



COOK'S POINTE

Client: David Cook & Family

Marysville, Ohio



Cook's Pointe is the first Planned Unit Development in the City of Marysville, Ohio. The ±170 acre site is strategically located approximately 2 miles north of the downtown. The site is bounded by US Route 33 to the south and by State Route 4 to the east and by State Route 31 to the west. This area of town has been growing rapidly, with more than 2,000 homes constructed over the past 10 years.

The plan calls for a mixed use development that provides a new collector road which will link SR 31 and SR 4. Land uses include large format retailers (Meijer), retail out-parcels, professional offices, freeway oriented commercial and apartments & condominiums. At build-out, the plan is projected to provide approximately 1 million square feet of office and retail businesses and 360 dwelling units. A 15 acre pond has been preserved and serves as an amenity to the development, which is linked to the surrounding neighborhoods by bike trails and pedestrian paths.

In addition to providing master planning services, we created gateway designs & detailed streetscape character, signage and landscape. Development standards were drafted to supplement zoning drawings & exhibits to ensure a high quality build-out in this 10-15 year development. (This project was completed by Gary Schmidt while employed at Bird-Houk Collaborative)