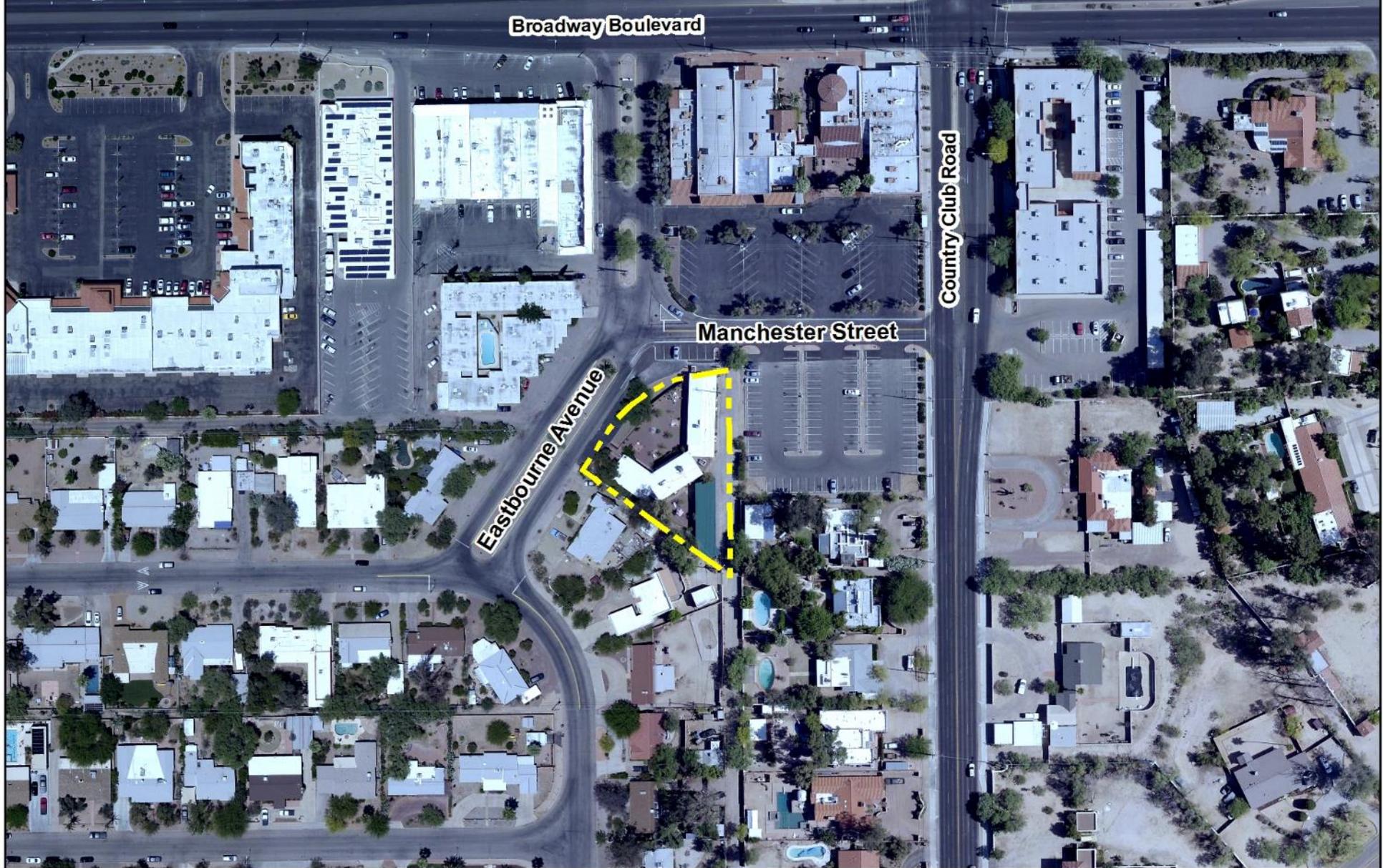


BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD & ARROYO CHICO AREA PLAN AMENDMENTS



Broadway Boulevard

Country Club Road

Manchester Street

Eastbourne Avenue

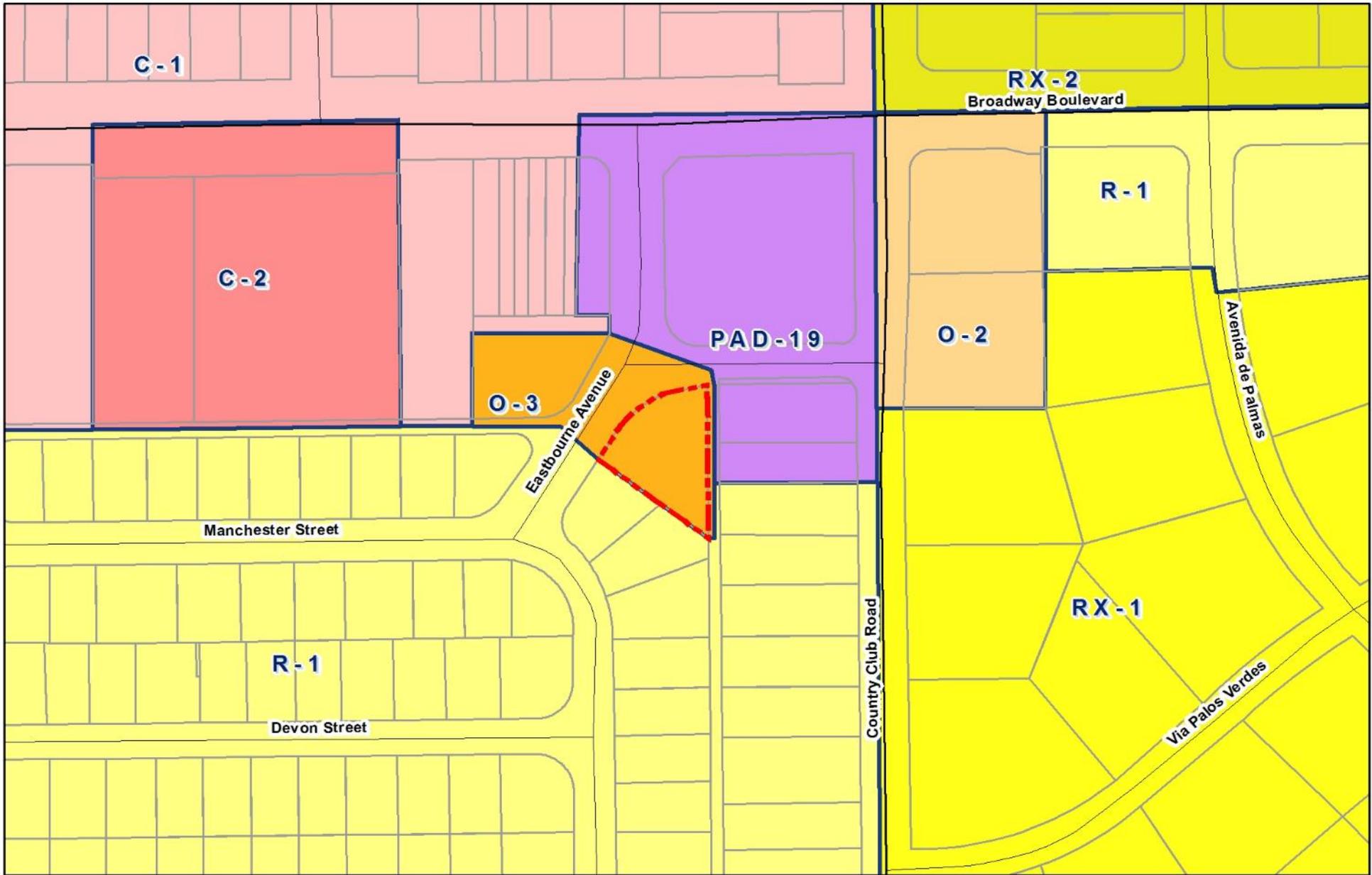
LOCATION MAP



Manchester Street

Eastbourne Avenue

AERIAL VIEW



ZONING MAP

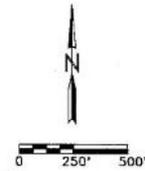


**BROADMOOR-BROADWAY VILLAGE
NEIGHBORHOOD PLAN**

RECOMMENDED LAND USE MAP

Legend

-  Low Density Residential
-  Medium to High Density Residential
-  High Density Residential / Office / Commercial
-  Institutional
-  Drainage / Open Space
-  Parking



BROADMOOR- BROADWAY VILLAGE NEIGHBORHOOD PLAN MAP MODIFICATIONS



LEGEND

-  PROPERTY BOUNDARY
-  LANDSCAPE BORDER
-  MASONRY WALL
-  5' WROUGHT IRON FENCE

NOTES

- SITE ACREAGE: 0.49 AC
- EXISTING ZONING: O-3 (OFFICE)
- PROPOSED ZONING: P (PARKING ZONE)
- NEW PARKING STALLS IN PROJECT BOUNDARY: 60

0' 20' 40' NORTH
 SCALE: 1" = 40' 0"
 PROJECT: ALL-01 DATE: 06/25/14
 FILE NAME: ALL-01-SITE 061714-C REV.DWG



CONCEPTUAL SITE PLAN



The alley realignment agreements include:

- Consent for the alley realignment by the four adjoining neighbors
- Agreements
 - Repair/restore walls along adjoining property boundaries with decorative finishes
 - Removed hazardous vegetation



ALLEY REALIGNMENT

The proposed alley realignment and plan amendment will bring many improvements to the Broadmoor neighborhood and allow revitalization of Broadway Village in many ways:

Parking Plan

- Reduce patron overflow parking on neighborhood streets
- Install new “local traffic” signage where appropriate to discourage patrons from driving through the neighborhood
- Prohibit direct access from the parking lot to the residential areas by way of Eastbourne
- Be used primarily for tenant employees
- Prohibit future multi-story parking structures from being constructed on the site
- Reduce the land use intensity to P from the O-3 zone, which currently allows:
 - high density residential up to 22 units per acre with a 25’ building height and
 - an office building with building heights up to 40 feet.

Traffic Plan

- Improve safety conditions and traffic management through placement of two additional stop signs
- Improve pedestrian circulation through new handicap accessible sidewalks and crosswalks

Lighting Plan

- Comply with the Dark Skies Ordinance with appropriate pedestrian-height lighting

Sound Attenuation Plan

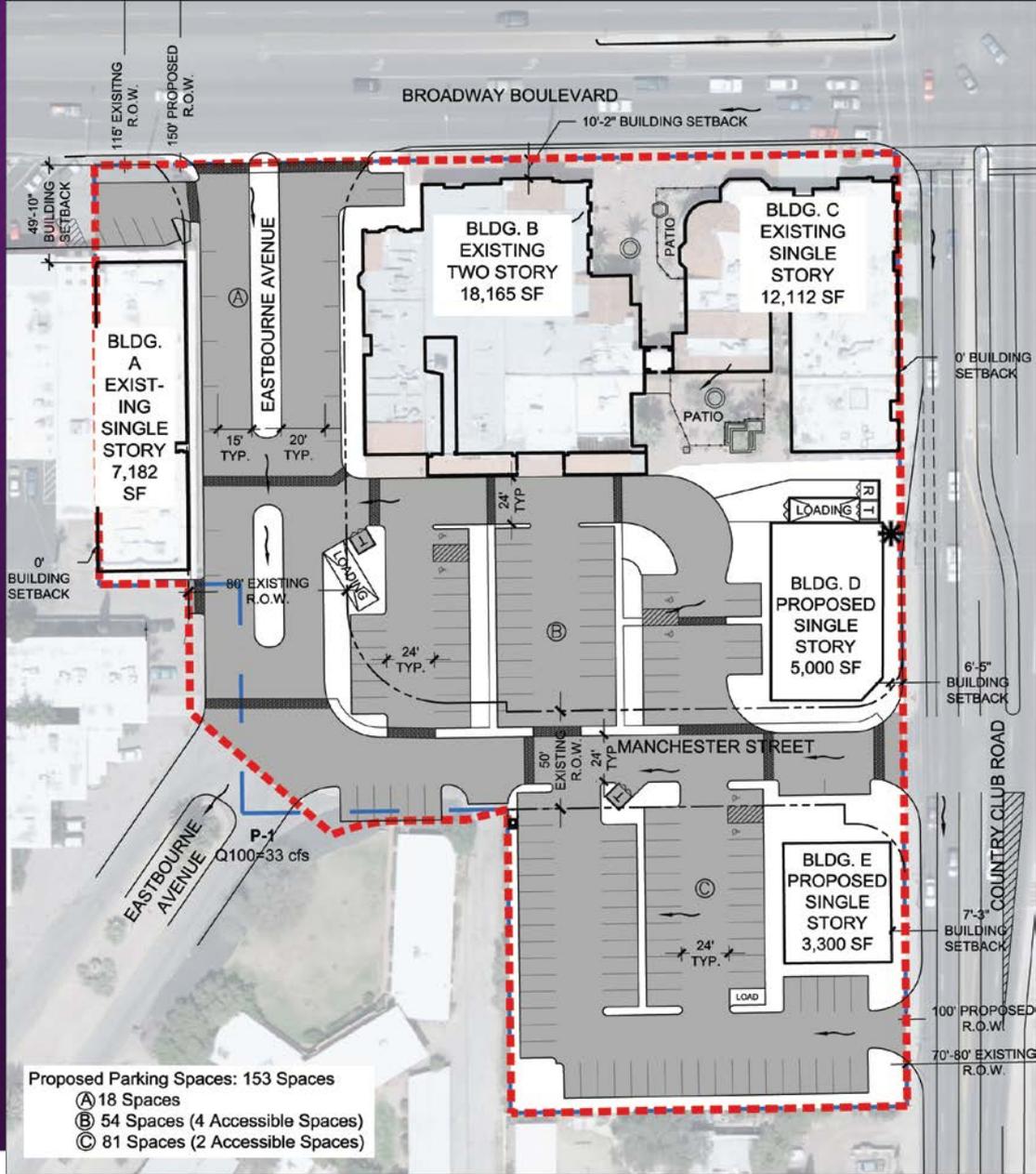
- Enhance visual and audible screening walls between the parking lot and immediate neighborhood
- Install attractive landscape borders along Manchester, Eastbourne and the alley

Security Plan

- Work effectively with the Tucson Police Department to build crime deterrent programs
- Install electronic security system in the parking lots to monitor activity
- Install new wrought iron perimeter fencing

- **8.12.13-** Preliminary on-site meeting with Ward 6 officials and Neighborhood Association Leaders
- **1.21.14-** BBVNA Board Meeting at Viscount Suites
- **2.27.14-** Neighborhood Meeting at Ward 6 Office
- **6.17.14-** BBVNA Board meeting at Viscount Suites
- **6.25.14-** Neighborhood Meeting at Ward 6 Office
- **9.25.14-** BBVNA Board Meeting at Robison Elementary

QUESTIONS???



Legend

- PAD Boundary
- Flow Arrow
- Subbasin Limits
- * Bus Shelter
- Existing Right of Way
- Trash Dumpster
- Handicap Space

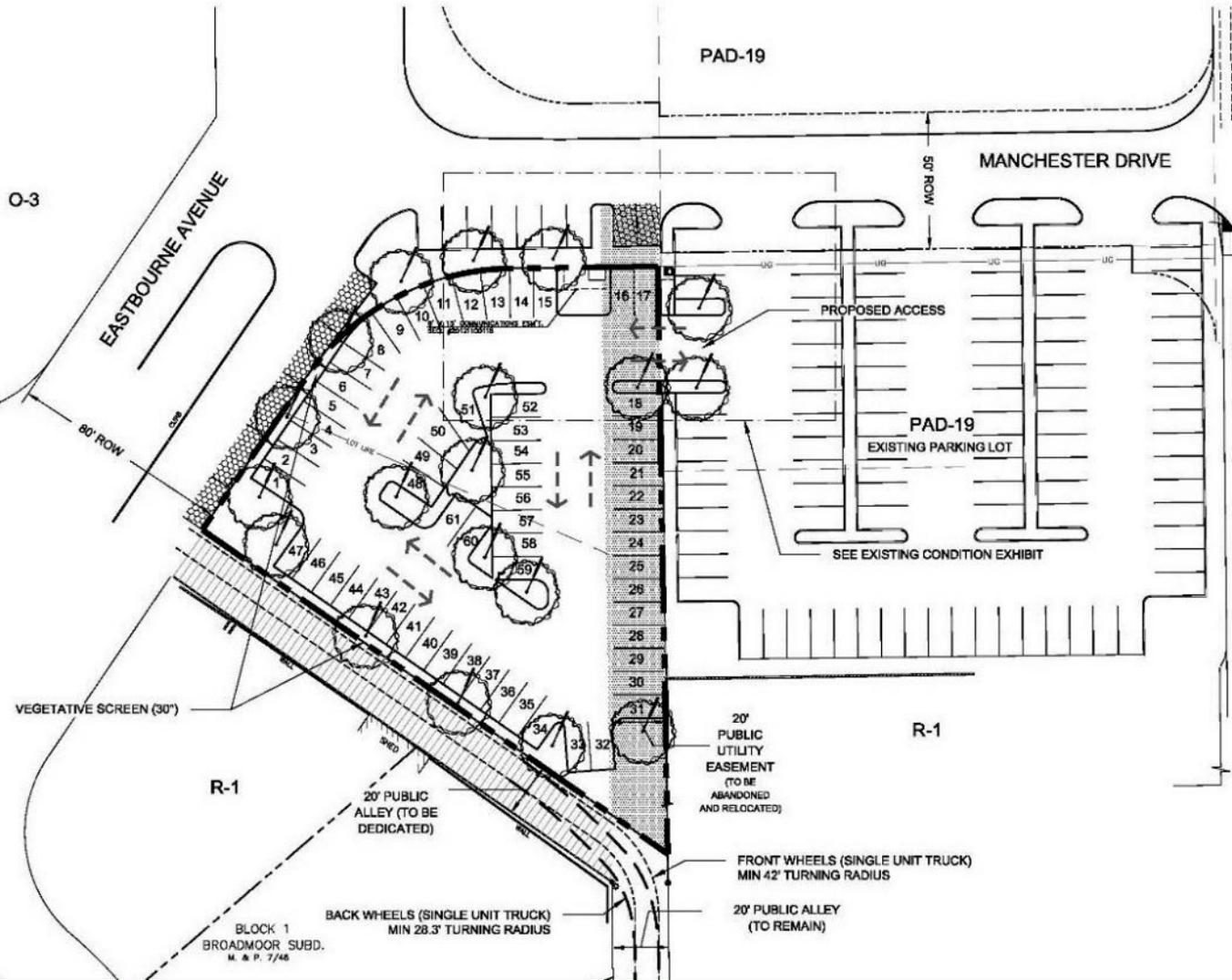
Notes

PAD Area: 160,473 S.F. (3.68 acres)
 Proposed Building Square Footage: 45,759
 Maximum Proposed Building Height: 30'



FILE NAME: CRI-01-EXHIBITS (ALL 8.5X11).DWG / Prop-Cond

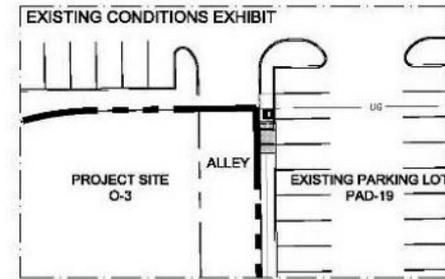




LOCATION MAP: SECTION 17, TOWNSHIP 14 SOUTH, RANGE 14E
 SCALE: 2" = 1 MILE

LEGEND

- PROPERTY BOUNDARY
- PUBLIC ROW TO BE ACQUIRED AS PRIVATE PROPERTY
- PRIVATE PROPERTY TO BE DEEDED AS PUBLIC ROW
- NEW PARKING STALLS WITHIN ROW WILL REQUIRE TDOT APPROVAL



- NOTES**
- SITE ACREAGE: .49 AC
 - EXISTING ZONING: O-3 (OFFICE)
 - PROPOSED ZONING: P (PARKING ZONE)
 - NEW PARKING STALLS IN PROJECT BOUNDARY: 61
 - REQUIRED SHADE TREES: 17
 - PROPOSED SHADE TREES: 17
 - PUBLIC ALLEY TO BE DEDICATED: 3,750 SF
 - PUBLIC ALLEY TO BE ABANDONED (PUBLIC UTILITY EASEMENT): 3,820 SF

CONCEPTUAL SITE PLAN B

