

Aberlin Springs

Morrow, OH



Project Stats	
Client:	Pendragon Homes
Location:	Morrow, OH
Year:	2022
Market:	Residential
Project Size:	141.00 Acres



Aberlin Springs is a unique community to the tri-state region of Ohio, Kentucky and Indiana. This is the first true agri-community in the three states, offering farm to table living and a place for the community to grow, restore, and reconnect to the land that feeds them.

Bayer Becker developed the community master plan, comprised of 142 single family homesites that vary from small cottage homes clustered around a central courtyard to sprawling estate lots. It was important for the master plan to allow for flexibility, adjusting according to market demand.

This community master plan preserved existing farm buildings and 35% of the land for agricultural uses, while incorporating the farm into it's operations. Another 27% of the site was left open for conservation areas to aid in preserving wooded hillsides, ravines, streams and creeks.

The agricultural farm will directly benefit the community and CSA homeowners, along with a community garden that was incorporated into the design. Landscape Architects were able to incorporate the design trees and vegetation, such as fruit trees, to provide for the food needs of the community.

Many design aspects of the project aimed to keep the community as sustainable and well rounded as possible. Some of these include a unique wastewater treatment system, an all organic farm, water run-off directed overland as much as possible, and varied street design that will keep impervious surfaces to a low presence. The design of the project will support a way of life for residents that include a variety of opportunities such as educational classes, community dinners, small retail opportunities and much more.