



MEMORANDUM

DATE: June 24, 2014

TO: Linus Kafka
Zoning Examiner

FROM: Carolyn Laurie
Lead Planner

SUBJECT: C9-14-03 Broadway Festival – Leonora Avenue R-3 to C-1 (Ward 6)

PDSD staff is coordinating between the Sewell Neighborhood Association, the case applicant, Ward 6, and the City of Tucson Transportation department, concerning traffic mitigation on Leonora Avenue.

Please find attached the following items:

1. PSDS memorandum requesting additional information from Tucson Transportation Department dated June 20, 2014.
2. TDOT response memorandum.
3. Sewell Neighborhood association letter mailed to all property owners by PSDS.
4. Email communication between the applicant and TDOT staff.



MEMORANDUM

DATE: June 20, 2014

TO: Zelin Canchola
Transportation Program Coordinator
Department of Transportation

FROM: Carolyn Laurie
Lead Planner
Planning & Development Services

A handwritten signature in blue ink, appearing to read 'Carolyn Laurie', is written over the printed name.

SUBJECT: C9-14-03 Broadway Festival – Leonora Avenue R-3 to C-1 (Ward 6)
Community traffic concerns discussed during the Zoning Examiner's Hearing

A Zoning Examiner's Hearing was held last night for the above rezoning case. Members of the neighborhood voiced concerns associated with overflow traffic on Leonora Avenue. The Zoning Examiner continued the case to July 10, 2014, in order to request additional information from your department and allow for the neighborhood to provide further input. The following questions were raised during the hearing. Could you please review these questions and provide suggestions or further information where appropriate?

1. Would redesign of the proposed "Pork Chop" shown on the PDP minimize northbound traffic into the neighborhood? Could the Leonora Street egress from the site be designed as "right out only," thereby limiting southbound traffic from entering the site from Leonora?
2. Would a median allowing a left turn only into the proposed development, on Leonora Avenue between Broadway Boulevard and 10th Street, minimize traffic flow to the north, if the design of such median prevented left turns out of the proposed development?
3. Is the closure of Lenora Avenue at 10th Street advisable at this time?? Would it be appropriate to use Beverley Avenue and 10th Street as a model? If so, what is the process involved with the closure?
4. Are there additional recommended mitigation techniques available for Lenora Avenue between 10th Street and Broadway?
5. Are there additional options available to discourage traffic from traveling south on Lenora Avenue from 5th Street? Is it possible to expand the existing roundabouts?



CITY OF TUCSON

June 23, 2014

To: Carolyn Laurie
Lead Planner
Planning & Development Services

From: Zelin Canchola
Transportation Program coordinator
TDOT

SUBJECT: C9-14-03 Broadway Festival – Leonora Avenue R-3 to C-1 (Ward 6)
Community Traffic Concerns

1. Background: In 1998 in response to the expansion of the Park Place Mall. TDOT, Ward 6, the Developer, and Sewell Neighborhood worked closely together for several years to address potential impacts to the neighborhood. An area wide mitigation plan was agreed upon through the Neighborhood Traffic Management Program. According to mayor and council policy and procedures, 60% of the neighborhood agreed to implement the plan. Various City agencies such as the Fire Department, Sanitation, Police, and Streets also agreed to the plan. This plan has been in place for over 10 years. Any further mitigation on Leonora Avenue would require the same process.
2. Tucson Fire has identified Leonora Avenue between 5th Street and Broadway Boulevard as one of their secondary emergency routes. These routes provide unimpeded access for emergency vehicles. In the event that a secondary emergency route is chosen for mitigation, speed tables or traffic circles are acceptable. However the limit for mitigation between the nearest arterial or collector street is Five. Leonora has 5 devices at this time. It is unlikely a street closure would be permitted.
3. A “right out only” design from the proposed driveway would be appropriate. The design would need some physical barriers and directional constraints in order to be effective.
4. A Median allowing a northbound left turn only into the development is also acceptable; however it is difficult to predict driver behavior as to illegal left turns from the driveway into the neighborhood.
5. The elimination of the driveway would be the best option for any negative impacts to Leonora. Our access management guidelines does allow for an additional driveway off of Broadway. It would also be beneficial to the Developer if they could negotiate a cross access agreement to the West and take advantage of the eastbound left turn lane from Broadway.

If you have any questions I can be reached at 837-6659 or zelin.canchola@tucsonaz.gov

Sewell Neighborhood Meeting

Purpose of the Meeting

To provide input to the City's Zoning Examiner and Transportation Department on the following question associated with the rezoning request for Case C9-14-03 Broadway Festival - Leonora Ave.

Which of three mitigation options would help control possible cut-through traffic caused by the rezoning site onto Leonora Avenue?

Cut-through traffic – vehicles on Leonora Avenue that do not begin or end their trips in the Sewell neighborhood.

Three mitigation options –

- 1) A new median (or other physical barrier) on Leonora to create a “right turn exit only” from the proposed development;
- 2) A median allowing a northbound left turn (but no southbound right turn) into the development;
- 3) Eliminating the Leonora driveway in exchange for an additional driveway off of Broadway.

Outcome of the Meeting

Before leaving, you will be asked to fill out a form to share your yes/no opinion on each of the three proposed options.

Meeting Agenda

- 1) Welcome and Background (10 minutes)
 - Alisa Leed (Sewell Neighborhood Association) and Amy Stabler (Ward 6 Council Office)
- 2) Traffic Mitigation 101 (20 minutes)
 - Jesse Soto (Transportation Department)
 - Background on the three mitigation options – What would each look like and what are their pros and cons?
- 3) Neighborhood Discussion (20 minutes)
 - Time for neighbors to share their thoughts on the proposal with each other.
 - Also time to ask questions and get clarification from City staff.
- 4) Fill Out Opinion Forms (5 minutes)
 - Forms that will be returned to the Transportation Department will be distributed and recollected.

From: "Steve Shenitzer" <sjs@pepperviner.com>
To: "Carolyn Laurie" <Carolyn.Laurie@tucsonaz.gov>
Date: 6/25/2014 11:06 AM
Subject: RE: FW: Leonora issues - Broadway Festival

Thank you.

Steve Shenitzer
Shenitzer Development
520-721-1102 x119

-----Original Message-----

From: Carolyn Laurie [mailto:Carolyn.Laurie@tucsonaz.gov]
Sent: Wednesday, June 25, 2014 10:55 AM
To: Steve Shenitzer; Zelin Canchola
Cc: 'Bill Viner'; Amy Stabler; Chris Leighton; Fred Felix; Jesse Soto
Subject: Re: FW: Leonora issues - Broadway Festival

Steve,

Thank you for the updates, they will be added to the case record.

The Sewell neighborhood meeting maybe held on June 30th or July 7. I will notify you all once the final date has been settled.

Sincerely,

Carolyn Laurie
Lead Planner
Planning & Development Services
City of Tucson
Carolyn.Laurie@tucsonaz.gov
520.837.4953

>>> Zelin Canchola 6/25/2014 8:37 AM >>>

Steve, we can give our recommendation further consideration after the neighborhood meeting, and Ward office direction.

TDOT and Ward 6 would like to get a firm understanding of all concerned.

Zelin

>>> "Steve Shenitzer" <sjs@pepperviner.com> 6/24/2014 5:06 PM >>>
Zelin,

Thank you for your time today.

Southbound traffic on Leonora would continue to have access to our Broadway entrance as well as Hobby Lobby & Steinmart whether our Leonora entrance exists or not.

Leonora ingress & egress is critical to our circulation & safety in order to create a successful project.

Given our conversation today noting that the elimination of our Leonora ingress & egress would not resolve the existing issues the neighborhood has

with Leonora traffic, I would ask that you remove the first sentence of #5.

Thank you,

Steve Shenitzer
Shenitzer Development
520-721-1102 x119

-----Original Message-----

From: Carolyn Laurie [mailto:Carolyn.Laurie@tucsonaz.gov]
Sent: Tuesday, June 24, 2014 2:35 PM
To: Bill Viner
Cc: sjs@pepperviner.com
Subject: Re: Leonora issues - Broadway Festival

Bill,

They are working on June 30th for their meeting date. Please find attached the Memo per the Zoning Examiner's direction and response from TDOT.

Sincerely,

Carolyn Laurie
Lead Planner
Planning & Development Services
City of Tucson
Carolyn.Laurie@tucsonaz.gov
520.837.4953

>>> "Bill Viner" <wv@pepperviner.com> 6/23/2014 5:22 PM >>>
Hi Carolyn

We have not heard from anyone in the neighborhood regarding a meeting. Can you please send us the appropriate neighborhood contact?

Thanks

Bill

Bill Viner
Chief Executive Officer
Pepper Viner Homes
520-721-7964 Ext 116 voice
520-721-7277 fax

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