

FIRESTONE VILLAGES MASTERPLAN, BATH TOWNSHIP, OHIO PRESERVING OPEN SPACE IN A MEANINGFUL WAY

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An integrated network of natural open space is central to the Firestone Masterplan. The Firestone Masterplan creates a meaningful relationship between development and open space, where open fields and forest define the edge of a village and are large enough to support wildlife, trails, and the area's scenic beauty. Creeks, wetlands, woodlands and steep slopes will be permanently set aside. Activities that may degrade the environment will be strictly regulated on private lots, while the most valuable habitat areas will be protected as public open space.

This proposed pattern of compact villages surrounded by large open spaces contrasts with conventional large-lot developments that privatize open space, degrade sensitive habitat, and ruin rural scenes by spreading development everywhere. Furthermore, these large lot developments cannot support civic and retail amenities within walking distance of most homes.

The Firestone Masterplan preserves over 75% of the site as protected natural open space. Wetlands, riparian corridors, dense woodlands, windrows, and roadside fields will provide an extensive network of open space with connections for migrating wildlife and trails for the community's enjoyment.

A village green, smaller lots and larger structures define the center of each village. This site planning strategy puts the greatest number of residents within walking distance of community amenities. Conversely, larger lots are placed at the periphery of the villages to "feather" its edge with surrounding open spaces just as with traditional towns. Wild places and windrows will also be scattered within villages, weaving a patchwork of nature and development.

At the center of each neighborhood, a village green will offer recreation and natural meadows. Community facilities will face the greens and provide day care, an elementary school, a swim center, meeting rooms, an amphitheater and equestrian center.

Streets will be designed to slow traffic and to provide walking environments, by narrowing travel lanes, planting street trees, and reintroducing the porch as a way to see your neighbor. The outdoor "living room" of these traditional streets contrasts with conventional streets lined with garage doors and wasteful setbacks.

Smaller lots and larger structures are placed near a village green and define the center of each village. This site planning strategy also puts the greatest number of residents within walking distance of community amenities. Conversely, larger lots are placed at the periphery of the village to "feather" its edge with surrounding open spaces, in the same way as traditional small towns. Wild places and windrows will also be scattered about within villages, weaving a patchwork of nature and development.

The Hametown Village contains a range of housing opportunities within walking distance of a new elementary school, daycare, and a 40-acre community park. Along Hametown and Everett Roads, structures are set back at least 300 feet, behind orchards, woodlands, and wetlands.

By using the existing topography, only a small and distant portion of the Windrow Village will be visible from Ira Road. Yellow Creek and a new swim center will be focal points.

The Village at Hammond Corner reinforces this important existing center by placing many residences and jobs within walking distance. A small market will also contribute to Hammond Corner's revitalization. Historic structures will be preserved within a campus containing facilities for the community and for ecological research and education.

The Equestrian Village will maintain existing stables and provide classes and facilities for the whole community. Just east of this village, a degraded creek will be restored.

A nature preserve forms the heart of the project and will link together the area's rich biodiversity. An historic barn houses an interpretive center, with a handful of homes clustered about the barn.

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