

# 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 30 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.

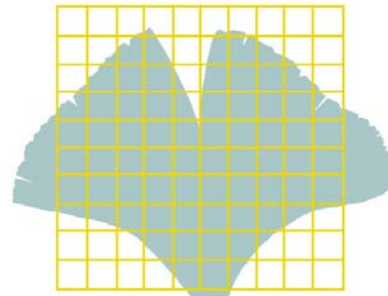
M+A's success is a result of being sensitive to each project's context and applying our landscape and planning expertise, effective team leadership, and innovation. Each client is an active author in the planning and design process. Our energetic and creative staff includes planners and landscape architects with complementing strengths including site planning, urban design, 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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+  
ASSOCIATES

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PLANNING

URBAN DESIGN

LAND PLANNING

LANDSCAPE  
ARCHITECTURE

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LAND VISION



neighborhood planning services

**Client:** O'Bryonville Business Association  
**Location:** Cincinnati, Ohio  
**Size:** 2 city blocks

## O'BRYONVILLE BUSINESS DISTRICT MASTER PLAN

O'Bryonville is a historic business district situated between East Walnut Hills and Hyde Park on Cincinnati's Near East Side. The O'Bryonville Business District Association has been actively working during the last 18 years to stimulate reinvestment in the area.

A long-range master plan for the District and a detailed streetscape plan was prepared to renovate sidewalks, crosswalks, green-spaces, street furnishings, lighting and plantings. This plan was prepared with property owners, businesses and city staff. A series of improvement projects have been completed and include street furnishings, traffic island landscaping, parking lot improvements, business district signage improvements and building accent lighting. Street sidewalk lighting and utility improvements began in 2004 and are now complete.

Dramatic renovations of buildings and the public spaces are envisioned for the vital neighborhood business district and its surrounding residential areas.

### O'BRYONVILLE BUSINESS DISTRICT PLAN CINCINNATI, OHIO



## NEWTOWN GATEWAY

**Client:** Village of Newtown  
**Location:** Newtown, Ohio



## FAIRFAX TOWN CENTER PLAN

The Meisner + Associates Team performed a Redevelopment Plan Study for the Wooster Corridor of the Village of Fairfax.



View looking east along Wooster Pike

Consistent with the Wooster Pike Corridor Revitalization Plan and the Eastern Corridor Land Use Vision Plan, this plan further refines recommendations for mixed-use development along the corridor. Improved traffic circulation, aesthetic and pedestrian improvements, and better access to parking are also part of this plan. These plan elements will improve public safety, protect existing investments, retain existing businesses, provide for new public use areas, create an improved long term tax base, and help to stimulate development along the Wooster Corridor.



## EVANSTON GATEWAY

**Client:** Evanston Neighborhood  
**Location:** Cincinnati, Ohio



## WYOMING MASTER PLAN UPDATE



Wyoming has a unique physical setting and history. The City of Wyoming is located just north of Cincinnati and was founded in 1874. The foundation and growth of the early village was spurred by the Miami and Erie Canals, railroads, and nearby industrial districts of the Mill Creek Valley. The canals opened the doors for growth and industry. The railroads linked Wyoming with downtown Cincinnati, which further expanded its growth.

The City has a rich history of elegant Victorian architecture, excellent schools, and outstanding volunteerism among local citizens. The quiet, tree-lined streets of Wyoming create a walkable village setting.

With pressures to make the City more liveable, potential infill development and a desire to incorporate sustainable development into future planning, this plan was initiated.

Wyoming's vision of a renewed historic city, walkable streets, and a sustainable and liveable community is central to this Master Plan and its recommendations.

