

Pathways

A Quarterly Publication from Hays Landscape Architecture Studio, Ltd.

Summer09

Meet Our New Team

Get to know
Allison & Ashley!

The Greening of Our “Brownfields”

Part Two of These Exciting New
Development Possibilities
for the Ohio Valley!

TOP 10
Las Vegas
Landscapes

CLIENT TESTIMONIAL

Jeremy S. Morris, Project Manager,
Wheeling National Heritage Area Corporation

*Water Feature at The Mirage
Resort and Casino, Las Vegas, Nevada.
Photo by Eric Barto*

The Green Corner *by Phil Cole*

The Greening of Our Brownfields - Part One

Today we live in a world where the environment is a responsibility and the importance of preserving our natural resources is critical to our health and well-being. Rehabilitating older industrial lots in our local urban cores is one way of reviving the existing built environment in lieu of rings of commuter and pollution intensive urban sprawl developments outside of downtowns. Brownfield development is a great opportunity for higher corporations and business to capitalize on and create a positive impact on a community and its surrounding environment.

Developing brownfields in cities slows the rate of urban sprawl and encourages the reuse of land that, in most cases, already has existing infrastructure. Utilizing unused available city lots promotes more pedestrian circulation in urban cores, which in turn, increases urban densities and values, less vehicular traffic, and ultimately less pollution.

Liability is an issue that comes with redeveloping a brownfield. Many state governments are instituting Voluntary Response Action Programs, which assigns certain responsibilities to volunteers at brownfield sites. States like Texas have created programs that release all future landowners and lenders who are not responsible parties

from state clean liability from past contamination. It is programs like these and tax incentives that provide the stability and insurance to buyers and sellers.

Recently, Environmental groups have teamed up with insurance companies to underwrite the cleanup of distressed brownfield properties and provide a guaranteed cleanup cost for a specific brownfield property, to limit land developers' exposure to environmental remediation costs and pollution lawsuits. There are a variety of tax incentives available in different forms on a project by project basis.

The advancements in brownfield development seems to be growing, but until buyers or investors see "no liability" associated with these projects, the less likely it is to flourish in smaller markets. It will take the initiatives of states, communities and other stakeholders to work together in a timely manner to assess, clean up, market and successfully re-use brownfields to their fullest potential. For further reading on the negative effects on urban sprawl and the incentives of urban infill and traditional neighborhoods try reading "Suburban Nation" by Duany, Plater-Zyberk, and Speck.

TOP10 Las Vegas Landscapes

1. Fountain display at the Bellagio
2. Water feature at the Mirage
3. Formal gardens at Caesar's Palace
4. Treasure Island lagoon (in front of hotel)
5. Venetian Resort water canal
6. Monte Carlo Fountain
7. Paris Hotel (replica Eifel Tower)
8. New York-New York Hotel



9. Luxor Hotel & Casino
10. Stratosphere observation tower (360 view of Las Vegas)

The Path Ahead *by Gabe Hays*

Faith in God and the people He has brought into my work life has truly made life at Hays Landscape Architecture Studio a joy for me. In addition to Dar Kolanski, Phil Cole, Eric Barto, Ken Blanton, Lisa Jeffries, Gabe Richmond, Kayla Verardi, and Lauren Jeffries, we now have two new landscape architecture graduates/members of our work family in Allison Spiker (Clemson) and Ashley Petrof (Penn State). It is exciting to see how hard work and faith can truly pay off bringing a great, fun, collaborative team together.

So as our path grows wider, we welcome you all to get to know all of these wonderful people as they will be increasingly reaching out to you all by forming relationships and hopefully by helping you to create more livable, green, safe and beautiful outdoor spaces. I hope you enjoy getting to know Allison and Ashley better in this edition of Pathways and the rest of our Hays LAS family in the future!

Wm. Gabriel Hays

Meet Our New Team

Allison Spiker

“Achievement is the result of preparation, hard work and constantly raising the bar.”

Growing up on a farm in Adamsville, Ohio, taught me hard work. My older siblings (Kari, Andy, and Jonathan) and I were always out helping my dad on our working farm. Luckily, we found time to play outside, which is where my love for the outdoors began. We learned to enjoy the nature around us. My playground consisted of haystacks, animals, and trees. Because Adamsville has a population of less than 200, I'm no stranger to small town living. St. Clairsville seemed like a perfect fit when I first visited, and has been a great town in my first few months here.

I knew I wanted to grow my love for the outdoors into a career. So I pushed

myself to travel away from home and try something new. I graduated in May of 2008 from Clemson University with a Bachelors of Landscape Architecture. Our program covered many different aspects of Landscape Architecture including residential design, commercial design, master planning, community and urban design. During my fourth year of school, I had the opportunity to study abroad for a semester in Genoa, Italy. Raising my internal bar, I traveled with 20 other Clemson students to northern and central Italy learning about architecture and landscape architecture. While abroad, I visited Spain, France, Switzerland, Netherlands, and Greece. It was impressive

to see how the different countries treated the landscape with regard to their own cultural needs and preferences.

While at school, I decided to take on another challenge that was completely new to me- rowing. I had done many sports in my life, but never one like this. I experienced a whole new level of teamwork, leadership, communication, and just plain hard work! It was great to be a Division I NCAA athlete, and I'm glad I had this opportunity and learning experience.

Even though being a South Carolina girl for five years was a wonderful part of my life and I challenged myself to do things I never dreamed possible, I am excited to be near home again. I continue to believe that I can achieve great things with preparation and hard work. It is this attitude that I take with me to work every day at Hays LAS.



Allison Spiker and Ashley Petrof

Ashley Petrof

I didn't go looking for St. Clairsville... St. Clairsville found me.

After graduating from The Pennsylvania State University with a degree in Landscape Architecture, I searched for jobs in big cities, including Dallas, Texas; Baltimore, Maryland; and Orlando, Florida. I grew up in a small town with a little under 1,000 people, the kind of town where everyone knows everyone. I wanted to find something different...a place where I could walk down the street and not know a single person that passed me by. After visiting these cities and experiencing the atmosphere of the city life, I felt like something was missing. I didn't feel like I fit in...it wasn't home to me. After searching for a job for over a year, I came across a posting that stated "must be able to adapt to a small town environment." That statement stuck out to me and I knew that this was a place I wanted to pursue.

This was the first job I interviewed for that was located in a small town. When I came to visit St. Clairsville, I immediately felt right at home. It reminded me of my hometown and brought back so many great memories that come from growing up in a small town, memories that I shared with my family and friends. After my interview, Gabe took me around for a little tour of the town. I knew right away that this was the place where I belonged. At that moment I realized I belonged in a small town, not a big city. What a great feeling that was!

I grew up in a town called Grassflat. A small town nestled in the woods of Western Pennsylvania. Not only did Grassflat teach me an appreciation for a small town atmosphere, but my love for the outdoors as well. When I was growing up, I was always outside with my 2 older brothers and sister. My parents have a house set in the middle of 60 acres and we were always exploring the woods. This is where I grew my love for the outdoors. I learned to hunt and fish with my family and still love doing those outdoor

activities to this day. I knew that someday I would find a career where I could share my love and appreciation for nature. I was thrilled when I heard about Landscape Architecture during my first semester at Penn state. Landscape Architecture is a career where you can reach out to people and create experiences that touch them.

We create places that people enjoy being a part of. It is such a rewarding career!

Through my internships and school experience, I have helped design many projects. These projects included: urban plazas, community development, resorts, and private and community gardens. Through all those projects, I found one that held a special meaning for me. While completing my internship for a firm in Baltimore, MD, I was on a team that designed a memorial and prayer garden for Pope John Paul II, located in center city Baltimore. This design was special to me because it was a place where people could go to get away from the hustle and bustle of the city. It served not only as a memorial space, but a space that made people feel safe from the outside world. My family and friends helped to make my life the way it is today and I often thank God for placing those people in my life. What better place to share that than a memorial garden.

As Landscape Architects, we try to incorporate those values in every design we create. We want people to appreciate the places and people that make them what they are today. I feel very fortunate to have found the passion and love for a career that will truly make me happy every day of my life... a career that can reach out to people and help share in experiences of their life and surroundings. I am so thankful that St. Clairsville found me. I cannot think of a better place to share my passion for my career and my love for nature. A small town is where I belong, and St. Clairsville has become that place!

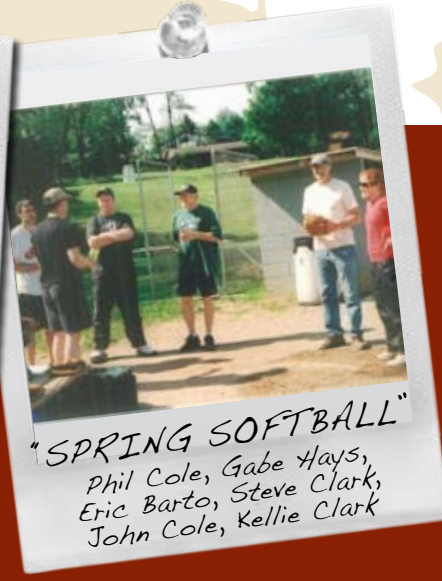
Client Testimonial:

"I have worked with Hays staff on a variety of projects and have found them to be an astute and thoughtful group of designers who honestly put their client's needs at the forefront of their own mission. The Phase III development of Wheeling Heritage Port would not have been completed without the diligence and care of Gabe and his staff."

-Jeremy S. Morris
Project Manager

Wheeling National Heritage Area Corporation

Studio Fun!



- Marshall County Courthouse Landscape Master Plan, Moundsville, WV
- New Cumberland, WV Streetscape
- Market Plaza Restoration, Wheeling, WV
- Seven Springs Resort Spa, Champion, PA
- St. Paul's Cemetery Expansion Cremation Internment Gardens, Weirton, WV

In the Works!

- Brooke County Veteran's Memorial Park/Amphitheater, Brook Hills Park, WV (in conjunction with artist Dave Mega and Heritage Architectural Associates)
- University of Akron South Campus Parking Deck, Akron, OH (Creo Design, Inc.- Lead Architect)
- Marietta River Trail Phase III, Marietta, OH (Jobs Henderson & Assoc, Inc. – Lead Engineer)
- Maria, Madre De Dios Shrine, Charles Town, WV (Constantine Kayafas Architects- Lead Architect)
- Grand Vue Park Aquatic Center and Pool ADA Ramp, Moundsville, WV
- Valley Hospice Memorial Garden, Wheeling, WV
- Historic Beverly West Virginia Streetscape Restoration
- Olney Friends School Phase One Development, Barnesville, OH
- Several Wheeling, WV area residential landscape designs



Pathways is published quarterly by Hays Landscape Architecture Studio, Ltd.

145 East Main Street
St. Clairsville, OH 43950

Web/ hayslas.com
Tel/ 740-695-6505
Fax/ 740-695-6516
Email/ info@hayslas.com

Press Box

All information and stories in this publication may be reproduced.



Biltmore. Asheville, NC
Photo by Gabe Hays

Quotable Quotes of the Quarter

"Grant me the serenity to accept the people I cannot change, the courage to change the one I can, and the wisdom to know it's me." - Unknown

"Carry out a random act of kindness, with no expectation of reward, safe in the knowledge that one day someone might do the same for you." - Princess Diana

"What we do for ourselves dies with us. What we do for others and the world remains and is immortal." - Albert Pine

"Life's a garden, dig it." - Joseph Dirt

"Designing a landscape is about connecting the body, soul and mind to the land itself." - Kathryn Gustafson