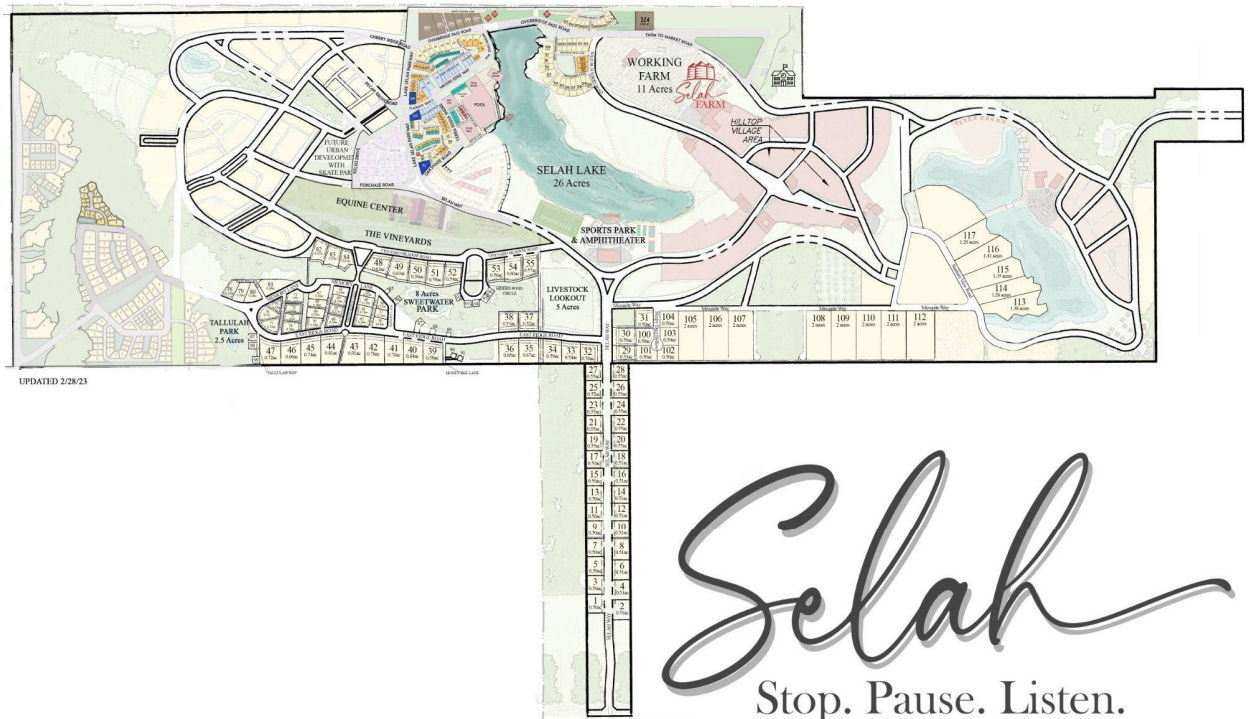


SELAH

LIFE IS JUST BETTER HERE.

/SAY - Luh/

A 600+ acre master planned New Urbanism community located in unincorporated McClain County 2 miles South of Norman



The version of Selah contained herein may not be the official version with the exception of lot placements. This visual map of the comprehensive vision of Selah is conceptual in nature and some details may change over the course of development without notice. Therefore, Adkins & Adkins Land Development, LLC does not guarantee the accuracy of the information contained herein.

What is New Urbanism?

New Urbanism is a planning and development approach based on the principles of how cities and towns had been built for the last several centuries: walkable blocks and streets, housing and shopping in close proximity, and accessible public spaces. In other words: New Urbanism focuses on human-scaled urban design.

New Urbanists make placemaking and public space a high priority.

New Urbanist streets are designed for people—rather than just cars—and accommodate multi modal transportation including walking, bicycling, transit use, and driving. We believe in providing plazas, squares, sidewalks, cafes, and porches to host daily interaction and public life.

New Urbanism is focused on design, which is critical to the function of communities.

The size and shape of a plaza will help determine whether it is consistently alive with people or windswept and vacant. The organization of buildings in a neighborhood will help establish its character. Combining appropriate design elements makes places that are greater than the sum of their parts.

Above all, New Urbanism is about creating sustainable, human-scaled places where people can live healthy and happy lives.

The walkable, vibrant, beautiful places that New Urbanists build work better for businesses, local governments, and their residents. Anyone that works to create, restore, or protect a great place can join in the New Urbanism movement.

Key Principles of New Urbanism

Walkability

The focus on human scale implies more walkability and fewer cars. Positioning goods and services within a 5 to 10-minute walk of home encourages walking. Streetscapes are welcoming because homes are in close proximity to the street and include front porches that encourage interacting with neighbors. Streets are lined with trees, sidewalks promote walkability, and bike lanes offer an alternative to getting around.

Connectivity

Streets are designed for people, not just cars. Pocket parks, plazas, dog parks, nature trails, community gardens and open green spaces provide places to socialize and slow life down to a more leisurely pace. Placemaking and interconnectivity is a goal. Planning for multiple types of transit creates a street grid that encourages walking. And walking encourages interaction with neighbors.

Mixed-Use and Diversity

Single-use developments don't provide the diversity or amenities homebuyers seek and often fail to create a sense of community. Mixing a variety of residential, office, medical, retail, restaurants and entertainment together creates a diverse neighborhood where people want to live, work, play and stay. Mixed-use communities offer an inviting streetscape and places for neighbors to walk and gather.

The diversified residential product that includes apartments, townhomes, condos, single-family homes, duplexes, four-plexes and other products welcomes people of all ages, income levels, cultures and races with a broad range of home prices.

Mixed Housing

Often mixed housing is the biggest obstacle to building communities focused on New Urbanism. Zoning restrictions often prevent a diverse mix of housing due to large minimum square footage. Home builders and developers must educate municipalities on diverse housing types, including helping residents understand that smaller square footage won't hurt their appraisals. In reality, these smaller homes aren't appraisal comps to larger homes, and the price per square foot is always higher on a smaller home.

Quality Architecture and Urban Design

Make it pretty. We all want to live in a beautiful environment. New Urbanism emphasizes aesthetics and establishing a sense of place. Although placemaking might feel like the latest buzzword, it is a reality. Homebuyers desire a sense of place. Emphasize beauty – the architecture of the community, incorporating public spaces with art, and finding ways to attract and involve the local community.

Building Materials

A wise developer uses building materials that are natural when possible, and either durable or easily replenished. Reviewing materials used in historical vernacular architecture (vernacular meaning the everyday, practical buildings created by locals) offers wisdom into what materials meet those standards in one's local ecosystem. The benefit of natural materials goes beyond aesthetics; they are easy to repair or repurpose and tradespeople have centuries of experience doing so. One of the key attributes of natural materials is that even as part of a building they are somewhat alive. For example, wood clapboard will visibly change over seasons and time making a house swell and creak and gain the patina of age. In doing so, it reveals more clearly when it needs maintenance, inspection, or replacement, than a synthetic alternative like vinyl. Brick and stone are also forgiving, aging gracefully and revealing their weaknesses in plain sight. Author Stewart Brand values these natural materials because they "look bad

before they act bad,” giving the owner a chance to intervene and maintain the building before too much damage has been done.

Why porches?

Looking at nothing but marketability, few things say “home” louder than a rocker on a porch, but the ubiquitous front porch serves many more important functions. It is a climate control feature, a precious “in-between” space, and a driver for social interaction. In hot months when the sun is high, the porch can reflect or absorb heat rather than letting the interior house bake. It protects windows from direct sunlight and provides a sheltered place outside to enjoy a breeze. Historically, many families slept on porches at night on the hottest days to escape the still air indoors. A porch can reduce the energy consumption of a house significantly. The elevation of the porch (slightly above street level), and the enclosure of a railing creates a unique space in-between private and public from which to view the world. A well designed porch adds an entire outdoor room, livable square footage where a person can interact with their neighborhood from the comfort and safety of their home.- - Altogether, creating a clear building front with doors, windows, and a porch benefits the street as much as the house by providing “eyes on the street,” the comfort of walking in a place where you know there is natural surveillance. When buildings are oriented to the street and have entries and porches from which to interact with the street, the neighborhood feels safer and more convivial.

Timeless Quality

Some neighborhoods just feel right. This timeless quality is often the product of many great traditions working in harmony and the interaction between buildings. In essence, timelessness is simply a product of... time. The incremental development of a place makes it feel natural. This is how some of the most postcard perfect places have been built by regular people without architecture degrees or codebooks. They are the “best-of” ideas curated through generations of trial and error. As tempting as it is to say there is a formula to create a great

neighborhood, the most important feature is the process. Timelessness cannot be rushed. It is the work of many neighbors building, adapting, or loving their place that results in the feeling of homeyness.

Traditional Neighborhood Structure

Traditional neighborhood structure or traditional neighborhood development (TND) means being able to walk somewhere within 10-minutes. Communities built on a grid often highlighted this trend with all the streets leading to downtown. A five-minute walk gets you to the local library, and a 10-minute walk leads to the heart of downtown with restaurants and shopping. The grid is dotted with public spaces, parks with art, and a few benches where neighbors can sit, relax, or get to know one another.

Increased Density

Walking is convenient, and time savings are achieved by placing buildings close together. With residences, shopping, dining and other services near one another, residents can easily access them. This creates a lifestyle with more free time and less stress.

Sustainability

Maintaining an ecological balance and respecting our Earth and its natural systems means communities focused on New Urbanism incorporate eco-friendly technologies like energy efficiency to minimize environmental impacts. Communities preserve greenspace and often promote community gardens, including places for natural animal habitats.

Quality of Life

Residents that live in communities where developers and home builders emphasize New Urbanism are often happier. These communities constantly enrich, uplift and inspire the human spirit with a strong focus on the cultural and social scene. The ability to live, work and play within a short walk from home creates a happy place.



ENTRY DISTRICT ESTATES



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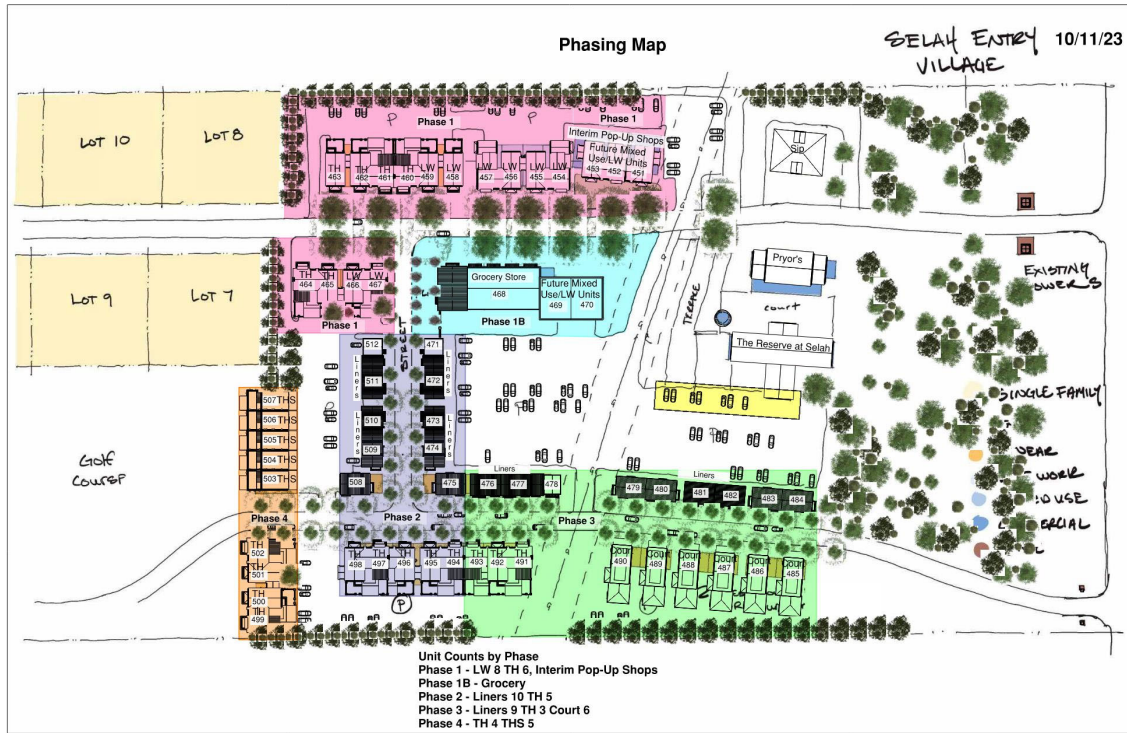


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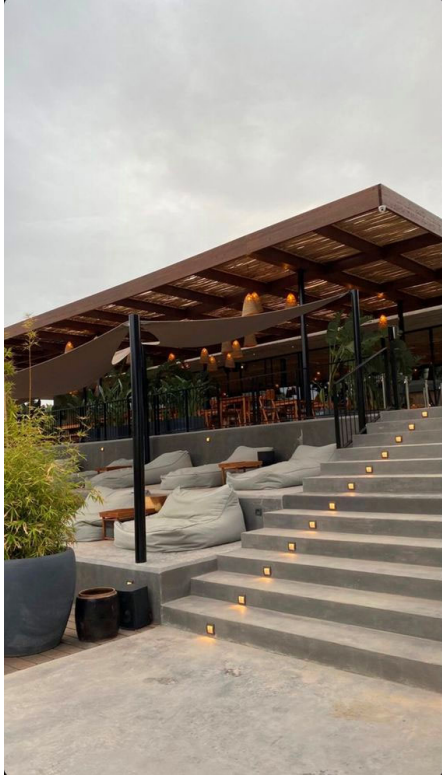
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Amenities coming in 2024-2025 within the Selah Entry Village







POP UP SHOP INSPIRATION



9 HOLE PAR 3 GOLF COURSE



GROCERY STORE WITH DELI CAFE, BUTCHER, BAKERY, ORGANIC
PRODUCE & FLORIST

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