

# CIVITA | San Diego, California, U.S



Size: 230 acres, 4,780 units

Dates: 2006-20021

Team: The Grant Family, Sudberry Properties

Description: Civita is a planned development on the site of a former gravel quarry. Through four stages, the development will build residential, commercial and office spaces in a walkable community.

Intent: Create a range of housing opportunities, foster a sense of place, preserve open space, increase alternative transportation options, community gardens, LEED ND Gold

**S**  
Sit+Place

GOALS: (Food) NA ; (Habitat+Biodiversity) 60-70 acres of open space ; (Transport) NA

STRATEGIES: (Food) Planned community garden space ; (Habitat+Biodiversity) Planned preserve open space for parks and native plantings. Parks have not yet been constructed ; (Transport) Extensive traffic assessment and planning, hybrid vehicle share program, alternative fuel public transportation planned, still vehicle reliant, without mass-transit options traffic congestion has increased.

**W**  
Water

GOALS: Exceed California’s 20% water saving standard.

STRATEGIES: Drainage ditch, landscaping requires potable irrigation until greywater recycling is implemented.

**E**  
Energy

GOALS: Exceed California’s 15% reduction in energy usage standard.

STRATEGIES: Energy management system, solar PV in field, LED street lighting.

**E**  
Equity

Percentage of affordable units: 10% (Affordable units for seniors)

GOALS: Vibrant community.

STRATEGIES: Mixed use community, dog parks, amenities and services, master planned for density with a range of housing types, walkable neighborhoods.

**M**  
Materials

GOALS: (Materials) NA ; (Waste) Exceed California’s 50% construction waste reduction standard.

STRATEGIES: (Materials) New materials shipped from within 500 miles. ; (Waste) Recycling infrastructure, recycling collection for construction waste.

SUSTAINABILITY MATRIX

|                               |  | STANDARD  | GOOD   | BETTER   | LIVING COMMUNITY | REGENERATIVE |
|-------------------------------|--|---|--|--|------------------|--------------|
| <b>S</b><br>Site+Place        | Limits to growth                       |   | Developed for density/limits growth, contains open space   |  |                  |              |
|                               | Urban Ag                               |   | Some community garden space  |  |                  |              |
|                               | Habitat Exchange                       |   | Landscaping includes parks, landscaping, some emphasis on storm water management.                                  |  |                  |              |
|                               | Human Powered Living                   |   |  | Walkable streets, bicycle infrastructure, public transit links, car sharing, EV charging stations, easy access to services |                  |              |
| <b>W</b><br>Water             | Net Positive Water                     |   | Some stormwater reuse or infiltration, grey water recycling, conservation goals                                    |  |                  |              |
|                               | Net Positive Energy                    |   | 2030 standards goal of efficiency, some reduction goals for energy & carbon, some renewable energy, solar PV ready |  |                  |              |
| <b>E</b><br>Energy            | Civilized Environment                  |   |  | Community has some organization and collaborates on 1-2 of the living community listed programs                            |                  |              |
|                               | Healthy Neighborhood Design            |   |  | Access to walking and bike trails connecting amenities, parks, recreation areas  |                  |              |
|                               | Biophilic Environment                  |   | Development includes park & has some landscaping   |  |                  |              |
|                               | Resilient Community Connections        | Nothing considered/ not reported                              |  |  |                  |              |
| <b>H</b><br>Health+ Happiness | Living Material Plan                   | Standard construction & material selection                    |  |  |                  |              |
|                               | Embodied Carbon Footprint              | No embodied carbon measuring or offsetting greater than code  |  |  |                  |              |
|                               | Net Positive Waste                     | Standard construction, material selection, & waste collection |  |  |                  |              |
|                               | Human Scale and Humane Places          |   |  | Project is designed to create human-scaled places, promotes culture & interaction  |                  |              |
| <b>M</b><br>Materials         | Universal Access to Nature and Place   |   | Access to parks, promotes sense of place, some daylighting strategies for buildings                                |  |                  |              |
|                               | Universal Access to Community Services |   |  | Diversity of services available in community easily accessible by different modes of transportation,                       |                  |              |
|                               | Equitable Investment                   | No contribution to charity                                    |  |  |                  |              |
| <b>E</b><br>Equity            | Beauty and Spirit                      |   |  |  |                  |              |
|                               | Inspiration and Education              |   | Some education on the developments attributes, some opportunities for community events                             |  |                  |              |
| <b>B</b><br>Beauty            |  |   |  |  |                  |              |

SOURCES:

<http://www.civitalife.com/>  
<http://urbanland.uli.org/planning-design/civita-san-diego-s-new-city-within-the-city/>  
<http://www.sandiegouniontribune.com/news/2015/aug/21/civita-park-construction/>



THE MCKNIGHT FOUNDATION



AIA  
Minnesota