

VILLAGE GATE

Hiram Township, Ohio

The objective of this type of development was to create an environmentally sensitive plan that would preserve large areas of land as open space, retain the area's rural character yet met the developer's goals. The developer purchased the development rights from an adjacent landowner for their 144 acres and transferred that density to his 64-acre site. Then by developing smaller cluster lots, the developer was able to preserve additional open space, reduce road lengths and infrastructure. As a result, over 87% of the site, or 181 acres, will be preserved as open space. About 144 acres of that open space will remain as woods and farmland as restricted open space. This restricted open space has a conservation easement placed on it held by the Portage County Soil & Water District to restrict future development.

2006 Smart Growth Community Excellence Award

