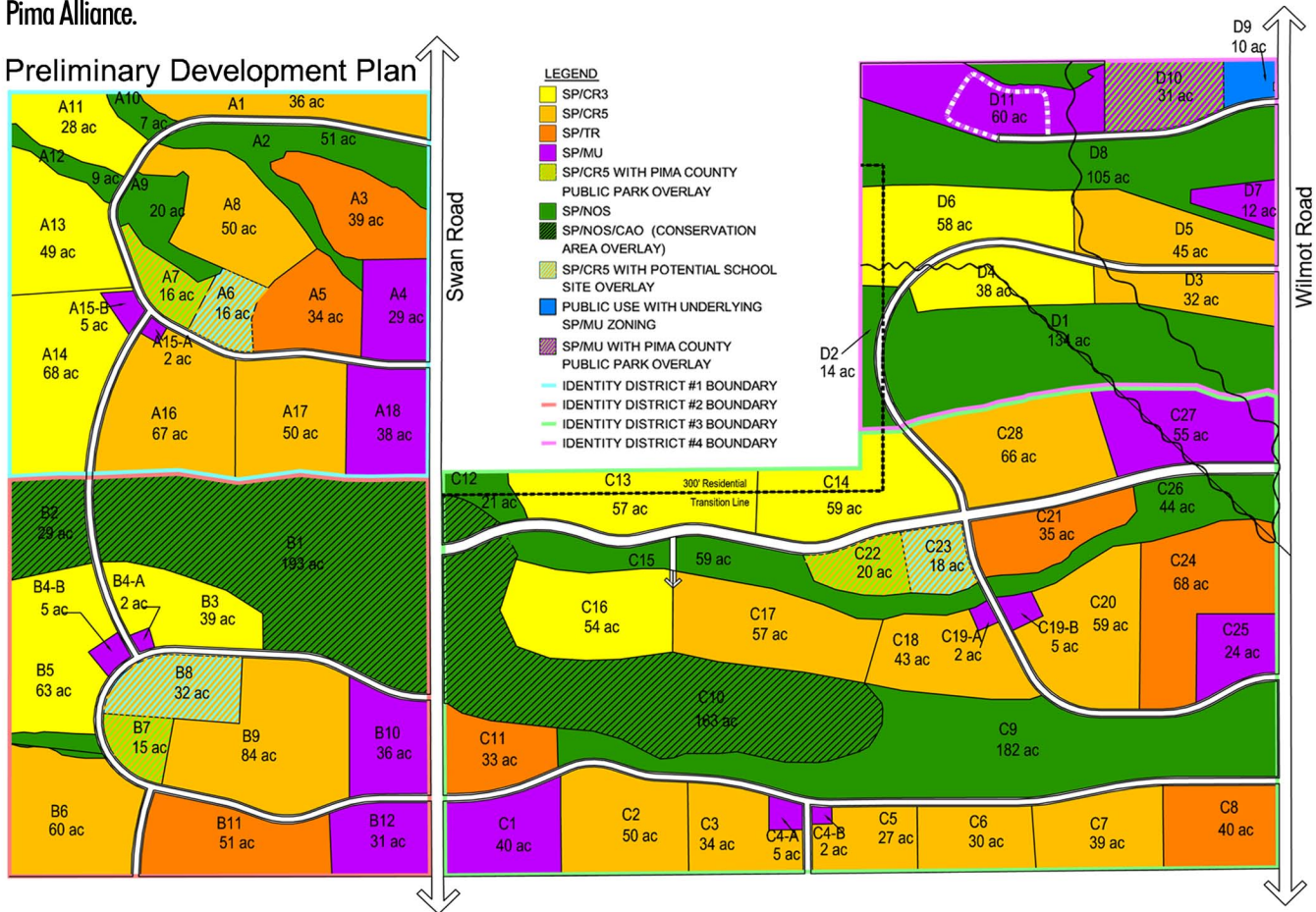


Swan Southlands (later branded as Verano) is a 3,184 acre Master Planned Community in the southeast portion of Metropolitan Tucson area. This ecologically responsive plan will preserve and enhance major biological corridors that intersect the site, as well as preserve the desert ambiance and amenities by orienting the roadways and residential neighborhoods to the project natural open space corridors. LVA's land planning efforts were publically recognized through the nomination and reception of the 2005 Common Ground Award from the Metropolitan Pima Alliance.

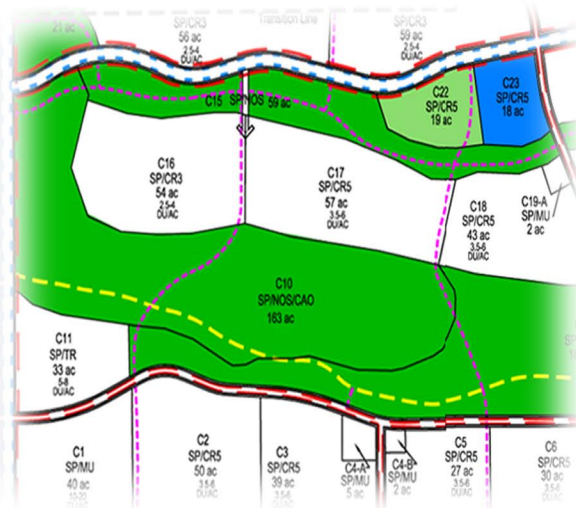
Preliminary Development Plan



Project Information

- 3,184 Ac.
- 991 acres of Natural Open Space
- Variety of housing types
- Retail/Commercial
- Open Space Network linked to neighborhoods
- Neighborhood Parks, Community Open Spaces
- 30 acre District Park
- Wildlife Corridors
- Natural Desert Ambiance
- County owned land as part of project area
- Land exchange proposed under agreement with Pima County

Open Space & Trails Plan



LVA provided land entitlement and master planning services including site analysis, a specific plan and development regulations. The land entitlement effort also included a major public participation plan and program, supervision of the Riparian Habitat Analysis, Biological Impact Report, Archeological studies and the 10-year Pima Pineapple Cactus Study. The land entitlement, in the form of a regulatory Specific Plan, was approved by the Pima County Board of Supervisors in the fall of 2005.