

Civita

San Diego, California, U.S.



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Size:
230 acres, 4,780 units






Dates:
2006 – 2021

Project Team:
The Grant Family, Sudberry Properties

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.

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

> See next page for Performance Levels achieved

Performance Levels Achieved:

	Standard	Good	Better	Living	Regenerative
Place					
Limits to Growth					
Food					
Habitat					
Transportation					
Water					
Energy					
Health + Happiness					
Civilized Environment					
Neighborhood Design					
Biophilia					
Resilient Connections					
Materials					
Material Plan					
Embodied Energy & Carbon					
Waste					
Equity					
Neighborhood & Access					
Access to Nature					
Access to Community Services					
Investment					
Beauty					
Beauty & Spirit	Not specified				
Inspiration					

Sources:

- <https://www.civitalife.com/>
- <https://urbanland.uli.org/planning-design/civita-san-diego-s-new-city-within-the-city/>
- <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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