

Dear Councilman Tolbert:

We would like to clarify and reiterate our reasons for submitting a petition regarding the alley between 408 and 412 South Lexington Parkway. We are petitioning for a redesign and the rebuilding of this alley. We don't believe that repairs and patches will solve the problems outlined above. I have already tried using asphalt mix and crushed limestone to fill holes. That approach is expensive for me and does not fix problems 2 through 5 described below.

Many of the problems associated with this alley have existed for years and continue to get worse.

1. The **structural integrity** of the paving has deteriorated.

- In the nearly 25 years that I have lived at this address, the alley has had no maintenance.
- Some areas have significant ruts and potholes. This results in an uneven surface that is nearly impossible to clear of snow in the deteriorated areas. The alley is steep and when snow is not adequately cleared, it is difficult to control a vehicle. I have actually slid down the hill, across the sidewalk, and nearly into the traffic on Lexington.
- The ruts are deep enough to cause our two cars (and those of others) to "bottom out," due to scraping over the ridges. Consequently both of our cars have required repairs.
- As the pavement deteriorates, bits of broken pavement and gravel are washed down onto the sidewalk.
- The use of a snowblower results in rocks and pavement being thrown into my yard.

2. The **slope** of the alley causes problems.

- When backing down the alley (commonly done by contractors, visitors, and the neighbors), the driver cannot see the alley surface in the rearview mirror due to the extreme drop-off. Drivers who can't see the road have been wandering off to the north and over our landscaping.

3. The **appearance**, as well as the poor function, of the alley lowers property values.

- The rundown appearance is very visible from the street, affecting the look of the neighborhood.
- Future buyers of homes along the alley will take this into consideration when making an offer.

4. The platted **width** of the alley is 15 feet, but the alley was never built to its full width.

- Neighbors to the south have placed boulders in the right-of-way, further reducing the width of the roadbed. Some of them can be seen in Photo 1 and in the upper right corner of Photo 2.
- Larger vehicles often do not stay on the pavement because the pavement is narrow.

5. The inadequate **drainage** creates problems.

- The alley hill is crowned and has no curbs. Runoff flows to the unpaved sides of the hill, eroding my property adjacent to the alley. See photo 2.
- The upper end (i.e., the east end) is relatively flat and drainage is inadequate. See photo 3.
- Runoff at the east end flows to the south east across the adjacent property on Palace Ave. The runoff is not in sheets, but rather concentrated causing the potential for erosion.

Furthermore, the neighbors to the south have an ongoing construction project which results in large vehicles using the alley. In the past these vehicles have clearly broken up the pavement. See Photos 5 through 8. Also, the neighbors have an unused swimming pool which they have informed me that they intend to remove. This will entail trucks with fill material as well as the removal of the concrete in the pool. The alley needs to be built to current design standards to support such traffic.

Thank you for your consideration of this matter.

“R.T.” Sorensen
Martha Bulinski

South Lexington Parkway



Photo 1. Boulders in Right-of-Way on South Side.



Photo 2. Erosion – North Side (May 2012)



Photo 3. Same view as Photo 2, but taken Nov. 2014. Compare condition of pavement.



Photo 4. Ice and standing water – East end (Nov. 2014)



Photo 5.



Photo 6.



Photo 7.



Photo 8.