

# 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.

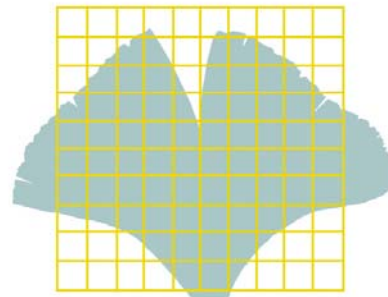
M+A's success is a result of being sensitive to each project's context and applying our landscape and planning expertise, effective team leadership, and innovation. Each client is an active author in the planning and design process. Our energetic and creative staff includes planners and landscape architects 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  
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2043 Madison Road  
Cincinnati  
Ohio 45208  
(513) 321-2796  
Fax (513) 321-3605

[www.meisnerandassociates.com](http://www.meisnerandassociates.com)

Email: [meisnerandassociates@fuse.net](mailto:meisnerandassociates@fuse.net)

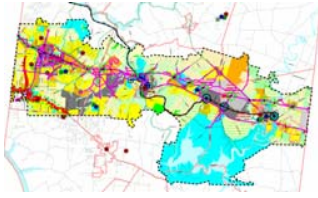
LAND VISION



planning services

**Client:** Clermont County Commissioners  
**Location:** Clermont County, Ohio  
**Size:** 70 square miles

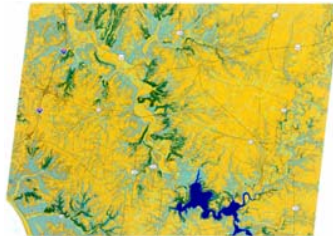
## OHIO 32 CORRIDOR LAND USE VISION PLAN



A long range Land Use Vision Plan was prepared for the State Route 32 Corridor, an area of 70 square miles, approximately 16 miles in length and 4 to 5 miles wide.



The project, which won a 2000 AIA Merit Award involved a public participation process that operated on multiple levels. A Vision Committee composed of thirty-four individuals was created to act as an oversight committee. They represented local political jurisdictions, the planning commission, the Chamber of Commerce, school districts, developers, industry, commerce, institutions, citizens, environmental groups, agriculture, and parks. The study area was divided into six (6) focus areas and additional public participation was invited from large property owners, neighborhoods and other interests within each of the focus areas.



The project resulted in a consensus land use plan, reflecting the interests of local citizens in guiding future development while both preserving the rural character of the county and promoting economic development. Improving local access through the upgrading of existing roads, the addition of new roads and the upgrading of infrastructure and services to areas with near-term development potential was also recommended. Additional plan elements include transit, a bikeway trail/network potentially linking to the Little Miami Bike Trail, and the creation/preservation of parks and open space.



**Client:** Boone County Planning Commission  
**Location:** Union, Kentucky  
**Size:** 3 square miles

## U.S. 42 UNION TOWNE PLAN



A long-range Land Use and Design Plan was prepared for the expansion and relocation of U.S. 42, an area roughly 3 miles long. The study area was rural in character, an icon of Kentucky's rural pastoral landscapes. Boone County is a rapidly growing county in the Greater Cincinnati Metropolitan area. The project, which won a 2002 KASLA Merit Award, involved a public participation process that included the county's key individuals and property owners to create a plan that would allow for new development yet preserve the rural character of the county. The design plan considered creating a strong central town center, circulation and gateways into Union to strengthen the image of the town center and relationships to the institutional uses in the vicinity.

**Client:** West Chester Township & Property Owners  
**Location:** West Chester, Ohio  
**Size:** 900 acres

## WEST CHESTER TOWNSHIP TOWNE CENTER – MASTER PLAN

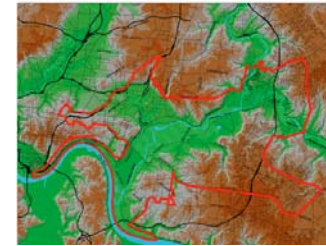
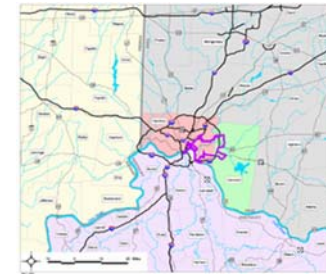


This unique project involved building a consensus between Township officials and 11 property owners on a 900 acre site located at a new, privately funded interchange on I-75. Creating an infill town center for West Chester, which is a bedroom community, and a gateway entrance to the Township, presented a unique opportunity for a new urban center in a rapidly developing region. Economic research was complemented by an analysis of physical and natural features. This led to a land use plan that creates opportunities for economic development while preserving environmentally sensitive areas. Property values are maximized through a framework of interior roads resulting in increased access and visibility throughout the site. The flood plain created the basis for an open space/recreation framework with pedestrian trails, bikeways, and storm water retention/detention.



**Client:** Hamilton County Regional Planning Commission  
**Location:** Hamilton & Clermont Counties, Ohio  
**Size:** 75 square miles

## EASTERN CORRIDOR LAND USE VISION PLAN

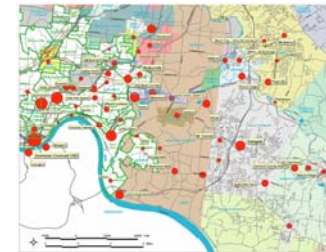


Beginning in December 2000 and continuing through April 2002, Meisner + Associates, with a team of sub-consultants, conducted a Land Use Vision Planning Study for the Eastern Corridor of the Greater Cincinnati Metropolitan Region, under the supervision of the Hamilton County Regional Planning Commission (HCRPC). The study included the active participation of jurisdictions within Hamilton and Clermont County. This followed a Major Investment Study (MIS), conducted from 1996-2000, that endorsed a set of recommendations for multi-modal transportation improvements throughout the Eastern Corridor. This land use planning effort, the only one of its kind in Ohio, and one of few being performed in the region and country, serves to coordinate multi-modal access and mobility improvements with long term multi-jurisdictional land use visioning. The study area is approximately seventy-five (75), encompassing portions of seventeen (17) jurisdictions.



A series of analyses were performed to better understand the current context of the Eastern Corridor. These analyses included:

- Natural Features
- Ecological Features
- Existing Land Use, Zoning, and Current Planning Documents
- Cultural Resources
- Infrastructure
- Demographics, Market Context and Trends, and Economics
- Implementation Tools such as conservation easements and special economic districts



This information, along with educational material about basic planning principles was then presented to a Vision Group of approximately seventy (70) individuals representing a broad variety of interests throughout the Eastern Corridor, and six (6) Focus Area Groups of 20-30 participants (representing sub-areas of the Eastern Corridor). With the aid of these "citizen planners" a series of "Action Items" were developed to bring about positive change in the region, and preserve existing assets.

