

DRAFT

Guiding Principles Between The Civano Community & Rincon Community Hospital at Civano

On January 22 and February 22, 2005, members of the Civano community and the Rincon Community Hospital at Civano, a hospital to be operated by TMC HealthCare, conducted over four hours of workshops to develop Guiding Principles to steer the future development of TMC HealthCare-owned properties in the Commercial Pavilions PAD (Planned Area Development) District of Civano. The Guiding Principles will be presented to the community for discussion and approval at the Civano Neighbors general meeting in March.

Draft of Guiding Principles

- Civano residents, as embodied by the Civano Neighbors neighborhood association, and Rincon Community Hospital at Civano will develop and maintain a continuing relationship, to include formal and informal dialogue during and after the planning and development of the TMC HealthCare-controlled sites.
- Future developments on TMC HealthCare-owned properties at Civano will strive to:
 - Facilitate community interaction and programs
 - Reflect Civano's unique traditions and ecosystem
 - Complement and enhance the appearance of the Civano community and the natural environment
 - Maximize safe pedestrian connectivity and accessibility within the development and to the existing community.
 - Minimize the impact of vehicular traffic within the residential sections of the Civano community and use traffic calming measures where appropriate.
 - Be a demonstration project that offers positive, innovative, economically viable, and replicable examples to inspire and guide others.
 - Meet or exceed Civano's existing IMPACT Standards as appropriate. The US Green Building Council's *Leadership in Energy and Environmental Design (LEED) Green Building Rating System* will be used as a guide for design and construction although it is recognized that no LEED standards yet exist for hospitals.

The Rincon Community Hospital at Civano and TMC HealthCare are committed to incorporating these Guiding Principles where possible into future development of the properties it owns in the Civano Pavilions PAD District sites.

The Civano community and TMC HealthCare acknowledge that the Principles do not reflect a commitment from other Civano Pavilions PAD District landowners.

As a non-profit, locally owned institution providing vital medical services to an under-served region of Arizona, TMC HealthCare's adherence to these principles will be consistent with its obligation to maintain its financial well being through financially responsible operations and development of new facilities.

Note: This is a draft crafted by participants in Workshops I & II.. It does not represent a final agreement between the Civano Community and the TMC HealthCare.