

1) Continuing status of alley between Country Club and Eastbourne. It's our only off-street residential parking. Still city-maintained? Continuing utility/trash service in alley? Continuing access onto Manchester?

- *We are proposing to realign the alley from the east boundary of the Americana Apartments to the south boundary. The remainder of the alley to the south of the subject property will remain as it does today. It will still be city-owned and maintained and the city will continue to provide utility and trash service. The only difference will be the alignment will extend to Eastbourne instead of Manchester. Please see attached concept site plan. The reason for the alley realignment is to eliminate potential safety concerns with pedestrian access across the alley. Currently, the existing apartment unit entrances open onto the alley without any sort of building setback. There are safety concerns and the best alternative is to combine the parking areas and eliminate potential pedestrian/vehicle conflicts with the alley.*

2) Traffic problems already created on Manchester since Sushi Garden moved in, including, a) parking in alley, b) stupid drivers/pedestrians who don't know a city street when they see one, c) speeding on Eastbourne, especially when the Sushi Garden bar closes (speed bumps/traffic circles warranted and paid for by developers and city?). Worthy of residential parking permits on Manchester and Eastbourne? Worthy of city signage/enforcement for Manchester on parking/driving (such as: "This is a city street, drive like you understand that concept" and "No stopping in street, pull off roadway to secure parking")? You get the idea. And, worthy of painted crosswalks on Manchester? All of this because, in spite of how nice Manchester looks between north and south parking lots behind Braodway village, Manchester no longer reads "street." It now reads "parking lot."

- *Additional signage will be installed at the Manchester/Eastbourne intersection as well as additional directional signage along Eastbourne Avenue. Per conversations with neighbors, we understand there are problems with traffic not stopping at this intersection and going the wrong direction down Eastbourne. We also plan to add crosswalks on Manchester and Eastbourne. Please see attached site plan concept. We will explore the feasibility of installing speed bumps. Sorry, we can't help with the "stupid" problem.*

3) "Free Valet Parking " signs already blocking alley (when stored) and driver lines-of-sight at CC/Manchester intersection (when deployed).

- *The alley will be realigned and signage will no longer block it. We will also direct the valet service to review their sign storage practices and modify it accordingly.*
- 4) Sound buffer between residential properties and new parking lot?
- *There are agreements between the adjacent property owners and the subject property owners to enhance the screening walls on their properties. We also planned for 10-foot landscape borders and perimeter wrought iron fencing on the subject property. This will provide for a better sound buffer.*
- 5) Future re-zoning again as commercial needs persist, or is this it, once and for all? Guarantees?
- *We are not contemplating any further rezoning. We cannot speak for other property owners.*
- 6) Enforcement of designs and codes during construction. Not enforced during previous addition of parking spaces in front of Americana Apartments. Has resulted in parked vehicles sticking out into street too far and impeding traffic. Plus entrance to Manchester from CC is too narrow; fire hydrant is at risk and has been toppled because right-hand turns onto Manchester are difficult when vehicles are waiting at stop sign to enter CC (developer did the project and did it badly).
- *Some of the parking concerns will be addressed in conjunction with the proposed plan amendment/rezoning, such as the intersection of Manchester & Eastbourne. The property owners are proposing to add stop-signs and realign the existing parking there from 90 degree to 30 degree parking to make it safer backing out of those spaces.*

While the developer constructed the new intersection, it was in accordance with plans and specifications approved by the City of Tucson Department of Transportation. Tucson Water Will not allow the BV owners to re-located the fire hydrant at this time, which would allow the reconfiguration of the intersection. A short term solution will be to move the traffic center line in Manchester father south to provide a better turning radius onto Manchester from Country Club. A more permanent solution will be addressed the BV parking lot north of Manchester and/or the Broadway widening occurs that will allow replacement of City water line at the hydrant.

7) Erosion of neighborhood for commercial purposes has in all probability led to an increase in crime in the eastern portion of Broadmoor. Solution?

- *The property owners have agreed to install electronic security cameras within BV and the proposed parking areas.*

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