

Civano IMPACT System Memorandum of Understanding on Implementation and Monitoring Process - Summary

Adopted June 26, 1998, between City of Tucson and Community of Civano, LLC

- Binding upon Community of Civano and all its successors, developers, contractors, builders, and property owners who develop within Civano
- Negotiated under the Development Agreement, which reaffirms the goals and principles of Civano and provides the framework for cooperation between the City of Tucson and the Community of Civano in the development of Civano

Goals

"The goal of the Civano project is to create a new mixed-use community that attains the highest feasible standards of sustainability, resource conservation, and development of Arizona's most abundant energy resource—solar—so that it becomes an international model for sustainable growth. [Funding] was explicitly in support of the demonstration of the use of solar energy as a guiding, organizing principle of community development."

"Another major goal of Civano is to foster creativity and innovation in the construction of Civano. Establishing clear performance achievement levels and then allowing the Community of Civano and designers and builders flexibility in the method of achieving the standards best advances this goal."

"The goal of the MOU is to confirm the strategies for sustainable development, energy conservation, and economic feasibility of the design and technologies used to implement the IMPACT System which are the basis for Civano and to implement and monitor the Civano IMPACT System."

Civano IMPACT System

- Adopted on October 2, 1995, to define and administer the resource conservation goals and to maintain Civano's position on the leading edge of sustainable development
- Established baseline standards and "Performance Targets and Specific Requirements" to achieve the conservation and sustainability goals.
- "As Civano develops it is anticipated that the parties will have additional information from advances in technology and the monitoring of the implementation of the IMPACT System which may affect future implementation strategies, requirements, and methodologies."
- The IMPACT System Monitoring Report is a public status report prepared annually by the Community of Civano
- **Sustainability Goals**
 - Reducing potable water consumption by 65 percent
 - Reducing home energy consumption by 50 percent over the 1995 Tucson model energy code
 - Reducing internal vehicle miles by 40 percent
 - Creating one job onsite for every two residences
 - Reducing landfill-destined solid waste

Requirements of MOU

- Developer requirements prior to issuance of residential building permits
 - Development Design Guidelines
- Area planning, subdivision, and specific plan review
 - Orientation, walkability/transit access, amenities, mixed-use floor space, telecommunications access, affordable housing, reclaimed water use, landscaping
- Building plan requirements and review
 - Building energy use, orientation, solar energy use, solar hot water heater stubouts, preserving construction materials, reclaimed water use, non-residential cooling towers, solar thermal water heaters/devices
- Includes Sustainable Energy Standard