

General Meeting Notes

July 22, 2004

Civano Community School

Attendance: 104 people

Meeting called to order at 7:05 p.m. by Spokesperson Simmons Buntin.

ANNOUNCEMENTS

- Buntin thanked Javalina's Coffee & Friends for providing coffee for the meetings, Civano Community School for hosting the meeting, and the neighbors for such good turnout.
- Members of the Leadership Team introduced themselves.
- Simmons noted four spots on the Leadership Team and editor-advertising positions on *The Town Crier* are all available.
 - *Editor's Note:* The Leadership Team will hold a Leadership Team Open Forum for folks interested in running for Leadership Team elections or participating in neighborhood association working groups, etc. Date/time/location TBD.
- Civano Neighbors welcomed Shirley Scott, Ward IV City Council representative, to the meeting. Scott noted a meeting 7/24 at Clements Center on the garbage fee assessment, which she said she does not approve, nor voted for. She invited neighbors' participation in the free 4th Annual Back to School Bash, Aug. 14, also at the Clements Center. Civano Neighbors has donated two ballcaps in the raffle. To volunteer, contact Buntin at 722.5977 or sb@terrain.org.
- Buntin reported there has been some vandalism in the neighborhood, particularly at the pools. The HOA will have a phone number to call direct to security in its next newsletter.
- Welcome Breakfast will be at the Gillette home: August 14, 8:30 to 11:00, come any time, 10553 E. George Brookbank Place (Desert Country Lots, Pepper-Viner home); there will be door prizes
- Buntin explained the difference between the neighborhood association and the HOA for newcomers.

COMMERCIAL AREA (CIVANO TOWN CENTER AT HOUGHTON/DREXEL)

Paul Rollins, Chair of the Commercial Areas Working Group, reported that it appears that Fannie Mae has sold its commercial property along Drexel Road to a land speculator. There is apparently some interest from a local medical center and that is in early discussion stages. David Case, one of Civano's original developers, and owner of the other parcel, has said he would be willing to work with the community in developing his parcel in a neotraditional manner to meet community needs. Rollins said a design charette (intense planning session) would likely be held to coordinate the land uses, if it all came to pass. He invited others to join the working group. Additional details will be posted when available.

PRESENTATION BY TOM DOUCETTE, DOUCETTE HOMES

Doucette returned to Civano Neighbors after an initial presentation at the March 2004 general meeting. He updated neighbors on his plans for Lot 526 (adjacent to Civano Community School, on Mira Lane and Civano Blvd.).

- Doucette will build 20 single-family, detached homes to be called **Presidio at Civano**.
- Homes will be an updated version of the Doucette Presidio homes at Williams Center (Broadway and Craycroft).
- Floor plans will range from 1,200-1,800 square feet. There will be four plans, with price points ranging from about \$140,000 to \$200,000.
- Timeline: Hopes to begin site improvements by the end of 2004.
- Doucette noted that the City would like to see commercial uses in that area, since it is in a Neighborhood Center District—he would like Civano Neighbors to support the project
 - *Editor's Note:* The Leadership Team will talk with Doucette and determine at what point to bring the project to the community for consensus (support, not support, or no response)—likely to be September 23, 2004 general meeting
- *Traditions* homes available for sale now. Will be built on 22 lots of 10,000 sf each in Desert Country area.
- Traditions are semi-custom, ranging from \$220,000-\$278,000.
- Plans are moving ahead for developing Block 2 (across the pedestrian/bike path, east of Nightbloom).
- They will face the bike path, with rear-loaded garages (on alleys).
- Homes will range from 1,800-2,600 square feet, and prices will be from mid-\$200,000s to mid-\$300,000, including both Traditions and Arizona Ranch style homes. (Homes in Tanque Verde Woods, Houghton and Tanque Verde, are an example).
- 4-acre strip outside of Civano I specific plan (Neighborhood 3) remains unplanned and Doucette and Pulte are looking at how to develop it. Doucette has it under escrow.
- An orchard was originally planned to be located on a portion of the land. Doucette will preserve that option—if someone is interested in managing the orchard on the community's behalf, contact a Leadership Team member, who will forward that information on to Doucette.

PRESENTATION BY PULTE HOMES, CIVANO NEIGHBORHOODS 2/3

- Buntin quickly reviewed the 18-month process of discussions between Civano Neighbors and Pulte to date.
- Presentation led by G.T. Alley and Dennis Krahn and various members of the Pulte planning team for Civano.
- Krahn said Pulte remains excited about developing Civano Neighborhoods II and III and said the name is still to be determined (it is now *not* called The Preserve at Civano). It will be "something" at Civano. He said Pulte has listened to concerns of Civano Neighbors and would listen to all comments from this session, as well.

Following are general notes from a variety of Pulte presenters, including architecture, planning, and landscape consultants:

- 260 of the site's 450 acres are developable for between 1,300 and 1,500 housing units, in variety of products.
- Pulte intends to "respect the landscape that exists, incorporating the washes."
- Site will be developed into four parcels, referred to as "units."
- Developing homes first and then fitting lots around them—not the "traditional" way of working.
- Much diversity in home design and elevations; from starter homes to higher end products to "hoffices" (home office). There will be at least three product types within

- each unit, each with multiple elevations.
- Homes will be front-, side-, and rear-loaded.
- Definition of “front loaded” or “garage dominant” is an issue still to be worked out and, if possible, consensus reached.
- Homes will be energy efficient, but will not use reclaimed water (as in Neighborhood I)—will use other water harvesting and conservation methods.
- Landscaping is as important as architecture in the development.
- Connectivity will be by road loops, connectors, non-motorized paths and with different levels of streetscapes.
- Timeline: Grading of the first unit is expected to commence within three months; the Planned Area Development (PAD) is expected late 2004, or early 2005.

Questions and answers:

- Q: “Sea of tile” in Tucson developments. Will this be the same?
A: Territorial design will be used mostly for garages and porches. Styles are not all chosen yet.
- Q: Will walking/bath paths be included.
A: Yes.
- Q: What is status of Drexel as a major thoroughfare?
A: Not designated.
- Q: Will there be one community center or several?
A: Probably will be one “community center” with a pool, decks, etc. within about ¼-1/2 mile from anywhere in the four units. Would like to have it built within two years. Likely location: Raised area in center of Neighborhoods II/III, south of current Civano Community School.
- Q: Will Neighborhood I residents have access to new neighborhood amenities?
A: Working on that issue, but with the one center option (and related security), it’s likely with a fee attached. (Note: Neighbor Alan Boertjens pointed out that a percentage of N1 dues (1/3-1/2) goes to the “Master HOA.”)
- Q: Small commercial strip (1.5-acre) adjacent to Drexel doesn’t look like it can handle much?
A: Could possibly handle 3-4 small medical offices or something similar.
- Q: Will Pulte respect Neighborhood I home values and not build “cookie cutter” homes?
A: Pulte has won numerous awards, including J.D. Powers customer service honors. Prices could range from \$125,000 up to \$400,000
Q: Will Pulte preserve Civano bright color scheme, not 10 shades of beige?
A: Yes, “we’re not afraid of color.” Krahn noted it would be “subdued,” however.

MEETING ADJOURNED: 9:40 p.m.

Respectfully submitted:
Craig Altschul
Editor’s Notes added by Simmons Buntin