



New Urbanism arrives in North Clayton

By Walt Hibner, Executive Director
Home Builders Association of Dayton

This week, among the many events in the Dayton area, a festive focus will turn to the northern portion of Montgomery County as the North Clayton “Village of Dreams Tour of Homes” will take place. This show will highlight a new concept to the Dayton area. The “New Urbanism” vision creates a town center with a variety of homes within a very short walk. There will be beautiful single-family homes, twin homes and live/work homes on display. All nestled around pocket parks, coffee and candy shops and salons.

Some principles of New Urbanism are being applied increasingly to projects at the full range of scales from a single building to an entire community - small towns, to large cities.

- Walkability – most things within a ten-minute walk and pedestrian friendly street design and exclusive pedestrian areas.
- Mixed-Use and Diversity - a mix of shops, offices, apartments, and homes on site; mixed-use within neighborhoods, within blocks, and within buildings, diversity of people - of ages, income levels, cultures, and races.
- Mixed Housing - a range of types, sizes and prices in closer proximity.
- Quality Architecture & Urban Design - emphasis on beauty, aesthetics, human comfort, and creating a sense of place; Special placement of civic uses and sites within community.
- Increased Density - More buildings, residences, shops, and services closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live.
- Sustainability - Minimal environmental impact of development and its operations, eco-friendly

technologies, respect for ecology and value of natural systems, energy efficiency, more local production, more walking, less driving.

The benefits of New Urbanism include benefits to the residents that add up to a higher quality of life, better places to live, work and play, less traffic, healthier lifestyle, close proximity to retail and services, more opportunities to get to know others in the neighborhood resulting in meaningful relationships with more people. And more efficient use of tax money with less spent on spread out utilities and roads.

Businesses also benefit by increased sales due to more foot traffic & people spending less on cars and gas; more profits due to spending less on advertising and large signs; better lifestyle by living above shop in live-work units - saves the stressful & costly commute; economies of scale in marketing due to close proximity and cooperation with other local businesses; smaller spaces promote small local business incubation; lower rents due to smaller spaces & smaller parking lots; healthier lifestyle due to more walking and being near healthier restaurants; more community involvement from being part of community and knowing residents.

New Urbanism also benefits the municipalities by stable, appreciating tax base; less spent per capita on infrastructure and utilities than typical suburban development due to compact, high-density nature of projects; increased tax base due to more buildings packed into a tighter area; less traffic congestion due to walkability of design; the presence of more people day and night; less resistance from community; better overall community image and sense of place; easy to install transit where it's not, and improve it where it is; greater civic involvement of population leads to better governance.

So, if you would like to see and experience the benefits of New Urbanism for yourself, you can tour the Dayton area's latest example by visiting the North Clayton, Village of Dreams Tour of Homes on September 7, 8, 9 & 14, 15, 16 from 4 to 9 Fri., 12 to 9 Sat., and 12 to 7 Sunday. North Clayton Village is located on National Rd. (US 40) at Hoke Road. For more information, you can call the HBA of Dayton at 937-298-2900.