

## **General Meeting Notes**

**March 18, 2004**

Civano Community School

Attendance: ~35 people

Meeting was called to order at 7:02 p.m. by Rick Hanson, Leadership Team member, chair of Parking Working Group.

### **REVIEW AND INTRODUCTIONS**

Hanson reviewed the purpose of the Civano Neighbors neighborhood association, and introduced members of the Leadership Team present.

### **ANNOUNCEMENTS**

- The Second Annual Civano Neighbors Spring Picnic is Saturday, April 24, from 3-6 p.m. at Civano Community School. The picnic includes food and beverages (for \$5 for adults and \$3 for kids), live local music, games, and displays (such as a hybrid car show). It is a fundraiser for the neighborhood association.
- New Civano ballcaps are now available, and will be sold at the spring picnic, as well. To order, go online to [CivanoNeighbors.com](http://CivanoNeighbors.com) or contact Patrick Whelan at 731.6583 or [pawcivano@yahoo.com](mailto:pawcivano@yahoo.com).
- Lynne Gillette announced that the school's 2 KW photovoltaic installation is occurring the week of March 22. Donations are still needed to offset the costs (additional \$1,500 still needed). For further information, contact Lynne at 296.7060 or [lynne\\_gillette@msn.com](mailto:lynne_gillette@msn.com).
- The Cienega Corridor Conservation Council, Colossal Cave Mountain Park, Sonoran Institute, and Rincon Institute are hosting the Cienega Corridor Pioneer Day on Saturday, March 27, at Colossal Cave. The day features a historic mail drop reenactment, grand opening of Civilian Conservation Corps Museum, nature and culture fair, wagon rides, bird walks, and much more. Civano is staffing a table, alongside Academy Village, and needs volunteers. Dan Weber is the new Civano representative to the Cienega Corridor Conservation Council. To volunteer for the event, contact Simmons Buntin at 722.5977 or [buntin@terrain.org](mailto:buntin@terrain.org). For more information on CCCC, contact Dan Weber at 731.8768 or [dia3weber@mindspring.com](mailto:dia3weber@mindspring.com).
- Simmons Buntin announced that the design for the plaque for the new Mary Webber Park (renamed Oval Park in memory of Civano pioneer Mary Webber) will be ready for review soon. It is being designed by Santa Theresa Tileworks, and will be mounted on a boulder or similar. Because this is not an HOA-funded renaming, individual donations are still needed. For further information, contact Simmons at 722.5977 or [buntin@terrain.org](mailto:buntin@terrain.org), or Tahnee Robertson at 731-0572 or [tmr5@cornell.edu](mailto:tmr5@cornell.edu). Please make donation checks payable to Tahnee Robertson.

- The next Neighbors Welcome Breakfast—for new and old neighbors alike—is Saturday, March 27, from 8:30-11 a.m. at the home of Gwyn and Larry Dickson, 10372 E. Sixto Molina Lane.

## **GUEST PRESENTATIONS**

### **Tom Doucette, Doucette Homes**

#### **Lot 526**

- Lot 526 is a 2-acre site, adjacent to the school (on Civano Blvd. and Mira Lane), that can allow up to 30-50 homes and up to 15,000 square feet of commercial
- Doucette would like to build 20-21 homes of its Presidio cluster home product
- Conceptual plans have been submitted to the city, and the lot (which will be subdivided) is under contract with Community of Civano, LLC (Fannie Mae)
- The homes are oriented so there are two single-story homes on one side, and two two-story homes on the other side, with a common driveway for all four—visit the Presidio at Williams Center (roughly Craycroft and Broadway, south of Williams Center) to view
- Will have a density of 10 dwelling units per acre, but “feels looser”
- Color schemes are pre-selected for each home, so there is a weaving of colors through the development
- Homes range from 1,100-1,800 square feet, and will sell for base \$140,000-\$170,000; there are four floor plans
- The entire project will have an internal U-shaped street (hopefully a city street, not private), and be surrounded by a five-foot wall; the back of the project faces the pedestrian walkway
- Time frame is 6 to 8 months to get the plat recorded, and there will be two models
- Homes will incorporate all of the Civano requirements, including solar hot water
- There are currently no plans for connecting the project/homes to the Desert Country walkway, but Tom is open to doing that through gates, etc.
- There was a question from the audience about the “feel” of a walled enclave within Civano, and Tom will investigate ways to alleviate those concerns

#### **Block 2**

- Block 2 is the undeveloped land of varying topography located east of Nightbloom Way, across the pedestrian path
- Block 2 allows for 30-50 homes and a community orchard in that area (from Specific Plan)
- Doucette plans 25-35 home sites with a completely new rear-loaded home; so for example homes would be platted to face Nightbloom, with garages off an alley in the rear
- Tom anticipates a maximum of three cuts across the pedestrian path, since the alley cannot be accessed from Drexel—hoping only to have one cut

- across the path
- Much of the land will be preserved so the orchard option is accessible to the full community
- Tom showed preliminary Territorial style designs
- These designs are also those for homes that are proposed to be built on the remaining custom logs—Doucette will build on those first, as models
  - 6 or 7 homes will be built to start, in the next 60 days
- Homes will be 1,600-2,400 square feet, in the base price range of \$200,000-\$300,000
- All homes will be single-story, and there has been no decision yet on whether casitas will be available

## **Wayne Smith, MWW, and Ike Isaacson, Voyager Homes**

### **Voyager Homes at Civano (Promenade)**

- Voyager Homes will build out the lots surrounding the oval Mary Webber Park, on Rick Ashleigh Lane—the project is called Promenade
- The homes were designed by a Mexican architect around the old Mexican town concept—Territorial and Mission styles
- The single- and two-story homes will look out onto the park, with garage access from short driveways off the alley
- Homes will be 1,825-2,600 square feet, with casitas over the garage available, and 2- to 3-car garages, and will range from a base price of \$190,000-\$225,000
  - Very flexible designs/floorplans
- The two “entrance lots” into the oval drive will be two-story homes
- 20 homes will be built, some with common driveways, and both attached and detached garages
- Sales will begin the first week of April, and groundbreaking on two models will begin soon
- Wayne Smith mentioned that Voyager offered to build multiple amenities in the park—including a large gazebo, BBQs, benches, etc.—in exchange for a reduced price on the lots, but Community of Civano, LLC, declined

### **Lots Around Sixto Molina Wedge and Civano Blvd.**

- MWW is still trying to get a variance on the lots to build its Courtyard models on the remaining vacant lots—there’s a 20-inch difference between what’s allowed and the width of the homes

## **CONSENSUS ON REQUEST FOR AMENITIES IN OVAL PARK**

- Consensus was requested and received at 8:03 p.m. to send a letter from Civano Neighbors to Community of Civano, LLC, requesting the developer provide amenities such as a large gazebo, BBQs, and benches in Mary Webber Park with construction of the homes around the park
- Leadership Team will draft and send letter

## **PULTE WORKING GROUP UPDATE**

- Patrick Whelan, chair of the Pulte Working Group (731.6583, [pawcivano@yahoo.com](mailto:pawcivano@yahoo.com)) mentioned that additional members for the Pulte Working Group are needed—contact him for more information, or to join
- There is a new Vice-President of Lands at the Pulte Tucson Division, though (for now) Paula Meade, Director of Forward Planning, remains the Pulte contact
- Patrick has requested meetings with the new president and staff multiple times since meeting with Paula back in January—so far, no additional meeting has been scheduled
- There was a question about salvaging plants on-site—is Pulte using Civano Nursery? Patrick will find out.
- There is growing concern, expressed at the meeting, that Pulte is not being as responsive as it once was, and as it has committed to be

## **CUSTOM LOTS IN NEIGHBORHOOD 1**

- In early March, the Leadership Team issued a Statement of Concern regarding the elimination of custom lots from Neighborhood 1
- Community of Civano, LLC, through its broker Medallion Real Estate Services, Inc., has proposed selling the remaining custom lots to a production builder
- Current custom lot owners were told, when they purchased their lots, that other custom homes would be built on the remaining lots, and they are very concerned about the loss of innovation (and potential loss of property value)
- The custom lot owners have requested that the 11 custom lots on Kay Gartrell and John McNair be adequately marketed as custom lots for the next 12 months, that they be marketed by a new broker, and that they be marketed in the MLS, on Civano.com, and in print newspaper advertising
- Consensus was requested and received at 8:31 p.m. to modify the Statement of Concern into a Position Statement, incorporating the specifics of these 11 lots
- [Editor's Note] The position statement was created and distributed on Monday, March 22

## **SUPPORT *THE TOWN CRIER* ADVERTISERS**

- Patrick Whelan reminded neighbors to support *The Town Crier* advertisers by patronizing their businesses and mentioning they saw the business's ad in *The Town Crier*

The meeting adjourned at 8:40 p.m.

Respectfully submitted:  
Simmons Buntin