

Neighborhood Center district. Two large parks and one smaller park are reserved for public uses that could also be used for smaller civic buildings.

F. A variety of civic spaces take the form of parks, greens, squares and plazas.

A variety of civic spaces are dispersed throughout the two neighborhoods and vary in size from $\pm 1/2$ acre to over 11 acres.

G. A variety of thoroughfares are designed to be equitable to the pedestrian, bicycle and automobile. Thoroughfares are connected in such a way as to encourage walking and reduce the number and length of automobile trips.

Thoroughfare types include the Britton-Cosgray connector, collector streets, local streets and lanes as well as bicycle paths and sidewalks. All streets and lanes are interconnected with entrances to the neighborhoods from adjacent surrounding roads. A bicycle path is proposed to run along Hayden Run, linking the site to the surrounding context. Pedestrian trails will link green spaces along the railroad ROW and the gas line easement, in conjunction with sidewalks and lanes

H. Building frontages spatially delineate thoroughfares and civic spaces and mask parking lots.

The streetscape defines the thoroughfares and is characterized by a variety of house types. In all cases, the streets will be defined by the homes, which will generally have tight setbacks to promote a pedestrian oriented streetscape. Some of the homes will feature setback attached garages; a portion of the homes will be serviced by attached or detached garages accessed from lanes, which will mask the parking all together. On street parking will be provided for guests.

I. Smaller block sizes reflecting intensity of use for each district will serve to support the above principles.

Block size is consistent with the transect diagrams illustration for neighborhood edge and neighborhood general. Most blocks will be about 600'-800' in length. A few are longer (up to 1000' length), and in those situations the house lots are organized to minimize the "visual" length of the streets (see plan).

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