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Warwick Grove
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A New Traditional Neighborhood by
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Perhaps you're bored with suburban sprawl and its cookie-cutter homes and strip malls. Maybe you wish you could walk to the store or the movies instead of having to drive everywhere. Or, possibly you long for the old-fashioned, friendly neighborhoods of your youth. You might want to consider one of the many traditional neighborhood developments (TNDs) that are popping up all over the country.

TNDs (also called neotraditional, neoclassical or new urban neighborhoods) are generally smaller, more intimate neighborhoods with wide sidewalks, tree-lined streets and town centers offering varied businesses and services.

Houses are typically closer to the street, with front porches for easy socializing and garages hidden away on the sides or in back of the homes and accessed by a service lane or alley. Yards are smaller, so residents have less lawn and landscaping maintenance. Streets are narrower, slowing traffic, and crime is often lower simply because more eyes are on the street at any given time.

Bonni Masi Oswald, who has lived in Warwick, NY, for 23 years, is currently building a home in a brand new TND called Warwick Grove adjacent to the historic village of Warwick. She's looking forward to sitting on her front porch and talking with her neighbors, and she expects to put in some time in the community card room.

"The social life will be great," she says. "When you're in a neighborhood, you get together with other people more. I plan to be a big walker, too, and I'll be able to ride my bike more."

Providing what is known as "smart growth," these traditional neighborhood developments are becoming hot properties. Since the first TNDs sprang up in the early 1980s, 369 have now been built or are under construction, with 279 more in the works.

"The average annual growth rate has been 28 percent since we started tracking it in 1996," says Rob Steuteville, editor and publisher of New Urban News in Ithaca, NY. "But last year showed an even higher growth rate than we've seen previously."

Each TND typically has one or more town centers with grocery stores, dry cleaners, video rental stores, pizza parlors, coffee shops and restaurants. Community services like churches, post offices, parks, walking and biking trails, community centers, public pools, libraries, schools and day-care centers are often included. Village greens are common, in addition to smaller "pocket parks" sprinkled throughout the development. Thanks to all the amenities and

Town centers, sidewalks and front porches encourage interaction among neighbors in these developments

By Katy Koontz

The **New** Old-Fashioned Neighborhood



About 50 miles from New York City, Warwick Grove offers single-family homes, townhouses and condos on 130 acres.



HERBERT STUDIOS PHOTOS

extra features in TNDs, property values are often higher than they are in similar homes found in standard suburban neighborhoods.

Housing in TNDs comes in many different types — including starter homes, upscale single-family dwellings, townhomes, condominiums, apartments and sometimes even assisted-living quarters. The mix is not haphazard, though. It's well planned, and all the buildings have similar landscaping, architectural standards and construction quality to give them a cohesive feel.

In fact, many such communities require homeowners to adhere to restrictions and covenants to maintain that unified feel — sometimes even governing the color one can paint a home or the type of house numbers one can put up. Most residents think the enhanced feeling of community that such neighborhoods engender is worth it.

Yet the feel of the neighborhood is hardly exclusive. While a few TNDs are restricted to ages 55 and up, the communities tend to attract a diverse group of residents that includes families, retirees and singles alike, a feature Janice Good of Bedford at Falls River in Raleigh, NC, particularly appreciates.

"The best part of Bedford is that it includes people of all means and all ages," she explains. "I like having young people around me, as well as people my age. That way, you really don't get too stale. These young people are keeping us in shape."

Janice and her husband, Jim, also enjoy Bedford's amenities, as do their grandchildren. "The pool is like going to Disney World," Janice says. "We have miles and miles of walking trails and all sorts of parks. When our grandchildren come over, it's like, 'Which park do you want to go to?' Living here makes you feel



like you're on vacation all the time."

Retirees are attracted to TNDs because in addition to the reduced yardwork and greater walkability they provide, many such communities also offer a host of social activities, often including some that are specifically for seniors. Typical options include picnics, holiday celebrations, monthly lunches, movie nights, card clubs and day trips to outlying areas. A community newsletter typically announces events and keeps residents abreast of neighborhood news.

A growing segment of TNDs is urban, notes Rob Steuteville. These TNDs are often located in decommissioned military facilities or refurbished industrial sites, malls and old airports. The strong market for these urban TNDs, he adds, is partly responsible for the trend toward people moving back into the cities from the suburbs.

"One advantage of this urban trend is that larger-production homebuilders are getting involved in new urbanism instead of only smaller boutique builders," he notes, "which means faster building to meet the increased demand — sometimes at better prices, too."

To get a bargain in a TND, he suggests buying into it during the earliest phase of development. "In a year or two," he notes, "your prop-

erty value will probably increase."

Warwick Grove Warwick, New York

Unlike most TNDs, this brand-new development, located 50 miles northwest of New York City in the heart of the Hudson River Valley, is restricted to those ages 55 and over. Another unique twist is that Warwick Grove is designed to blend seamlessly with the adjacent historic village of Warwick. It is within easy walking distance of Warwick's charming Main Street, known for its antique shops, restaurants and bed-and-breakfast inns along with its active arts community.

When complete, Warwick Grove will have 215 homes, including 154 single-family dwellings (starting at \$435,500), 31

townhouses (starting at \$414,900) and 30 condominiums (starting at \$389,900) on its 130 acres.

Keeping its active-adult population in mind, the TND offers homes designed with low-maintenance features such as tankless hot-water heaters and exteriors that require less frequent painting. Front-yard landscape maintenance and snow removal is included. Private side yards have optional landscaping packages that eliminate grass in favor of pavers and shrubbery. Another bonus retirees enjoy: Master bedrooms are on the ground floor.

The TND will include a post office, neighborhood center, fitness spa, swimming pool, continuing education and business center, additional social facilities and 12 parks and greens. A bed-and-breakfast inn is under consideration.

Population: The first residents will arrive in spring of 2005.

| Climate: | High | Low |
|----------|------|-----|
| January | 35 | 18 |
| July | 84 | 62 |

Information: Warwick Grove, (845) 988-5274 or www.warwick-grove.com.



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