

The Town Crier

C i v a n o



N e i g h b o r s

Civano Neighbors Annual Report: Page 8

Happy Holidays To All

Editorial:

Pulte Risks Losing Support of Civano's Neighborhood Association

Civano Neighbors has worked diligently to establish a productive collaborative relationship with Pulte Homes. We hosted eight public meetings with the community and met numerous additional times with Pulte to try to develop a shared vision for the future of Civano Neighborhoods 2 and 3. Sadly, it's now looking more and more like the community and the City of Tucson may have been duped about Pulte's true intentions.

It has come to the point where we feel we must seriously consider recommending officially withdrawing the neighborhood association's prior support for Pulte.

Pulte's response to a series of questions posed by the Civano Neighbors leadership team regarding the company's recently released *Draft Civano Master Plan and Planned Area Development* will be of critical importance in determining whether to take such unfortunate action.

The heart of these questions is whether Pulte is truly committed to making Civano Neighborhoods 2 and 3 a demonstration project that fosters the goal of Civano, as articulated in Civano's founding documents and agreement with the City of Tucson: "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 resources – solar – so that it becomes an international model for sustainable growth."

Unfortunately, despite Pulte's written commitment to a collaborative planning process with the neighborhood association in its development of Neighborhoods 2 and 3, collaborative discourse ended abruptly with changes in Pulte's local management, right after Civano Neighbors pledged its support for Pulte before Mayor and City Council at the public hearing on December 8, 2003.

This critical support, which was contingent on Pulte defining its vision for Civano and continuing its collaborative discourse with the community, paved the way for Pulte to purchase Neighborhoods 2 and 3 from Fannie Mae.

Increasingly, it appears that our only option for safeguarding the vision of Civano is to actively lobby City of Tucson officials to secure necessary changes to Pulte's plans.

Although the leadership team would prefer to resurrect a truly collaborative working relationship with Pulte's new management, we have received little indication of its willingness to do so, and time is running out. Pulte's proposed *Draft Master Plan and Planned Area Development* for Neighborhoods 2 and 3 will be considered for approval by Mayor and Council within the next few months.

The future of Civano is at stake.

Civano Neighbors Leadership Team

Craig Altschul
Simmons Buntin
Mike Eng
Sharlene Gillette

Jack Kelly
Dirk Matthias
Mary Morganti
Al Nichols

Paul Rollins
Peggi Simmons
Patrick Whelan
Brian Zacker

Vail Schools' Calvin Baker Is Civano Neighbors' Annual Meeting Speaker

Calvin Baker, superintendent of the Vail School District, will be the guest speaker for the second annual meeting of the Civano Neighbors neighborhood association. **The meeting will be held Thursday, 7 p.m., November 18 at the Civano Community School.**

Baker will speak on the role of schools in the community. See "Per Simmons" on Page 4 and Baker's related response for a preview of his remarks.

Other issues at the annual meeting will be an update of Pulte's response to the 60 questions asked

by the Leadership Team after review of the Planned Area Development (PAD) for Neighborhoods 2 and 3 and Pulte's public presentation last month. Please read the editorial on this page to place those issues into perspective. It is possible some action might be necessary at this important meeting.

Neighbors will also elect a new Leadership Team. Brief comments by those running for positions on the Leadership Team are included in this issue. The only way to vote is to be present at the annual meeting.



Annual Meeting Speaker Calvin Baker is shown at groundbreaking ceremonies for Civano Community School.

Instant Communication: www.CivanoNeighbors.com

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NEIGHBORS
Annual Meeting: Nov. 18
At Civano School

Dated Material

On The Trail:

Tucson Awarded Silver Level For Bicycle Friendliness; Aiming Higher

By Mike Eng (michaeleng@cox.net)

Tucson was recently honored at the Silver Award level of the prestigious Bicycle Friendly Community designation by the League of American Bicyclists. Tucson joins 38 other communities that have been granted status as a "bicycle friendly community" in recognition of their commitment to providing safe accommodation and facilities for bicyclists, and for their efforts to encourage bicycling for fun, fitness and transportation. The factors evaluated in determining the designation include:

- The physical environment for bicycling – on-street facilities, trails, parking, etc.
- Education programs to promote a "share the road" ethic among bicyclists and drivers
- Promotional initiatives to persuade people to ride or ride more often
- Enforcement of traffic laws for both motorists and bicyclists
- Future plans and evaluation techniques to improve conditions further

In presenting the Silver Award to Tucson, the Executive Director of the League of American Bicyclists noted, "Given the choice, people will and do ride their bikes. Bicycle Friendly Communities are special places, with a heightened sense of community spirit and an uncommon devotion to improving their quality of life. With political commitment, focused investment in infrastructure and policies, and broad community involvement, cities and towns can become better places not only to bicycle but also to live. The rewards for residents are huge: greater opportunities to lead active lifestyles,

improved air quality, and increased travel choices."

Among Tucson's most notable qualifications for the award are the policy of the Mayor and City Council to include bike lanes on all new street construction, as well as on all reconstruction projects. In addition, the City has an ambitious program to stripe up to 20 miles of new bike lanes in upcoming months, with additional phases of re-striping to follow.

In addition, the City of Tucson and Pima County are working together on a "Safe Routes to Schools Program," and have created "Share the Road" guides for bicyclists and motorists that have been distributed throughout the Tucson region. Tucson also sponsors Bike Month in March with a ten-day celebration and events called the Clean Air Fiesta. Each year, several thousand people submit pledges to use alternative modes of transportation, such as bicycling.

Currently, only four communities across the US have received the Gold Award Level – Boulder, CO; Corvallis, OR; Palo Alto, CA; and Portland, OR. No city has yet achieved a Platinum rating. However, an *ad hoc* Platinum Challenge Committee has recently been formed by the Tucson-Pima County Bicycle Advisory Committee, with resolutions of support from the County Board of Supervisors and the Tucson Mayor and Council.

The Committee's goal is to achieve the Platinum Award Level by 2006 and to obtain recognition of the entire eastern Pima County region as a bicycle friendly community.

Most of the new bike lanes to be constructed this year in the Tucson region are located in the northwest side of the city. Effective representation on the Tucson-Pima County Bicycle Advisory

Committee could result in badly needed improvements to the southeast side. Of particular concern in the Civano area is lack of safe connectivity between sections of existing designated bike routes along Irvington, Houghton, and Escalante over to Old Spanish Trail and Saguaro National Park. The Tucson-Pima County Bicycle Advisory Committee meets on the second Wednesday of each month at 6:00 P.M. at the Himmel Park Library, 1035 N. Treat Ave. (one block south of Speedway).

If you are interested in helping to advocate for improved bike routes in southeast Tucson, please contact Mike Eng, michaeleng@cox.net or 731-9763. Look for a new updated Tucson Metro Bike Map at your favorite bike shop.

Civano T-Shirts, Sweatshirts Are Coming Soon

Watch the Civano Neighbors Web site for your chance to order one of these articles of wearable Civano pride. Contact Stephanie Mitchell, 519-0299 or stephcam@mindspring.com for more information.



November 2004

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'Have Faith That the Universe Will Unfold as it Should' - Spock

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

As the thunderclouds roll around the continuing development of the Civano project, one aspect has been nailed down; the energy standards. It took a couple of rounds to work out the details of the first model plans in the next phase of Civano, but the first models all pass the energy standard.

Pulte has spent a great deal of effort to find the best, most reliable solar collectors on the market for water heating. Our own Civano resident, Rich Michal, has been working hard to hammer out the engineering details of the new home plans. As more of the development issues of Civano project continue be worked out, we are expecting clearing skies and plenty of sun for all those new collectors.

We can expect nice weather this month. It's a good time get outside and meet a new neighbor. Also, now is the time to check the filter on your heating plant. Cheap filters are not of much use in improving indoor air quality. Pleated filters are much more effective in removing airborne dust and lint.

For the month of November you may expect: Average Temperature - 59.2 F (15.1 C), Relative humidity 43%, Wind speed 8.3 mi/hr (3.7 m/s) and 104 Heating degree days with 8 Cooling degree days base 65 F (18.3 C).



You're going to love our specialty coffees, espresso drinks, tea, baked-goods, bagels, cheesecake and much more.

The coffee's always on at Javalinas at the nearby Rita Ranch Shopping Center, on the corner of Nexus and Valencia Blvd. We're open 6 a.m. to 10 p.m. Mondays through Thursdays; 6 a.m. to midnight Fridays; 7 a.m. to midnight, Saturdays, and 7 a.m. to 10 p.m. Sundays.



jan&paul's guest suite at civano

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Leadership Team Elections To Be Held Nov. 18 At Annual Meeting

By Mike Eng, Elections Chair

Five elected positions, four each with a term of two years, and one with the term of one year, on the *Civano Neighbors* Leadership Team need to be filled. The election will be held at the Annual Meeting, Nov. 18, 7 p.m. at Civano Community School. As always, you must be present to vote. Positions to be filled are:

- **Association Spokesperson** – The Association Spokesperson is the official contact person between the City of Tucson and *Civano Neighbors*, and also serves as the association's representative to the general public and media.

- **Treasurer** – The Treasurer is responsible for managing Civano Neighbors' checking account and financial transactions connected with neighborhood association activities.

- **At-Large Members** – Three At-Large Members help with functions and responsibilities that are shared among all the members of the Leadership Team, including monitoring local government decisions affecting the neighborhood, leading issue-focused Working Groups, facilitating neighborhood meetings, representing and advocating neighborhood interests with city officials, communicating information to members of the community, and helping to organize community events. Two At-Large Members will be elected for a term of two years, and one will be elected for a term of one year.

Any member of the neighborhood association – defined as all residents, non-resident homeowners, or business owners within the *Civano Neighbors* boundaries – can serve on the Leadership Team. However, elected Leadership Team members may not also simultaneously serve on the Civano I Neighborhood I Homeowners Association Board or Advisory Council. In addition to elected members, the Leadership Team also includes the chairs of all neighborhood association Working Groups.

The Civano Neighbors neighborhood association should not be confused with the Civano Neighborhood I Homeowner's Association (HOA). Civano Neighbors is a "public" entity representing our geographically defined neighborhood to the City of Tucson.

Civano Neighborhood I HOA is a "private" entity, whose membership is based on lot ownership and payment of membership dues in a housing development governed by Covenants, Conditions, and Restrictions (CC&Rs), which function as a legal easement on the uses of their property.

Questions? Contact Mike Eng at 731-9763 or michaeleng@cox.net.

Meet The Candidates For Your Leadership Team

Neighborhood Association Spokesperson:

Rick Hanson: I'm a candidate for the position of Association Spokesperson of Civano Neighbors, our neighborhood association. The position is demanding but is also rewarding. If elected I would expect to represent your views as spokesperson and build on what Simmons Buntin and the other members of the Leadership Team have established in the first two years of our existence. Here are my thoughts on a few of those activities.

First, continue the dialogue, as practicable, with Pulte Homes and the City on the build out of Civano neighborhoods 2 and 3. In my view we must continue to insist that the high standards envisioned for Civano and written into the governing documents, including live-work spaces, walking and biking trails, the reduction of vehicular traffic, energy savings (including water as well as gas and electricity) be adhered to. Perhaps more importantly, encourage the developer and the City to understand the goal, the emphasis, should be the building of a community of people, not a collection of villages of homes.

Second, encourage and promote the activities which bring us together as a community such as potlucks, morning coffee socials, the annual picnic and other special events and continue to provide meaningful and interesting general membership meetings, including continuing our modified consensus approach to decision making.

Third, expand the dialogue we've begun with the HOA Board and Advisory Council and assist where we can in the orderly transfer to a resident-managed community.

Finally, support our committees and task forces as they continue all the watchdog and planning work involved with the Houghton Corridor, Pantano Wash and proposed parkway, the disposition of the Neighborhood Center buildings, the build-out of the commercial center on Houghton and the many other proposals which will affect us and our neighborhood in the years to come.

I would appreciate your support.

Treasurer:

Ardi Whalen: I would like to become more involved in Civano; it's a fine community and we are happy that we chose it as our place of retirement. To that end, I've agreed to be a candidate for the office of treasurer. Years ago, while attending the Minnesota School of Business, I studied bookkeeping. Later, while attending the University of North Dakota, I was an assistant bookkeeper at an automobile dealership. Now I work part-time for Al Nichols, whom you all know, and use QuickBooks. My own checkbook is actually balanced to the penny.

Member-at-Large: (3 positions)

Stephanie Mitchell: I moved to Civano in April of this year with my husband, Cameron, and 1½ year-old daughter, Bridget. I have lived in Tucson for thirteen years and prior to becoming a stay-at-home mom, I was an Archivist for several local historical institutions. I am delighted to already feel so at home in this neighborhood and am eager to play an active role in the community-building which is already taking place. As a member of the leadership team, I would be willing to serve in a variety of capacities, bringing to each task a special interest in the youngest residents of Civano as well as a desire to see more daily goods and services available within walking distance.

Austin Gavin: I would like to represent you on the Civano neighborhood association as a Member-at-Large board member. I have a passion for working with people. Civano is a very diverse and dynamic community in the Tucson area. I am for creating Civano as one big family committed to working together - for each other. In working with other board members and on neighborhood projects, my experience as a Vice President of Sales for a Video Game company and owner of a small business, lends me the experience to work with and create a powerful team.

Dirk Mathias: My family and I are relative newcomers to Civano. We consider ourselves extremely fortunate to call Civano home and are creating ways in which we can contribute our strengths and experiences to help our community realize its full potential. I have a lifetime of experience in education, working with learners of all ages and am currently involved in the creation of the Civano Middle School and the Education Working Group. If elected, I intend to work toward furthering the role of Civano as a center for lifelong learning and the exploration of the possibilities of community building and living in balance with the natural environment.

Civano Neighbors Financial Statement Through October 2004

Starting Balance: 652

Expenses:

Town Crier: 3,044

Hats: 725

Web site 119

Supplies 77

Misc. 140

Acct Mnt. 56

Total: 4,432

Revenue:

Advertising: 3,300

Hats: 500

Picnic: 600

Total: **4,400 (32)**

Remaining to collect on ads: 600

Ending Balance **1,252**

Per Simmons:

Great Communities Start With Great Neighborhood Schools

A column by neighborhood association spokesperson Simmons Buntin



Just after the neighborhood association was formed in 2002, I was asked to write a statement of support for Civano Community School as a *neighborhood school*. It's fitting that as I write my final "Per Simmons" column as your spokesperson, I'll end with a few thoughts on the essential nature of neighborhood schools.

Let's start with the statement, which if anything, is truer today than when I first wrote it:

"In today's world – where mom drives the kids to school and soccer practice and the supermarket and back home – 'neighborhood school' is an 8 a.m to 3 p.m. place that is, with few exceptions, eerily vacant come late afternoon and on weekends.

"In the Community of Civano, neighborhood school takes on its most fundamental and richest meaning: a school for the entire neighborhood, where our children attend classes, where parents meet to discuss their children's academic and community growth, where the school itself becomes a forum for the community. Having a community school in our neighborhood means economies of scale, allowing the school and all the neighbors to share facilities, whether for classes, town meetings, or weekend workshops. It also means the community reciprocates by caring for the school just as it does its other cherished public buildings.

"In the end, the physical foundations of the education we provide are defined as much by our neighborhood as they are by our curricula and teachers – there is no better way to build a successful educational base than to make the school itself an integral part of the neighborhood."

In today's world, there is a waiting list for children to enter Civano Community School, a school where our children can walk or ride their bicycles along safe streets and paths to get to school. But what about tomorrow's world? What about when our children graduate from our community school?

There are two approaches. One works, and one does not. Let's start with the approach that does not work, because we'll *almost* see it soon in Civano Neighborhoods 2 and 3.

Schools, Minus the Neighborhood

In early discussions between the City of Tucson, Civano Neighbors, and the Vail School District, Pulte Homes agreed to set aside land for a "traditional" elementary school in Neighborhood 3, east of Neighborhood 1.

While discussions were only preliminary, it was anticipated that the school would be a multifunctional facility, serving academic needs during the day, community involvement and enrichment during the evenings, and community recreation on the weekends and after school.

Though not a neighborhood school in the same context as Civano Community School—which is not only a part of Civano's urban fabric but also a cornerstone of our community

design and social framework – it would meet many increasing community needs, the first of which is additional capacity and learning opportunities for students. The school was planned even with the nearing construction of a K-8 Vail School District school campus east of Mesquite Ranch, to our south.

As recently as September, Vail School District Superintendent Calvin Baker, along with members of the Civano Neighbors leadership team, believed plans were under way for the new Civano school. Unfortunately, Pulte had different plans, and had failed to communicate those either to Baker or Civano Neighbors.

Instead of setting aside land in Neighborhood 3 for a neighborhood school to which students could walk, Pulte opted to pay \$1,000 per home built to help fund the K-8 school already planned. At up to 1,500 new Pulte homes over the buildout of Neighborhoods 2 and 3, that isn't funding Vail School District will turn down. Assuming the District's forecasts are correct, however, the



approach doesn't resolve the issue that additional elementary capacity is still needed in or near Civano. Rather, it only postpones the need, and does so at a significant cost to the community.

Despite its misleading approach to both the District and the neighborhood association, Pulte has every right to choose a per-home fee rather than setting aside land. The fact that Pulte is not planning any communitywide public meeting space – with the possible exception of its large, central recreation center – coupled with the fact that the K-8 school will only be walkable by a fraction of students from Civano, is once again, apparently, within Pulte's purview.

But the decisions surely don't lend themselves to creating a neighborhood school, let alone a neighborhood.

Today, neighborhood schools are at risk not only in Tucson, but across the country. The National Trust for Historic Preservation – in its groundbreaking report *Historic Neighborhood Schools in the Age of Sprawl: Why Johnny Can't Walk to School* – concludes that only one in eight children walks to school today.

In Emmaus, a historic Pennsylvania town where some elementary schools have been in the same building for over 100 years, the opportunity for children to walk to school drives home sales considerably. The neighborhood schools "define our town's identity as a place with traditional values, often described as 'the type of community where the kids can still walk to school,'" says Joyce Marin, a member of the Emmaus Borough Council and advocate for neotraditional community-

building that includes schools as a central neighborhood component.

The Charter of the New Urbanism – forming the principles upon which Civano's planning and land use are based—states, "Concentrations of civic, institutional, and commercial activity should be embedded in neighborhoods and districts, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them."

An Approach That Works

Fortunately for Civano, we have a proven example of how a neighborhood school works, from both educational and community-building perspectives. And now that our children have graduated and are ready to move through middle school, community members – led by Dirk Matthias, an educator and chair of the new

Civano Neighbors Education Working Group – are creating the next level of neighborhood school: the Civano Neighborhood 1 Middle School.

The middle school is inspired by the principles of place-based education, the "integration of the students into their home ground and the restoration of the essential links between people and their place," says

Matthias.

"The Neighborhood 1 Middle School program," he continues, "seeks to produce rooted learners who understand that their actions matter and affect the community beyond the school. It is out of this particular formulation that the 'student as a resource to the community' takes form – that understanding that students need to be thought of as productive assets to the health of the community."

In order to make education a preparation for leadership – both locally and in wider contexts – the program will employ instructional strategies that "encourage self-discovery, empathy and caring, collaboration, reflection and metacognition, service and compassion, and a deep respect for the natural world."

While only a few students are enrolled – and they share the office space at Civano Community School – the student body will expand, and the middle school needs to find a permanent home.

One temporary possibility may be to share the Neighborhood 1 Neighborhood Center round building and its offices for the fledgling school. A long-term solution is needed soon, however.

A real possibility, then, is to build the school within walking distance of the current school, on the land at the southern

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Civano History 101

A short course in a long adventure

What's in a Name? Part II

Civano Streets Honor Community Leaders

By Paul Rollins



A committee was established in 1997 and candidates were selected to have streets in Civano named in their honor. All of the nominees represent the rich community history and deep personal values found in people throughout Tucson's neighborhoods. A "Street Naming Ceremony" took place on the site in May 1998. An historical plaque, showcasing the honorees, is on display and biographies are available in a brochure at the Civano Welcome Center, located in the Neighborhood Plaza.

Continuing our two-part series on the naming of the streets of Civano, part two includes the names of judges, community activists, police officers, ministers and several people who were honored for their exceptional contribution to the building of Civano. Many of the alleys also have names of honored Tucson citizens but they are not included in this series.

Sixto Molina, Jr. - *Sixto Molina Lane*: Described by others as a man of conscience, Sixto Molina has served as the cornerstone to the development of a partnership between the people on the Southside of Tucson and the Tucson Police Department. Sixto has been extremely active in helping others, from working with neighborhood leaders to solve long standing problems, to working with school administrators to reduce school violence.

Wayne Moody - *Wayne Moody Lane*: Wayne is an architect and community planner with over 35 years experience in the public and private sectors, primarily focusing on environmental, preservation and revitalizations efforts. Wayne led the planning team for Civano (then called Tucson Solar Village) and later served as its first Town Planner and Chief Architect. Wayne recently completed the planning, design and development of Milagro, a new cohousing community on Tucson's west side.

Joseph Parella - *Joseph Parella Lane*: Joseph was one of Tucson's finest. He came to Tucson to become a police officer and while on the job, he dedicated his services to helping neighborhoods eliminate the elements of drugs. Because of his work in the Yaqui neighborhood, residents are no longer troubled by drug trafficking, loitering, fights and other disturbances that prevent safe surroundings.

Cele Peterson - *Cele Peterson Lane*: Cele has lived in Tucson for approximately 60 years and has been a strong advocate for progress in the city. She often motivates others around her to volunteer for worthy civic causes. Cele continues to receive awards recognizing her for consistent community service, most recently from the Tucson Optimist group. The owner of a woman's dress shop, Cele Peterson is well known throughout the area as a smart business woman who has a strong love for Tucson.

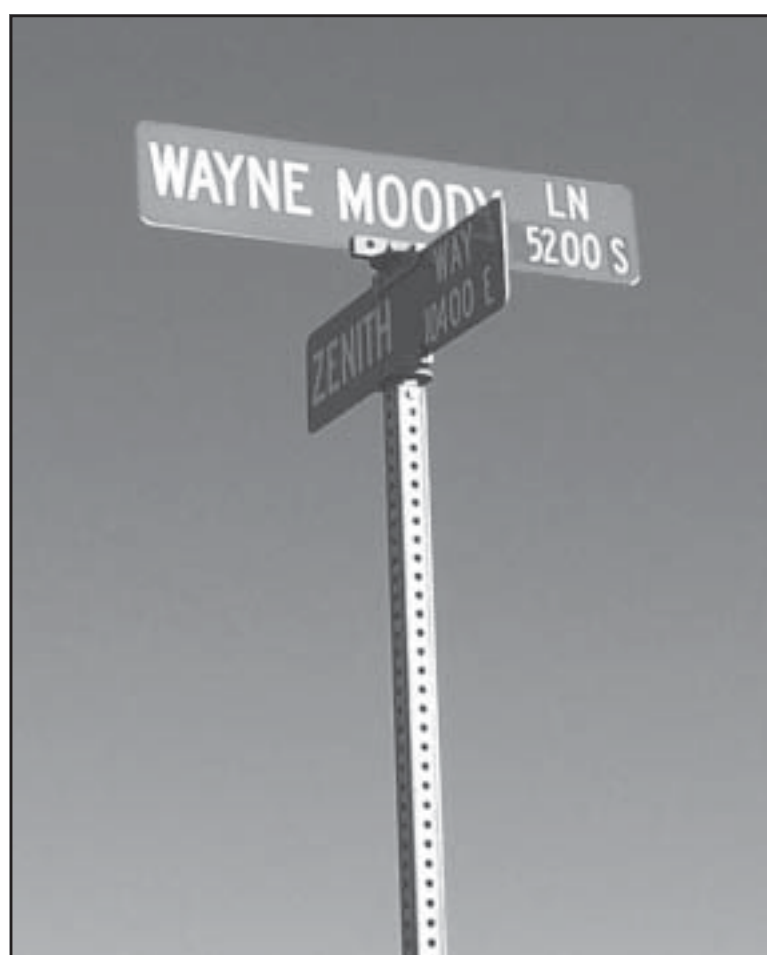
Robert and Richard Royston - *Roystons Lane*: Robert and Richard were identical twin brothers who traveled down the same career path. After years of impressive strides within their shared profession, the justice system, they both earned the position to serve the people of Arizona as superior court judges. Their unique style as individuals and their diligence to uphold equity within their community won them the respect and admiration of Tucson citizens.

Isadore Schifano - *Isadore Schifano Lane*: Isadore Schifano emigrated from Italy in 1920 and moved to Tucson in 1945. Skilled as a plaster contractor for housing and light commercial structures, Isadore contributed to the post-war growth of the city of Tucson. His high quality workmanship can be seen still standing and helps serve town residents and small business owners today. Isadore is appreciated for his honesty, diligent work ethic and willingness to fight for what is right for the community.

George Tolman - *George Tolman Place*: George Tolman is Minister Emeritus of the First Christian Church of Tucson, where he served as Pastor for over thirty years. He was the founding member and first vice president of the Tucson Ecumenical Council, and co-founder of Tucson's "Habitat for Humanity." George was involved with Civano in the early 90s as a member of Life Quest, a non-sectarian group that helped rescue Civano when state funding was being threatened. His voluntary service with Primavera has helped Tucsonans find employment and housing.

Richard Ashley - *Richard Ashley Circle*: Richard Ashley, Civano Construction Manager, has put his heart into the building of Civano since he supervised the construction of the first Civano building, Global Solar, in 1997. He has managed the building of all Civano's commercial structures, the parks, pools, and the infrastructure, including the reclaimed water system, streets, and sidewalks. The street that bears his name was once a gravel pit until Rick "found" the 20,000 yards of dirt need to fill the huge hole.

(proll5082@aol.com)



Did You Know?

One might logically assume that Thunder Sky Way was named after the stormy, thunder skies of the Tucson monsoon season. Not so. Thunder Sky was actually the name of the spirit guide of one of the members of the original selection committee that was formed to create names for Civano streets.

When asked if anyone could think of a cool sounding name for a Civano street, one of the committee members (whose name shall remain unknown) suggested that Thunder Sky had a nice sound to it and it might bring a special blessing to Civano.

Civano Neighbors Newsfronts

Per Simmons...

Continued from Page 4

edge of Block 2, east of Nightbloom Way. It's an ideal location that will serve all three neighborhoods, providing additional community enrichment opportunities through community-oriented learning, parent and neighbor participation, expanded public meeting space, and perhaps even recreational facilities.

It's clear that we cannot build great communities without great schools. And by and large we cannot have great schools without significant neighborhood support. Make schools one of the critical elements of neighborhoods, for starters, by locating them centrally and making them accessible to the entire community.

We're capitalizing on those simple concepts in Neighborhood 1, and what a difference it makes.

Response by Calvin Baker, Superintendent, Vail School District

Thanks for the opportunity to follow up on Simmons Buntin's "Great Communities Start with Great Neighborhood Schools." Simmons raises some concerns I'd like to address, because they point to the need for a continuing conversation – not just with Pulte Homes and other developers, but with all of the new and existing neighborhoods in southeast Tucson. Great communities do start with great neighborhood schools – at Vail School District, our vision is for neighborhood schools of varying sizes that meet varying neighborhood needs.

So while in some areas of town, and indeed across the country, "neighborhood schools" may be 8 a.m. to 3 p.m. places, that isn't necessarily true in the Vail School District. In Rita Ranch, for example, we essentially are the park system. Soccer practice – along with softball, little league and other sports league activities – are almost certainly at school. In addition, our schools have a heavy concentration of tutoring, after-school care and other student activities. Desert Sky has

a nationally-acclaimed "Citizen Schools" project, while Old Vail Middle School just received a grant for the Big Brothers/Big Sisters program to operate after school.

For Civano, we have a wonderful operating model in Civano Community School, in its most basic sense a true neighborhood school. I couldn't agree more with Simmons in his statement about the school, because "there is no better way to build a successful educational base than to make the school itself an integral part of the neighborhood."

We also support Dirk Matthias' efforts for the Neighborhood 1 Middle School, though are concerned that building codes could be a problem with the Neighborhood Center round building, even as a short-term solution.

In Civano, we are still pursuing a 'traditional' elementary school in Neighborhood 3. Our vision is based on the critical need to look long-term. For many years to come, the Mesquite Ranch site could serve all of Mesquite Ranch and Civano.

Eventually, however, there will be more development behind and around Mesquite Ranch. It would be best for those students to attend the elementary school at Mesquite Ranch, with Civano having its own elementary school, in addition to the existing Civano Community School.

In an early October meeting with Pulte, we did verbally agree to the \$1,000 per house – for now. However, we also mutually agreed the topic of a school site would remain open. We are putting language to that effect in the agreement. While I would prefer a guaranteed school site, I can appreciate the Pulte position of not knowing what product will sell and how the development will proceed.

If the "new" Civano is like the current Civano, the number of students per house will be much lower than in our other neighborhoods. All that being said, let me again emphasize that our preference would be a guaranteed elementary school site.

Even at these more traditional school sites – as with the example of Emmaus, Pennsylvania – we find that homes close to schools sell more quickly. Every time we built a school in Rita Ranch, the lots near the site were sold almost immediately. I also believe the huge volume of sales in the Corona area are due, in large part, to the new elementary school placed there. Schools give neighborhoods legitimacy.

Finally, while it's true that schools should be sized and located to enable children to walk or bicycle to them, there are certain "breaking points" in school size. Many elementary schools in the Phoenix area, for example, are being built for 1,000+ students – with the reasonable assumption that size promotes efficiency. We want no part of such large schools for the reasons pointed out in Simmons' editorial. However, we do need about 600 to justify a full-time principal.

A school the size of the current Civano Community School can survive without an on-site principal, although such operations require a special kind of staff. Once a school gets just a little bit bigger, a principal is needed on site. In other words, a school must be either very small (60 or less) with no principal, medium-sized (600) with one principal, or huge (1,000+) with a principal and at least one assistant principal.

I absolutely agree that we cannot build great communities without great schools – and we cannot have great schools without significant neighborhood support.

New Team To Produce Civano Town Crier

A new production team takes over *The Town Crier* beginning with the next issue (January 2005). Editor is Judie Kelly (jkelly64@cox.net; Phone: 885-6601). Production managers are Brian Zacher and Shelley DeVere (Brian.Zacher@smsc.com; Phone: 546-2074). Advertising Director is Paul Rollins (PRoll5082@aol.com; Phone: 296-8181).

The Town Crier is the official newspaper of Civano Neighbors neighborhood association. It is published six times each year in January, March, May, July, September, and November. The newspaper is supported entirely by advertising and everyone working on it is a volunteer.



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

Next issue: January 2005

Editor:

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November 2004

Civano Neighbors Newsfronts

Mary Webber Park Dedication Nov. 6, 1 p.m.

The Mary Webber Park (the oval park east of Neighborhood Center) will be dedicated on Saturday, Nov. 6, 1 p.m., on the south side of the park. The ceremony will feature the unveiling of a beautiful tile plaque donated by community members and friends, with a quote chosen by husband Bill and daughter Nancy.

The dedication will include readings by family, Civano neighbors, and friends as well as other dedication services. For those who did not have the opportunity to know her, Mary was a long-time sustainability advocate and Civano pioneer, who we tragically lost to cancer earlier this year.

The entire Civano community is invited to the park dedication. For further information, please contact Tahnee Robertson at 731-0572 or Simmons Buntin at 722-5977.

'Meet Your Neighbor For Coffee' Sat., Nov. 13 At Activity Center

The monthly "Meet Your Neighbor for Coffee" informal breakfast will be held in the Activity Room (Suite 101) at the Civano Neighborhood Center on Saturday, November 13, from 8:30 to 11 a.m.

Maureen Smith and Mary Pagel will host this event. RSVP 396-5428 if you can bring food. Newcomers are our guests.

Do you have a new email address? Please check the Civano Residents Directory on the Civaneighbors.com Web site. Maybe your email is one of the ones that needs updating.

Community Center Entrepreneurs



Several neighbors took part in a roundtable discussion at Civano Neighbors September meeting moderated by Neighborhood Center Working Group Chair Paul Rollins about new businesses planned (or already in operation) in the neighborhood center area. A Merchant's Association has already been formed.

Newcomers Working Group Has Busy Year

The Civano Neighbors Newcomers Working Group finds and welcome new residents. If you are new or if someone new moves in near you, please call Sharlene Gillette at 296-7060. All she needs is an address or lot number. The group appreciates help in finding new residents and want to deliver a Welcome Packet to introduce them to Civano businesses, activities, and events.

The group delivered 92 Welcome Packets this year. Many thanks to all who contributed materials and information and to those who helped assemble and deliver the packets. If you value this endeavor, you can volunteer to help by calling Sharlene.

The group will be stuffing the Welcome Packets soon. Please get materials for the packets and also for the Civano Notebooks to Sharlene. It's good publicity for your group. Just bring 30-60 copies of your materials to 10553 E. George Brookbank Pl. Also, you may bring your materials to the *Meet Your Neighbors for Coffee* breakfasts. It's a great way to let neighbors know what's happening here.

Our "Meet Your Neighbors for Coffee" events have been very successful, attracting up to 80 people for each breakfast. We hope to continue these. The host families have graciously opened their homes, and many of you have contributed food, supplies, and time to make these events happen.

The November breakfast will mark a change - moving from homes to the Activity Center, and changing the breakfasts to more of a potluck style. These breakfasts are all volunteer. There is no budget. If you are interested in helping host a breakfast or have suggestions or contributions, please call Sharlene. They are looking for new volunteers. Newcomers Work Group presently includes Pat Canady, Monica Eng, Paul Rollins, Mary Pagel, Evelyn Dyson, and Sharlene Gillette.

Annual Meeting: 7 p.m., Nov. 18, 2004 At Civano Community School

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Civano Neighbors Annual Report – 2003/2004

October 2003

At the neighborhood associations' second annual leadership team elections October 16, residents Brian Zacher and Jim Kelly were elected to new two-year terms, and Jack Kelly was re-elected for a two-year term. Many thanks to Tahnee Robertson and Alan Boertjens for their leadership team service.

Neighbors approved by consensus a position statement asking Mayor and Council to postpone acting on the proposed revisions, by Fannie Mae and Pulte Homes, of key Civano guiding documents until several issues were resolved.

November 2003

Representatives from the Arizona Department of Transportation presented ADOT's recommendations resulting from the Houghton Road Corridor Study at the November 20 Civano Neighbors general meeting. Under that proposal, Houghton would become a six-lane divided parkway, similar to Aviation Highway, by 2030. Beyond 2030, ADOT recommended Houghton become an eight-lane, concrete barrier-divided urban freeway.

Following a series of meetings between the neighborhood association and the city, in which our concerns from the October position statement were addressed, Civano Neighbors issued an updated position statement, based on new community consensus, in favor of changes to the guiding documents.

December 2003

At the December 8 Mayor and City Council public hearing, Association Spokesperson Simmons Buntin spoke in support of changes to Civano's guiding documents, and in support of zoning condition changes for Pulte's Civano II plat at the northeast corner of Houghton and Bilby Roads, so long as previous Pulte commitments are met, the community remains involved in a collaborative discourse, and Pulte "works to meet the original vision of Civano." Mayor and Council approved the revisions, and the revised documents are available at www.CivanoNeighbors.com.

January 2004

At the January 22 Civano Neighbors general meeting, unanimous consensus was reached on a position statement regarding the Houghton Road Corridor Study recommendations: "While Civano Neighbors understands and supports the need for regional transportation solutions in southeast Tucson, we are opposed to any limited-access freeway or any alternative that would require removal of Civano homes or businesses along Houghton Road." Additionally, all proposals should plan and provide for mass transit along Houghton. ADOT eventually removed the eight-lane freeway component of its recommendations.

Civano Neighbors held a full group brainstorming session for 2004 planning. Issues addressed at the session include enhanced internal communications, orientation, and education for newcomers and neighbors about Civano's sustainability goals; community ownership of the Neighborhood 1 Neighborhood Center round building (created as a town hall); Irvington Road/Pantano Parkway extension between Civano and Pantano Wash; and creating a list of easy ways for neighbors to get more involved in the neighborhood association and their community.

March 2004

On March 1, Civano Neighbors issued a statement of concern regarding the elimination of custom lots in Neighborhood 1. Following consensus from the March 18 general meeting, Civano Neighbors issued a position statement: "The opportunity to build a resource-efficient, progressive custom home is an important element and critical aspect of Civano. That is why Civano Neighbors

Dear Civano Neighbor:

Civano Neighbors' second annual report reviews the major activities of the previous year. This year we learned more about – and became active in – proposals both within the neighborhood and around the community, including the Houghton Road Corridor Study, Irvington Road/Pantano Parkway extension, Pulte's development of Neighborhoods 2 and 3, Desert Country custom lots, Block 2, and other Neighborhood 1 lot and Neighborhood Center areas. A lot is going on, and the old adage "never a dull moment" couldn't be more true.

We'd like to thank the community for continued participation in the neighborhood association. Special thanks are extended to Civano Community School for hosting our events, homeowners who open up their homes for the popular Newcomers Breakfasts every month, the countless volunteers for working groups and *The Town Crier*, homebuilders for continuing to share plans, and City staff – Ward IV, Department of Urban Planning & Design, Development Services Department, and many others – for providing guidance as we all work to make Civano an even better place to live, work, and play.

**Sincerely,
Civano Neighbors Leadership Team**

negotiated a commitment from Pulte Homes to set aside five percent of total lot yield in Neighborhoods 2 and 3 for 'innovative builders' of custom homes. And that is why the Civano Neighbors neighborhood association today reiterates its support for maintaining and adequately marketing the currently available custom lots in Neighborhood 1." Following the position statement, Fannie Mae agreed to set aside custom lots along two carriage lanes. The custom lots, once adequately marketed, sold very quickly.

At the March general meeting, homebuilder Tom Doucette presented concepts for his Presidio homes on Lot 526, west of Civano Community School, as well as territorial and Arizona ranch style homes in the Desert Country area and on Block 2, east of Nightbloom Way. Wayne Smith and Ike Isaacson presented Voyager Homes' Promenade plans for the lots surrounding the Mary Webber Memorial Park (oval park northeast of Neighborhood Center).

Consensus was also reached to send a letter to Fannie Mae requesting the developer provide amenities such as a large gazebo, BBQs, and benches in Mary Webber Park, with the construction of the homes around the park.

Pulte Working Group chair Patrick Whelan provided an update on development of Neighborhoods 2 and 3, noting that there is new Pulte Tucson Division management, and expressing a growing concern that Pulte is not being as responsive to the neighborhood as it once was, and as it has committed to.

April 2004

More than 150 neighbors attended the Second Annual Civano Neighbors Spring Picnic at Civano Community School on April 24, 2004. With hybrid car and solar technology demonstrations, live music, plenty of good food, and wonderful weather, a great time was had by all!

May 2004

Representatives from the City's Department of Urban Planning & Design, Civano 1 Neighborhood HOA, and Civano Neighbors hosted a meeting to discuss the proposed Irvington Road/Pantano Parkway extension, which includes the Pantano River Park. The purpose of

the road, which is not likely to be constructed for at least five to ten years, is to alleviate anticipated traffic along Houghton Road.

June 2004

On June 8, 2004, the Pulte Working Group met with Pulte's new Civano management team and City of Tucson Department of Urban Planning & Design representatives. It was the first meeting between Civano Neighbors and Pulte since January. Civano Neighbors representatives left the meeting with a growing list of issues and with an awareness that Pulte is trying to change the conditions of its earlier agreements with the neighborhood association by changing definitions or neglecting to account for other requirements, such as a regional park in Neighborhood 2 or 3.

July 2004

In July, Civano Neighbors learned that Tucson Medical Center is interested in building a hospital in the Civano town center area along Houghton and Drexel. Details of the medical facility are not yet available, though David Case – who still owns much of the land – committed to working with the community in developing his parcel in a neotraditional manner to meet community needs if the TMC proposal moves forward.

Tom Doucette presented additional details on Lot 526 (Presidio at Civano), Desert Country, and Block 2 projects at the July 22 Civano Neighbors general meeting. The Block 2 area, through the Neighborhood 1 Specific Plan, calls for a community orchard. Doucette will preserve that option.

Pulte Homes staff and consultants presented to over 100 neighbors at the July 22 general meeting. Vice President of Lands Dennis Krahn noted that the name has not been determined, but will be "Something at Civano." The Pulte team stated that 260 of the site's 450 acres are developable for between 1,300 and 1,500 homes, in a "variety of products." Pulte intends to "respect the landscape that exists, incorporating the washes," and will develop Neighborhoods 2 and 3 in four units. The team said that "landscaping is as important as architecture in the development."

August 2004

Association Spokesperson Simmons Buntin represented Civano Neighbors in the Fourth Annual Ward 4 Back to School Bash on August 7. The Bash served over 4,000 pancakes, 1,100 eggs, 2,100 sausage links, 20 gallons of orange juice, 27 gallons of milk, and 135 cups of coffee to hundreds of attendees at the Clements Recreation Center, and provided much-needed school supplies for area youth.

September 2004

Civano Neighbors received an informal draft copy of Pulte's *Civano Draft Master Plan and Planned Area Development* after recently learning that the revised master plan and planned area development were being combined into one document, based on a recommendation by the City.

Because the draft was received only a day before the September 23 Civano Neighbors general meeting, and just a week before Pulte's only public meeting on the documents, Civano Neighbors issued a letter noting the late receipt.

Paul Rollins moderated a Neighborhood Center roundtable with neighbors currently operating or planning to open businesses in or around the Neighborhood 1 Neighborhood Center.

October 2004

Following months of discussion, Civano Neighbors sent a letter to Fannie Mae expressing concern that Fannie Mae not simply sell off components of the Neighborhood 1 Neighborhood Center without first consulting the community. Fannie Mae sold off its portion of the town center area without notifying any Civano stakeholder.