



Neighbors To Hear Pulte Plans For First Neighborhood 2 Plat Thurs., Sept. 18

By **Simmons Buntin**
(buntin@terrain.org)

Pulte Homes will present its conceptual plan for Civano II, the first plat of 258 homes (49 acres) at the southwest corner of Civano Neighborhood 2, at the Sept. 18 Civano Neighbors general meeting. The meeting will be held at the new Civano Community School at the corner of Nightbloom Way and Mira Lane from 7-9 p.m. The meeting will also include a brief review/feedback of TJ Bednar Homes' Civano North Ridge proposal.

As currently proposed, Pulte's first plat, located at the corner of Houghton Road and Bilby Road just north of Mesquite Ranch, is comprised of three home types:

(1) Traditional, single-story front-loaded homes based on the models in the Seranata subdivision by Pulte (Broadway and Harrison) are proposed for the western edge of the plat, along Houghton Road. Pulte has said that these will be the only homes of this type in Neighborhoods 2 and 3.

(2) Side-loaded "two-pack" homes based on a zero lot-line concept are proposed for the northeast portion of the plat. The homes most closely resemble current Bednar Villas and Doucette Sol (side-loaded) models. (3) Rear-loaded, attached cluster models (three homes per building) with small front courtyards and garages on carriage lanes are proposed for the southeast section of the plat.

In addition to the homes, a three-acre park



More than 60 neighbors turned out for a special neighborhood association meeting at Civano Community School to review revised plans for TJ Bednar's proposed Civano North Ridge development.

that will be fronted by the "two-pack" homes is included in the conceptual plan. The sidewalks, like Neighborhood 1, are separated from streets by a planting strip, and a wide pedestrian path similar to that along Civano Boulevard/Nightbloom Way parallels the wash east of the plat area.

While the first plat has already been submitted to the city, a recent change in city policy means that the plat must be resubmitted for zoning changes, in part to conform land uses where the property line and current zoning are not the same.

Developers Make Progress In Neighborhood 1

Ppper-Viner Homes' first new model in the Desert Country area is now under construction, and expected to be completed by the end of the year. Two additional models will break ground soon. All homes will take advantage of solar exposure by utilizing solar water heaters. Pepper-Viner will build on 83 Desert Country lots.

Voyager Homes has teamed with Wayne Smith formerly of MWW and Tucson architect Evan Eglin to design and build homes on the 20 lots surrounding the Oval Park off Nightbloom Way. Final drawings are expected by November.

Doucette Homes has acquired Lot 526 on Mira Lane to build 20 homes based on its Presidio subdivision south of Tucson's Williams Center (Broadway and Craycroft). The clustered homes will share driveways. The full lot will be re-subdivided, which is not likely to be finalized before the third quarter of 2004.

The Community of Civano, LLC has retained Stantec to create a usable design for the path areas

The zoning change will come before the mayor and city council for approval before the plat can be resubmitted.

Our neighborhood association meeting on Sept. 18 should therefore provide an excellent opportunity for neighbors to review and provide comments on the current proposal before it is resubmitted to the city. We also have asked Pulte to share elevations, sections, and other graphics to help neighbors get a strong sense for the proposal.

in the *Desert Country* area, and will begin by redesigning two of the most trenced areas to allow for meandering paths, lush landscaping, and adequate drainage and water catchments following storms.

Civano Block 2 is the still-unplatted area east of Nightbloom Way and north of Drexel that will eventually contain houses and be a part of Civano Neighborhood 1.

The area, overlapped by the Specific Plan on the west portion of the site, will be lower density, though whether that means larger lots with homes spaced apart, or clustered homes with more natural open spaces, is yet to be determined.

Block 2 design and platting is not expected to begin until the end of 2004, but the neighborhood association has let the Community of Civano, LLC know that neighbors anticipate being informed of any proposal prior to it being submitted to the city.



Representatives from Pulte Homes will present initial plans for the first plat in Civano Neighborhood II Sept. 18 for our input.

Neighbor Directory Update Available On Web Site

All updates received as of Aug. 18 are now online in the Web version of the directory. A Microsoft Word version also has been posted so that you can print in fewer (6) pages than printing the web page (17).

Has your email or phone number changed recently? Please check to see if your information is current. Please update your information at CivanoNeighbors.com Web site Neighbors Directory.

To do this, use the Directory Update form to make changes. If you do not have Internet access, send changes to Sharlene Gillette, Newcomers Working Group, 10331 E. Balance Lane, 85747.

Book Sale Nets Cash, Credits

The book sale during our July Civano Neighbors meeting raised \$117.75 in cash, and we have over \$400 in Bookman's credits for the school. The staff plans to buy educational videos and books. Thanks to all of you who donated books and CDs and bought them. We plan to do it again.

'Schools Going Solar' Coming To Civano

A coalition of neighbors, local businesses and utilities is planning for the installation of a 1-kw photovoltaic system for Civano Community School. The PV system will become part of a shade structure, visible to the children.

It will help cut electricity costs and also be a learning tool. The panels for the system are being donated as part of the *Schools Going Solar* national initiative. Watch for this educational and cost-saving addition to the school. If you want to be involved, call Lynne Gillette at 296-7060.

Consent For Consensus

By Jack Kelly (JKK85747@aol.com)

During the initial meetings of the still-unchartered Civano Neighbors neighborhood association, the team charged with developing the decision-making process suggested the community arrive at a decision through *consensus*, as opposed to other methods, such as the use of Robert's Rules of Order.

Consensus is defined in dictionaries as "general agreement." Consensus, it was agreed, would allow for the greatest level of involvement by the community. The neighbors at those planning meetings, and subsequently at the August 2002 meeting in which the bylaws were approved, gave their consent that neighborhood association decision-making be reached through a modified consensus approach. Specifically, the bylaws state:

A. *Civano Neighbors operates on a modified Consensus Process that allows all sides of an issue or proposal to be heard and discussed in a free exchange of information prior to reaching consensus and moving forward. Discussions will be led by facilitators from the Leadership Team or the Civano Neighbors general membership, as appropriate.*

B. *Consensus is defined as general agreement to move forward among Civano Neighbors members in attendance at a general meeting. Consensus discussion time frames may be established by the Leadership Team, and the Leadership Team has the authority to set aside new and emerging discussions in order to reach consensus on the initial issue or proposal.*

C. *The Leadership Team has the authority to use other rulemaking procedures for making decisions when consensus cannot be reached after a specified period of discussion. For example, less important or more specific decisions may use Robert's Rules of Order, current edition, while decisions that will impact the whole community may require a longer consensus-based process.*

Because *consensus* is reached by a group as a whole, it is the "participating neighborhood association members" in Civano who give their consent to any position reached by Civano Neighbors.

While the leadership team was elected to manage the process; oversee working groups that do the research, analysis, and recommendations; represent the neighborhood association in meetings and the press; and determine the best methods and timing for attempting to reach consensus, the leadership team cannot "make consensus" on behalf of the neighborhood association. It may, where necessary, determine whether consensus has been reached when consensus-building occurs over multiple meetings.

That was the case with the Civano Neighbors letter of support to continue discussions with Pulte Homes on the purchase of Neighborhoods 2 and 3, so long as Pulte continued to meet its written commitments. In other scenarios – such as the consensus reached for the Civano Neighbors recommended responses to changes to the MOU, Civano IMPACT System, and Development Agreement – the consensus process is a one-meeting event.

The leadership team will make the process of reaching consensus more visible for the general membership, especially on those issues that require more than one meeting to resolve. The leadership team is committed to following the modified consensus process, a process as unique and inclusive as Civano.

September  2003

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Ahhhhhh Those Monsoon Rains ...

By Resident Engineer Al Nichols (alnichols@aol.com)

This is the time of year where you find Tucson folks walking around outside without umbrellas (as if it's a good idea to walk around in a lightning storm carrying around a lightning rod).

The desert explodes after months without rain in an astounding reminder that there is life after a long Tucson summer. Native plants have deposited their seeds months earlier in anticipation of this sustaining event. Be sure to get out your knee pads and trowel or click to www.RentaGoat.com to counteract this expression of nature, as a weed-filled yard is prohibited by our CC&R's, and you will get a reminder from the Weed Guy.

Meanwhile: For the month of September you may expect: Average Temperature - 80.4 F (26.9 C), Relative humidity 42 percent, Wind speed 8.7 mi/hr (3.9 m/s) and 0 Heating degree days with 257 Cooling degree days base 65 F (18.3 C).



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Civano Neighbors Kids Page

Brought to all local kids by the students of Civano Community School

New Civano School Building Is A Big Hit!

By Savannah Addison

The students and staff of Civano Community School have a lot more room than they did at the old school house. The school has lots of windows for good light and the colors and shapes of the buildings are interesting.

There is grass to play on and the swimming pool is close by. Wade, a student, said, "It's just so much bigger than the old one and it's very cool!" Another student, Annie stated, "I really like Civano Community School because it is much nicer than any other community and other school."

Surae Reed, a parent said, "I like the flow of the school and how the rooms flow from one to another." The staff, parents and students are so excited that the new, much larger school building is completed.

Some parents have also commented



The new Civano Community School building.

about the school community. Gail Hallett said, "I love Civano School because it's a wonderful community where the children help each other, are kind to each other and they love to learn new things."

Dawn Hunt said, "What I like best about this school is the fact that the kids are allowed to be themselves. One of the big things that I really like is that they don't have assigned homework so when you go home from school you can have family time with your family and that kind of makes it special too. And, of course, the teachers, the teachers are great!"

As you can read, everyone loves the school!

Going To The Movies

Spy Kids 3D

By Ryan Williams

I thought *Spy Kids 3D* was good, but it was not very 3D and the 3D glasses give you a headache. I think the best part of the movie is the race to see if Junie is the guy. My favorite thing in the movie is the tinker toys.

In the movie, Carmen gets lost in the video game *Game Over*. Junie goes in and has to find her and shut off the game before everyone gets brain controlled by the toy maker. But Junie lets his grandpa in the game and that's bad because the toy maker made Junie's grandpa not be able to walk many years before and he wants revenge.

You'll want to watch this movie to find out if Junie finds Carmen and if Junie's grandpa gets revenge.

Freaky Friday

By Zoe Calhoun

Freaky Friday was super funny and I'm not joking. It was a comedy about a mother and a daughter who switch bodies for a couple of days. I admired the main character, Anna, because she was in a band and had some really great friends. I related to the arguments and I think you could too. I highly recommend this movie to mothers and daughters. I would give this movie five Screamies' ice cream scoops.

New Picnic Tables At School

By Tess Stone

The fourth, fifth and sixth graders are painting some picnic tables and chairs. The art teacher, Stephanie Johnson, is helping the students paint the tables for the school. They are working on the painting in art class. The students are painting designs on the tables.

The designs are abstracts based on the art work of Henri Matisse, Georgia O'Keefe, Paul Klee, and Joan Miro. The tables will be placed under shade pavilions at the school and will be finished early this month.

How To Attract Butterflies

By Alli Bateman

Do you like butterflies? Well, I sure do. I just found out that my next door neighbor, Karen Hillson, is an expert on butterflies. She says, "to attract the butterfly, you must first attract the caterpillar. Then watch it grow into a lovely butterfly."



A good plant for attracting the caterpillars of the Queen and Mon-arch is the Pine-leaf Milkweed. This plant is common throughout the Southern Arizona desert. Pine-leaf Milkweed is a major food source to caterpillars, and provides nectar for butterflies of all sizes. Try planting this plant in your garden and attract any butterflies or caterpillars.

Pick Screamies Flavor Of The Month

By Josh Hunts and Connor Diggins

Hey, everybody, Civano School is hosting a Screamies *Top Flavor of the Month* contest. If you go to Screamies, you will be able to participate. Vote for your favorite flavor and put it in the box. We will tally up the votes and put the favorite flavor winner in the next Kids Page. So go to Screamies and vote!

Unscramble And Find The Secret Word

U	N	H	S	C	K
A	K	C	N	S	L
W	K	E	S	E	
T	E	R	E	S	

Savannah's Just For Fun Experiments:

Silly Putty

½ cup liquid laundry starch; ½ cup white glue; food coloring.

Put glue and color in a plastic container. Add starch, a little at a time, stirring constantly until mixture holds together like putty. If too sticky, add more starch in small amounts until mass is smooth and rubbery.

Oobleck

1 oz. corn starch; ½ oz. water; 5 drops of food coloring.

Slowly mix all ingredients in a plastic container with hands, and explore Oobleck's properties.

Enjoy!

Kids Clay

1 cup corn starch; ½ cup flour; 2 cups water; 2 teaspoons Cream of Tartar; 1 cup salt; 1 tablespoon oil.

With the help of an adult, mix all ingredients together in a saucepan. Cook over medium heat, stirring constantly, until mixture gathers on the stirring spoon and forms dough. This will take about six minutes. Dump onto waxed paper until cool enough to handle and knead to form a pliable mass. Store in plastic bag or covered container. Food coloring may be added.

- *Ice Cream Cakes & Pies
- *Banana Splits
- *Sundaes
- *Shakes & Malts



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Per Simmons:

The Town That Wouldn't Be?

A column by neighborhood association spokesperson Simmons Buntin



A moment of silence please to mourn the Auburn Tiger's opening season shutout loss, at home, to the University of Southern California Trojans. It's an especially painful loss considering all of the pre-season hype and subsequent lofty expectations for Auburn, my alma mater. *The Sporting News* and *The New York Times* both picked Auburn to be this season's college football national champions. Now those hopes are effectively dashed, and the future looks far less certain than it did just hours before.

Expectations are tricky to manage, since they are both internal and external, based on solid design, and a large dose of guesswork. Some 1,644 miles west of Auburn is the Community of Civano, a state-of-the-art Sonoran desert village nestled in the shadow of the Rincon Mountains. The expectations for Civano, envisioned as a new town within the City of Tucson, are not unlike those for the Auburn Tigers this year: grandiose, yet based on a clear vision and solid design. The challenge is in the implementation.

Before getting to that, however, let's continue to investigate our expectations. The following quote was taken from the official Community of Civano Website (www.civano.com) in 1999:

"Civano's master plan envisions construction of 2,300 homes and apartments and creation of 1,200 jobs on the site. In eight to twelve years, Civano will become home to over 5,000 people and the location of light industry, offices, and retail businesses. Commercial, cultural, and civic activity clustered in the village core will foster a small town ambiance. Businesses in Civano will provide jobs for some of the residents, reducing the need for automobile travel and its attendant air pollution."

High Expectations

With expectations set so high, whether for college football or community development, a fair question is: Is it possible? Is it possible for a historically underachieving football team playing in one of the toughest athletic conferences to rise above the talents of individual players so the team plays well enough every week to win every game and, ultimately, the national championship?

Is it possible for a New Urbanist community also based on principles of sustainability to become a town that does substantially reduce energy and water use, preserve the environment, enhance pedestrian and social access, and create a variety of long-term jobs onsite?

The answer in both cases must be yes, but it takes incredible implementation well beyond vision and design, and clearly a good bit of luck.

In Civano's case, I believe long-term success will be defined in large part on whether the *town center* comes to fruition. More than simply a

grouping of commercial buildings, a town center is the core and focus of the community, commercial and civic. It provides employment and services accessible by foot (or bicycle or scooter, but not necessitating use of a car), and just as important, integrates with the surrounding neighborhood in both design and access.

Historical main streets – with first-floor retail, restaurants, and markets; second-floor office space and residential units; and civic uses such as libraries, meeting halls, and places of worship – provide a sample of and impetus for town centers.

Civano's town center was originally envisioned as a full circle of mixed uses, primarily commercial and civic, on both sides of Houghton Road. Since Neighborhood 4, once planned for the west side of Houghton, is no longer in the cards, the town center defaults to a spine of mixed-use area reaching into Civano, between Neighborhoods 1 and 2, along Drexel Road from Houghton. It would blend with the Environmental Technology Business Center to the north (where Global Solar is currently located), and the quarter-circle of industrial/commercial land to the south.

Recent Developments

Three recent developments bring the fate of Civano's town center to the forefront. First, Civano Community School was built on the northern edge of Drexel. Second, Pulte Homes has proposed to purchase and develop Neighborhoods 2 and 3, setting aside some amount of land to be brokered for commercial development along Drexel, as well as proposing a recreation facility along Drexel.

Third, it appears the lawsuit between Fannie Mae and David Case has been settled, clearing the way for the sale and development of commercial/industrial southern and northern halves of the town center area. Fannie Mae continues to own about 28 acres of the commercially-zoned land adjacent to both sides of Drexel directly east of Houghton.

The school is easy. It's a supporting civic use, one that enhances the prospects of having a true town center. Pulte's purchase, especially in light of its proposed Civano II first plat that extends along Houghton from Bilby Road to the

commercial quarter-circle south of Drexel, is tentative. While Pulte has committed to set aside 1-1½ acres for commercial development along Drexel, this commitment would expire if the land were not sold for commercial development after marketed for three years.

The recreation facility could be a supporting town center use if it is located within this spine, but given the limited amount of commercial area in existing zoning, the town center would have a stronger presence if that land was set aside for true mixed-use development and the recreation facility built elsewhere within the neighborhood, perhaps at Neighborhood 2's village center.

Finally, Case wants to move fairly quickly to sell his 30 acres north and south of Drexel. Since Fannie Mae still owns the other land directly adjacent to Drexel, how will consistent uses be ensured? When does Fannie Mae anticipate selling its commercial area for development?

In order for the town center to be built, history may have to repeat itself at Civano. Like all New Urbanist communities, Civano was conceptually designed through a series of intense, back-to-back planning sessions called a design charrette. In the charrette, vested parties come together to create the shape of the built landscape, and by the end all have buy-in because they have actively participated.

The town center in and of itself is an ideal area for a design charrette. It could lead to a studio project by the architecture and planning program at the U of A.

Planning and design of the town center *right now* is critical. Effective implementation is essential for Civano's expectations to be met. Otherwise, will we become the town that wouldn't be?

Commercial Areas Working Group Looks To Involve UA

The Commercial Areas Working Group met recently with a U of A Professor of Architecture to discuss the possibility of having U of A architecture students develop conceptual plans for the development of the Civano commercial land on Houghton Road.

The project would include a national study of similar projects. The resulting research and designs would be non-binding on the ultimate developer of the commercial area but would serve as a starting point for discussions. No final decision about the idea has been made and the Working Group will have further discussions with the U of A in the near future.

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Civano History 101

A short course in a long adventure

By Paul Rollins



Editor's Note: *This is the first of an ongoing series of columns by neighbor Paul Rollins about the history of the Community of Civano. It will be a blend of fact, anecdotes and commentary that author and Civano "pioneer" Paul Rollins says is "mostly true...the parts I can personally recall will be mostly true, and the earlier history will be as accurate as the memories of those who were there." We hope you enjoy it.*

By Paul Rollins (proll5082@aol.com)

It was a hot day in July 1996. There was a hush over the crowd when the State auctioneer called for additional bids after Case and Butterfield opened at the minimum.

A long silence fell as our eyes scanned the audience. It seemed like an eternity but finally came the magic words... "Sold for \$2.6 million!"

A great roar went up from the crowd of Civano supporters. It was an exhilarating moment – a truly peak experience – and the beginning of what would prove to be a wild ride for everyone.

The beginning of the Civano saga for me was in the spring of 1996 when David Case (Case Enterprises), an old friend, entered into a partnership with David Butterfield (Trust for Sustainable Development) in an effort to become the preferred developers of Civano, an ambitious, sustainable development being promoted as a public/private partnership by the City of Tucson.

Butterfield had negotiated a Development Agreement, still in effect today, with the City of Tucson. The only remaining obstacle for the two Davids was the purchase of the Civano land from the State Land Trust. A public auction, required for the sale of any State owned land, was held in July 1996, in the courtyard (an Arizona tradition) of the Old Pima County Court House, the pink

buildings on Church Avenue. It was at this auction where we got our first taste of the enduring passion of the early Civano "Pioneers."

Case, his partner Kevin Kelly, and I had



"Sold for \$2.7 Million!" David Case (left) and David Butterfield (center) pay State auctioneer for Civano land.

transplanted from Connecticut while Butterfield was from British Columbia. Our Connecticut group, at least up until the auction, had little contact with the Civano visionaries who had made this day possible. We were amazed, even awed, when more than 50 people showed up for the auction. In fact, we were not sure if they were friend or foe.

There was great expectation in the air. Many of the Pioneers had been involved with the Solar Village project, Civano's original name, since the early 1980s. The auction, however, was their first real indication that their long-held vision just might become a reality.

Little did the Civano crowd know that Case and Butterfield held a cashier check for only the exact amount of the minimum bid. Our big fear was there might be a competitive bidder lurking in the crowd ready to end our vision of building a truly innovative community. A competitive bid above the minimum and we would be returning to Connecticut. We were especially worried about a couple of guys wearing big cowboy hats, since they fit our stereotype of Arizona land barons.

But there were no competitive bids and the Case/Butterfield partners had the dubious distinction of being named as the Master Developers of the Community of Civano. Dubious, because not one other developer in all of Arizona

or, indeed, the whole country, was willing to take of the daunting task of building the nation's first and only sustainable New Urbanist development.

Some rough times lay ahead for us all, but that day was all roses. Norma Butterfield and I quickly put together a celebration plan, and the next night about 100 people gathered at the Presidio Grill for a joyous party. We were welcomed like conquering heroes by a virtual "who's who" of City officials, innovative builders, and visionaries...Tucsonans who had been waiting for many years for Civano to come to fruition.

The day had finally come...Civano had a

Did You Know?

Master Developer and the Solar Village vision had new life.

The name Civano refers to the late Classic period of the Hohokam, the indigenous people who inhabited the Tucson area from A.D. 650 to 1450. During the "Civano Phase," between 1300 and 1450, the Hohokam developed sophisticated social and economic systems while striving to live in balance with their natural environment.

They emphasized community through social responsibility, recreation, artistry and central gathering places.

The scroll, or spiral, is often found on Hohokam pottery and is used frequently in North American pieces to signify "ascent" and the passageway to other realities. The triangle, among other things, related to "balance."

Also, in many indigenous pottery design patterns, when an object is contained or surrounded by a line, it is said to honor the object in a hope of renewing it on behalf of the community. This ancient notion is relevant to the sustainable community Civano is creating today.



This is, after all, a history column, so the picture in the column head above is, well, history, or at least high school vintage. If you don't recognize the author, try this photo. It's a bit more recent.



September 2003

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Civano Neighbors Newsfronts



Lute hasn't noticed yet, but you never know. You can join in each Sunday morning for the neighbors pick up basketball games, 7:30 a.m. at the basketball court by the south (new) pool. Everyone is welcome (coed) except for small children. At left is Brian Zecher, jumping is Rick Wheeler and (at right) letting them fight it out is Larry Fisher.

Leadership Team Needs You; Nominations Due Sept. 18

The nomination period is now open for three At-Large Member positions on the Civano Neighbors neighborhood association leadership team.

Nominations are due by September 18, and elections will be held at the Civano Neighbors annual meeting, October 16. At-Large Members serve two-year terms, and may be filled by any residential or business member within the Civano Neighbors boundaries.

Visit www.civanoneighbors.com/elections for more information, or to submit a nomination.

You may nominate yourself or someone you know. Get involved.

Want To Walk to Work?

Moran Marketing, located at Civano's Neighborhood Center, is looking for a part-time administrative assistant. That person should have five-plus years of administrative experience for this part-time position, 20-25 hours per week. Good organizational skills and strong computer skills (Word, Excel, Quickbooks) are important. The job entails maintaining a purchase order system, coordinating projects, and planning and organizing events. Previous experience in a marketing department is a plus. Fax resume to: 885-6643.

Long-Range Planning Group Begins Work

By Jeff Simms (JSandKS2@aol.com)

The Houghton Area Master Plan (HAMP) effort is about to get down to the business of developing a strategic plan to guide developers, builders, and future purchasers of AZ State Trust land. Jeff Simms has been selected by the City to represent Civano Neighbors on the Citizen Review Committee (CRC).

The purpose is to review information presented by City staff and provide comment which will be taken under "advisement." Some of the key areas that will be presented to the CRC for inclusion in the master plan covering over 7,000 acres include: parks, open space, trails, buildable area, location analysis, public facilities plan, and urban design.

City staff members are currently developing products to present to the CRC in October. By June, the City would like to be ready to bring the draft plan before the Mayor and Council for approval. We will need your help at future meetings of the long-range planning group. Stay tuned for more information and a request for your involvement in guiding the development of the HAMP.

Pet Group Makes Progress On Neighborhood 1 Dog Park

By Peggi Simmons (peggi@mountainnews.com)

The Responsible Pet Owners Working Group has identified several potential dog park sites within Civano Neighborhood 1 and is now looking at feasibility and costs before taking the next steps. The group also met with the HOA Parks, Trails & Recreation Committee, sharing our concepts for the dog park. Stay tuned.

Mark your calendars! Group member Beth Morgan will be coordinating our first *Dog Daze* event Saturday, Nov. 8, from 9 a.m.- 1 p.m near the oval park. This will be an outdoor fun event for dogs (and those who are owned by them) only (sorry, maybe next time, cats!). There'll be more specifics as activities are confirmed. Contact Beth at emorgan@att.net if you'd like to help plan and run the event.

The Town Crier
Civano Neighbors

The Town Crier is the newspaper of Civano Neighbors, our neighborhood association. We publish six regular issues per year.

Next issue: November, 2003.

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Pro Neighborhoods Development Conference Sept. 24

The Pro Neighborhoods Community Development Conference, with John McKnight, will be held on September 24. This year's conference theme is "Bringing Positive Change to Our Communities and Workplaces." Neighborhood residents and leaders are welcome to attend. Get more information and RSVP at www.proneighborhoods.com or 882-5885.

McKnight is co-author of "Communities From The Inside Out: A Path Toward Finding and Mobilizing a Community's Assets," published by Northwestern University.

The process of asset-based community development begins with what is present in the community, the opposite of a more traditional "needs-based" approach.

Welcome Newcomers

We have welcomed 73 new residents so far in 2003 with information packets. And since June, thanks to Civano Nursery, we now include a small plant along with the packets.

Finding new residents, especially those in resale houses, is a community-wide effort. Please let us know if you are new or if you have new neighbors. Call Newcomers Working Group Chair Sharlene Gillette at 296-7060 or 975-7447.

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Civano Neighbors Newsfronts

Bednar Team Presents Revised North Ridge Plan

More than 60 neighbors turned out for a second presentation of the proposed Civano North Ridge development by TJ Bednar Homes. The Civano Neighbors special meeting, requested by the builder to present “substantial” changes based on input from the July 18 Civano Neighbors general meeting, was held August 21 at Civano Community School.

The revised plan now includes 82 lots, at 5.4 dwelling units per acre, for the 30-acre site. Twelve acres are set aside as open space. The plan, which will become the second submittal for Civano North Ridge, has not yet been submitted to the city in its revised form.



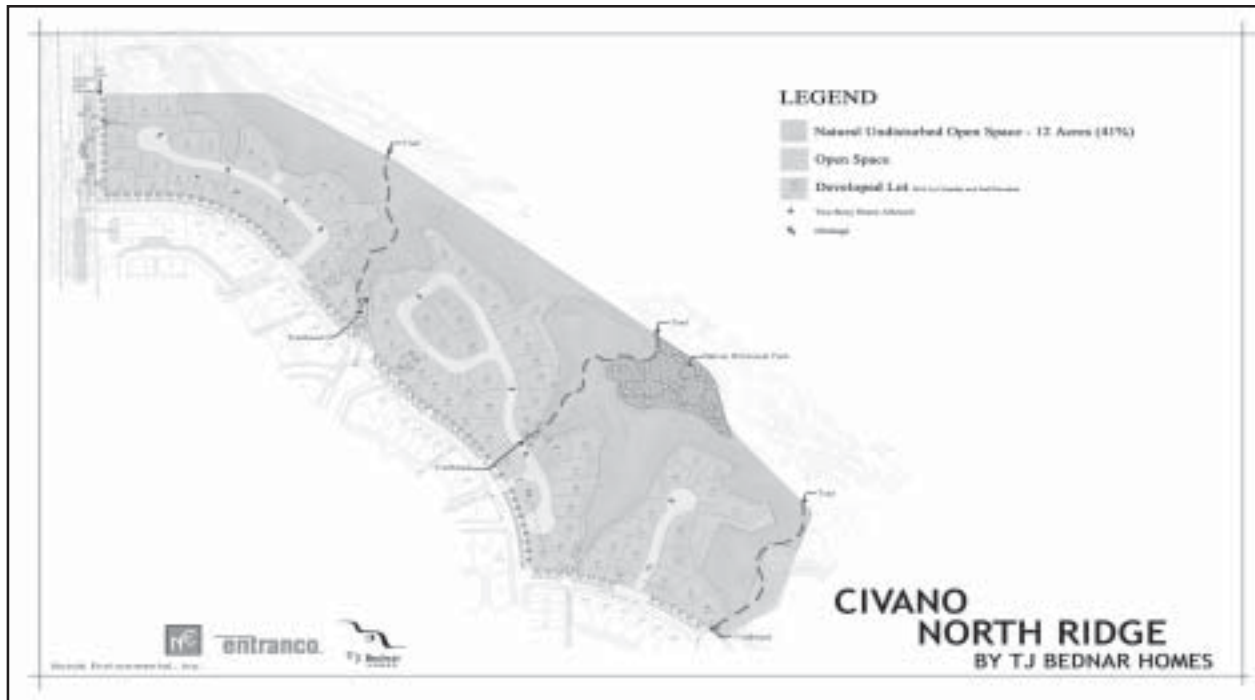
Ted Bednar

Bednar and his consultants began with a review of the legal documents, including the Civano Master Plan, which allows for between 55-85 lots on the Block 1 area, which is zoned R-1. Bednar noted that the hand-drawn Civano Neighborhood I site plan showing 21 “mini-estate” lots is not legally standing. However, homeowners along Civano Boulevard have indicated that this particular plan is what was shown to them prior to purchase, regardless of its legality.

Revisions in four main areas, according to the design team, have been made in order to address concerns raised by residents:

- **Pedestrian path crossings:** The number of streets crossing the pedestrian path along Civano Boulevard and Nightbloom Way has been reduced from six to three. Additionally, the streets have been aligned with existing roads in two cases — Thunder Sky and Sixto Molina. No houses have yet been constructed where the third crossing is proposed on Nightbloom.

- **Lots:** The number of lots has been reduced from 85 to 82. At the meeting, residents made a strong call for reducing



the number of lots even further to accommodate view corridors and provide for usable parks within the residential area.

- **Views:** With the possible exception of three lots, all homes along Civano Boulevard and Nightbloom Way will be single-story, and the lots will be lower than Civano Boulevard's elevation. Neighbors urged no two-story homes along these streets and pedestrian path at all.

- **Traffic circulation and parking:** Streets internal to Civano North Ridge will provide parking along one side, with no cutouts. Auto capacity—estimated at over 1,300 vehicle trips per day—is within the limits of the Civano Master Plan. There will be no parking along Civano Boulevard or Nightbloom Way.

Additionally, the design team reviewed environmental preservation efforts and recreational amenities, including the requirements of the Houghton Scenic Corridor Zone. Native trees and cacti will be salvaged and used onsite, drainage features will be preserved, and cutting and filling will be held to a minimum, they said.

A small botanical garden is also proposed for the area along the base of Civano North Ridge, adjacent to—but buffered from—the existing dirt road. No grassy “pocket” parks or play structures are included in this draft of the proposal, though neighbors emphasized the importance of having these amenities in the proposal, as well.

Concerns and other comments may also continue to be submitted on the Civano North Ridge Web page at www.civanoneighbors.com/civano/neighborhood1/northridge.



Engineer
Craig Hunt

Have A Home Office? The City Needs Your Help

As part of its effort to establish a series of baseline indicators of Civano Neighborhood I's success, the city's Comprehensive Planning Task Force is gathering information about home-based businesses.

If you have a home-based business in your Civano home, please complete the survey below, or online at www.civanoneighbors.com/business-survey. All results will be grouped, and no individual results will be shared beyond the Task Force.

- How many square feet is your home office?
- How many hours per workday, on average, is your home office used?
- What is your business type (such as lodging, accountant, designer, artist, etc.)?

You may bring your answers to the Sept. 18 general meeting, or e-mail to: businesssurvey@civanoneighbors.com, or head to our Web site and complete the form at www.civanoneighbors.com/business-survey.

Craft Sale Sunday, Oct. 26

A Civano Holiday Craft Sale set for Sunday, Oct. 26. The fee for participating as a vendor is just \$5, with 10 percent of the proceeds going to Civano Community School to upgrade the kitchen. Watch for location and details.

Call either Pat Canady at 975-7447, e-mail: canady63@cox.net, or Sherri Aalbu at 546-5501; e-mail: tucsonbound5@aol.com.

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Once Around The Neighborhood

By **Sharlene Gillette** (*shar5595@att.net*)

It's been a busy time in the neighborhood. Here's a review of what's taken place and what's on tap. *Join us.*

New and old residents met on a warm evening in June for snacks and drinks at the North Pool. We all agreed that the Eege's slushies and other cold drinks were the hits of this event. The All Civano Fourth of July Breakfast & Parade drew a big crowd. Many thanks to Patrick Whelan who hosted the event at his home. The parade to the South Pool ended with a holiday swimming party that lasted until noon.

The August Newcomers Breakfast was a great

success, too. Good information about Civano, friendly folks, and excellent food. Many thanks to Paul Rollins and Jan Moran for hosting the event. Now, let's look ahead.

The next Newcomers Breakfast will be at the new Civano Community School Saturday Sept. 20. This is a "potluck" breakfast. We will have hot coffee perking; you bring table service and food (enough for 4-6) or juice to share. Time is 8:30-11 a.m.

Another Newcomers Breakfast is scheduled for Oct. 11. New and old residents should plan to be on hand from 8:30-11 a.m. Meet at 10331 E. Balance Lane. Our hosts are Sharlene and Lynne Gillette.

The All Tucson Solar Home Tour is Oct. 26. If

you are interested in having your home on the tour or you would be willing to answer questions at the community center, please call Lynne Gillette at 296-7060.

Civano tykes and their parents meet for informal playgroups and activities aimed at kids not yet in school. Call Lynne Gillette, 296-7060, or Billie Buntin, 722-5977, for information.

Finally, mark your calendar, for Dog Daze, a party for pups and their parents, Saturday morning, Nov. 11 from 9 a.m.- 1 p.m. near the Oval Park. (See Responsible Pet Owners Working Group report in this issue.)

September  2003

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