

Neighbors To Finalize Position On Critical Memorandum of Understanding **May 22, 7 p.m.** - What Do You Think?

We plan to reach consensus on our Civano Neighbors neighborhood association's formal response to Fannie Mae's proposed comprehensive changes to Civano's Memorandum of Understanding, Civano IMPACT System, and Development Agreement, Thursday, May 22, 7 p.m. at the Neighborhood Center.

Fannie Mae submitted the changes last fall to Tucson City Manager James Keene. The City asked for clarification, justification, and alternatives. Fannie Mae provided its response in March. The changes would apply only to Civano Neighborhoods II and III.

Your Civano Neighbors leadership team has reviewed these proposed changes and met with City of Tucson and Community of Civano representatives. The team has developed draft responses and recommendations to these points for discussion at our general meeting. *We will issue a position statement once community consensus is reached.* The points and the proposed Leadership Team *draft responses* (in italics) are summarized below (details at the meeting):

(1) Use of solar power as one of multiple technology choices available to reduce energy demand:

Fannie Mae proposes that solar be offered as an option, not a requirement. *Civano Neighbors is opposed.*

(2) Modify the requirement for reclaimed water use for Neighborhoods 2 and 3: Fannie Mae proposes eliminating the reclaimed water requirement for individual homes. *Civano Neighbors is in favor of modifying the requirement, so long as other water reduction and conservation efforts are encouraged or required.*

(3) Allow optional roof construction to support roof-top solar systems: Fannie Mae proposes to allow roof structures designed to support roof-top solar systems be optional, not required. *Civano Neighbors is opposed.*

(4) Modify the location of commercial and industrial uses found at the center of each Neighborhood.

Fannie Mae proposes modifying requirements for locating commercial and industrial uses at the center of each neighborhood. *Civano Neighbors is opposed.*

(5) Modify the ratio of required non-residential to residential construction: Fannie Mae proposes modifying the original ratio of 300 square feet of "commercial" space

for every two residential units to 200 square feet of "non-residential" space for every two residential units. *Civano Neighbors support changing the definitions, but not the ratio.*

(6) Modify the housing affordability standards: Fannie Mae proposes to modify the IMPACT System housing affordability standard. *Civano Neighbors supports modifying the standards. However, we encourage higher-density, attached housing in the locations currently designated.*

(7) Modify the Civano Development Agreement to acknowledge the limitations of annual production quotas: Fannie Mae proposes to modify the Development Agreement so that the fixed 100 unit-per-year production target is eliminated. *Civano Neighbors is in support.*

(8) Modify the Civano Development Agreement and Indemnity Agreement to provide the City with an equitable return on its infrastructure investment: Fannie Mae proposes that the Indemnity Agreement require the Master Developer to develop and sell 1,000 building "lots," as opposed to completing the "dwelling" units, by April 2009. *Civano Neighbors is in support.*

(9) Revise the remedies available to the City regarding Civano's Energy certification procedures: Fannie Mae proposes modifying the provision that enables the City's Development Services Department to perform energy conservation reviews if the existing energy certification process is "unsatisfactory." *Civano Neighbors is opposed.*

(10) Coordinate development of the proposed park facility with future Civano development: Fannie Mae proposes to modify the Development Agreement, which currently provides an indefinite amount of time for the City to conduct a park bond funding. *Civano Neighbors supports coordinating development of the proposed park facility with future Civano development.*

(11) Formalize and finalize the COC-funded not-for-profit: Fannie Mae proposes capitalizing the existing not-for-profit entity dedicated to researching and promoting sustainable building practices with an initial cash contribution of \$134,000 and a transfer of \$100,000 from unused sewer credits – in lieu of the requirement that the Master Developer contribute 10% of its net profit to the not-for-profit entity. *Civano Neighbors is in support so long as it is the not-for-profit entity of our choosing.*

-Complete information at the meeting. -

www.CivanoNeighbors.com

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Neighbors Working Groups Making Progress

The heartbeat of your neighborhood association are its working groups. They offer you the opportunity to get involved in the issues that interest you. Here are reports from several of the groups, plus a list of contacts. We hope you will want to get involved.

The **Environment Working Group** is now sending a letter to relevant governmental organizations and specific staff concerning recommendations on solar energy related issues for Civano Neighborhoods 2 and 3. It is posted on our Web site for comment.

These recommendations have already been presented to the Metropolitan Energy Commission, a group of individuals advocating for energy conservation. The group has also distributed Arizona State tax energy credit information to neighbors to inform them about money available from the state for Civano homes.

The **Neighborhood Center Working Group's** primary focus has been on improving our understanding of the complex rules governing mixed-use buildings and business parking in the Neighborhood Center Zone. In that regard, we have met with Tucson Development Services and Fannie Mae concerning an exciting

proposal by SolarBuilt to develop the lots just south of the Neighborhood Center. The proposal includes several new buildings including a possible medical clinic, office space, and mixed-use structures. This proposal will be discussed further at our Civano Neighbors meeting May 22.

The **Responsible Pet Owners Working Group** recently surveyed all Civano residents via *The Town Crier* and online at CivanoNeighbors.com. The focus of the survey was to get a good idea of the number of dogs presently living in Civano and to test interest in a future dog park. Out of 256 households, 12 percent responded.

There are 51 dogs among these respondents, and 93 percent indicated the need or desire for a dog park. Some liability issues were raised, as well as payment of park usage, maintenance and construction. It was determined that the idea of a dog park warranted further examination, based on these results. Anyone interested in being involved with the next steps, please get in touch Peggi Simmons.

The **Safety Working Group** has been focused on organizing a Neighborhood Watch Program for Civano. The city-supported program is

currently "on hold" because of recent funding cuts. Mary Morganti is working on making new contacts and trying to find ways that we can move forward as a neighborhood despite the current situation at the city level. She needs new members in the working group to help get this program up and running here. If you're interested, please contact her (see contact info below). -Tahnee Robertson

tmr5@cornell.edu

Working Groups, Contacts

Regional Parks and Trails:

Mike Eng (731-9763 or michaeleng@cox.net).

Houghton Corridor:

Simmons Buntin (722-5977 or buntin@terrain.org)

Responsible Pet Ownership:

Peggi Simmons (290-4569 or peggi@mountainnews.com)

Youth Involvement/Activities:

Mary Morganti (296-1813 or pianomaryjo@cs.com)

Environment:

Al Nichols (298-5823 or alnichols@aol.com)

Long Range Planning:

Jeff Simms (733-9721 or jsandks2@aol.com); Jack Kelly (731-0150 or JJK85747@aol.com)

Neighborhood Center:

Paul Rollins (296-8181 or proll5082@aol.com)

Safety:

Mary Morganti (296-1813 or pianomaryjo@cs.com)

Civano Merchant's Association:

Alan Boertjens (296-1053 or AlanBoertjens@aol.com)

It's Early May:

Did You Get Your Nichols Tomatoes?

Well, the hard freeze never came and now the Nichols Tomatoes (available exclusively from the Civano Nursery) in our yard are going on two years old. At least global warming has some benefits.

It's almost too late to start a garden from scratch for a spring garden but it's a good time of year to be in the garden. To mix the perfect soil for the perfect garden, mix thoroughly:

- 1 bale of peat moss: 6 Cu. ft.
- 1 large bag of coarse vermiculite: 4 Cu. ft.
- 10 pails (2 ½ - gallon size) of sand: 3 Cu. ft.
- 2 pails of wood ashes and charcoal
- 10 pails (2 ½ - gallon size) of compost: 3 Cu. ft.
- 1 coffee can full of organic fertilizers
- Total volume of mixture: 16 Cu. ft.

Al Nichols
(alnichols@aol.com)

Per Simmons:

"He was a great man who invented beer." – Plato
Brewing Up a Great Community
A column by neighborhood association spokesperson Simmons Buntin

We are at a crucial juncture in Civano's development – one that is critical for Neighborhood I, critical for the idea of Civano itself, critical for, well, me. For the first time, we have an opportunity to have an onsite eating and drinking establishment we can call our own: *Johan's Pub*.

Johan's is the two-story live-work building that just finished the first phase of its construction across from the Neighborhood Center and in the neighborhood center commercial district. Owner Alan Boertjens has scrimped, saved, and planned for Johan's for years, and now his dream will become perhaps the community's strongest asset.

There is, I argue, no more essential component of a mixed-use development than the pub. As Alan so eloquently wrote in his application to the Design Review Committee, it is a place not just for eating and drinking, but for community-building through gatherings, games, and relaxing fun. The democracy of our land was founded, in fact, in taverns across Colonial America.

Johan's is critical for Neighborhood I because the success of our Neighborhood Center, including the surrounding mixed-use lots, will not occur without services that meet the needs of workers and residents. Planners talk often of the need for 24-hour vitality. While Johan's won't be open 24 hours per day, it will extend the hours of the neighborhood center, which normally shuts down at 5 p.m. Now it will offer services until 11 p.m., six days per week. With a growing cadre of residents to support the business during those six additional hours, it's one of those elusive win-win situations.

Johan's is critical for the idea of Civano itself because we are not just a subdivision of houses. The commercial amenities of Civano are often downplayed in marketing efforts that focus on selling new homes. Yet, these same amenities are essential for Civano's sustainability goals, which include reducing vehicle miles driven and producing one job onsite for every two residences. Civano is a New Urbanist community, and at the core of New Urbanism is the idea of easy access to essential resident services. Which leads me to my next point...

Johan's is critical for me. It is that essential resident service that pours out a dark amber and thick head in a pint glass. Just as importantly as whetting my appetite for micro-

brewed beers, however, Johan's will provide a place for my family and I to dine informally without having to get into our car. It will be the quintessential meeting place for smaller neighborhood gatherings – a place whose activities are not regulated by the developer, HOA, or anything other than Alan's good sense. It will, I predict, become the place where the democracy of Civano will be formed.

A revolution? No. Revolutionary? Perhaps so, in this day and age when in nearly every other new community across the land, one must drive to meet with friends and family over good food and good drink.

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The Town Crier is the newsletter of **Civano Neighbors**, our neighborhood association.

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Got Cap?

Call Patrick To Order: 731-6583
 \$15 adults; \$12 kids • Also available at Neighbors Meeting



*fundraiser for your neighborhood association

School Almost Ready

We are just one month from closing on the school! After a four year wait, we are nearly ready to begin moving in. The building is shaping up very nicely and the spaces look great. We are forever indebted to architects Phil Swaim and Gal Witmer for their tireless work on this project. They have been great to work with, and we are all proud of how it has turned out.

Our plan is to move in at the end of May and spend our last couple weeks of the current school there. We have some graduating students that have been a part of the planning and dreaming for several years and they deserve to spend some time at the school, no matter how short.

Please feel free to stop by and say hello when you are out on your walks. We will love to show off our new home. We will be having a grand opening sometime this summer. -Pam Bateman (pjbateman@mac.com)

Picnic On A Breezy Afternoon



More than 75 people turned out on a windy April afternoon for the first annual Neighbors Picnic at the Oval Park. Members of the Leadership Team manned the BBQ, while musicians, led by Dani Judd, entertained.

May  2003



Be a good neighbor. Please clean up after me!

Responsible Pet Ownership Working Group

Dated Material

**CIVANO
NEIGHBORS**
Next Meeting: May 22

Department of Neighborhood Resources
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