



Metropolitan Pima Alliance

December 3, 2014

Mr. Thomas Sayler-Brown
Chairperson
Planning Commission
City of Tucson

RE: Infill Incentive District Draft Document

Mr. Sayler-Brown,

Metropolitan Pima Alliance (MPA) represents over 130 member organizations in the commercial and residential real estate development community. Members of MPA's Public Policy Committee as well as at-large MPA members, have concerns about the changes to the Infill Incentive District (IID) Draft Document. MPA has heard concerns from planners, landscape architects, and developers. Several of these members have directly contacted City staff with their specific issues, while other MPA members have brought their concerns to our attention.

A consistent concern we have heard from our membership is that the original IID incentives have been significantly diluted and will negatively impact the momentum of Downtown Tucson's revitalization. The most frequently mentioned feedback our organization has received from those who have reviewed the document is that the Neighborhood Process is too cumbersome.

Additionally, the draft sent out on December 2nd still contains inconsistencies that make it impossible for a developer to apply to a potential project. Just one example of the numerous inconsistencies is on page 53 where it states that the "maximum building height is 120 ft.," but in the adjacent column under "specific requirements" it states "no more than 160 ft." This issue in addition to others previously mentioned, prevents MPA from supporting the adoption of this revised document without further time for review. MPA foresees that the adoption of this draft document, in its current form, will have the effect of derailing the resurgence of development in the Infill Incentive District and ultimately harm Downtown Tucson.

Sincerely,

Connie McMahan
Government Relations Director
Metropolitan Pima Alliance