

CIVANO®

**Community of Civano
Neighborhood One**

Design Manual

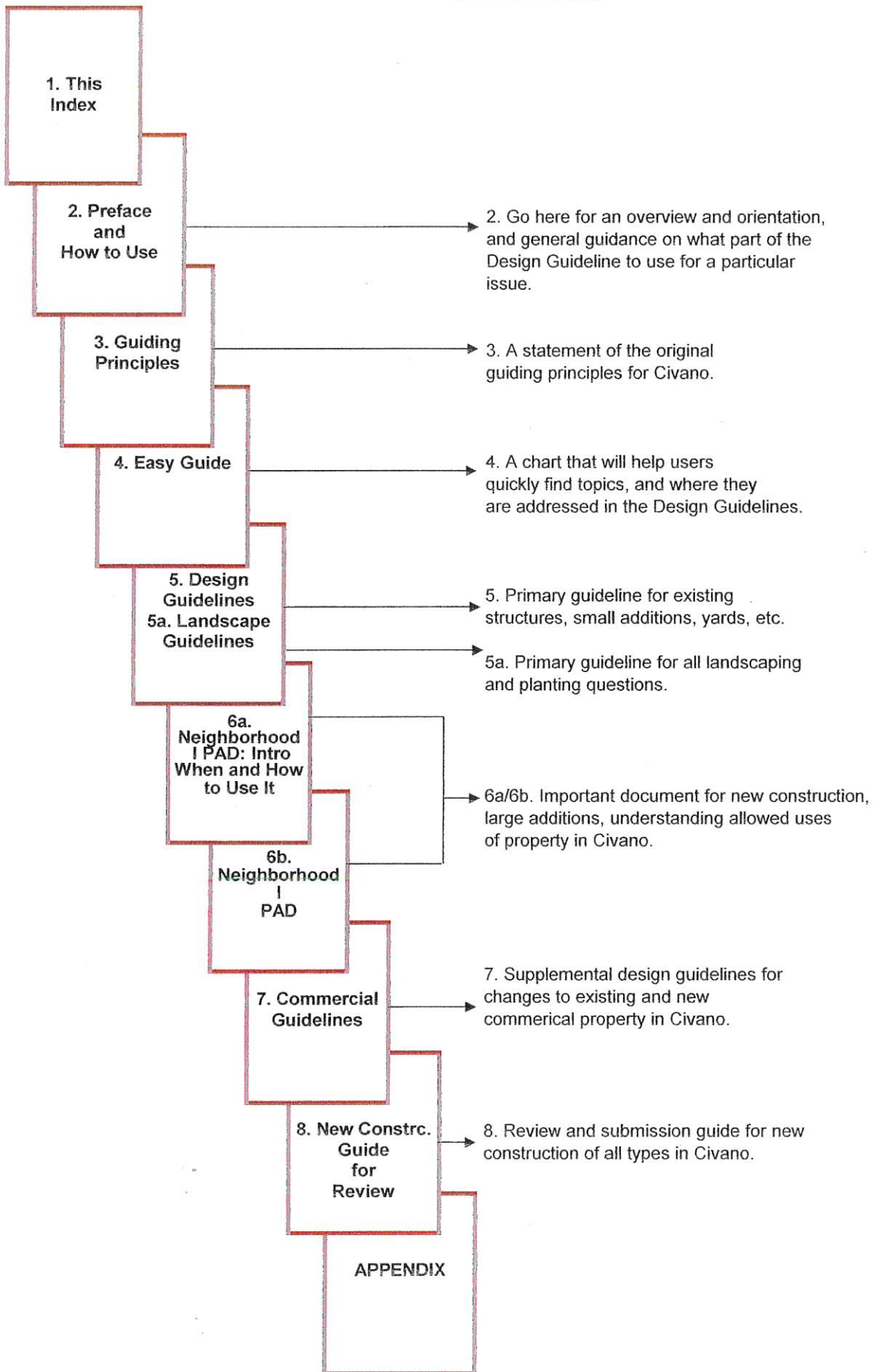
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Section 1

Visual Index of this Manual

May 2016

**Civano Design Guidelines Manual
A Visual Index**



Section 2

Preface and How to Use this Document

May 2016

INTRODUCTION and PREAMBLE (June 2012)

This addition of the Civano Neighborhood I Design Manual [See Note#1 below on the distinction between "Manual" vs. "Guideline"] builds on its predecessors. It is more complete, better organized, easier to use, and more user friendly. It is broken down into topics, and within each of its sections references are made to various other documents which impact and regulate the "look and feel" of our Community.

Creating this new comprehensive edition of the Design Manual and ensuring its accuracy was no small task. The Community of Civano owes a debt of gratitude to the Design Guidelines Task Force.

The purpose of this document is the same as its predecessors: to help this Community retain and enhance its special look and feel and characteristics, while providing room for individual creativity. This is a "living document", that is, it will be periodically reviewed and revised as required to continue to become more comprehensive and user friendly.

We should note that if you have become a lot owner in Civano, or if you are contemplating purchasing a lot in Civano Neighborhood 1; you are obligated to have changes to your property and any plans you have for building on your lot reviewed for compliance with the governing documents of this Community. See the **Visual Index** as a place to get started: it will help the user determine which part of the Manual best addresses what they are doing with their lot. The key parts of this Manual are also posted on the Civano Neighborhood 1 Website, along with instructions on how to use them and make application for changes to your property.

How this Design Manual is Organized

This Guideline addresses everything from pre-approved items for existing homes to zoning rules, and a description of the process for the review of new construction. The Guideline components are as follow:

- **The Visual Index**
- **Guiding Principles**
- **Easy Guide.** (Section #4) This is a chart that helps the user quickly find where to go in the Design Guidelines and Landscape Design Guidelines to find answers on a given topic.
- **The Design Guidelines.** (Section 5a) This Section is the main part of the Manual, and will be the one most people will use, since it deals mostly with existing homes or yards that a homeowner may want to modify, add elements or small structures to, or in some other way change the appearance of the property.
- **The Landscape Design Guidelines.** (Section 5b) This Section deals with all issues relating to landscaping, including ground cover, walls, entry gates, suggested and prohibited plants.
- **The Civano I Planned Area Development or PAD.** (Section 6) This Section deals with the zoning for the Community. Zoning gives guidance, rules, and limitations for the uses allowed in a community; and for the spatial relationship between structures in the Community. Civano is a

special zoning district overlay to the basic Land Use Code of the City of Tucson. This Section has a short introduction on how to use the Civano I PAD. You will be most likely to use this section if you are contemplating doing one to the following:

- Adding a new addition to your home.
- Building an entirely new structure on your lot that already has a structure on it.
- Building anything on a vacant lot.
- Putting a non-residential use into an existing home, or new addition or structure.

Commercial Design Guidelines. (Section 7) This Section addresses the special needs and design requirements and rules for commercial properties in Civano, especially the Civano Center. Both owners and tenants in commercial properties need to be familiar with these guidelines.

Design Review Process for New Construction. (Section 8) This Section describes the submission process and requirements for the review and approval of new construction on vacant land in Civano. In addition to providing a complete set of architectural, engineering, and site plans; new construction documentation must demonstrate how the planned construction will meet the basic resource conservation goals for Civano. This section has advice on how to approach this task.

- **The Appendix.** (Section 9) This Section shows examples various documents:
 - The various application forms to be used for design reviews, and gives some advice on how to use them.
 - Copies of key documents that impact the look and feel, and construction of Civano; and gives directions to reach sources.

Note#1: In this document, a "Guideline" is a document that gives specific guidance on a specific topic like architectural topics or landscape design topics. The word "Manual" is used to refer to the entire collection of guidelines and documents relating the regulation of the look and feel of this Community.

Section 3

**Original Guiding
Principles**

May 2016

General Design Concepts and Guiding Principles

Note: This document, from the 1998 edition of the Civano Design Guidelines, is included in the Design Manual to give a sense of what the original design intentions were for the Community. It addresses broad principles and goals. The various design guidelines included in the Manual provide the manner in which these principles, as they have evolved over time, can be implemented.

There are four main conceptual principles integrated into the Civano Design Guidelines and recommendations. These factors were viewed as guiding principles in both conceptualizing and detailing the original community plan, and should continue to be used as first principles in any specific programming for spatial layout, design details, or zoning interpretations or decisions. The four conceptual principles are:

Building Community

Civano is about building community; about connecting with each other. The Civano plan is designed to encourage face-to-face meeting and interaction. Gathering places, meeting areas, cafes, safe and livable streets where automobile traffic is encouraged to slow down; all of these create a fine-grain mix of uses, and the ability to reduce the time spent in an auto.

The plan is based upon principles of "New Urbanism" of which "Neo-Traditional Planning" is a part. The plan is laid out with important gathering places like the Neighborhood Center, the Community School, and recreational facilities located to encourage connection. There is a rich hierarchy of public, semi-public, semi-private and private spaces. Streets are laid out in short segments ending in important views or deflect in direction so that the street environment is easily defined visually, avoiding the anonymity so prevalent in most suburban areas. The streets are designed almost as if the auto is an intruder, certainly to be tamed and to be slowed down to the speed of pedestrians and cyclists. As drivers enter into the territory of the Civano streets, they become aware of the human scale and the need for care and caution. The streets are to be lived in as well as the homes. Pedestrian spaces are designed to be comfortable and to make the any walking trip as pleasurable as possible, with shade and places to rest and meet with neighbors.

Connection with the Land

The form of the land and the way it has weathered over time speaks to its potential for development. The drainage and erosion patterns, its visual setting, the way vegetation has grown on it; all form a pattern to impact the built forms to be placed on the land.

The Civano plan seeks to respect these forms and patterns and further develop their connections with the built fabric. The richest parts of the land, in terms of drainage patterns, water resources and resulting vegetation patterns are preserved. As the built environment is superimposed upon these patterns, it is designed to enhance the pattern of the land--by directing the flow of water runoff into areas which support vegetation and wildlife, by making connections both visual and physical between the built environment and the prime natural areas, and by expanding the extent of heavily vegetated areas into the built environment.

Respect for Climate

The Civano plan seeks to acknowledge the natural patterns of the sun, the wind and the seasons in a number of ways: through attention to orientation of buildings relative to these factors; through the creation of public spaces which support human comfort through natural means; by planting shade trees nurtured by natural runoff; and by minimizing the amount of heat absorbed--in buildings and in streets, resulting in minimizing the energy needed to reduce the impact of that heat, both for energy consumption and human comfort.

Regeneration

Principles of sustainability include strategies for conservation, regeneration, and stewardship of resources. Because of a general lack of responsible stewardship of our resources over the past several decades, conservation alone does not appear to be sufficient to restore the ecosystem to a natural balance. Therefore, strategies of regeneration need to be applied also. Regeneration implies that each action and resource be viewed as an opportunity to actively create energy and balance, rather than "status quo," and each "improvement" can serve more than one purpose.

Examples of regenerative principles embodied in this plan include restoration of natural riparian habitats, planting of food-producing crops which serve not only for shade but also for community income and community ritual in planting, tending and harvesting crops.

Design standards and restrictions have been developed to implement the design philosophy of Civano. Minimum standards of design provide direction to Owners and Builders in the development (planning, design, and construction) of their Residences and other structures to insure compatibility with the general philosophy of Civano. However, the purpose of the DG is not to create conformity, but to create a harmonious architectural approach compatible with these principles. The DRC will encourage creativity in design, innovative use of materials, and unique methods of construction so long as the final result is consistent with The Community of Civano overall philosophy and the DG.

In addition to these four conceptual principles, there are two other general issues that were given much attention as being critical to creating a unique "look and feel" for Civano: color and exterior lighting.

The Colors of Civano

The Colors of Civano are designed to reflect Civano's unique attributes of a community focused on sensitivities to both the natural and human environment. Community is diversity within unity. Color can match the activity and attitude of the architecture, the location and the area use. Color is used to promote community while reflecting individual styles. Large exterior surfaces would vary in shade and intensity. Brighter more saturated colors would be used to accent architectural details and smaller utilitarian objects such as mailboxes. In other words, muted colors soften; bright colors strengthen. All colors enhance individual as well as community environments. Color should be viewed as the expression of the intended and existing attitudes and uses of a given area. And, Color should enrich the Civano experience through its vibrancy and its subtlety.

Color Palette

A color palette has been created for Civano by the Community of Civano, LLC Design Team and the Color Consultant, Leslie Johnston of Have A Nice Design. The colors in this palette represent only those colors which would be applied by paint, stain, or pigment and include such exterior elements as walls, doors, roofs, fences, and trims. There are no restrictions on natural building materials, such as rammed earth, brick, or adobe. Landscaping should also be viewed as additional color enhancing materials.

The 3 criteria which serve as the foundation of the color palette are 1) the density layout of the community, 2) the broad range of personality preferences within the buyer base, and 3) regional and local color schematics. Generally speaking, the Neighborhood Center Density colors are most intense with the greatest contrast and difference in values to exemplify the increased activity and urban environment; while the Neighborhood Edge District colors are more subtle with an emphasis on the natural environment, exemplifying the transition into the natural desert environment.

Additions/Deletions to the Color Palette

The Color Palette is meant to serve as an evolving palette that may include additions and deletions at any time as deemed by the Design Review Committee. Any builder, resident or commercial tenant may suggest additions to the color palette. These additions must adhere to the system established by the color palette and all changes must meet with the approval of the DRC.

Application of Color

The Community of Civano requires that the paint used for exterior surfaces be classified as low or no volatile organic chemical (VOC) paint and contain no more than 120g/l and be applied by spray technique to minimize the impact on the environment. High VOC paints produce ground level ozone and photochemical smog, both of which are known to cause adverse health effects. The application technique of spraying reduces wastage of paint thereby decreasing costs and cleanup. All excess paint must be disposed of properly. Washing of application materials on-site is prohibited.

Exterior Lighting

An overall exterior lighting concept for The Community of Civano was carefully developed. The intent of this lighting concept is to create a unified, natural effect that will not interfere or compete with the dramatic night-time panorama of views of the desert, and the surrounding mountains. Proposed exterior lighting schemes must be approved by the DRC.

"Site lighting" means lighting mounted on the ground, on site walls, or by other means as decorative accent lighting or for the purpose of providing safe passage around the Improvements. Site lighting must be directed downward onto vegetation, the ground, or boulders, and not upon the building.

"Building lighting" means lighting built into or mounted to buildings on walls, ceilings, eaves, or other locations for the purpose of providing decorative illumination, area illumination, general illumination, or security illumination for select and specific locations. Building lighting must be directed downward away from adjacent Building Envelopes and Common Areas.

All exterior lighting must provide for complete shielding of light sources. No bare lamps will be permitted. Care should be taken to shield the lamp from view. One should see the effect of the light, not the lamp itself.

All lamps shall have a rated lumens initial value equal to or less than a standard incandescent general service 60-watt lamp.

Up-lighting will generally be disallowed, as will an excessive number of fixtures, or excess light levels and glare.

All lighting must meet the Pima County Light Ordinance regulations as a minimum standard.

Each Owner is responsible for complying with the above outlined standards during the development and subsequent occupancy of their Residence. However, the DRC shall reserve the right to require an Owner to correct, repair, replace, or remove any exterior light or combination of lighting that is determined by the DRC to not comply with these standards.

Section 4

PLACEHOLDER ONLY
For Easy Guide to Design Guidelines
and Landscape Guidelines