

[Pulte Home Corporation Letterhead]

October 23, 2004

Mr. Simmons Buntin
Association Spokesperson
Civano Neighbors
10367 East Sixto Molina Lane
Tucson, AZ 85747

Re: Pulte Home Corporation; response to Simmons Buntin letter

Dear Mr. Buntin:

Thank you for your letter dated September 30, 2004, in which you provide 60 questions, plus subparts, relating to Pulte's plans for the development of the Sierra Morado subdivision. As you noted in your cover transmittal, many of these questions were answered at the September 29, 2004 neighborhood meeting at Secrist Middle School. Additionally, many of the questions that you ask can only be answered at the time of detailed subdivision platting for the different units of Sierra Morado. This level of detail is not available at the time of master-plan/PAD preparation and processing. Accordingly, I will be unable to answer those questions at this time.

Regardless of the fact that the majority of the remaining questions were already answered at the September 29 neighborhood meeting, I will give you my best efforts to answer those questions. To the extent that your questions require Pulte's interpretation of various City of Tucson ("City") planning documents such as the Houghton Area Master Plan ("HAMP"), we defer to City staff.

Response to HAMP Questions:

#s 1 through 3. The proposed PAD is consistent with the HAMP's overall intent in providing a focus on pedestrian orientation, mixed uses, open spaces, public gathering areas and other opportunities for residents to meet and establish community interaction. Housing types will vary from single-family detached all the way through potentially condominium-type attached dwellings appropriate for singles, couples, or small and/or lower income families. Additionally, the PAD provides for a core neighborhood commercial area in addition to the 50-acre Commercial Pavilions area along Houghton Road.

Response to Civano Master Development Plan Questions:

#4. Pulte's proposed PAD and Master Plan provide for an expanded community recreational facility, including pools and other substantial community recreational amenities that would otherwise not be affordable for each of the smaller units to be developed within Sierra Morado. This community recreational facility will be linked to Civano I as well as throughout Sierra Morado by pedestrian and bicycle pathways and vehicular access. Additionally, the PAD and Master Plan will provide for smaller park recreational facilities within each of the three areas within Sierra Morado, plus additional small tot lots and other very localized recreational open space areas.

#5. The public meeting areas, including open space for recreation and community gathering, will be identified on the PAD and specified on the individual subdivision plats processed through the City. It is anticipated that the Sierra Morado homeowners association will maintain these public areas.

#6. Pulte's Master Plan/PAD reflects commercial viability and the constraints of development of the land in the area adjacent to the Commercial Pavilions. However, immediately east of the Commercial Pavilions, the PAD includes one of the highest density residential areas within the entire Sierra Morado neighborhood.

Response to Civano Development Agreement Question:

#7. In connection with the provision in the Revised Civano Development Agreement calling for the City to provide \$4 million in park bonds to develop a regional park within the boundaries of Civano, City staff has requested that this particular provision be set aside in light of the fact that the City, through the HAMP, has identified alternative locations for a regional park that are better suited to the City Parks & Recreation Department's projected needs for southeast Tucson.

Response to Civano IMPACT System Questions:

#8. The roof trusses for all of the homes within Sierra Morado have been engineered to accommodate flat plate active solar water heating systems, which will be a standard feature on all homes in Sierra Morado. The building specifications for roof designs will be provided to the City for approval before building permits can be pulled. Although photovoltaic cells are not a specific requirement of the Civano Revised IMPACT System, the roof trusses within Sierra Morado will also be engineered to accommodate future photovoltaics, which will be offered as a sales option by Pulte.

#9. The homes within Sierra Morado are specifically designed with minimal obstruction of solar light for adjacent properties. Each home will be constructed and use landscaping materials to maximize beneficial solar access to the south façade while providing shading to the east and west. Conformance to these standards is monitored by the City through presubmittal review, plat approvals and building design approvals.

#10. Technology demonstrations as appropriate will be planned at the model home center for Sierra Morado.

#11. Pulte will meet the Civano Revised IMPACT Systems' potable water consumption reduction goal by providing greywater and other water harvesting, as well as the use of reclaimed water in common areas and in public rights-of-way.

#12. See Response to #11 and 27.

#13. *See* Response to #11 and 27.

#14. Recycling areas are provided on each lot and within each home. Individual homeowners will be permitted to provide for composting as desired. Additionally, Pulte will use in each home high performance cocoon cellulose wet blown insulation from recycled newspaper. Finally, during the construction phase of Sierra Morado in addition to providing standard roll offs for trash, dedicated recycling containers will be provided for lumber, cardboard and drywall during construction. The location of these construction recycling containers on site will be changed according to the areas under construction to better facilitate ease of access and insure the success of the recycling program for these construction materials. Pulte recognizes that the majority of landfill generated materials associated with a home occurs during its construction phase and feels strongly that establishing and maintaining a successful construction material recycling program is critical.

#15. *See* Response to #4.

#16. There will be pedestrian access to every home in Pulte's development.

#17. The streets within Sierra Morado will not conform to street plans in Neighborhood One, in large part because of concerns expressed by the City in connection with problems with access for public safety and additionally because of changes in the City's street cross-section design requirements.

#18. Home office spaces will be available in various models within Sierra Morado. Approximately 10 homes emphasizing home occupations will be offered in Unit One of Sierra Morado and may be available throughout the remainder of Sierra Morado, depending upon individual builder interests.

#19. Higher density housing is planned for the Drexel alignment.

#20. Your conclusion in #20 is incorrect. *See* Response to #4.

#21. Porches are not planned for each home in Sierra Morado. Some home designs, however, will include porches. Pulte is paying particular attention to reducing garage-dominant streetscapes in all of its streetscape designs throughout Sierra Morado.

#22. Pulte anticipates that the specific Revised IMPACT System Standard of 300 square feet of non-residential for every two dwelling units built will be satisfied through the development of the 50-acre Commercial Pavilions at Houghton and Drexel.

#23. Pulte will work to meet the 20% affordability standard as required in the Revised IMPACT System and MOU.

#24. Professor Mary Hardin of the University of Arizona College of Architecture has established a non-profit organization for the construction of innovative affordable housing for

low-income families. Professor Hardin leads the design build program at the College of Architecture in which architecture graduate and undergraduate students work with the City, building trades and underprivileged families to provide not only affordable housing but also sustainable and innovative housing to meet their family needs. Pulte is planning to communicate with Professor Hardin to, possibly, set aside a small number of the 5% designated custom lots for use by her program. Through this, Pulte hopes to continue to give back to the community of Tucson, but also to support the University of Arizona and to provide continuing opportunities for Civano to serve as a showcase for innovative and alternative environmentally friendly homes.

Response to Energy and Water Questions:

#25. Yes, although the Standard is still under review and Pulte has not seen a final version.

#26. All Pulte homes in Sierra Morado will include an active solar water heating system that will meet SRCC certification, allowing homeowners to be eligible for Arizona state tax credits. Homeowners will also have the opportunity at the time of purchase to contract for photovoltaics from Pulte as a sales option if they desire. Finally, Pulte will provide as a standard feature in each home high efficient SEER 14 Puron 90% efficient cooling and heating equipment.

#27. Pulte has developed and submitted to the City extensive interior and exterior water conservation guidelines to establish compliance with the water conservation requirements of the Revised IMPACT System. Exterior water conservations measures will include mandatory xeriscaped landscaping using a palette of Sonoran Desert native and near native drought tolerant planting to reduce exterior water consumption while providing beneficial solar shading, creating more pleasant microclimate conditions, and enhancing the visual aesthetics of both the individual residence's exterior elevation as well as the overall streetscape; limiting the use of only approved native or near-native plant materials in front and side yards; and exterior gutters and downspouts incorporated into the rainwater harvesting system for each home to channel rainwater from the roof to the planting material through the use of river rock drains and retention swales, to enhance the visual aesthetics of the landscape design and to more efficiently channel water away from the building footing during extreme rain events while still effectively harvesting necessary water for planting. Interior water conservations measures include dual flush ultra low flow toilets. Finally, recognizing that water conservations habits must be learned, Pulte will partner with Tucson Water to provide each homebuyer copies of the following educational materials: Tucson Water's "The Homeowner's Guide to Using Water Wisely," The University of Arizona College of Agriculture Cooperative Extension's "Harvesting Rainwater for Landscape Use," The Arizona Department of Water Resource's "Xeriscape, Landscaping with Style in the Arizona Desert," and "Landscape Plants for the Arizona Desert, Guide to Growing More than 200 Low-Water-Use Plants" by the AMWUA.

#28. See Response to #25.

#29. It is unclear whether you mean current HAMP proposal or something different. Pulte supports the water standards provided in the Revised IMPACT System.

#30. Sierra Morado will incorporate into Unit One the following water conservation options as standard features: xeriscaping, dual flush ultra low flow toilets (0.8 gal.; 1.6 gal.) and rainwater harvesting landscape design. Additional options such as cisterns and greywater devices are under consideration for the remainder of Sierra Morado.

#31. Pulte will not provide solar street lighting.

#32 Tucson Water determined that reclaimed water was not appropriate for the residential landscape irrigation at Civano. Sierra Morado homeowners who desire, at their own cost, to hook into the Tucson Water reclaimed water system may be able to do so by separate agreement but Pulte will not be involved in that process.

Response to Civano MOU Questions:

#33(a). Pulte is designing housing product specifically for Sierra Morado derived from a variety of other types of products used successfully throughout the country, but adapted to the Southwest and to the site constraints.

#33(b). Neither the Revised IMPACT System, the MOU, nor the Revised Development Agreement with the City require Pulte to set aside 5% of its lots for innovative builders. *But see* response to #24.

#34. According to our most recent information, the City and SunTran currently do not have plans to provide public transit service to the Civano neighborhood.

#35. All landscaping within Sierra Morado will comply with the City's xeriscape standards established in the City of Tucson's Land Use Code ("LUC").

Response to General Questions:

#36. The energy sustainability principles in Sierra Morado are those that have been identified and implemented through the Revised IMPACT System and MOU. Additionally, Pulte intends to incorporate various principles of New Urbanism suitable to the Sierra Morado development, including narrower tree-lined streets with detached sidewalks, garages loaded from alleys, recessed garages, garages loaded only from auto courts, and, in some areas, homes arranged in grid street patterns.

#37. The master development key planning factors will be implemented generally as depicted in the Master Plan and PAD, but more specifically and in much more detail through the subdivision platting and home design process.

#38. Your conclusion in #38 that the revised Master Plan does not include components for core neighborhood gathering recreation spaces and commercial/retail neighborhood services is incorrect. As discussed previously in responses to other questions, the PAD and Master Plan include both of these concepts in some detail. In particular, *see* Responses to #s 4, 5 and 6.

#39. *See* Responses to #s 4, 5 and 6. Pulte's PAD includes exhibits that provide information about parks, trails and other amenities to be offered in Sierra Morado.

#40. The Master Plan and PAD provide conceptual ideas about the development of Sierra Morado and lay out general planning principles, guidelines and standards. The detailed information requested in this question, including coordinated plans, sections and elevations, will be prepared during the subdivision platting and home and building model design phases. At this stage in development, it is impossible for Pulte to provide this level of detail for a development of almost 1,500 units with anticipated build out over at least a 6-year period.

#41. Pulte's proposed PAD will incorporate an exhibit depicting the entire trail plan.

#42. *See* Response to #41.

#43. Pulte cannot provide a map detailing the locations for all of the various garage locations throughout the entire 1,500-unit Sierra Morado PAD. As previously explained, the detail of the locations of these units will be determined in the subdivision platting and home model design process. Otherwise, the PAD and Master Plan provide specific information about planned densities in the different areas of Sierra Morado.

#44. Pulte will incorporate a variety of traffic-calming devices in Sierra Morado, including narrowed streets, parking bays, detached sidewalks and landscaping, on-street parking, traffic roundabouts, shorter block lengths, cul-de-sacs, chokers and chicanes, all of which are designed to slow traffic and enhance the pedestrian and non-vehicular aspects of Sierra Morado.

#45. The hierarchy of street types is depicted in the circulation section of the PAD. In addition, the PAD also provides a depiction of the pedestrian pathways and trails throughout Sierra Morado.

#46. Pulte does not intend to assume management responsibility for the Civano Neighborhood One homeowners association. That homeowners association is in the process of being turned over to the resident homeowners.

#47. *See* Response to #46. Sustainability at Civano and in Sierra Morado is defined by and managed under the Revised IMPACT System and MOU. Pulte is committed to compliance with both. Additionally, Pulte is committed to the principles of diversity and community interaction as demonstrated through the wide variety of housing types proposed for Sierra Morado, as well as the emphasis on connectivity, trails, pedestrian and other non-vehicular forms of transportation and access throughout the community.

#48. The “best of the best” from Civano Neighborhood One includes tree-lined streets, narrow streets, connectivity, pedestrian orientation, architectural diversity, energy efficiency, water conservation, and community interaction. These various factors are being incorporated into the PAD and Master Plan as previously explained.

#49. Changes to the Neighborhood One PAD will be initiated and provided by the City.

#50. Pulte is required to comply with the Revised Civano Development Agreement, Revised IMPACT System and Revised MOU. These documents will not, however, be restated in the Master Plan and PAD.

#51. *See Responses to #s 47 to 50.*

#52. Your conclusions in #52 are incorrect. Pulte is considering a variety of designs for garages within Sierra Morado. None of these are excluded from the PAD or Master Plan; however, the decision on which types will be used in what location within the development has not yet been made.

#53. Information describing the side and rear-loaded garage treatments and the locations of the home doors will be provided in Figure 18 of the PAD/Master Plan.

#54. Pulte intends to offer a wide variety of housing types and neighborhoods throughout the almost 500-acre Sierra Morado subdivision as part of its commitment to diversity of housing. One of these neighborhoods is planned to include the use of gates to restrict vehicular access. However, these gates will not restrict pedestrian or non-vehicular access (including bicycles) to those areas of Sierra Morado.

#55. A primary marketing window is the area, which serves as the entryway into the subdivision. Nightbloom Road is the designated primary marketing window into Sierra Morado to provide new customer access, while limiting the amount of increased traffic that might otherwise travel through Neighborhood One.

#56. As described in detail at the September 29, 2004 Neighborhood Meeting, the PAD and Master Plan will be subject to public review through the neighborhood meeting process, as well as by review of drafts of the PAD and Master Plan by the Civano Homeowners Association and the Civano Neighbors Association. The subdivision platting and construction planning process is governed by the LUC. Pulte will comply with the LUC requirements as well as provide information in connection with platting and construction to the Civano HOA and Civano Neighbors Association.

#57. “Live-Work Units” are not a defined term in the PAD or the LUC. Accordingly, Pulte has determined that it will not use definitions, which could create confusion and ambiguity. Instead, the PAD refers to and permits home occupations throughout Sierra Morado as that term is defined in LUC Sections 3.5.7.2 and 3.5.7.3.

#58. *See* Response to #57.

#59. This is an excellent observation. Pulte has reduced the setback to 0 feet.

#60. The general development standards as they relate to landscaping and screening are fairly broad and flexible because the actual heights and placement of walls and other screening devices will be determined by the hydrology, engineering and grading plans for the site. Therefore, pending completion of such detailed construction drawings, it is premature to determine specific wall heights. In some areas of Sierra Morado, Pulte may construct 6-foot walls, while in other areas, there may be no walls.

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As spokesperson for the Pulte Development Team, I appreciate your inquiries into Pulte's Sierra Morado project. With the information that we have accumulated to this point in the project, we have answered your questions to the best of our ability. However, as stated above, there are still many details that will be determined during the platting and home design stages. Pulte intends to maintain its commitment to keep the Civano community informed of our progress.

Sincerely,

G. T. Alley
Project Manager