

ADDENDUM

ITEM VI-A: MAJOR PROJECT PERMIT MODIFICATION (STAGE ONE) & MAJOR PROJECT PERMIT (STAGE TWO) – 1151 GALLERIA BOULEVARD (NCRSP PARCEL 35 – GALLERIA MALL EXPANSION) -- FILE# MPPMOD 95-01A & MPP 04-02.

The Public Works Department recommends the following modifications to clarify the intent of various transportation-related conditions of approval:

REVISED MAJOR PROJECT PERMIT CONDITIONS

26. In an effort to effectively manage the increased vehicular traffic expected as a result of the proposed expansion, both on and off site improvements are required to conform to the approved traffic study. Prior to the certificate of occupancy for the expansion, the following improvements shall have been deemed completed by the City Engineer. These improvements generally include, but are not limited to:

a. **Roseville Parkway –**

- i. The existing turn lanes along the entire frontage of Roseville Parkway shall be expanded to create an auxiliary lane extending from the westerly curb return of the intersection of Galleria Boulevard to Reserve Drive, from Reserve Drive to West Drive, and from West Drive to the westerly property line. The auxiliary lane shall be 10-feet wide and shall provide a “trap-lane” into Reserve Drive and West Drive. The right-turn egress lane from West Drive shall be a free flowing right turn lane with the construction of a standard raised “pork chop” feature.
- ii. Pedestrian paths and landscaping modifications shall be incorporated with the widening of the street frontages.
- iii. Access onto the site from Roseville Parkway shall be through the existing two signalized intersections, one at Reserve Drive and the other at the West Drive Entrance. Additional left turn lanes off of Roseville Parkway shall be installed to provide dual lefts into the site at each location. All proposed modifications to the existing street sections shall be reviewed and approved by the City Engineer. The Landowner and City shall evaluate the feasibility of constructing an An additional “egress only” drive aisle/driveway ~~shall be constructed~~ between the Reserve and West Drive signalized driveways. The geometry of the egress drive aisle shall be approved by the City Engineer and shall allow egress movements only. If determined feasible, the Landowner shall construct this additional driveway as required by the City Engineer.
- iv. All signal modifications on Roseville Parkway shall be the responsibility of the Project Proponent.
- v. Additional right-of-way shall be dedicated along Roseville Parkway at West Drive and Reserve Drive to accommodate potential future right turn lanes and shall conform to the City's current standards for right turn lanes. ~~to the City for future right turn lanes at all driveways accessing the site from Roseville Parkway.~~

- b. **Galleria Boulevard –** Right-of-way shall be dedicated along Galleria Boulevard at Roseville Parkway to accommodate a future right turn lane. Dedication will only be required for that portion

~~of the right of way that is controlled by Westfield. The dedication shall conform to the City's current standards for right turn lanes. An additional 12-foot wide right-of-way shall be dedicated for future through-lane requirements along the project's entire Galleria Boulevard frontage.~~

- c. **On-Site Improvements** - In an effort to better manage traffic flow through the site, the on-site improvements to the ring road will require modification as follows:
- i. The West Drive/Galleria Circle intersection shall be reconfigured to provide a “tee” intersection where West Drive will be the dominant leg to the new parking structure and Galleria Circle will tee into West Drive.
 - ii. West Drive shall be constructed ~~to provide four through lanes and a separate left turn lane from Roseville parkway to the parking structure. A separate right turn lane shall be constructed on West Drive at the intersection of Roseville Parkway in conformance with the traffic study. with both a right and left turn lane onto Galleria Circle. Northeast of the intersection, an additional lane shall be added to West Drive extending easterly to the east driveway of the new parking structure.~~
 - ~~iii. The existing 2-way left turn lane will be re-stripped to allow for two 11-foot wide lanes in either direction. The No 2 lane in the northerly direction shall “trap” into the parking structures northerly drive isle.~~
 - ~~iv.iii. At the intersection of the west driveway into the parking structure, the driveway shall accommodate 2-two ingress lanes and two2 egress lanes. A right turn pocket shall be constructed to access this driveway.~~
 - ~~v.iv. The drive aisle on the opposite side of West Drive accessing the Sears automotive center shall be realigned to align with the parking structure driveway and shall have one ingress and two egress lanes.~~
 - ~~vi.v. A separate left turn pocket shall be constructed for turning movements into the Sears Automotive center. This four-way intersection shall be stopped controlled on three legs allowing inbound traffic to move freely thorough the intersection.~~
 - ~~vii.vi. Galleria circle shall be realigned as it approaches West Drive so that the two roads intersect at right angles. At this intersection, Galleria Circle will have a dedicated right, left, and ingress lane.~~
 - ~~viii.vii. Conduits shall be installed at the West Drive/Galleria Circle intersection and the Galleria Circle/access to the parking structure intersection for potential future signalization. Additionally, a conduit shall be extended from each future signal location to the existing signal located on Roseville Parkway for signal interconnects with the City's system.~~
 - ~~ix.viii. The Bus Transfer station located on Galleria Circle shall be expanded between the existing turn out and the existing location of the electrical vaults to accommodate as many as 4 additional buses. Up to 4 additional bus shelters shall be installed at the expanded transfer station. maximize the amount of bus storage, to a maximum of four buses. Additional pedestrian walks shall be constructed from the on-site transfer station to the bus shelters located on Roseville Parkway to the satisfaction of the City Engineer.~~
 - ~~x.ix. The Antelope Creek Drive/Galleria Circle intersection shall be reconfigured with a 2two-lane roundabout, consistent with the traffic report. The roundabout shall be designed to include center-raised medians and push-lanes for traffic channelization into and out of the roundabout.~~

~~Free flow bypass lanes shall be constructed for the ingress and egress movements from Galleria Circle and onto the Antelope Creek Drive access road.~~ The median for the ingress lane shall be extended onto Galleria Circle to a point 40 feet past the beginning of the left turn pocket into the JC Penny drive. ~~intersection to restrict left turn movements at this intersection.~~ A Peak-Time signal shall be installed at this intersection to meter the traffic entering the roundabout.

~~xi-x.~~ The Antelope Creek Drive access shall be widened to accommodate ~~2-two~~ two ingress lanes, a ~~two~~ two-foot wide raised median and ~~four-five~~ egress lanes, which will include ~~triple-three~~ left turn movements ~~out and, a separate through-lane and separate right turn lane, and shall include~~ the construction of a standard raised “pork chop” feature ~~with the right turn egress lane~~ to facilitate free flowing right turn movements. The signal shall be modified at the project proponent's cost to accommodate these modifications.

~~xii-xi.~~ The North Entrance off of Galleria Blvd shall be realigned to accommodate a curved entrance that will channelize the traffic into the Galleria Circle. A yield sign will be installed prior to access into the Circle.

~~xiii-xii.~~ Galleria Circle shall be widened to provide two northbound through-lanes from Antelope Creek Drive to the parking structure. One of these through lanes shall become a trap left turn lane into the parking structure. ~~four lanes with turn lanes into the Eastern Parking Structure, along the frontage of the structure, dropping to three lanes at the northern end of the structure.~~

xiii. To the satisfaction of the Planning Director and City Engineer, the parking structures shall be designed and constructed to accommodate intelligent parking systems, including remote monitoring of available parking spaces and signage indicating the availability of such spaces at the entries to each structure.

d. **Off-site** - Off-site improvements to the Highway 65/Galleria interchange will be required as further described and conditioned in the Lease and Sublease Agreement between the City and Westfield.

39. The project shall ~~include-provide~~ a Dial-A-Ride bus turnout 75 feet in length and a ~~at the south entrance of the mall (between the Promenade and Nordstrom). The turnout shall include a~~ covered seating area for a minimum of ten (10) people. (Transportation)

42. Pedestrian access from the street side shelter on Roseville Parkway to the Transit Transfer Point and Park and Ride lot shall be provided ~~via the construction of a direct walkway link.~~ (Transportation)