

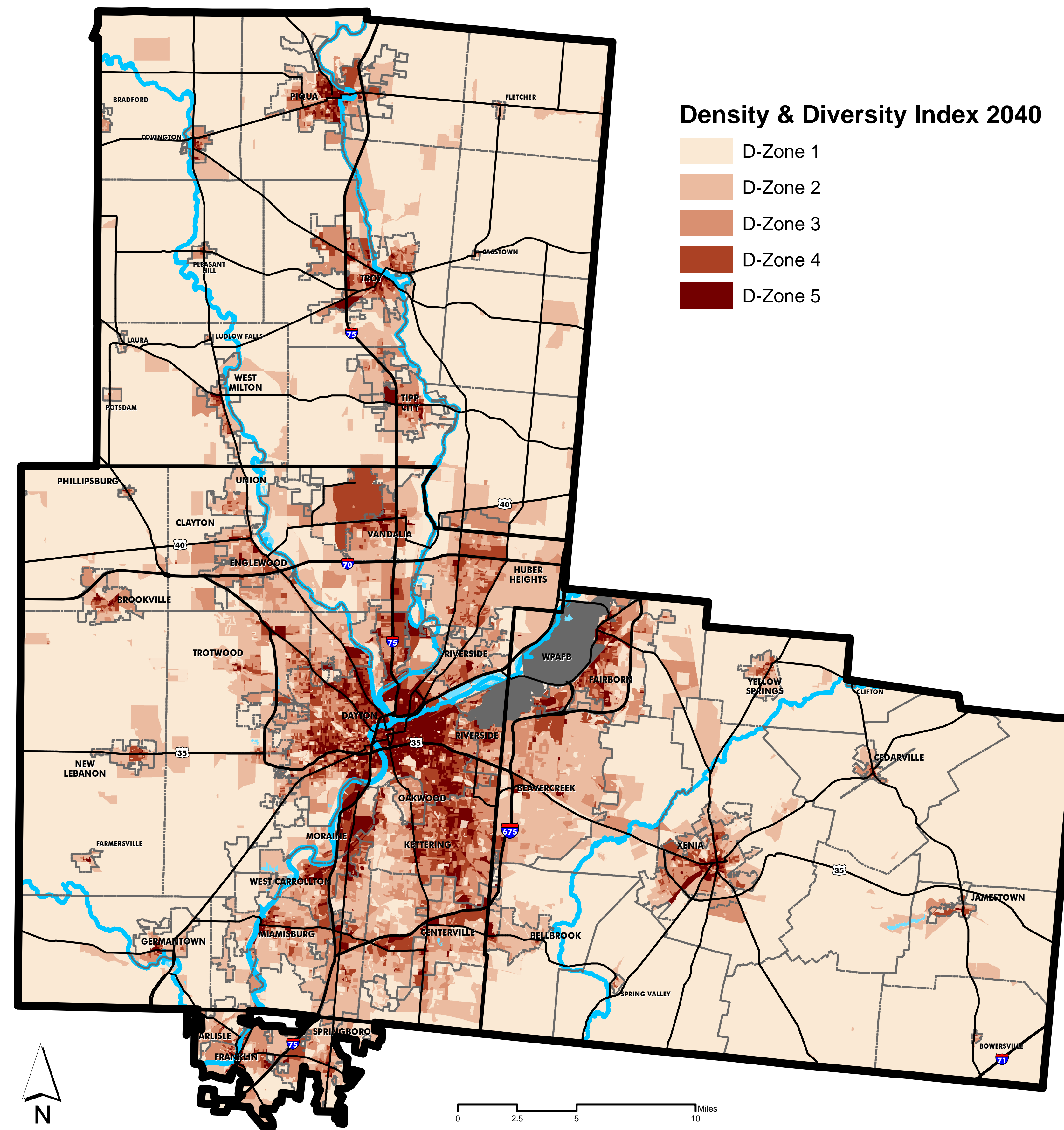
Guiding Principles

Development in this vision will be concentrated around regional assets and in areas that already have the infrastructure to support it. The rehabilitation and/or repurposing of vacant and underused structures would be encouraged, along with a more broad commitment to infill development—whether it make use of existing structures or vacant lots. The preservation of agricultural land and other open space would be a priority, upon agreement by the property owner, as well as encouraging more connection and cooperation between the Region's communities.

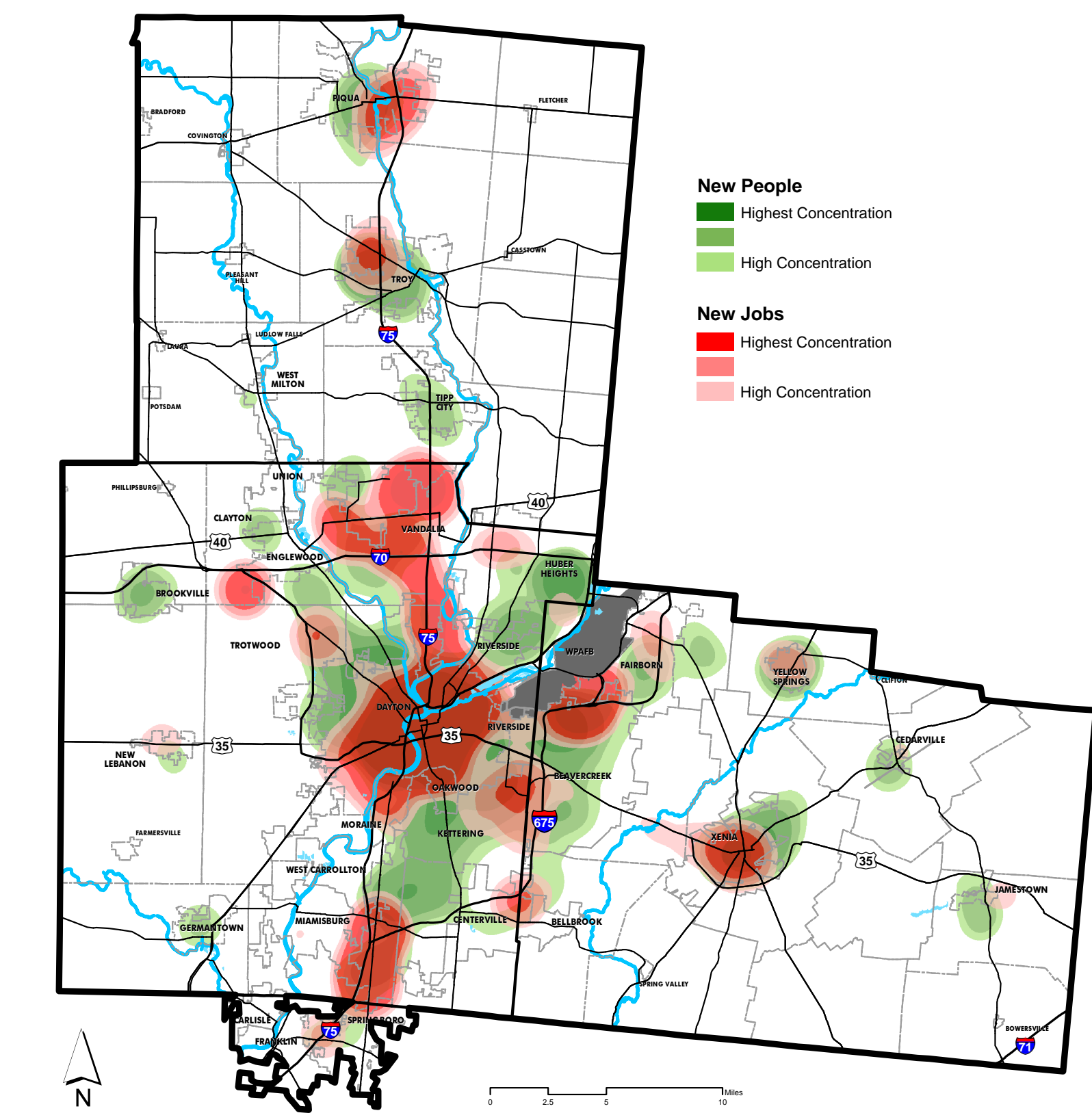
Characteristics

- Encourage the rehabilitation and/or repurposing of existing structures.
- Focus on the maintenance of existing infrastructure (roads, water, sewer, etc.).
- Locate any new development in areas with existing infrastructure (roads, water, sewer, etc.).
- Revive the Region's older communities.
- Preserve prime farmland and support agricultural enterprise.
- Improve the quality of educational opportunities throughout the Region.
- Foster a sense of connection and cooperation between the Region's communities.
- Increase the number and quality of transportation options (walking, driving, biking, rail, bus service, etc.).
- Encourage development around the Region's assets.
- Encourage the rehabilitation/reuse of vacant industrial sites.
- Encourage energy-efficient building practices and the retrofitting of older structures for energy efficiency.
- Use land in a way that builds a sense of community.
- Maintain and expand the Region's parks, natural areas, and recreation amenities (recreation centers, bikeways, rivers, etc.).
- Encourage the development of quality, realistic affordable housing throughout the Region.
- Revive the Region's core city—the City of Dayton.

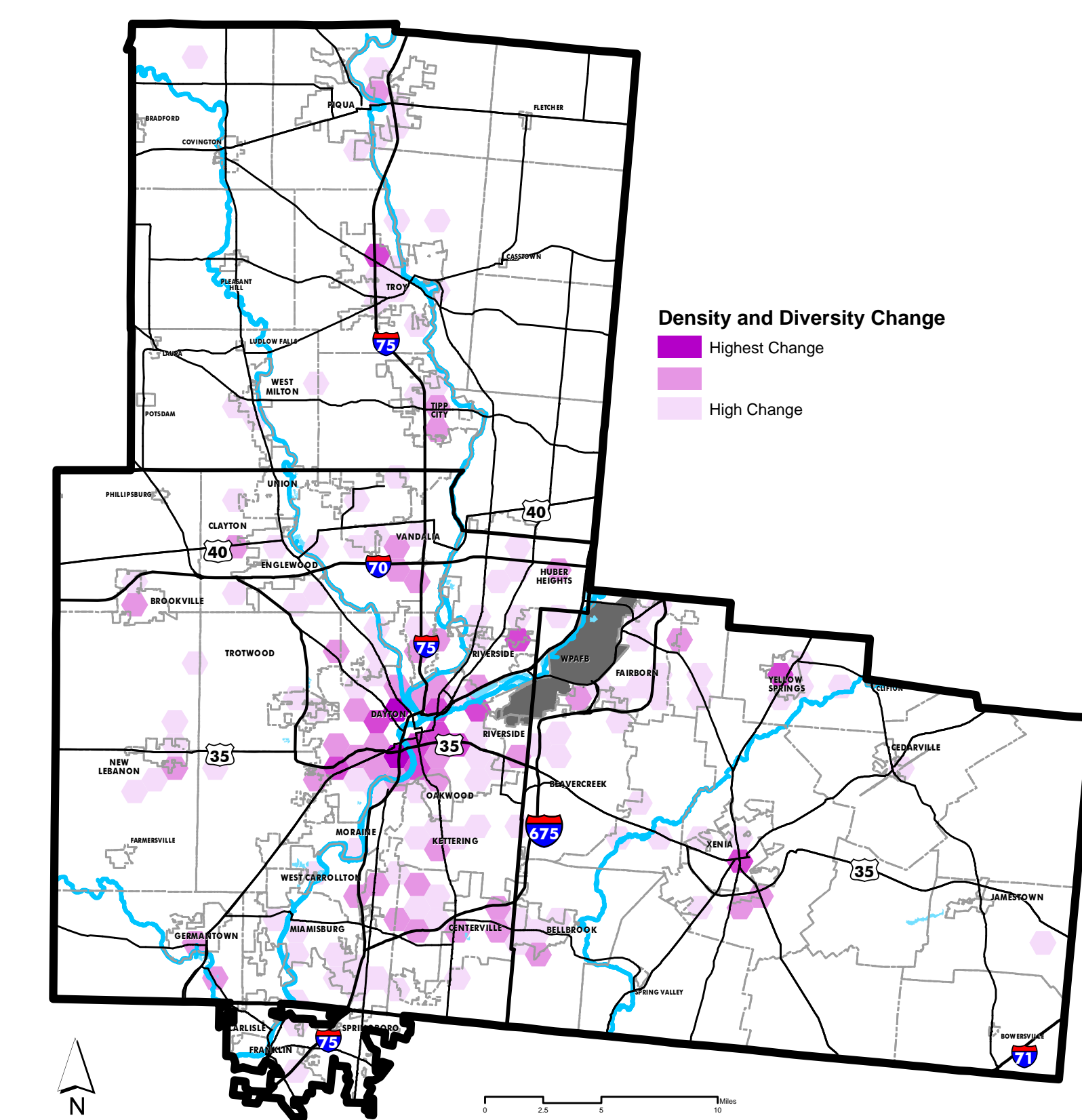
Future Land Use Pattern, 2040 Concentrated Development Vision



Concentration of New Population and Employment with the Concentrated Development Vision



Change in Land Use Pattern, 2007–2040



The Density and Diversity Index

D-Zone 1

Areas with the least dense development and the least amount of development diversity.



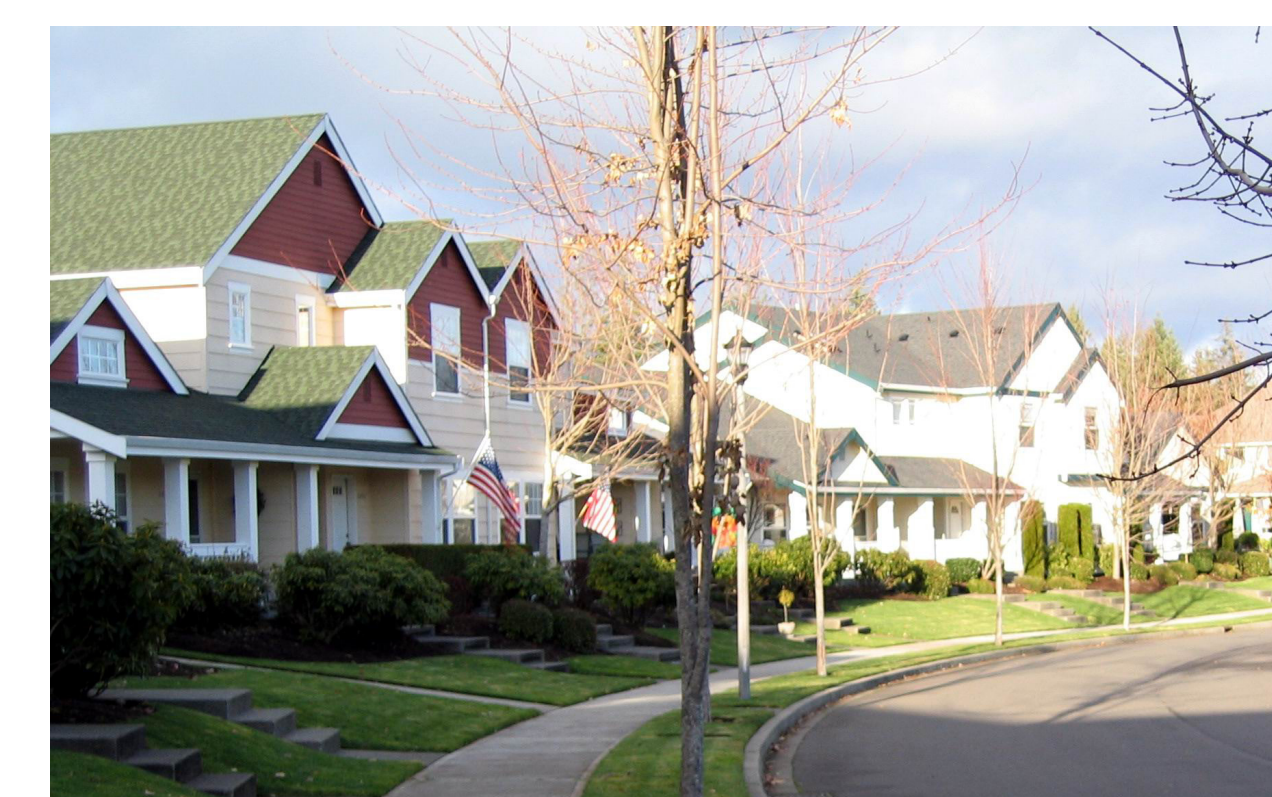
D-Zone 2

Areas with a moderate density level and small-to-moderate levels of development diversity.



D-Zone 3

Areas that may be either less dense with a higher diversity or more dense with a lower development diversity.



D-Zone 4

Areas with higher density levels and higher levels of development diversity.



D-Zone 5

Areas that are both dense and diverse, containing at least two types of development.

