



## Metropolitan Pima Alliance

November 19, 2014

Commissioner Marc Fink  
City of Tucson  
Planning Commission

RE: Infill Incentive District Draft Document

Commissioner Fink,

Metropolitan Pima Alliance (MPA) represents over 130 businesses with specialties in the commercial and residential real estate industry. The organization has been very engaged in the Infill Incentive District (IID) process since its inception. As the Commission is aware, members of MPA have had numerous concerns related to the IID draft document. Additionally, the process has been challenging with many scheduling conflicts and changing dates but we are dedicated to working through our issues with staff. While progress has been made, a few issues remain. Multiple members of the MPA Public Policy Committee have expressed concerns to MPA staff in addition to Mr. Chuck Martin's concerns. Below are the issues that have been provided to MPA staff by professional consultants including a landscape architect, planner, and attorney. MPA members and staff are reviewing the IID to ensure that incentives remain and projects can occur and proceed efficiently within the District without burdensome requirements that dis-incentivize development. The comments listed are based on the draft released November 14<sup>th</sup> and are in addition to Mr. Martin's specific concerns.

- 1) The Neighborhood Meeting process is too extensive. There are significant concerns that the proposed process changes will take too long and therefore, be too costly to use the IID.
- 2) The shade requirement is subjective and should be a recommendation, not a requirement.
- 3) Minor IID applications should be processed by staff and not require a public meeting process.
- 4) Special Conditions should not identify suggestive mitigation/analysis plans but should instead be evaluated on a case by case basis.
- 5) The language relating to the Design Review Committee is too ambiguous. The process is unclear and it is difficult to anticipate the length of time for the process and the associated costs of a potential project.
- 6) The height limitations are too restrictive. You cannot have an incentive zone that is more restrictive for economic development than the underlying zoning code.

MPA is committed to working with staff on these issues in a timely and efficient manner. It is important that the final document give neighboring residents a voice while incentivizing growth and creating desirable development that is not currently allowed under the existing code. We look forward to receiving the final draft and providing our feedback on that document.

Sincerely,

Connie McMahan  
Government Relations Director  
Metropolitan Pima Alliance