

enough to accommodate some active recreational needs. Two smaller greens are also provided with this design, so that no homes will be further than 600' from a green space.

The interconnected street grid and green space distribution promotes pedestrian flows throughout the development. Sidewalks will carry pedestrians to the commercial area at Hayden Run and Cosgray, where it is possible that a future transit stop could be established by COTA.

*C. A variety of housing stock serves a range of incomes and age groups and includes backyard apartments, apartments above shops and residential units adjacent to work places.*

A wide variety of homes will serve a range of incomes and age groups. Dominion Homes will offer homes to include conventional single family homes in the Neighborhood Edge portions of the site, single family detached townhouse condominiums for the Neighborhood General sections of the site, and attached condominiums in the Neighborhood Center portions of the site. In addition, there will be a small overlap of these homes within adjacent zoning districts.

*D. A variety of business types are accommodated, from retail and professional offices to "live-work" units and outbuildings for start up businesses. The office stock serves a range from home occupations to conventional office buildings. The retail stock includes a range from the corner store to small supermarkets.*

A ±12.2-acre CPD site is proposed for the corner of Hayden Run and Cosgray Road. This is envisioned to accommodate neighborhood commercial uses up to and including a grocery store. Development standards accompany this TND application that will govern the build-out of this site. They are written to ensure that a neo-traditional approach to the development occurs, and that the building setbacks along the eastern edge are "TND-like" to form an urban streetscape.

In addition to the CPD site, we are providing two smaller sites for neighborhood commercial uses at the intersection of the new Britton-Cosgray connector and Leppert extended. In addition to providing for "corner store" type retail or possible office, this will also create visual interest along this new corridor. Lastly, many employment based uses and shopping opportunities exist to the east at the Tuttle mall area and to the south in Hilliard.

*E. Special sites are reserved for civic buildings to serve as symbols of the community, thus enhancing community identity.*

Many small neighborhood greens have been planned for these neighborhoods. These will serve passive recreational needs and provide community-gathering spaces. A community building is proposed to serve the needs of the townhouse community in the