

NATURE'S GROVE St. Clairsville, Belmont County

Date Completed: Started in 1998. There are 2-3 units still left to complete.

Description: This condo development was designed to sustain a balance between humans and the environment. Confining the major building and earth moving to up slope locations preserved valley bottom views of meadows, forests, and recreational lawns. Residents enjoy tree-lined streets, community commons, rustic shelters, and a private trail.

Project Size: 13.7 acre total site - 65% of the site is preserved in pre-development/natural conditions. The site is developed with 16 condos, each between 2,400-3,600 square feet.

*Below: Nature's Grove
(photo: Hays Landscape Architecture Studio)*





HAYS

LANDSCAPE ARCHITECTURE STUDIO, LTD.

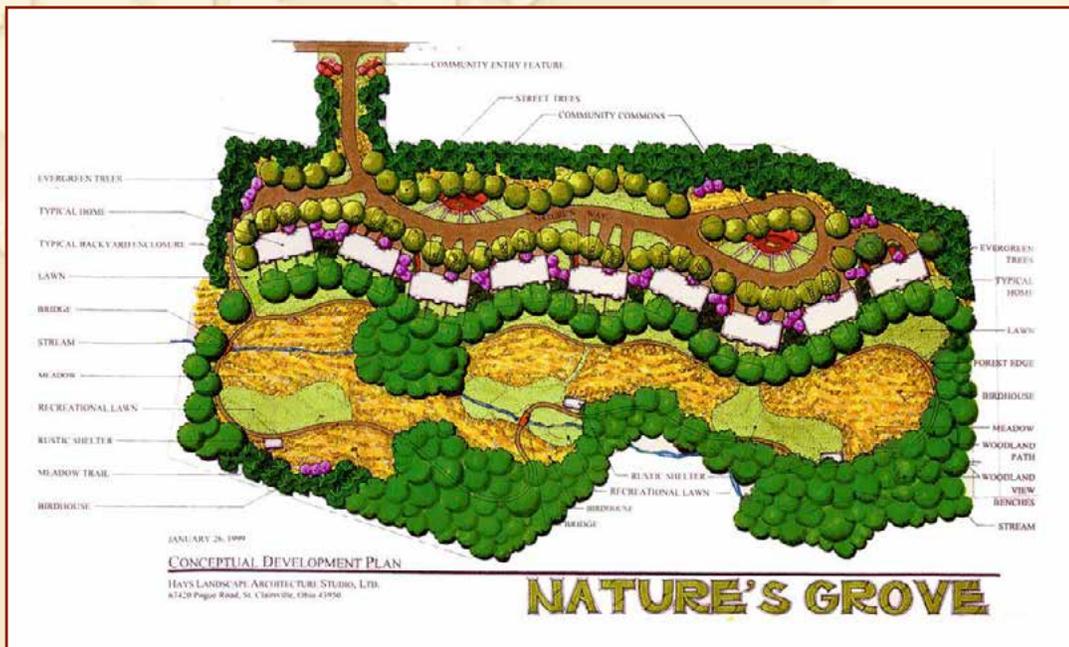
Services:
Inventory & Analysis
Preliminary Master Plan

Role: Sub Consultant

Project Size: 13.7 acres

Project Cost: 10 Million

Nature's Grove St. Clairsville, Ohio



Sustaining a balance between human habitation and the natural environment was paramount in the concept plan for the Nature's Grove condominium development.

All major building and earth moving was kept to the up slope portion of the site while the valley bottom was left as open space to maintain the current wildlife corridor. Residents benefit from tree-lined streets and community commons, while also enjoying views to meadows, forests, and recreational lawns.

A one half mile private trail offers exercise and interaction with community members.

Developer:

Green & Associates
156 Woodrow Avenue # 3
Saint Clairsville, OH 43950-1196

Designer/Consultants:

Hays Landscape Architecture Studio, Ltd.
145 East Main Street
St. Clairsville, Ohio 43950
<http://www.hayslas.com/>

Green & Associates (site planning, civil engineering, & architecture)
156 Woodrow Avenue # 3
Saint Clairsville, OH 43950-1196

Key Features:

- Creating a sense of place- this project has lackluster location. Creating that sense of place as a draw became a lesson.
- Selling point features- open spaces for condo living and nature/walking trail.

Project Cost: \$10,000,000

Funding Sources & Incentives: Private - no incentives.

Maintenance Cost: \$28,000/ year via association fees for insurance, landscape/lawn and snow removal.

Applicable Zoning Regulations: None

Additional Comments:

Design intent: tread lightly on the land and preserve the existing natural beauty of the area. In order to do this, we placed the road on the uphill side of the condos allowing the back patios and decks open to the meadows and woods of the valley below. This allows the residents access to open spaces and trails, thus, enjoying the much needed connection to nature. An additional benefit of this design offered protection to the McMahon Creek Tributary and the wildlife corridor.

