

Questions for Pulte following from Public Meeting **September 29, 2004**

HAMP

1. **How does the proposed TBD PAD foster the objectives of the draft Houghton Area Master Plan?** Including:
 - a. "Pedestrian-oriented development and design, providing a framework for neighborhoods and centers that can potentially be transit-oriented"
 - b. "A mixed-use development pattern that integrates places for people to live, work, shop, and play within a cohesive system of neighborhoods and village and regional centers?"
2. **How does the proposed TBD PAD promote HAMP's Desert Village Model?** Including:
 - a. "Optimal size of a quarter mile or a five-minute walk from center to edge"
 - b. "Neighborhood Center with a transit stop and public park/plaza, providing a special focus and sense of place for the residents"
 - c. "Neighborhood Center [that] also accommodate[s] a mix of activities, including a variety of housing types, public spaces and buildings, and neighborhood-scaled commerce."
3. The proposed Master Plan claims, "Although the Houghton Area Master Plan has not been adopted by Mayor and Council, the TBD PAD and Pavilions PAD recognize the draft plan and are consistent with the draft plan's overall intent."

How do they 'recognize' the draft plan, and how are they consistent with the draft plan's overall intent?

Civano Master Development Plan

4. The current Civano Master Development Plan states that neighborhood centers, each containing neighborhood recreation facilities and meeting areas and are directly linked to the Village Center by pedestrian and bicycle pathways, are required for each of Civano's neighborhoods.

Pulte's proposed master plan document does not mention neighborhood centers. Why not?

5. **Where are the public meeting areas, which are such an essential part of mixed-use communities, in the TBD PAD? Who will maintain them?**
6. The current Civano Master Development Plan provides for "land uses [that] are organized into a range of intensities, with the highest intensity at the Village Center and decreasing intensities in successive rings around the Village Center."

What is the proposed new Master Plan's approach to supporting higher density around the new "Pavilions PAD," and how does the TBD PAD support this?

Civano Development Agreement

7. The revised Civano Development Agreement calls for the developer to set aside land, based on funding from a City bond, stating that, "The parties will cooperate on an initial conceptual design of recreational facilities and the initial phase of a district park on the Civano Property, to be integrated into the City's general recreational plan. The recreational facilities shall include appropriate facilities to serve Civano and the surrounding area as determined by the City Parks and Recreation Department."

Knowing that Pulte must plan for the regional park/recreation center at least through 2007, why is the park not shown in the TBD PAD? If not there, where will it go, and what documents demonstrate it is being planned?

Civano IMPACT System

8. One of the major goals of Civano is to utilize solar energy. The revised IMPACT System states that "roofs must be constructed to accommodate solar equipment."

Will Pulte's roofs be constructed to accommodate solar equipment? Will the community get to see the actual home designs that demonstrate this criteria is being met? Will photovoltaics be a sales option for every home Pulte sells in Civano?

9. Solar orientation and access to solar light is important for the effective use of solar energy. Access specifically is a new requirement of the revised IMPACT System.

How does Pulte plan to address the requirement of solar access? Are homes being sited with solar orientation in mind? What documents demonstrate these criteria is being met?

10. The revised Civano IMPACT System requires technology demonstrations in upcoming phases of Civano.

What technology demonstrations are planned?

11. **How will Pulte meet the IMPACT System's overall goal of reducing potable water consumption below metropolitan Tucson baseline levels?**

12. The revised IMPACT System requires all landscape irrigation be done with non-potable water.

How will non-potable landscape irrigation be accomplished on individual residential lots?

13. The IMPACT System states that "Builders of residential units will provide reclaimed water, or rainwater harvesting, or graywater, or other alternative irrigation system to unit buyers."

What will Pulte provide to meet this requirement—what options will be available to homebuyers?

14. **Where will the required onsite recycling/composting center be located?**

15. The Revised IMPACT System requires reducing external vehicle miles traveled. There is only one "center" in the proposed design, located quite some distance from many of the proposed residences. This will not encourage pedestrian traffic.

What other community amenities, such as pocket parks or gathering places, will be built to encourage pedestrian and bike traffic and reduce automobile traffic? What about public meeting spaces and neighborhood commercial services within walking distance?

16. There are references in the PAD to streets without sidewalks.

Will there be pedestrian access, not including walking in the street itself, to every home in Pulte's development?

17. **Will the streets planned conform to those in Neighborhood I (narrower, with plantings and parking bays) to ensure traffic calming? If not, why not?**

Some of those streets will feed into Neighborhood 1 and may lead to unsafe conditions.

18. Home offices, such as casitas over garages and the like, have been very popular features in the homes in Neighborhood 1 and allow for reduced external vehicle miles traveled.

What provisions are being made for live/work and home office spaces in the homes proposed for the TBD PAD?

19. **Is higher density housing for the Houghton and Drexel alignments proposed?**

20. It appears from the initial plans that there are no major activity centers or other amenities planned for most of the housing areas proposed on the eastern portions of the property. The Revised IMPACT System, however, requires that the developers and builders plan to emphasize pedestrian, bicycle and transit access.

What are Pulte's plans for promoting pedestrian-orientation for those living in the eastern areas of the TBD PAD?

21. The greatest part of Neighborhood 1 is the community, the people. Some of that community feel is encouraged, as is safety, by the prevalence of front porches and the reduction of garages at the fronts of homes.

Are porches planned for all the homes in N2 & 3? What are the plans to reduce garage-dominant streetscapes?

22. **How do you plan to meet the Revised IMPACT System standard of 300 square feet of nonresidential floor area for every 2 dwelling units built?**

23. **How do you intend to meet the housing affordability goal of 20% of the homes be priced for low and moderate income families and that they include all housing types?**

24. **Have you had discussions with Habitat for Humanity or other low-income housing providers to have them be included in some of the future building and development in Civano?**

Energy and Water

25. Does Pulte support the draft new 2004 SES Energy Standard?

26. Will all of the homes Pulte builds at Civano have solar water heaters?

27. Civano's Neighborhood 1 has been close to meeting the water savings standard according to the annual report.

Will the new phases do better in water conservation, and if so, how?

28. Will Pulte support the SES Energy Standard for the master planned Houghton corridor?

29. Will Pulte support the Civano water saving standards for the master planned Houghton corridor?

30. What water-saving options—such as cisterns, dual-flush toilets, xeriscaping, and greywater systems—will Civano Pulte homebuyers be able to select?

31. Will Pulte provide solar street lighting in the TBD PAD area?

32. Residential reclaimed water is a program now promoted by Tucson Water.

While reclaimed water for residential lots is no longer a requirement for Civano Neighborhoods 2 and 3, will it be an option for Civano Pulte homebuyers?

Civano MOU

33. The revised Civano MOU states, "Another major goal of Civano is to foster creativity and innovation in the construction of Civano." Two questions:

- a. **How is Pulte fostering creativity and innovation in the construction of Civano, especially given that Pulte has stated its goal is to use housing "product" from existing Pulte stock, rather than create homes specifically for Civano?**
- b. **Where in the TBD PAD are the 5% of lots that Pulte has agreed to set aside for "sales to innovative builders" for innovative homes? How will this be codified?**

34. The revised Civano MOU requires "Provision of a central location for access to city bus routes or alternative transit shuttle services."

Where is this central location for access to transit to be located, and what amenities will it have?

35. The proposed Master Plan and PAD mention variable landscaping. The MOU, however, states that "All landscaping which is required for public streets adjacent to residential properties shall be limited to drought tolerant plants as established by City Development Services."

Is all landscaping on public streets desert or desert-adapted, drought tolerant?

General Questions

36. The proposed PAD states, "Civano is designed to offer a unique sustainable and livable community based on principles of long-term sustainability and 'new urbanism' concepts. Three questions:

- a. **How does Pulte define sustainability? What is 'sustainable' about the proposed Master Plan and TBD PAD?**
- b. **How does Pulte define New Urbanism? How are the proposed Master Plan and TBD PAD New Urbanist?**
- c. **If Pulte is dedicated to using New Urbanism concepts for planning, why has it refused to implement the most basic and key documentation tools used for New Urbanist planning, ranging from design charrettes to form-based codes to pattern books?**

37. Given the Master Development Key Planning Factors (Page 44, C-2.c), how are each of these strategies being address? What documentation shows how they will be addressed, both in the Master Plan and at a more detailed level? How will all of the physical manifestations of these goals coordinate to crate a coherent whole?

38. The Master Development Key Planning Factors (Page 44, C-2.c) are missing two main components that exist in the current Civano Master Development Plan: a) central/core neighborhood meeting/gathering/recreation spaces, and b) access to commercial/retail/neighborhood services.

Given Civano's mixed-use, pedestrian-oriented goals, why have these been removed? Will Pulte provide central/core neighborhood meeting and recreation places, and if so, where? How is Pulte providing access to neighborhood commercial services?

39. What are Pulte's plans, in detail, for the parks, trails and other amenities to be offered in Neighborhoods 2 and 3?

40. Why cannot Pulte present a coordinated set of plans, sections and elevations that show Pulte's vision for the buildout of Neighborhoods 2 and 3?

41. Some focus is placed on the concept of trails as a community amenity. Yet the only exhibit addressing trails shows the only trails being offsite of Neighborhoods 2 and 3. Explain.

42. Can Pulte show a map indicating where each of the different types of trails for which the TBD PAD provides cross sections will be located, and show what kind of pedestrian network they create?

43. Can Pulte provide a map where it shows where the various garage treatments will be located, and how that relates to the planned density zones, and how planned density zones are related to uses?

44. Will parking bays be used in the TBD PAD area, rather than simply onstreet parking parallel to traffic lanes? Other than roundabouts, how is the stated goal of “traffic calming” addressed?

45. Where is a plan demonstrating the hierarchy of street types that would show a) the kind of street, b) the kind of parking anticipated, and c) integration with pedestrian pathways?

46. What are Pulte’s plans, if any, for assuming management responsibility for Neighborhood 1?

47. According to the Civano.com website, the vision of Civano is sustainable living—reducing the energy use on each home, reducing potable water, reducing traffic, embracing new urbanist concepts of front porches and rear-loaded garages, and creating designs that encourage social interaction.

Does Pulte subscribe to this vision for Neighborhoods 2 and 3? What is Pulte’s vision for Neighborhoods 2 and 3?

48. At the July 2004 Civano Neighbors general meeting, Pulte mentioned it is taking the “best of the best” from Civano’s Neighborhood 1.

What is the best of the best of Civano Neighborhood 1, and how is that being incorporated into Neighborhoods 2 and 3?

49. On Page 4, the proposed PAD states, “The new Civano PAD District proposed herein will not change the existing Civano Neighborhood One PAD.” On Page 41, however, it states, “Minor revisions to the Civano Neighborhood One Master Plan will be included as part of this master plan document” and “Revisions to the regulatory development standards of the Civano Neighborhood One PAD will be defined separately within Section F, PAD District Regulation.”

Which is it, and what are the revisions?

50. The proposed Master Plan emphases (Page 5) for the Civano PAD Districts list “product diversity, unique design standards, trails, connectivity, open space, landscape theming, multimodal circulation, street design standards, and preservation of natural wash and riparian corridors.” These neglect the major emphases of the Development Agreement, MOU, and IMPACT System, which include energy efficiency, renewable energy use, public gathering spaces, access to neighborhood services, and mixed-use commercial cores.

Why are these historical and current priorities not included with this proposed revision?

51. How do the proposed Master Plan and PADS demonstrate that they are “advancing the City’s livable goals,” as put forth on Page 6?

52. In discussions and presentations to neighbors prior to 2004, Pulte shared ideas for neotraditional alley-loaded detached residential units facing streets, similar to the layout of the University Bungalow homes in Neighborhood 1. The proposed land uses for the TBD PAD, however, do not include that possibility.

Why are alley-loaded detached residential units facing streets not included in the proposed land uses when they are such a critical, and successful, part

of Neighborhood 1 (and indeed all New Urbanist or neotraditional developments)?

53. Define side- and rear-loaded for Pulte's garage treatments, and include the location of the street and home's front door.

54. Why does Pulte intend to restrict vehicular access through the use of gates in some areas of the project? How do these "add security" and "minimize non-residential cut-through traffic?" Is Pulte concerned about exclusivity?

55. "Nightbloom Road will be designated as the primary marketing window into the TBD PAD." What does this mean?

56. What does Pulte anticipate to be the public review (not "presentation") process for subsequent platting and construction once the TBD PAD is approved by Mayor and Council?

57. The TBD PAD zoning districts are Residential District and Commercial 1 District.

Can live/work units be built in both? What are the restrictions for live/work units within the Residential District? Which land use category does live/work fall under (page 84)?

58. In Permitted Principal Uses (D-3.a, Page 85) define "Home occupation." Does that include home office and studio uses?

59. For the Non-Residential Development Standards (Page 88), why is there a minimum building setback from any street of 20 feet? Doesn't that effectively eliminate any possibility for a "main street" approach or streetscape for the Commercial/Employment Zoning Districts?

60. Within General Development Standards, Landscaping and Screening Requirements state that "In order to accommodate retaining walls as needed, a combination retaining wall and screen wall can be a maximum of 10 feet in height, provided that the retaining wall portion does not exceed 4 feet in height and the screen wall does not exceed 6 feet in height measured from the lowest point of the wall."

Which walls does this apply to? How high will standard walls between residences be, both front and back?