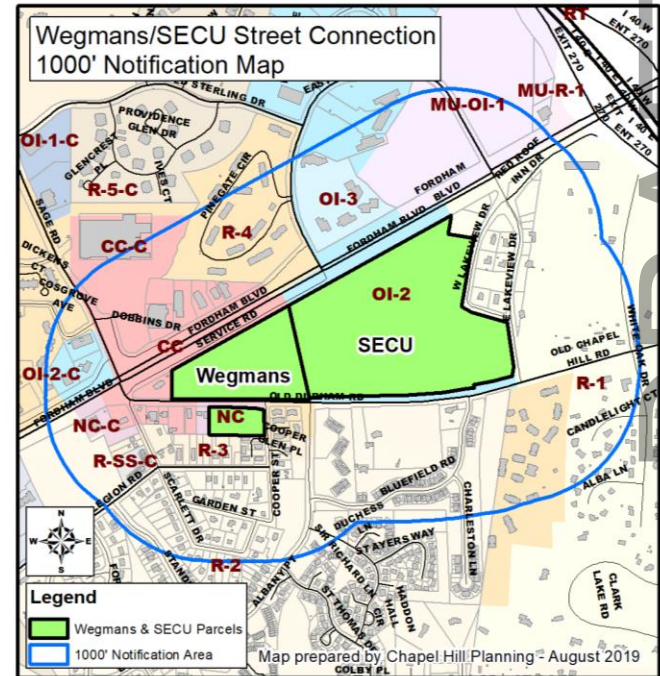
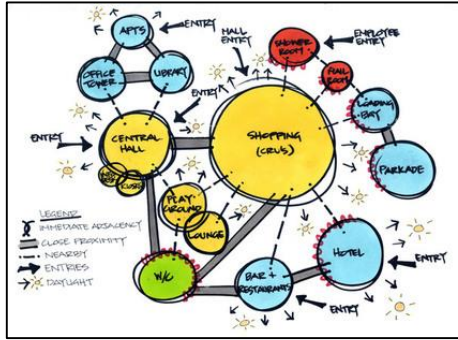




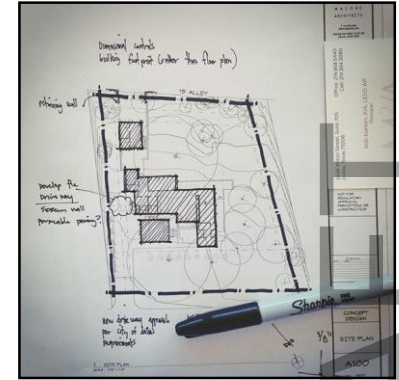
# Wegmans/SECU Street Connection Connection Concept Plan

Town Council  
September 11, 2019

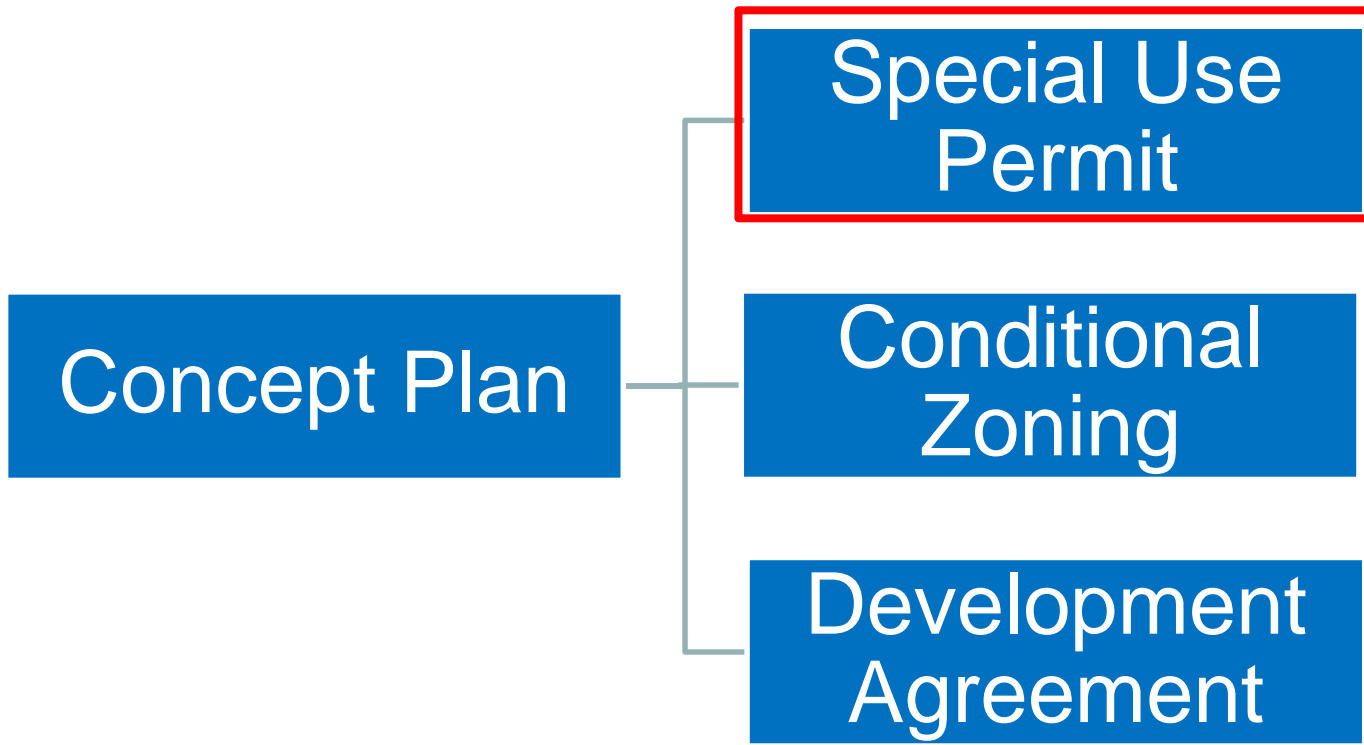




## Concept Plans



- **No Decision; Feedback Only**
  - Applicant presents rough initial sketch
  - Staff does not conduct formal review of concept
  - Instead forwards sketch for preliminary feedback



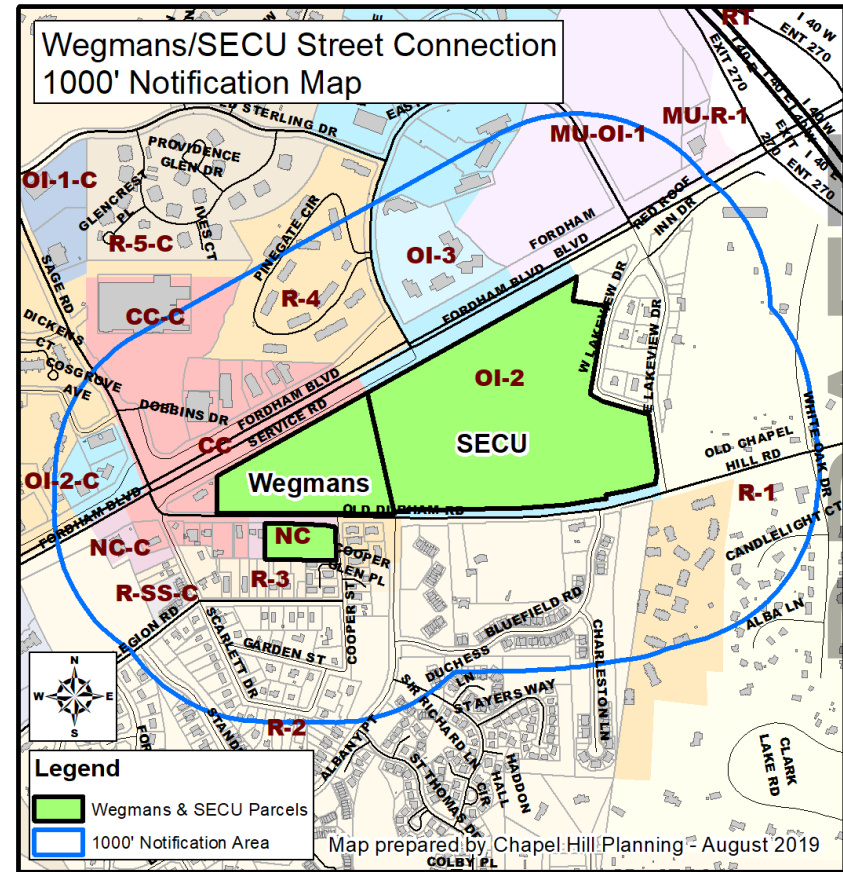
DRAFT

- Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development.

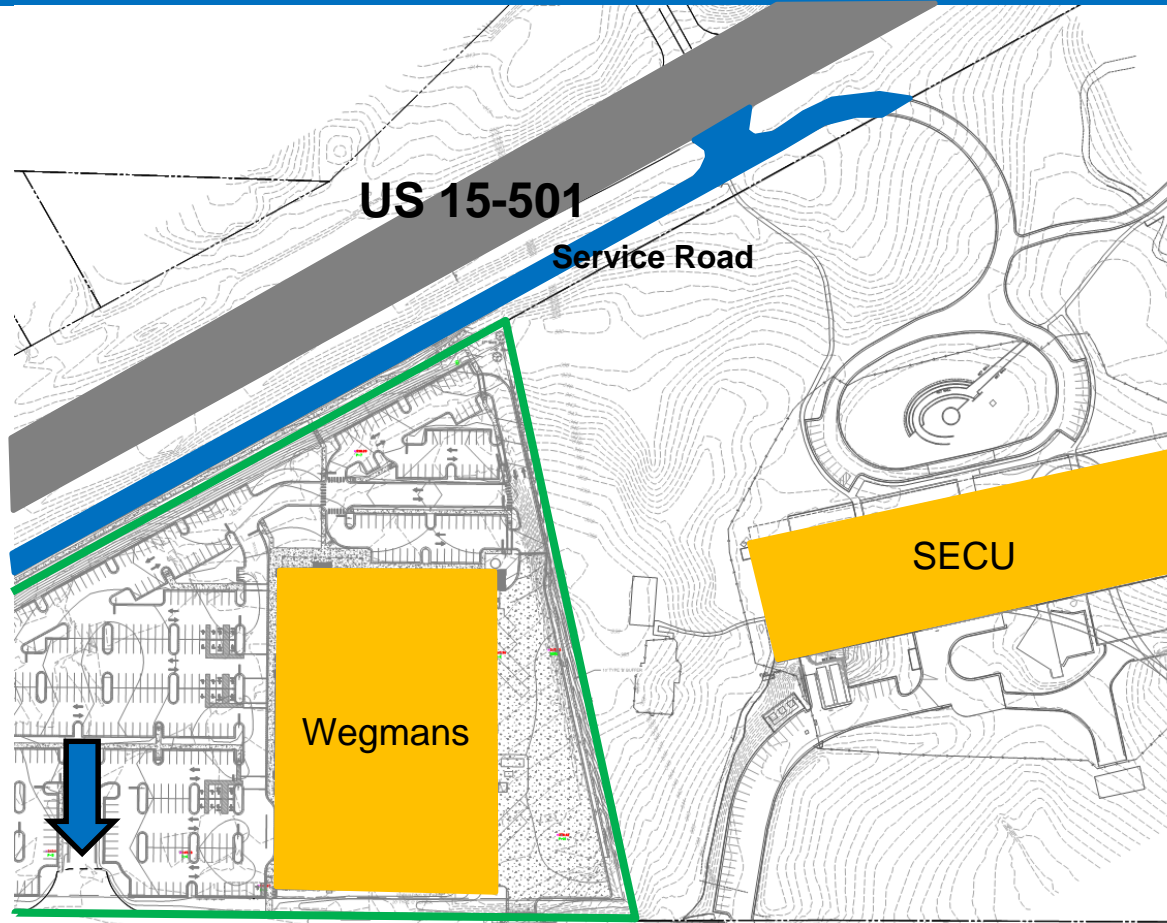
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# Wegmans/SECU – Project Summary

- Wegmans SUP approved in October 2017
  - 130,000 SF building
  - 750 parking spaces
- Full access limited to Old Durham Rd traffic circle
- Traffic calming measures required on adjacent streets

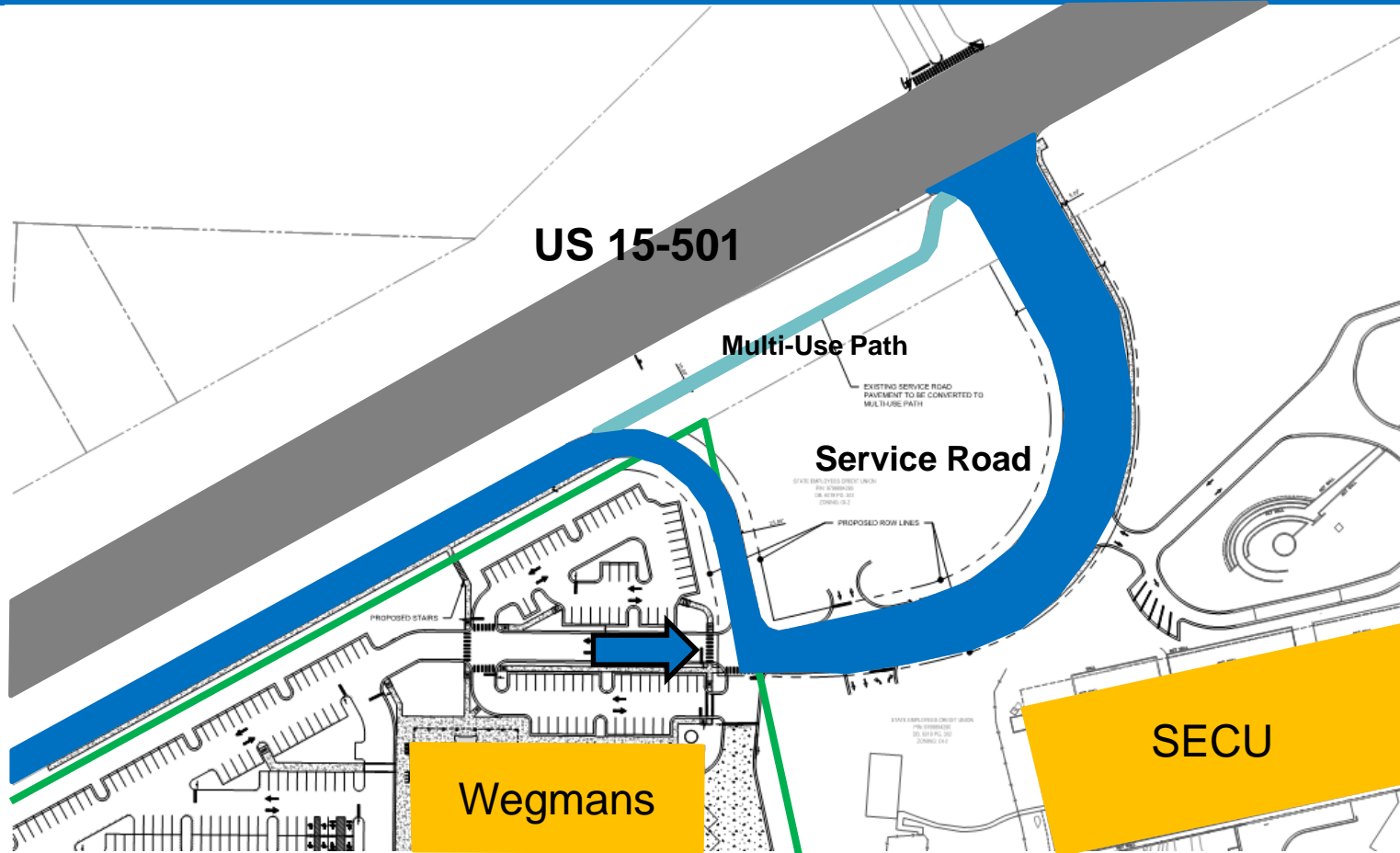


# Wegmans/SECU – Existing Conditions



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# Wegmans/SECU – Concept Plan



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# Wegmans/SECU– Community Design Commission

- Generally supportive from internal traffic flow analysis
- Supportive of multi-use path along Fordham
- Disappointed with impact on visuals for customers arriving at the site, with rear building elevations now visible
- Worried about SECU stub-outs and future development
- Concern over potential traffic backup from I-40
- Want to ensure that TIA is using numbers from Eastowne
- Concern about removal of tree canopy at SECU site

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- Concern about traffic impacts associated with development
- Sidewalks should be provided
- Possible that vehicles will use Wegmans as a cut-through
- Interest in 4-way crosswalk at intersection of US 15-501 and Eastowne Drive
- Need mechanisms to slow down traffic in parking lot

DRAFT

- Adopt a Resolution, transmitting comments to the Applicant regarding the proposed development.

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