

Protect Corona Children

The rezoning of the property on E. Vista Monte Drive in Corona de Tucson for Corona RV & Self-Storage is not in the best interest of the public.

The rezoning would allow for the storage of RVs, towed RVs, and towed boats in a residential area. The traffic for these heavy, large-mass vehicles would be within 100', and traversing through, a K-5 school zone.

This plan endangers the children of Corona de Tucson unnecessarily.

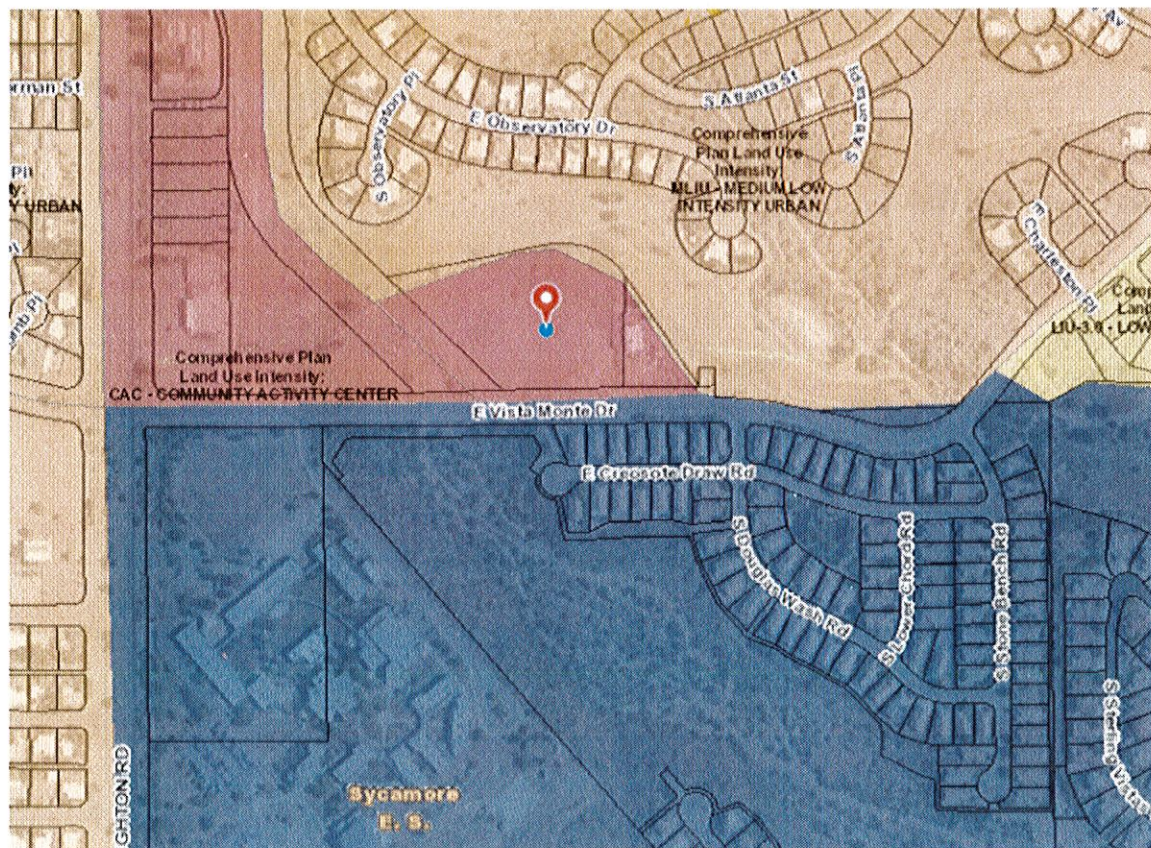
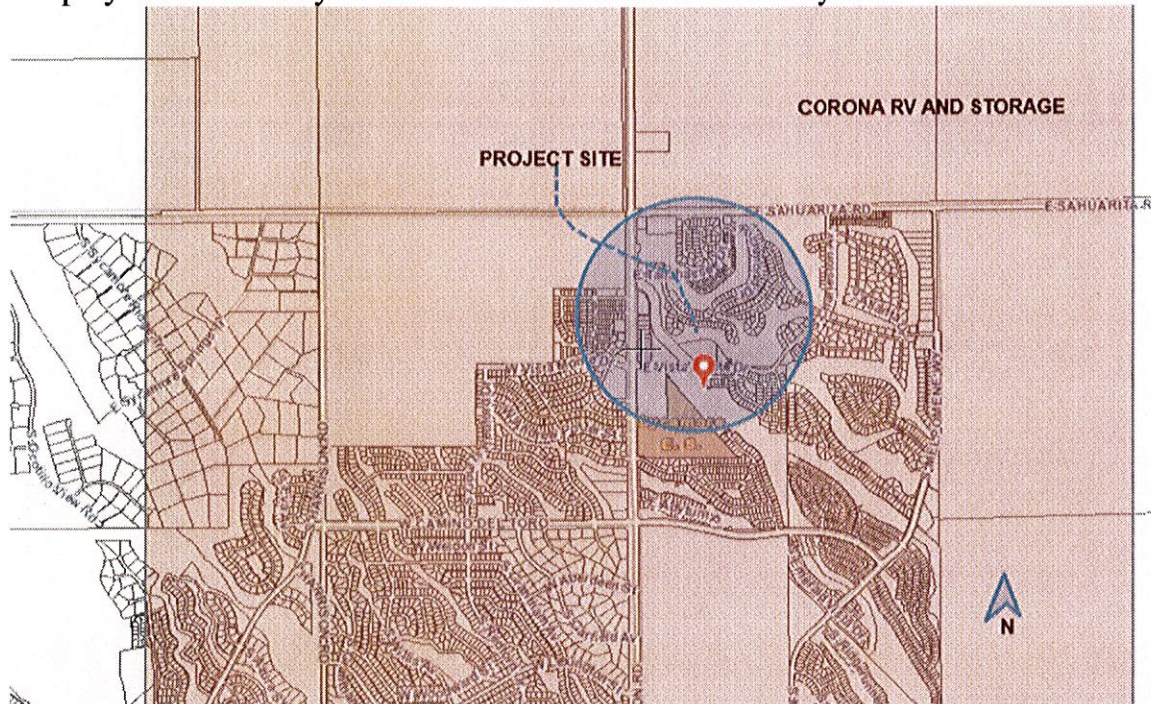
By denying the rezoning, this large-mass vehicular traffic, the main source of the problem with this rezoning proposal, would be eliminated.

Here is a quick, albeit simplified, showing of why this plan should be opposed.

Note: this is also online, with higher resolution graphics, at <http://www.deepskytech.com/corona2/overview2/>

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Maps you are already familiar with from the Site Analysis:



Looking from the north side of E. Vista Monte Drive towards the sports fields for the schools, the only bus entrance being on the left in the picture:



Looking from the north side of E. Vista Monte Drive towards the sports fields for the schools, somewhat further east than the previous picture. The only bus entrance is fully centered in the picture:



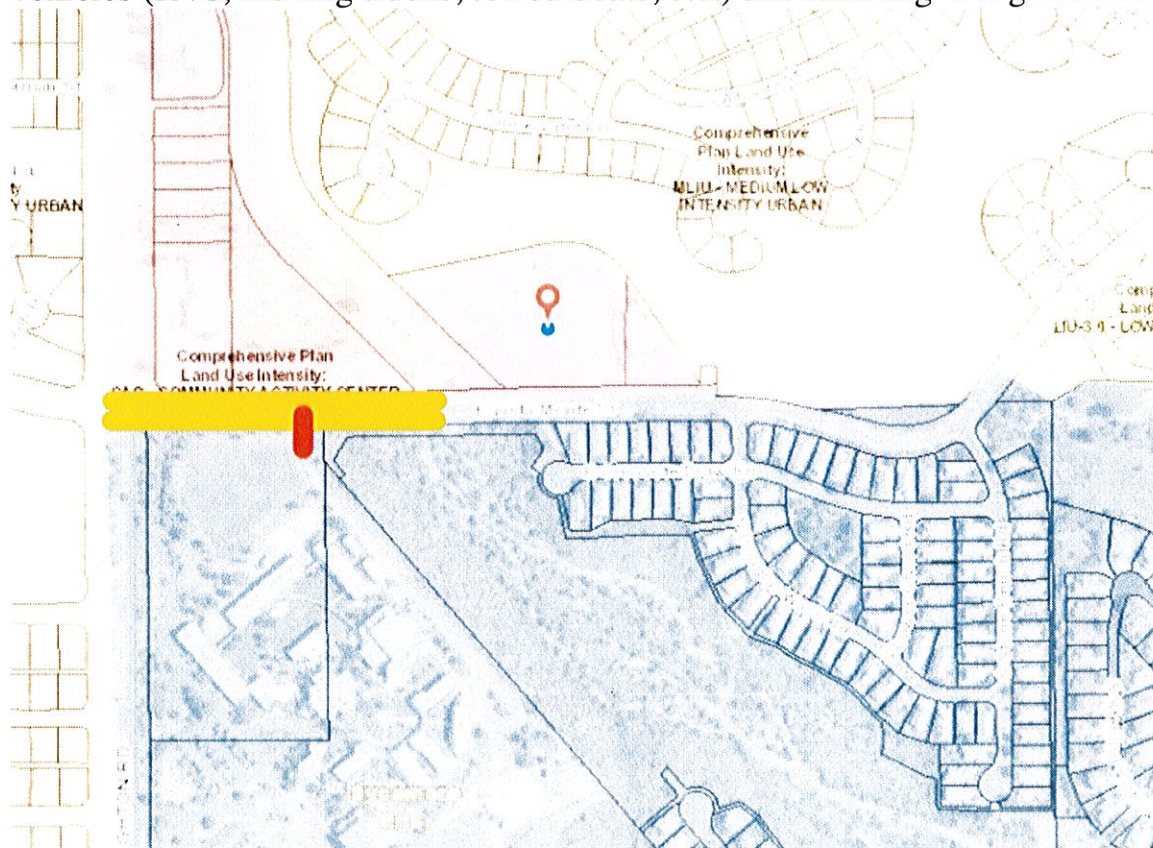
What the maps do not make clear is the danger this presents to the children of Corona de Tucson.

At the corner of Houghton and E. Vista Monte Drive is Sycamore Elementary school; immediately south is the middle school. Students for these schools range from kindergarten thru 5th grade. This means the youngest and most vulnerable of the children in Corona de Tucson.

Marked here in yellow is the school zone on E. Vista Monte Drive. Notice this is within 100' of the entrance to this proposed commercial business. No traffic will travel east away from the school zone as it becomes a graded, inclined, dirt road.

Marked in red is the only bus entrance for the schools. Every single child riding the bus to and from school will be going thru this location twice a day. Children walking or riding their bikes living north and east of the school must travel thru this area twice every day.

There is no amount of signage, speed limits, speed bumps, speed tables, or restrictions that will protect these children from the heavy, large-mass vehicles (RVs, moving trucks, towed boats, etc.) this rezoning will generate.



Moderate volume of parked vehicles along E. Vista Monte Drive, taken from the north side of the street near to Houghton Road. The sports fields for the schools are just over from the school noticing signage.



Closer view of same parking, taken from the north side of E. Vista Monte Drive, directly across from the sports fields.



The danger to the children of Corona de Tucson is exacerbated even further. The same area is even busier when there are sporting events for the schools.

Shown here is again the same map with the soccer and baseball field done over in green. The blue marking shows the existing parking on the school property, only about a dozen spaces for all of the parents and officiants attending the games.

Of course, most people then park along E. Vista Monte Drive, shown in red.

E. Vista Monte Drive is not very wide. With cars parked on both sides of the street, there will barely enough space remaining for an RV, moving truck, or towed boat to then traverse the road.

With people crossing the road, from between parked cars, the danger this presents is quite obvious and unacceptable.

The question is not **if** an accident occurs, but rather **when and how often** there will be an accident.



Even with the same low volume of parking shown previously, a regular passenger vehicle must drive in the middle of E. Vista Monte Drive to safely traverse the area.



All vehicles traversing the area must do the same thing. And notice the sports fields for the school are directly on the left side of the picture. Remember, that is directly adjacent to the bus entrance for the school, too.



It is not like there is not enough space in Corona de Tucson for such a business.

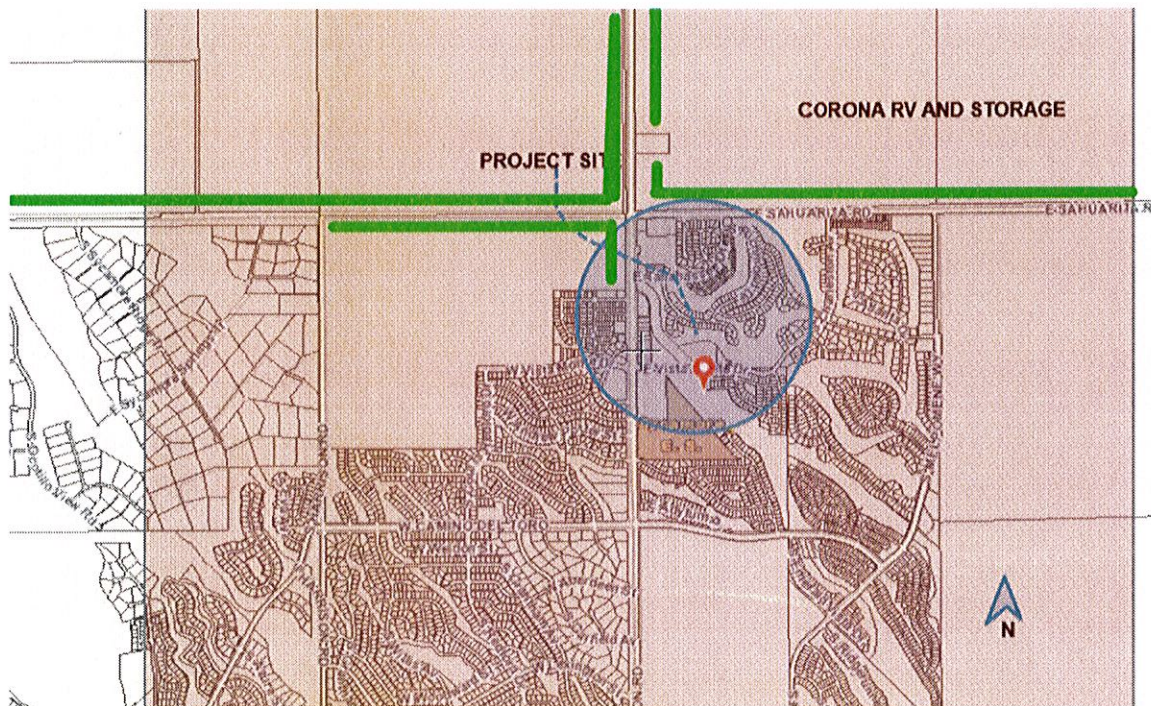
Looking at this larger view, we can see that under 1 mile away (green) is open space for such a business.

Both east and west along Sahuarita Road is miles and miles of open land, much already zoned for commercial development. North along Houghton Road is miles of open land, as well.

The location of this rezoning is probably the absolute worst location possible in Corona de Tucson. It is in a residential area, as close as possible to the schools, and endangers all of the children.

In the words of the developer, "I save a lot of money by building it here."

This is just not an acceptable plan for Corona de Tucson.



Consider, when driving down this road, you already know the bus entrance is on your left, right there by the sports fields.

How well can you see the child crossing the road in this picture?



And, how well do you see the child crossing the road in this picture?



Danger from RVs

Basic logic makes it relatively obvious that mixing heavy-vehicle (large mass) traffic so close to a school zone is dangerous. But running through just a few traffic and accident numbers helps enumerate the degree of danger.

The average RV is approximately 2 to 2.5 times the mass of the average passenger vehicle. RVs put into storage are usually larger, with the average being approximately 3 times the mass of the average passenger vehicle. Using basic physics, the conservation of momentum law provides a linear correlation between the mass and velocity of an object. Obviously, a passenger vehicle traveling 30 MPH will do significant, frequently fatal, damage to a pedestrian (especially a child). The same amount of momentum is transferred with a stored RV that is traveling only 10 MPH. Consider, this is well below the speed limit for a school zone, 15 MPH.

Harnessing the large amount of data from NHTSA (National Highway Traffic Safety Administration) from the last 20 years clearly shows the increased propensity for RVs to be involved in accidents in non-highway environments (baseline, approximately 4 times as frequent as a regular passenger vehicle nationally). Different factors though increase the frequency of RV accidents. These factors include rural roads, close (within 2 miles) proximity to “home” location (residence or stored), elevation, and state (AZ ranks in the most dangerous category due to no special inspection or licensing requirements for RVs).

All of the factors listed to increase the frequency of accidents with RVs in the NHTSA data for the last 2 decades are factors that exist for this rezoning application.

The most telling statistic comes from the core insurance data provided to insurer partners through the FMCA (Family Motor Coach Association). This data provides frequency counts of how many “trips” are needed for different environments, on average, needed for there to be an accident with an RV. For instance, within the first 2 miles of a rural “home” location, with “moderate” (3-5 per hour) pedestrian traffic in that distance range, insurers consider a baseline of 8,300 trips required for there to be one accident between an RV (or 5th wheel) and a pedestrian.

Translating this for the rezoning application, this would mean that only 10 RV traversals per week on E. Vista Monte Drive would result in a 6.25% chance of a pedestrian accident per year.

Seeing county personnel expect 10 “trips” per day for this business in the rezoning application (obviously not all RVs), the idea of 10 RV traversing a week would be fall between underestimated to accurate.

This danger to children in Corona de Tucson is not just visible, but statistically supported. Approving the rezoning application creates an unacceptable degree of danger.

In the end, it must be considered: what is the cost that can be put on the life of a child?

Let us all hope that one of these accidents does not involve a bus loaded with children!