



October 24, 2018

Mr. Quentin Bryson  
Chairman  
City of Tucson Planning Commission  
255 W. Alameda  
Tucson, AZ 85701

Dear Mr. Bryson,

The Tucson Metro Chamber's mission is to champion an environment where business thrives and our community prospers. While our community and our economy has seen steady growth over the past few years, few areas of our region have seen the level of prosperity exhibited in Tucson's downtown. The Downtown Tucson Partnership reports that just since January 2017, there has been \$75 million of capital investment in the form of completed projects, 122 new housing units and 322 new jobs.

Setting the stage for the right kind of development includes the use and implementation of the right kinds of tools. The City of Tucson spent millions of dollars on expanding sewer and water capacity for future development. The City also created the Government Property Lease Excise Tax (GPLET) which many projects downtown use to free up funds that can expedite the timing of their project.

The Infill Incentive District (IID) has been just as important a tool to spur development downtown and in the surrounding areas. Since 2015, 24 projects have been approved utilizing the IID and most have requested exceptions to landscaping, parking, setbacks and changes of use. These exceptions, although seemingly minor, give the developer the flexibility to design their projects taking into account the unique challenges developers face in a downtown setting.

The Tucson Metro Chamber encourages the Planning Commission to send a recommendation to the Mayor & Council extending the sunset date for another five years. Staff has presented a number of minor code clarifications and amendments. Many of these relate to studying the effect transit-oriented development has on parking regulations and studying why certain areas within the IID have not utilized the IID to its fullest potential. We support those recommendations and commit to working with City staff on these and other incentives that will continue to enhance and improve Tucson's downtown and other areas within the IID.

Sincerely,

A handwritten signature in black ink that reads "Michael S. Guymon". The signature is fluid and cursive, written in a professional style.

Michael S. Guymon  
Vice President