



**Southern Arizona
Home Builders
Association**

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January 31, 2019

Hon. Jonathan Rothschild
City Hall, 10th Floor
255 W. Alameda St.
Tucson, AZ 85701

Dear Mayor Rothschild,

The Southern Arizona Homebuilders Association (SAHBA) appreciates your consideration of our comments regarding the draft Complete Streets policy. Based upon a review of the draft document presented at the January 23rd Study Session, SAHBA cannot support this policy.

While SAHBA supports efforts to accommodate multi-modal transportation and planning for the future transportation needs of our growing community, as well as improve pedestrian safety and access for all users;

- The success of this policy is too dependent upon other critical elements such as updating the Land Use Code to warrant the need for complete streets.
- The policy as drafted leaves too much subjectivity to commissions or directors.
- As drafted, this policy appears to add several new layers of review and cost to projects, creating a disincentive to pursue infill projects within City limits. Infill development in fact facilitates non-vehicular mobility.
- The draft policy is not applicable to certain areas of the City and mobility needs are different based on core density; the Houghton Corridor cannot be treated similarly to the U of A or Downtown.
- The policy should clearly identify that the private sector is not required to build to these standards except when building arterials, collectors, etc. Residential streets do not need public art or furniture.
- The private sector will clearly bear the burden for much of the implementation costs as currently outlined.

The Complete Streets policy as proposed calls for sweeping changes across several city regulatory arenas. These changes potentially create a significant number of negative consequences to the City's ability to attract residential and commercial development. We would rescind our opposition if residential development were excluded from the policy. Thank you for your consideration.

Sincerely,

Shawn Cote

cc: Honorable City Council, Mr. Michael Ortega