



What a “street front” COULD look like if developed using Civano Neighborhood One, Neighborhood Edge District Planning.

The Piper Viner Homes in the “Desert Country” section of Neighborhood One are all in the “Neighborhood Edge” District. This is how dense development in that District can be, and how close together homes can be.

The City of Tucson is proposing to include the **Block One** area of Neighborhood One (also called Northridge) into the current Civano Neighborhood One PAD (Planned Area Development); and include it in a “Neighborhood Edge” district. Civano, N1 is composed of different district types, each of which has its own planning requirements, which include density, setbacks, etc.

What would it look like if **Block One** were developed using Neighborhood Edge Standards?



What the members of Civano, Neighborhood One have now.

A typical section along S. Civano Blvd. showing the pedestrian walkway and the view of the Rincons beyond.



What Northridge (Block One) COULD look like.

Inclusion in the Civano Neighborhood One PAD and the Neighborhood Edge District could still create this elevation along S. Civano Blvd.



What Northridge (Block One) SHOULD look like.

If Developed according to the history of official Civano and City of Tucson planning documents, using R-1 zoning; and not allowing RCP zoning. This would yield somewhere around 25 larger lots.