

Mr. James R. Keene
City Manager
City of Tucson
255 West Alameda, 10th Floor
P.O. Box 27210
Tucson, Arizona 85726-7210

September 29, 2003

RE: Civano North Ridge Proposed Development

Dear Mr. Keene:

The Civano Neighbors neighborhood association is submitting this letter of concern on behalf of the neighbors of Civano regarding the proposed T.J. Bednar Homes Civano North Ridge development. This proposed development consists of the northeast edge of Civano's Neighborhood 1, also known as Block 1. Civano Neighbors has determined that there is considerable community concern regarding the proposal in its current state. We have formed a Civano North Ridge Working Group for the purpose of seeking, developing, and communicating a consensus response to this proposal by the Civano Neighbors neighborhood association. We would appreciate your help and support in finding a workable solution that will meet the needs of the neighbors and the long-range goals and philosophy of the Specific Plan of Civano Neighborhood 1, while also meeting the economic feasibility requirements and rights of the owner and developer of Block 1.

Neither the Community of Civano, LLC nor T.J. Bednar Homes communicated with or involved the neighbors of Civano while developing the initial plans. Nor did we see the original proposal until after it had been submitted to the City's Development Services Department.

The plan as submitted raises several concerns, including:

- A conflict exists between what is being proposed and what apparently was represented by the Community of Civano, and its agents, as to the future development of the site.
- The proposed development has 82 home sites, a density of development that will greatly increase traffic along Civano Boulevard. Civano Boulevard is narrow and this proposed increased traffic creates a concern about the probability of accidents occurring along the "dedicated" pedestrian path that borders the proposed development. This is a special concern for the children who frequently use the bike path and who live in the homes along Civano Boulevard.
- The proposed plan in its current state may be in conflict with the basic planning and development goals of Civano. For example:
 - The proposal may not respect the natural topography of the land as outlined in the Civano Specific Plan.
 - The proposal diminishes the natural amenities afforded Civano such as the views of the Pantano Wash and Rincon Mountains.

- The proposal does not maintain a balance between vehicular traffic and pedestrian activity along the walk/bike path.
- Additionally, we are concerned that the proposed plan may violate the following specific sections of the Specific Plan:
 - Exhibit 7, Page 26 - Indicates that the walk/bike path is an "Exclusive Bikeway" and "Exclusive Pedestrian Way."
 - Exhibit 11, Page 33 - Notes the importance of all planning to respect the natural form of the land, especially along the Pantano Wash.
 - Paragraph 3.8.3. Page 38 - Stresses the importance of preserving the few natural amenities that exist on the site, such as the views across the Pantano Wash and the arroyos leading down into the wash. The arroyos are specifically noted as being preserved open space.
 - Page 4, Last Paragraph (Refers to land "...adjacent to Pantano Wash") - "...Special care must be taken to ensure residential development is sensitive to the existing natural environment.... Cut and fill, and grading of proposed development should be kept to a minimum." It also points out that the plan should take into consideration residential development in existence along this area.

While the Civano North Ridge area is outside of the boundaries of the Specific Plan, that document does address the need for the integration of areas adjacent to it.

Civano Neighbors is not opposed to the efforts of the Community of Civano and T.J. Bednar Homes to develop the site. Yet we believe that an open dialogue, and preferably active collaboration, between Civano Neighbors, members of the community, the builder, and the developer will lead to a more balanced proposal that respects the goals of Civano, addresses the concerns of neighbors, and provides a successful plan for development.

Thank you for considering our concerns and for guiding us toward a workable, successful solution for the Civano North Ridge area.

Sincerely,

Simmons Buntin
Association Spokesperson

Cc:
Vice Mayor Shirley Scott, Southeast Ward Four
Hector F. Martinez, Comprehensive Planning Task Force
Judith L. Kilroy, Community of Civano, LLC
Ted Bednar, T.J. Bednar Homes
Civano Neighbors Membership