. Improvements to Wrightsville Avenue, Road A, Road B, Military Cutoff Road, Eastwood Road, Site Access Points 1, 2 and 3 and other streets will be required to be completed.
9. The Galleria TIA does not list phases for this development. Any proposed changes in the schedule for the improvement must be approved by the NCDOT and WMPO. If there are any changes to the scope of the proposed Galleria Mixed Use Development, Please contact Kayla Grubb, EI at (910) 772-4170, [Kayla.grubb@wilmingtonnc.gov](mailto:Kayla.grubb@wilmingtonnc.gov) to discuss the TIA review process and begin the scoping discussion.
10. The proposed Wrightsville Avenue Streetscape Exhibit appears to conflict with the Galleria TIA improvements. Please show the all TIA Improvements listed in the Galleria TIA approval on the site plan.

**TECHNICAL STANDARDS:**

11. The plan sheets do not show existing conditions for Driveways along Wrightsville Avenue, including 6789 Wrightsville Avenue and 6809 Wrightsville Avenue. The proposed EXH-1.1, EXH-1.2 and EXH-1.3 do not show driveway opening for these and other properties. Show adjacent driveways and driveways across the Wrightsville Avenue. If a driveway is slated for closure due to this project, please show the driveway as Scheduled To Be Closed.
12. The proposed 57' easement, (labeled as Road A) does not meet Technical Standards for a commercial street. Please revise the street to meet standards for a Public City Street or Private Street built to City Technical Standards.
13. The proposed 67.5 Easement (labeled as Future Road B) does not meet Technical Standards for a commercial street. Please revise the street to meet standards for a Public City Street or Private Street built to City Technical Standards.
14. Please remove the following note: **TRAFFIC NOTES: #9**  
PUBLIC ROADWAY IMPROVEMENTS, IF ANY, WILL BE COMPLETED AS APPROPRIATE IN CONNECTION WITH THE IMPROVEMENT PROJECT FOR WRIGHTSVILLE AVENUE.”  
As previously stated, this project has Roadway Improvements as listed within the Galleria TIA review and TIA Approval.

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