

UNION PACIFIC RAILROAD
1400 Douglas Street, Stop 1580
Omaha, Nebraska 68179

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February 14, 2015

VIA EMAIL ONLY

Pima County Development Services
Planning Division
Attn: Jim Veomett, AICP
201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Comments to Notice of Vail UPRR South, LLC, et al – Rocket Road Rezoning Extension (the "Project")

Dear Mr. Veomett:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments in response to the notice on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Arizona. UP's rail network is vital to the economic health of Arizona and the nation as a whole and its rail service to customers in the Greater Tucson Area is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's Lordsburg Subdivision. Additionally, there is a nearby at-grade rail crossing over these tracks on Colossal Cave Road. Any land planning decisions should consider that train volumes near the Project area may increase in the future. UP also asks that the City and the Project developers keep in mind that this is a vital and growing rail corridor and nearby land uses should be compatible with this continuing rail use.



Increased Traffic Impact

Rail crossing safety is critical to the public and to UP. Any increase in traffic from the Project may render inadequate the current safety devices in place on the nearby at-grade crossing. Additionally, an increase of pedestrian and vehicular traffic may conflict with train operations causing trains to proceed more slowly through the City, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Project be approved, UP requests that the developer and the City examine any increase in vehicular and pedestrian traffic and the impacts on the nearby at-grade road crossing to see if any additional mitigation measures should be included in the Project.

Trespassing

Any increase in pedestrian traffic will increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the City examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. In particular, the developer should install barrier walls or block fences 6 feet or higher and "no trespassing" signs designed to prevent individuals from trespassing onto the railroad tracks. Additionally, buffers and setbacks should be required adjacent to the right-of-way.

Noise and Vibration Impact

UP's 24-hour rail operations generate the noise and vibration one would expect from an active railway. Any increase in pedestrian and vehicular traffic over and around the at-grade crossing may result in additional horn use by UP employees. UP requests that, as a mitigation measure, the developer should disclose to the general public the daytime and nighttime noise levels naturally occurring with UP's long-standing freight rail service, as well as the pre-existing and predictably-occurring vibration. These disclosures should note UP's anticipation that train volume may increase in the future. The Project's development plans should also include appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

UP appreciates the developer and the City giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Kristian Ehrhorn, Senior Manager - Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690 Omaha, NE 68179
(402) 544-8567
kjehrhorn@up.com

Pima County
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Please do not hesitate to contact Kristian Ehrhorn if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Patrick R. McGill / acp". The signature is written in a cursive style with a large initial "P" and a stylized "M".

Patrick R. McGill
Senior Counsel – Real Estate
Union Pacific Railroad Company

cc: Kristian Ehrhorn