

## **Civano Neighbors Neighborhood Association Position Statement on Draft Civano Master Plan and Related PADs**

**December 7, 2004**

On December 8, 2003, Mayor and Council approved amendments to Civano's guiding documents, including the *Development Agreement*, *Indemnity Agreement*, *Memorandum of Understanding (MOU)*, and *Civano IMPACT System*. A requirement of this approval is that the *Civano Master Plan* also be amended, and that a planned area development (PAD) be developed by Pulte Homes, now master developer, for the entire Civano area.

The Civano Neighbors neighborhood association is providing this position statement not only to respond to the latest draft of the *Civano Master Plan*, *Sierra Morado PAD*, and *Pavilions PAD* (with individual page-by-page comments submitted separately), but to indicate that **there are still outstanding issues that must be resolved prior to finalizing the amended *Civano Master Plan* and new PAD(s)**. The overall goal and vision that continues to be embodied in Civano's guiding documents cannot be met without the satisfactory resolution of these issues.

### **The Goal and Vision of Civano**

It is important to reiterate the goal and vision of Civano. The Civano MOU states, "The goal of the Civano project is to create a mixed-use community that attains the highest feasible standards of sustainability, resource conservation and development of Arizona's most abundant energy resource—solar—so that it becomes an international model for sustainable growth."

In Civano Neighbors' November 20, 2003 position statement supporting the proposed changes to Civano's guiding documents, we stated, "Civano's fundamental vision is simple: to create a mixed-use, resource-efficient, architecturally indigenous community where lessons can be learned and applied in future development across Tucson and beyond."

**Therefore, revisions to the *Civano Master Plan*, and development of any new PAD(s), must embody and demonstrate the Civano goal and vision to be successful.**

### **Unresolved Issues**

Even before a draft of the amended *Civano Master Plan* and related PADs became available, the new master developer's willingness to meet the Civano goal and vision came into question. Early proposals not only appeared antithetical to Civano's ideals, but clearly contradicted agreements made between neighbors and Pulte Homes, both in process and product. For example, Pulte Homes has replaced its promised collaborative planning discourse—one of actively *involving* neighbors—with an approach of simply *informing* neighbors.

While other issues such as these warrant attention, **today Civano Neighbors presents six**

## **unresolved issues with the draft amended *Civano Master Plan* and related PADs.**

These issues must be resolved prior to formal approval of the amended *Civano Master Plan* and related PAD(s):

### **1. Public Involvement for Tentative Plat Submittal**

By design, the revised *Master Plan* and PAD(s) are high-level documents that provide little detail about how Neighborhoods 2 and 3 and the commercial town center area will actually look, feel, and function. Critical items such as streets, lots, streetscapes, parks and amenities, and actual pedestrian linkages are only set forth in the tentative and final plats. Therefore, **the Master Plan and/or PAD(s) must provide a mandatory public involvement process—including notification, presentation, and opportunity for feedback—for each tentative plat submittal.** Civano Neighbors commits to meeting the City’s required review period for feedback. Given the breakdown of the collaborative planning discourse, this is the only way to ensure neighbors have a participatory role in the buildout of the remainder of Civano.

### **2. Recreational Facilities and District Park in Civano**

Section 3.1.7 of the revised *Civano Development Agreement* states, “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. If the recreational facilities are located next to the school site identified in the *Master Plan*, the parties will, to the extent possible, consult on the design with the Vail School District. The initial conceptual design shall take place before the City submits to the voters in an election the general obligations bonds that will provide the necessary financing for the recreational facilities.”

Neither the draft revised *Civano Master Plan* nor the *Sierra Morado PAD* include the recreational facilities and district park. However, at a minimum **the Sierra Morado PAD must clearly show, both graphically and in narrative format, where the recreational facilities and district park will go.** It is a violation of the *Development Agreement* not to plan for and include at least the location of the recreational facilities and district park in the PAD(s). If the bond is not approved, then the master developer may amend the PAD to remove the recreational facilities and district park at that time.

If an agreement is reached that a regional park will be built near Civano in lieu of the district park, then Civano Neighbors: 1) must be notified by the City in writing of this agreement, 2) should be involved in the process to identify the new regional park and its amenities, and 3) must be notified in a timely manner regarding further revision to the *Development Agreement*. Civano Neighbors strongly believes that adequate regional park facilities within walking distance of Civano must be built within the time frame identified for the district park in the *Development Agreement*.

### **3. Neighborhood Commercial Placement in Sierra Morado PAD**

In February 2003, Pulte Homes committed to setting aside 1 to 1.5 acres of land, “likely adjacent to Drexel,” for a commercial/institutional use. The land will be

actively marketed by Pulte and, in the event there is no market for the parcel, it will revert to residential use. The draft *Civano Master Plan's* Land Use Plan shows that the "Neighborhood Commercial" area is in the right-of-way of the proposed realignment of Drexel Road, and not actually in Neighborhoods 2 and 3 as expected.

**The Neighborhood Commercial area must be located south of the existing Drexel alignment, within the land actually purchased by Pulte Homes.** While it is the neighborhood's sincere hope that the land is used for commercial purposes, if it does revert to residential, under the proposed Land Use Plan, it creates

additional residential lots for Pulte that it in fact did not purchase. The goal of the agreement was to increase commercial/institutional uses within Neighborhoods 2 and 3. The placement of the land must therefore be within Neighborhoods 2 and 3, and not within Neighborhood 1 or on existing road right-of-way.

#### 4. Garage Treatment; Land Use Designation for Single-Family Detached Residences on Streets with Garages on Alleys

In February 2003, Pulte Homes committed that only 33% of homes in Neighborhoods 2 and 3 will be front-loaded, providing for 67% of the homes to be side-loaded (defined as garage in back with side driveway) or on alleys in the rear of the home. If the garage is in front, whether it is side or front load, it will count towards the 33%, Pulte agreed.

In C-6.b. of the proposed revised *Civano Master Plan*, it states that within the *Sierra Morado PAD* area, at least 67 percent of the homes will incorporate the garage treatment techniques indicated in Figure 18: Garage Treatment Examples. However, the "Typical Lots" classification, with its "Side-load Garage" and "Recessed Garage," is in clear violation of the agreement. Therefore, **the "Typical Lots" can only be used in 33% of homes in the Sierra Morado PAD.** Only the "Auto Court Lots"—assuming the front door is on the opposite side of the house from the garage—and the "Alley/Private Drive" garage treatment examples from Figure 18 qualify for use within the 67% commitment.

Additionally, the revised *Master Plan* and *Sierra Morado PAD* do not set forth a land use designation for single-family detached residences that face streets and place garages on alleys. Given that most successful alley-loaded products within Neighborhood 1, and New Urbanist communities in general, front streets and not "common pedestrian tracts," **the revised *Master Plan* and *Sierra Morado PAD* must include a land use designation for single-family detached residences facing streets, with garages on alleys.** Homes within this land use designation qualify within the 67% commitment.

#### 5. Sierra Morado Parks and Open Space Water Harvesting

In February 2003, Pulte Homes committed that Neighborhoods 2 and 3 will have central/core gathering areas, such as neighborhood central greens—in addition to other parks—with amenities for gathering and hosting neighbor events, such as ramadas and an amphitheater. More recently, Pulte Homes proposed a single community center, at *only* 3,000 square feet, with amenities including just a single pool, to serve more than 1,800 homes in the *Sierra Morado PAD* area. The revised *Master Plan's* Figure 16: Open Space, Recreation, and Trails details two

central parks and one community center.

Recent Pulte marketing materials for the first unit within the *Sierra Morado PAD* area, however, show that the 3-acre park identified as “park” in Figure 16 is both a detention area and park, and not a “central green” park as intended. At the November 17 public meeting, Pulte representatives further said the parks would not have turf areas, which are critical for a range of recreation and events.

Section C-12 of the revised *Master Plan* states, “Per the City’s Development Service Department, detention and retention may be waived for this project.... Passive and active recreational facilities reserve the right to incorporate water harvesting measures into their design.”

To meet a number of *Civano IMPACT System* goals, including reducing onsite automobile traffic and reducing potable water use, **the *Sierra Morado PAD* must include formal parks with turf and other amenities—such as ramadas—that provide for gathering and hosting neighbor events. Additionally, the *Sierra Morado PAD* must indicate how other open space areas—such as boulevard medians—are being used to harvest water.** The *Sierra Morado PAD* must clearly demonstrate formal parks and a range of amenities, and distinct techniques to use physical features other than parks for onsite water harvesting and sustainable stormwater runoff. Parks that primarily serve detention and retention purposes—given the ability to waive detention and retention requirements at Civano—are a poor substitute for formal parks designed first and foremost as “central greens” with neighborhood gathering areas and other amenities.

## 6. Private Streets with Gated Entries

Section C-9.c. of the revised *Civano Master Plan* proposes private streets with gated entries for “traditional single-family development.” The gated entries are, the *Plan* contends, for “added security and to minimize non-residential cut-through traffic.” Two fundamental premises of the neotraditional design upon which Civano is founded, however, are that 1) streets are places of shared use, and 2) the design of streets should reinforce safe environments, but not at the expense of accessibility and openness. Gated entries contradict both of these principles.

**Language permitting gated entries, regardless of street type, must be removed throughout the revised *Civano Master Plan* and any PAD(s).** Gated entries are antithetical to the principles, goal, and vision of Civano, and would only result in exclusive enclaves where neighbors are figuratively and literally unwelcome.

Until these critical issues are adequately resolved, Civano Neighbors cannot support the proposed revisions to the *Civano Master Plan* nor the related PAD(s). In order for Civano Neighbors to continue its support of Pulte Homes’ development of Civano Neighborhoods 2 and 3, these changes must be made.

The opportunities to capitalize on the successes of Neighborhood 1 and continue to make Civano a demonstration project of sustainable development have never been better. The latest draft of the proposed revised *Civano Master Plan* and PAD(s), unfortunately, misses these opportunities and does not correlate with Civano’s stated goal and vision.