



JEROME VILLAGE MASTER PLAN

While managing projects for Bird Houk Collaborative, Gary Smith prepared the 10-15 year Master Plan and Zoning Documents for Jerome Village, a +/-1350 acre, planned, conservation-style development in Jerome Township. The village-style development utilizes Smart Growth Planning practices and low-impact storm water techniques. Housing is densely clustered in open areas to allow for more than 40% of the site to remain as open space. This clustering allows the site's important ecological features and rural identity to be preserved. A variety of housing options, schools, community centers, commercial and retail districts are intersected by a network of walking trails, parks and natural spaces. A village town center is located within walking distance (10 minutes) of 55% of residents. When complete, the village center will include a post office, library, churches, boutiques and restaurants.

A goal for the Township was to preserve its heritage and rural history while establishing a suitable pattern for growth. To complement the Master Plan and Zoning Documents, BHC prepared a comprehensive set of design and review guidelines to ensure that both the developer and the Township are able to maintain high quality development in the future.

