

MEISNER + ASSOCIATES LAND VISION

is a Planning and Landscape Architecture firm specializing in land use planning, multi-jurisdictional land use vision planning, town planning, urban design, site planning, and interpretive / sustainable landscape design.

Effective land design is a result of a team effort by the client, planner, architect, engineer and landscape architect. Over the past 35 years, beginning in Cincinnati in 1980, Gary Meisner has nurtured a philosophy of creating balanced design and planning solutions. This philosophy has been central to creating and implementing original ideas to each and every one of the firm's projects ranging from site-specific design to large diverse regional planning, from backyards to Vision Plans for areas of over 70 square miles.

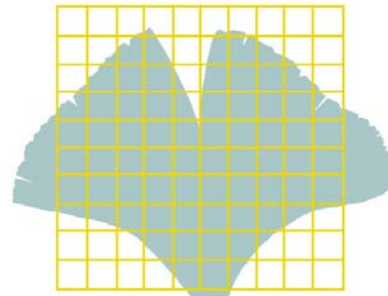
M+A's success is a result of being sensitive to each project's context and applying our landscape and planning expertise, effective team leadership, and innovation. Each client is an active author in the planning and design process. Our energetic and creative staff includes planners and landscape architects with complementing strengths including site planning, urban design, animation, Geographic Information Systems, horticulture, regenerative/sustainable landscapes, construction documentation and outdoor learning environments.

Each project holds great potential to be visionary and practical, a work of art and respectful of nature's science. Our team explores each site and opportunity with enthusiasm, fresh ideas, and a perspective that elevates the client's vision.

M + A Team Services:

- Landscape Architecture
- Community and New Town Planning
- Land Planning & Urban Design
- Cemetery Planning and Design
- Riverwalk Planning and Design
- Design Visualization Renderings and Animations
- Geographic Information System services
- Land Development Assessment
- Green Roof Design and Sustainable Site Design*
- Market & Economic Assessment*
- Cultural & Historic Assessment & Interpretation*
- Ecological & Environmental Assessment*
- Access & Transportation Assessment*

* in collaboration with specialist resource staff



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+
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LAND VISION



land planning services

THE FALLS AT CUMBERLAND HILL

Client: Tates Creek Development Company
Location: Lexington, Kentucky
Size: 40 acres



The site was situated on the edge of the development zone in rolling horse farm country. An expansion of an existing subdivision necessitated bridging across an urban stream and dealing with its appearance and flood characteristics. The design provided for the creation of park land along the stream, attractive home sites located for maximum views, and a flood responsive water feature "Water Organ" that provided a changing water show during flood periods. Streetscapes, signage, a bridge, and water features were also part of the design.



Client: University Estates
Location: Athens, Ohio
Size: 900+ acres

UNIVERSITY ESTATES VILLAGE



University Estates is a new planned community northeast of the Ohio University Campus and Hospital Campus.

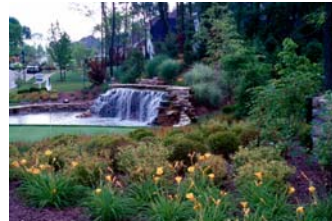
Located on a ridgeline overlooking the Hocking River, this 900+ acre mixed use development will include; a Town Center, a full range of housing types, a hotel and championship golf course along the river.

Work is currently underway with infrastructure, gateway entrance and water features being constructed. It is anticipated that the development will be a preferred location for Ohio University students, retired faculty, alumni and visitors to the University and home for the OU Golf Team.



HERITAGE CLUB ENTRY GARDEN

Client: Rhein Interests, Inc.
Location: Mason, Ohio
Size: 1+ acres



The Heritage Club is an exclusive residential community focused upon a new Pete Dye designed, tournament golf course. Privacy and seclusion were essential elements to providing a setting for this golf community.

The main entrance gateway and streetscape create a spectacular arrival view of "the greens" within; using waterfalls, native plants, naturalized perennial borders together with a putting green to establish the golf course image and aesthetic from your very first glimpse. Earth mounds reminiscent of the golf course surround the community's roadway perimeters. Massive fieldstone walls provide perimeter seclusion along high traffic roads. The walls are used in the golf course and adjacent to water features within. An artful arbor/sign punctuates the entry opposite "the green" and waterfall.



HUEBER HOMES TOWNHOMES

Client: John Hueber Homes
Location: Fairfax, Ohio
Size: 2 acres



Fairfax is a small eastside Cincinnati neighborhood going through remarkable transformation. It is situated between the historic planned community of Mariemont and the foot of Cincinnati's Ault Park. A new vision has been created for its future; reinventing aging industrial districts, revitalizing the US 50 commercial corridor into a town center and allowing for housing types to provide for the future.

Hueber Homes is creating a small first step to the plan by developing the first new housing option in forty years, a unique new urbanist townhouse condominium development. Set near the Mariemont greensward this housing district is also envisioned to include additional condominiums and senior housing.

Client: Hartmann Development, L&C Development
Location: Union Township, Ohio
Size: +/- 2.5 acre

MOUNT MORIAH RETIREMENT VILLAGE



This unique retirement development of 20 units is planned around a custom-designed rain garden that creates a landscape focus, storm water management and environmental sustainability. The functional and sustainable garden is also ornamental and was designed by Meisner + Associates / Land Vision.