
C i v a n o  N e i g h b o r s

December 9, 2002

Dear Paula, Bruce, Ryan, Alan, and Linda,

Thanks again for including the Civano Neighbors neighborhood association leadership team in the discussion regarding Pulte's plans for development of Civano Neighborhoods II and III. As you know, the current Civano residents have a vested and often passionate interest in all of Civano's neighborhoods. We are fortunate to represent such a diverse and involved constituency.

We feel it is important to begin by reiterating Civano's sustainability goals, designed and envisioned to help define Civano as a community for the 21st Century:

- Reducing potable water consumption by 65 percent
- Reducing home energy consumption by 50 percent over the 1995 Tucson model energy code
- Reducing internal vehicle miles by 40 percent
- Creating one job onsite for every two residences
- Reducing landfill-destined solid waste

These principles are the foundation of our community and are, in part, what have brought us such national recognition. These principles must not be forgotten as Neighborhoods II and III are planned, developed, and built.

The Civano Neighbors leadership team has had the opportunity to review the information from our December 5, 2002 meeting, and has subsequently developed a list of items proposed by Pulte that we support as you design the proper balance between past practices and future plans.

They are:

- Eliminating reclaimed water service to each residence, which we believe is acceptable as long as the goal of reducing potable water consumption by 65 percent is maintained
- All homes wired for technology
- Energy-efficient homes
- Vibrant, Southwestern color schemes for homes
- Diversity in home architectural styles and facades, as well as home sizes and prices
- Plentiful use of Sonoran desert-region landscaping (xeriscaping), and we encourage adoption of the Civano Landscape Guidelines currently in place for Neighborhood I
- Transit hub on Drexel
- Recreation center, though we encourage more than one center for 1,200 homes

- Not as much terrain leveling/blading as in Neighborhood I
- Parks integrated with natural open spaces, such as washes
- Front-loading the homes may be acceptable as long as garages are in back and are not the predominant home feature—overall, however, we still prefer alleys (paved or unpaved)
- Pulte’s stability and influence as a national homebuilder
- Seeking current residents of Civano to share in your planning

We also discussed areas of concern that we feel should be addressed prior to presenting to the full community at our next Civano Neighbors general meeting:

- No alleys being considered in Neighborhoods II and III
- Use of guest houses and casitas seems unlikely
- Residential streets too wide, creating additional impervious surfaces while also increasing the likelihood of speeding
- Streets that are on a strict grid rather than curving with the topography
- Sidewalks not separated from street by landscaped strip
- Town Center concept has been eliminated
- No real community meeting spaces
- School areas segregated rather than integrated into neighborhoods
- Limited recreational and other community amenities, and these are pushed to perimeter of the neighborhoods
- No plan for customizable lots and innovative and eclectic homes that provide a real sense of place and are the cornerstone of Civano Neighborhood I
- Solar hot water heating is not standard
- Overall layout doesn't appear very progressive, especially in light of New Urbanist principles upon which Civano Neighborhood I is based and Civano Neighborhoods II and III are envisioned

As we researched Pulte’s involvement in New Urbanism, we discovered several initiatives that have taken place. One—Plum Creek in Kyle, Texas (www.plumcreektx.com)—specifically appears to successfully address several of our concerns. This New Urbanist community, at which Pulte is a homebuilder, features alleys, front porches, vernacular architecture, schools within walking distance because they are integrated into the neighborhoods, and a mixed-use commercial core that anchors the community. Regarding its involvement in Plum Creek, Pulte has stated that the company is “changing the rules to deliver a home and community experience of a lifetime.” The goals for Civano Neighborhoods II and III should be no less, especially in light of zoning that is already in place for such traditional neighborhood development.

There are a number of New Urbanism resources available if you are already not aware of them. Perhaps the best is the elegant, yet deeply rich, book edited by Michael Lescese and Kathleen McCormick for the Congress of New Urbanism: *Charter of the New Urbanism: Region | Neighborhood, District, and Corridor | Block, Street, and Building*. Other resources include the Congress for New Urbanism (www.cnu.org), the *New Urban News* (www.newurbannews.com), and *The Town Paper* (www.tndtownpaper.com). These resources are assets both from design and marketing perspectives.

We strongly urge your team to review and incorporate the five sustainability goals of Civano, as well as the principles of New Urbanism already in place in Neighborhood I, into a redesigned plan for Neighborhoods II and III. Additionally, we encourage you to consider further incorporation of commercial space on the Drexel Road area originally designated for Civano's Town Center (yet visible and accessible off Houghton Road).

Knowing that a required density or number of homes must be in place before commercial development can begin, we encourage Pulte to set aside that land for future commercial or institutional best uses, which may or may not include retail space, live-work units, office space, education facilities, or a wellness center. We also encourage mixed-use or at least live-work residences across the neighborhoods, centered at the village cores to enhance the villages as well as create an architectural and economic hub for these essential businesses.

Given Civano's start as the Tucson Solar Village, but more importantly acknowledging one of our most available resources, we urge the Pulte team to ensure the continued use of solar energy technologies in the homes built in Neighborhoods II and III. The homes in Neighborhoods II and III should offer energy and water efficiency upgrades at a minimum, for those consumers who would be willing to pay the extra costs.

Once again, thank you for the opportunity to work with you to make Civano Neighborhoods II and III Pulte's showcase development, which logically builds from the lessons learned in Civano Neighborhood I. We look forward to continued discussions on your evolving plans, and would be available to meet with you again prior to the Civano Neighbors general meeting if you so desire. Just let us know.

Sincerely,

The Civano Neighbors Leadership Team

Simmons Buntin, Association Spokesperson
Patrick Whelan, Treasurer
Craig Altschul, At-Large Member
Alan Boertjens, At-Large Member
Mike Eng, At-Large Member
Jack Kelly, At-Large Member
Tahnee Robertson, At-Large Member
Al Nichols, Environment Working Group
Peggi Simmons, Houghton Corridor Working Group
Christie Garrison, Long-Range Planning Working Group
Paul Rollins, Neighborhood Center Working Group

cc: Judith Kilroy, Community of Civano, LLC