

Civita

San Diego, California, U.S.



Size:

230 acres, 4,780 units

Dates:

2006 - 2021

Project Team:

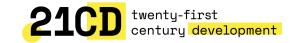
The Grant Family, Sudberry Properties

© Civita

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. Civita is designed to create a range of housing opportunities, foster a sense of place, preserve open space, increase alternative transportation options, encourage community gardens, and meet LEED ND Gold standards.

Goals & Strategies

Place	
Food	Goals: Goals not defined. Strategies: Planned community garden space.
Habitat	Goals: 60-70 acres of open space. Strategies: Planned preserved open space for parks and native plantings. Parks have not yet been constructed.
Transportation	Goals: Goals not defined. Strategies: Extensive traffic assessment and planning. Hybrid vehicle share program. Alternative fuel transportation planned. Still vehicle-reliant; without mass transit options, traffic congestion has increased.
Water	
Water	Goals: Exceed California's 20% water saving standard. Strategies: Drainage ditch. Landscaping requires potable irrigation until greywater recycling is implemented.

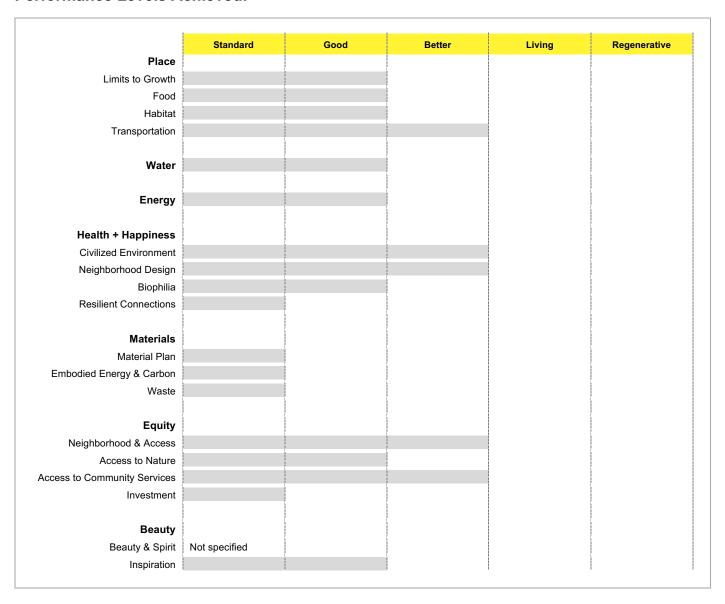


∠y Energy		
Energy	Goals: Exceed California's 15% reduction in energy use standard. Strategies: Energy management system. Solar PV in field. LED street lighting.	
Health + Happiness (Details not provided by researchers)		
Materials		
Embodied Energy & Carbon	Goals: Goals not defined. Strategies: New materials shipped from within 500 miles.	
Waste	Goals: Exceed California's 50% construction waste reduction standard. Strategies: Recycling infrastructure. Recycling collection for construction waste.	
吕 Equity		
Neighborhood & Access	Goals: 10% affordable senior units. Vibrant community. Strategies: Mixed use communities. Master planned for density with a range of housing types and walkable neighborhoods.	
Access to Nature	Goals: Goals not defined. Strategies: Dog parks.	
Access to Community Services	Goals: Goals not defined. Strategies: Amenities and services.	
Beauty	(Details not provided by researchers)	

> See next page for Performance Levels achieved



Performance Levels Achieved:



Sources:

https://www.civitalife.com/

https://urbanland.uli.org/planning-design/civita-san-diego-s-new-city-within-the-city/

 $\underline{https://www.sandiegouniontribune.com/business/growth-development/sdut-civita-park-construction-2015aug21-htmlstory.html}$

*Note: This case study was developed using found information.

21st Century Development is a model for the creation of regenerative communities that strives to provide a healthy environment for all people and living systems now and in a dynamic future.

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