

***Comments from Workshop I: Developing Guiding Principles Between
The Civano Community & Rincon Community Hospital at Civano***

On January 22, 2005 members of the Civano community and the Rincon Community Hospital at Civano, a hospital to be operated by TMC HealthCare, conducted a four hour workshop 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. During the discussion, the community members offered the following comments and suggestions:

- Think about development at the PAD Pavilions as part of the whole Civano Community
- Enjoyment of outdoor spaces – passive recreation
- Meeting space (indoor & outdoor) near the hospital
- Architectural design of buildings and streetscapes – how it feels/looks/is integrated with the center
- Curvilinear street patterns
- Natural contours and character of the land
- Keep landscape natural – a desert look for open spaces rather than formal turfed/fountained green spaces
- Parking garages increase comfort for hospital guests
- Concerns about traffic on Houghton increasing
- There could be worse neighbors than TMC
- Want guarantees that the land will be developed in a certain way
- In commercial zone: Health food store, organic food – sustainable living in a holistic way incl. sense of place and related services promoting sustainability and health
- Walkability to basic services – post office, library (not all boutique-y or touristy services for visitors to Civano – an example for other communities growing in southwest.
- Opportunities to “age in community” -- be able to stay in their homes with needed services nearby (many multi-generational families in Civano already)
- Emphasis on prevention and wellness services at the new medical services; visiting nurse services and home health care in the community; hospice and other supportive services
- Teen and pre-teen programming -- social activities, structured, e.g. meeting/recreation space – so they can stay in the community. This is the parallel to “aging in place”
- Prevent barriers to pedestrian use/walkability throughout Civano, including in an around the medical and other areas.
- This is a community that seeks to find what is both good for and works for everybody. For example, hospitals have meeting spaces – perhaps they can have space the community could sometimes share.
- State land purchase initially encourages sustainable practices; some mandates are attached from Civano’s origins. These values and goals should extend to new development.

- There is a rumor of a Trader Joe's coming near Global Solar.
- What about a Community Center (class/meeting rooms, performance areas, gathering areas).
- A gym would be a good addition, maybe at the hospital
- At the hospital, how about some volunteer opportunities for older and younger folks for work experience and volunteerism in general.
- Leverage the hospital's volume to encourage sustainable purchasing methods and products.
- TMC – has a workforce development initiative currently to attract young people to health professions. They provide programs for young people to be exposed to the medical environment and begin on an educational track
- Landscaping – xeriscaping, attention to animal and plant communities that are part of the life already existing. Themed areas or educational components in the landscape.
- Approved Civano landscape plant list should be incorporated into future development.
- Traffic – No increase in traffic on Civano Blvd.
- Safe bicycling environment, including the bike route – can we extend a nice long bike route with no cut-offs
- Pedestrian/bike connections between Civano Blvd. and the PAD pavilions site
- Traffic Calming on Drexel – make sure Drexel is only as 'major' a road as it needs to be
- Collaboration between TMC and Civano could include innovations like IT connections between resident/patients and the hospital. "Tele-health" systems. Perhaps there are federal funds that Civano and TMC could gather together re: these programs.
- Integrated health – wellness, naturo-paths, massage therapy, and other alternative health care, preventative care, healthy foods
- Great opportunity for emphasizing preventative health measure
- Complementary and Alternative Medicine (CAM) – TMC has an opportunity to lead with this (prefer not to see it at UMC), incl. integrating practitioners with the staff and advocate for these practices. Also, Civano has some related practitioners. These should be incorporated into services offered and inter-related at TMC. At least 40% of Americans are using some form of CAM. But 28% don't tell their doctors
- How open is TMC to developing non-profit elements like community centers and trails? TMC is non-profit which includes a mix of profit-center services and non-profit services. TMC is already providing some of the services being discussed already. TMC is ready to be a real member of the community and a good neighbor.
- How likely is it that TMC will continue to own it and redevelop or sell? TMC has no history with this sort of land deal/development. TMC is planning on continuing to own the land (after it's purchased) and develop it according to the plan/PAD. We want to be judged by our actions
- Quiet and low light are important and views are important!!
- Think about architecture that is native to the place
- Attention to the slopes and hydrology
- Create outdoor living and meeting space – needs also programming to draw people there. This expands indoor and outdoor space, especially with use of shading.

- How about a community contract with individuals for obtaining health services (both preventive and acute). Medical savings plan dollars can be spent in a range of places. This funding source could be captured by TMC if they made it doable and easy.
- Prefer no stoplight at the new curb cut for the hospital. One is already going in at Drexel and Houghton
- Desire to make pedestrian paths low-lit but well-enough lit and properly landscaped for safety.
- Minimize obstruction of hospital emergency vehicle traffic flow from Houghton to the hospital. Perhaps main entry should be from Drexel or the south. And Pedestrian traffic and paths should be respected along Houghton.
- Broadway and 6th Ave and Campbell – there is a development with apartments above shops. Retail can be mixed with retail to encourage all day/night life.
- Amory Park del Sol – Little neighborhood (new urbanist, solar, integrated with historic neighborhood while still including diversity)
- Rio Nuevo – will be doing retail development. SP – is helping to develop that.
- Parks and Garden committee c – need for shade (i.e. Ramadas)
- Member of the community should be on the hospital board and involved in the development/planning process for the site.
- Design architecture unique and native to Tucson. Armory, Barrio, and other styles that integrate well together and flows well.
- New developments should be attractive, accessible, and useful from the community and Houghton Road side. Should really be useful as services available through well-connected pedestrian paths.
- In hospital – please integrate massage as part of healing processes – always a part of the service from the beginning.
- Airplane flight paths – can they be moved from over Civano? At least try to increase their awareness.
- Civano is a walking and biking community – want to keep that walkability
- The same principles used to develop the hospital should be applied to the entire area.
- Plants should be harvested and protected.
- See Global Solar --- their level of landscaping is a good example. 220 trees salvaged and relocated there. They are experts in this at the nursery.
- Pulte wants to reduce its PAD requirement for plant harvesting to 30%. Community will fight it.
- Healing gardens would be very compatible with the community and TMC.
- Civano is a demonstration project –

Comments TMC Received via Email from Civano Residents

1) From: Ingrid Anderson

Date: Jan. 18, 2005

“Nice to talk with you this morning. Thanks for considering the input from our community. We have many people interested in health and healing arts and I think an innovative hospital with emphasis on complimentary healing arts would be so wonderful for this community. I teach yoga and Pilates and am currently teaching in my home and will be growing my business in Civano in a larger space by March 2005. I also have an interest in essential oils and am currently learning more about healing properties of oils. I hope you will have moment to look at the hospital in Woodbury MN - Woodwinds-as an example of what a hospital could embrace as complimentary healing art: Guided imagery, essential oils, music therapy, healing touch. The website is www.woodwinds.org. The hospital is well respected people love it and Dr's are also very attracted to working there. My sister in law is a nurse in the twin cities and raves about how great this hospital is.

The ability to offer courses in various aspects continuing health education for example; prenatal, stress reduction, meditation and yoga, healthy backs, intro to essential oils, and many more that would be a great addition to this far east side of Tucson. Thanks for your consideration of this ideas.

Any questions or comments you may e mail me back.

Thanks again, Ingrid Anderson”

2) From: Jeffrey E. Johnston, Ph.D.

Date: Jan. 24, 2005

“Dear Julia,

One thing that was overlooked at the meeting Saturday was the issue of litter. I had owned a home previously that bordered a commercial area, and found litter to be a big problem. This is especially true in the desert, where there are a lot of thorny plants that act as "flagpoles" for bags an debris.

How can this problem be addressed?

1) The businesses must be responsible for litter generated on their property. To prevent finger pointing, they could all pay into a maintenance fund, where this can be cleaned up on a daily basis.

2) A barrier be erected so trash cannot make it into the surrounding parkland.

*Best Regards,
Jeffrey E. Johnston, Ph.D.”*

3) From: Sylvia Edwards
Date: Jan. 25, 2005

“Dear Julia,

I was at the meeting last Thursday, but was unable to attend on Saturday. I wanted to let you know that I am extremely pleased that TMC has decided to develop the area in Civano. I believe a full service hospital is greatly needed for our growing area.

I also agree with one of the gentlemen that spoke on Thursday. Along with being environmentally forward looking, I and the people that I have met since moving to Civano, tend towards the holistic in health care. Some integrated form of medicine would be welcomed I believe.

I did not hear what kind of time line is planned for the development, can you let me know?

Many thanks,

Regards,

Sylvia Edwards”