

**Joanne Hershenhorn - Iron Horse Neighborhood Association Conditional Apprival Letter tothe City**

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**From:** Mike White <mik@habitationrealty.com>  
**To:** <Glenn.Moyer@tucsonaz.gov>, <Joanne.Hershenhorn@tucsonaz.gov>, Ernie Duarte <ernie.duarte@tucsonaz.gov>, Molly Thrasher <Molly.thrasher@tucsonaz.gov>, <Ward6@tucsonaz.gov>  
**Date:** 05/10/2013 12:43 PM  
**Subject:** Iron Horse Neighborhood Association Conditional Apprival Letter tothe City  
**CC:** "Buck, Patrick" <PBuck@tjbc.com>, Keri Silvyn <ksilvyn@lsblandlaw.com>, ERIKA MITNIK <erikamitnik@msn.com>  
**Attachments:** The Junction at Iron HorseApprovalet.doc; TheJunctionAtIronHorseAttachmentA.pdf

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MAY 10 2013 12:43

Dear Sirs;

Please find attached the Conditional Approval Letter for the Iron Horse Neighborhood Association concerning the Junction at Iron Horse. The conditions that have been agreed upon by the developers of the District are delineated in the letter and are required to be met in their entirety in order for the this "Conditional Approval Letter" to remain a valid instrument.

Additionally, the requests by the neighborhood are expected to run in perpetuity with the possession of the title to the property and subsequent owners shall abide by these covenants. If any or all of them can be recorded as a deed restriction or city Certificate of Occupancy requirement, we would like to have them attached to the city's approvals as well.

This has been a long process and we would like to thank Steve Kozachik and Molly Thrasher for their help and unyielding support with this process.

Sincerely,

**Mik White, IHNA Chairperson**



City of Tucson Planning and Development Services Dept  
PO Box 27210  
Tucson, AZ 85726-7210

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Iron Horse Neighborhood Association  
1830 E. Broadway #124-205  
Tucson, AZ 85719

RE: Case # T13SA00101, Case#T13SA00055

To Whom It May Concern,

The Junction at Iron Horse has proposed building a four story apartment building that will provide rent by the bed housing marketed towards students. Per the developer, the building will have 76 units with a maximum of 232 beds. It will be a maximum of four stories with vehicle traffic entering and exiting on 9<sup>th</sup> and 10<sup>th</sup> Streets only. The standard parking requirements for a housing development of this size is 197 spaces. The developer has filed an IPP requesting to reduce the number of spaces required to 135. The developer has also filed an MDR requesting to reduce setbacks and replace dumpsters with 95 gallon containers.

While many residents are concerned about the impact of adding so many additional residents and additional traffic to our neighborhood, the developer has met with the Iron Horse Neighborhood Association several times to try to address and alleviate some of the concerns. Pat Buck and the development team for The Junction at Iron Horse have made several commitments to the Iron Horse Neighborhood Association that are detailed below. The IHNA has been very appreciative of the development team's willingness to work with the neighborhood. While we recognize that the work will be ongoing, and at times, inconvenient for many IHNA residents, we are hoping to see this spirit of cooperation grow as the project continues.

In light of the commitments offered by the development team and their willingness to work with the neighborhood, by majority vote taken at the April 18<sup>th</sup> meeting, the IHNA supports the IPP and MDR proposed, given the concessions outlined below.

Sincerely,  
Michael White  
Chair, IHNA

#### Community enhancements and participation:

1. While the current developer retains ownership of the project, a representative for the development, or building management, will attend all regular monthly neighborhood meetings to keep the association apprised of the status of the project and its construction and management.
2. Developer will build a basketball court, or equivalent park amenity not to exceed \$18,000, in the existing Iron Horse Park to be coordinated with IHNA and City Parks and Recreation.
3. Developer will refurbish the historic Empire Market, Empire Laundry and The Buffet signs on 9th Street.
4. Building management will encourage future residents to support IHNA activities and surrounding businesses. IHNA will be given opportunities to present residents with materials about the association.
5. Recognizing that retail is an important element in the area and that there must be a demand for retail to be successful, Developer has committed to doing a market analysis 24-months after Certificate of Occupancy for the building to see if there is enough demand for retail space along 9th Street on the ground floor.

#### Design of Building:

6. Project's exterior is designed with input from the neighborhood and incorporates historic elements seen on other Iron Horse buildings such as historic windows, roof detailing and brickwork.
7. Developer will work with City of Tucson to improve landscape and pedestrian amenities around the property.
8. Project's design provides for building setbacks from the property lines, which will allow for buffer landscaping and appropriate streetscapes and sidewalks.
9. Balconies will not be constructed on 3rd Avenue or 9th Street as requested by the IHNA.
10. Developer will utilize high efficiency construction for energy conservation, sound control, water saving fixtures, and HVAC units that reduce power usage.
11. Passive rainwater harvesting system in the landscaped areas will be utilized.
12. All outdoor lighting will be low wattage and full cut-off fixture per the Tucson Outdoor Lighting Code
13. Design ensures outdoor activity outside takes place in the interior of the site with no direct access by residents from units.
14. When decorating the common areas, developer will look to local galleries and stores for furnishings and artwork.

#### Parking and Transportation:

15. Developer will provide City transportation passes to ALL residents.
16. Developer will charge a premium to any resident who parks on the project.
17. Developer will provide car-share vehicles on the project site to discourage the need for individual vehicles on-site.

18. Future residents will support the modern street car transportation system.
19. Developer will work with City Department of Transportation and the Association to construct a limited number of speed-humps as needed to alleviate concerns with the additional vehicles proposed by this project.
20. Developer will work with City Department of Transportation and the Association to develop traffic mitigation plan.
21. Developer will provide bicycle parking for every resident.

Security:

22. Leases will contain prohibitions barring residents from discriminatory conduct based on race or sexual orientation.
23. Leases will contain fines for gatherings that meet, or exceed, current City of Tucson fines for similar violations. Current city fines for the Unruly Gatherings Ordinance (red tag) are \$100-\$500 for a first offense and \$750 for a second offense.
24. Iron Horse residents will have 24/7 access to communicate with the building manager/management company to reference issues of concern (nuisance noise, safety, security, etc).
25. Project Management will work with the neighborhood and police department to coordinate information and work with future residents to understand their responsibility to the neighborhood.
26. Residents will be hired who live on the Property to assist with management.
27. Project management leases will incorporate crime-free lease addendums per Ward VI office.
28. Residents can have no more than 3 guests with them at any time, and the guests must be escorted by the resident at all times.
29. All entrances are key-in entrances only with each resident having an assigned security key and have cameras. The key and camera entrances are also implemented at the pool and the clubhouse.
30. Pool and clubhouse close by 10 or 11 p.m.



Perspective: architectural treatment based on neighborhood examples

**GDA** Architecture Planning Design  
Gromatkiy Dupree & Associates  
Southwest LLC  
250 South Craycroft road  
Suite 200  
Tucson, AZ 85711

## Junction @ Iron Horse Neighborhood



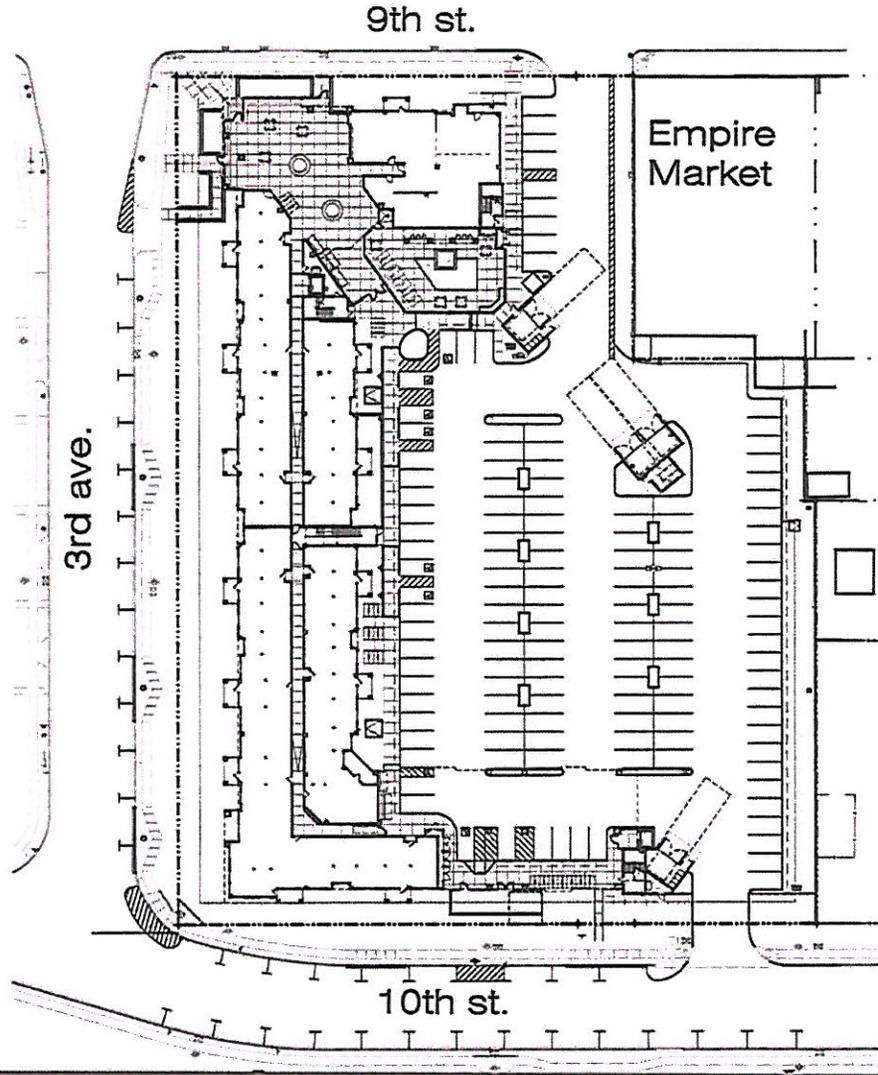
Iron Horse Neighborhood - site plan for the Junction

**GDA** Architecture  
Planning  
Design  
Gromatzky Dupree & Associates  
Southwest LLC  
250 South Craycroft road  
Suite 200  
Tucson, AZ 85711

## Junction @ Iron Horse Neighborhood



Junction - site plan



**GDA** Architects  
Planners  
Engineers  
Gromatky Dupree & Associates  
Southwest LLC  
250 South Craycroft road  
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Tucson, AZ 85711

# Junction @ Iron Horse Neighborhood