

**Character District: Mayfest Hill**

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Development  
Patterns Allowed TND, CLD, VCD

District Description Anchored by Civic Space, Mayfest Hill provides a gateway into town where drivers are treated to a glimpse of Bastrop's geographically sensitive design and views of the Colorado River Basin. Residential roads and buildings are tucked away into the hills, providing a tranquil space between the major roadways. The Civic Spaces pull neighborhood and area residents together into lively events and gatherings, utilizing the available road network.

**Development patterns: Traditional Neighborhood Development (TND):** The standard building block grid layout for streets and blocks.

**Village Center Development (VCD):** Dense grouping of predominately P4 and P5 buildings along small, pedestrian-oriented streets with vehicular-oriented streets external to the development.

**Cluster Land Development (CLD):** Consolidates development into one area while preserving natural space in other areas. This is typically used in the Lost Pines Habitat Conservation Plan area (toad habitat).