

General Meeting Notes

November 20, 2003

Civano Community School

Attendance: ~50 people

Meeting was called to order at 7:03 p.m. by Treasurer Patrick Whelan.

ANNOUNCEMENTS

- Whelan clarified, once again for new participants, the differences between the neighborhood association and the Homeowners Association.
- Whelan said that Civano hats and shirts are available. Deadline for shirt orders for Christmas delivery is Nov. 30. Order forms available online—www.civaneighbors.com.
- Sharlene Gillette reminded neighbors of the tax credit offered for year-end donations to Civano Community School. A full refund is available to those who pay Arizona taxes.

HOUGHTON ROAD CORRIDOR STUDY

Guests at the meeting included Laurel Parker (ADOT); Robin Raines (AMEC); and Amy Ramsden (Gordley Design Group). Presentation by Parker included the following information.

- The corridors runs from Tanque Verde in the north to Sahuarita Road in the south, but her presentation focused on the Civano area, primarily from Golf Links to I-10.
- City presently owns 200 feet of right-of-way.
- Interim plan is for a four-lane divided roadway with a median.
- The bicycle/walking/running path will probably be moved off the roadway at some point.
- The plan is not funded by ADOT. The City has also not funded the plan at this point.
- City does not presently put in noise blocking walls.
- Concerns were expressed over access to the commercial areas. Plans call for access at one mile intervals along Houghton.
- Eventual plans (2030) call for six lanes, with two inside lanes added to avoid major disruption. An 8-lane urban parkway (concrete barrier-divided freeway) could be added when/if warranted—and is recommended by ADOT at Houghton buildout (beyond 2030).
- Fire station access will not be disrupted.
- Frontage roads are possible at some point.
- If light rail were added, it could go down the center.
- Drexel could become main entrance to Civano with connectivity to the neighborhoods.

- Now reviewing the operational analysis with a final plan to be presented next spring.
- Biggest issue from neighbors present: Access to commercial areas and proximity of multilane road to homes already along Houghton.
- Public comments can be made at the Houghton Road Corridor Study Website at www.houghtonroad.com.

UPDATES/CONSENSUS ON PROPOSED CHANGES TO CIVANO'S GUIDING DOCUMENTS

Simmons Buntin, Civano Neighbors Association Spokesperson, reviewed progress on the Civano Neighbors position on remaining issues in changes to existing guiding documents. He reported a series of meetings between members of the Leadership Team and city officials, developer and Pulte Homes representatives have resulted in virtual agreement to all of our concerns. He said the city staff recommendation to Mayor/Council is expected to reflect our views.

The update included the following information:

- *One Master Developer:* The city is recommending one master developer for all neighborhoods and commercial area. City believes Pulte has agreed to that role.
- *Planning for Neighborhoods 2 and 3:* City Land Use Code does not allow a Planned Area Development (PAD) for areas owned by multiple entities, as is the case with Neighborhoods 2/3 and the commercial area (town center) along Houghton. In its Civano II 50-acre proposed plat, Pulte has agreed to modify the architectural elevations (design) of the proposed Park Pointe front-loaded models to reflect more of a southwest flavor; agreed to hold off developing the land contiguous with the commercial area to be planned in conjunction with the commercial area; and trees will be incorporated onto the residential area between the curbs and sidewalks. City is requiring Pulte to develop a PAD or specific plan for the remaining portions of Neighborhoods 2 and 3 in the condition of rezoning for Civano II.
- *Monitoring:* The City has recommended that Pulte – as master developer – monitor and report on the Civano IMPACT Statement until 75 percent of the homes have been sold and will issue a final report with 95 percent have been sold. Beyond that, monitoring and reporting is discretionary, but would be the responsibility of the HOA.
- *Non-profit Institute:* The City will recommend the 10 percent (\$234,000) sewer credit reimbursement and payment in lieu of potential future profits will go to a non-profit that will deal with sustainability as it benefits all of Tucson. That entity will be chosen by Mayor and Council 90 days after approved changes to the guiding docs. Organizations could apply for the funding.
- *Members agreed we had consensus on our statement.* Buntin will make that known at the Mayor/Council meeting Dec. 8. Neighbors are welcome to attend.

- Final *Updated* Position Statement is now available on CivanoNeighbors.com, and has been forwarded to all Mayor and Council member, the City, Community of Civano, and Pulte Homes.

OTHER

- Due to the late hour, discussions on Civano Neighbors priorities for 2004 have been postponed until our January meeting.
- Concern was expressed by Editor Craig Altschul that we cannot guarantee timeliness of distribution of *The Town Crier* under current bulk mailing permit. He was given the go ahead to explore alternatives such as magazine rate or first class mailing. *The Town Crier* is self-sustaining, income exceeding expenses, due to advertising.
- Meeting was adjourned at 8:50 p.m. Next general meeting: Thursday, January 15, 2004, 7 p.m. at Civano Community School. Next Leadership Team meeting: Sunday, January 11, 2004, 7 p.m., Civano Community School.

Respectfully submitted,
Craig Altschul and Simmons Buntin