

27 Attachment 5

Township of East Fallowfield

Appendix 27-13-A
[Amended by Ord. 2015-02, 7/28/2015]

- A.1. Cluster Subdivision Design Guide Examples**
- A.2. Civic Green Design Example**

Cluster Subdivision Design Guide

A Practical Guide to Effective Cluster Subdivision Design

Featuring Successful Cluster Subdivisions in Chester County



Implementing the Principles of **LANDSCAPES**



Location
South Coventry Township

Tract size
115.1 acres

Open space
55.8% (64.2 acres)

Number of units
159 single family units
Proposed institutional use
Proposed commercial use

Year approved
2001

I: Ridgelea

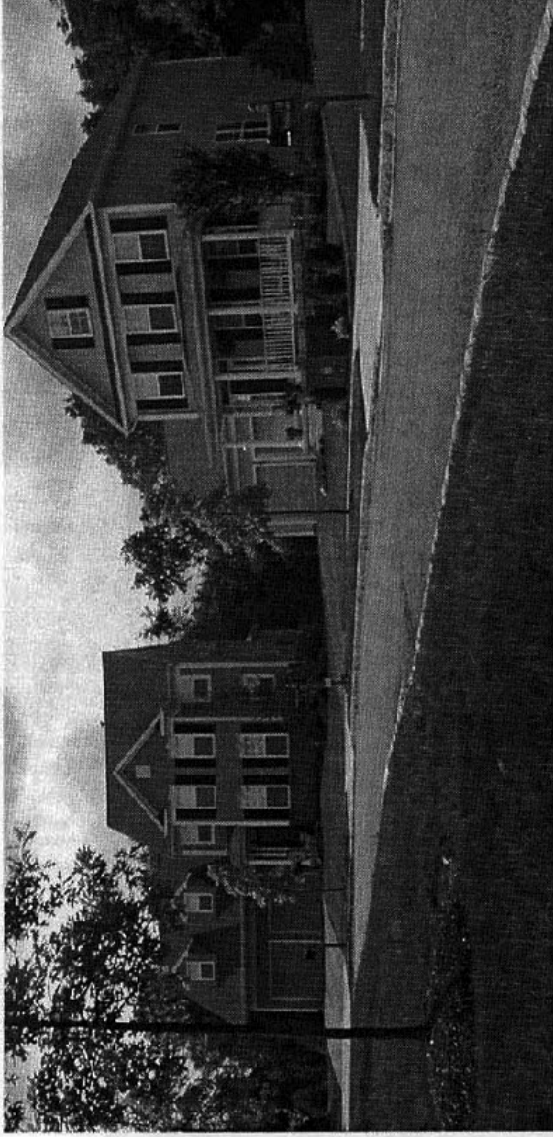


Ridgelea is located just southeast of the intersection of Routes 100 and 23 in South Coventry Township. This single family development is visible from Route 23, but well buffered from Route 100. Most of the preserved open space surrounds the homes and preserves a scenic viewshed on the eastern half of the parcel.

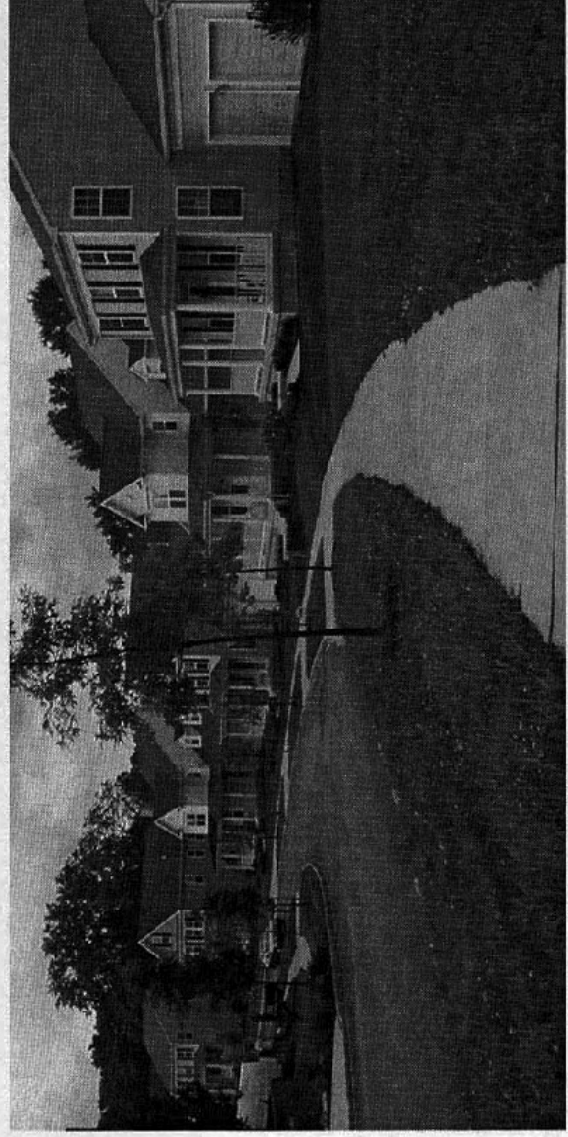
Because this development is located in an area which could potentially be developed as a village center, creating a pedestrian-friendly atmosphere was a priority in its design. The homes are at a village scale and are set closely to the narrow cartway. In addition, the homes feature front porches, which promote interaction between neighbors, and garages which are set back further from the cartway. Also enhancing the pedestrian atmosphere are the development's street trees and sidewalks on both sides of the internal roadways.

The development's layout successfully reduced impervious coverage by including landscaped islands, cul-de-sac islands, and common green space areas. In addition, these areas serve as gathering points for neighbors because of the development's walkable design.

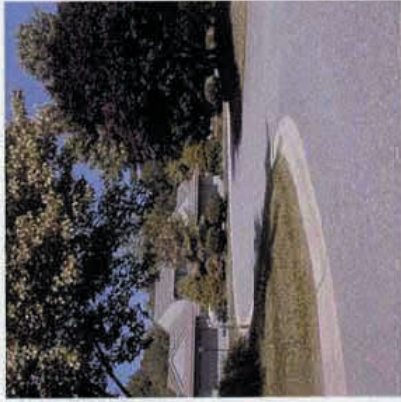
Several parcels of the subdivision were set aside for future development including a potential school, municipal building or community center, an assisted living facility, and possibly commercial opportunities. Ridgelea demonstrates that cluster development can successfully accommodate future uses, preserve substantial amounts of open space, and create a neo-traditional atmosphere.



This landscaped cul-de-sac provides common green space for recreation and reduced impervious surface coverage.



Street trees along the sidewalk and narrow carway enhance the pedestrian's experience.



21: Tullamore



Location
Pocopson Township

Tract size
61.20 acres

Open space
80.7% (49.4 acres)

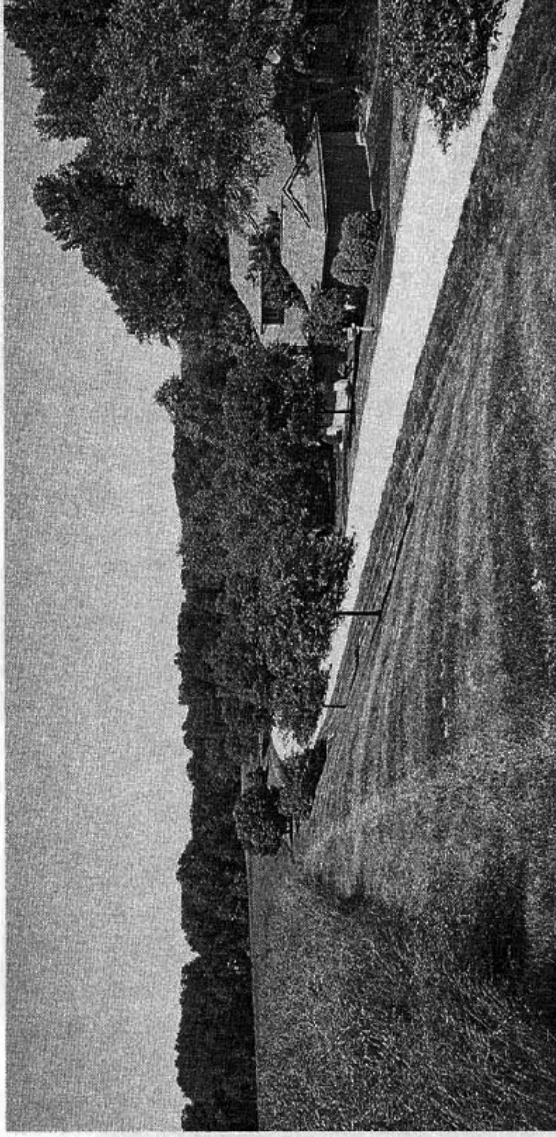
Number of units
33 triplex units

Year approved
1986

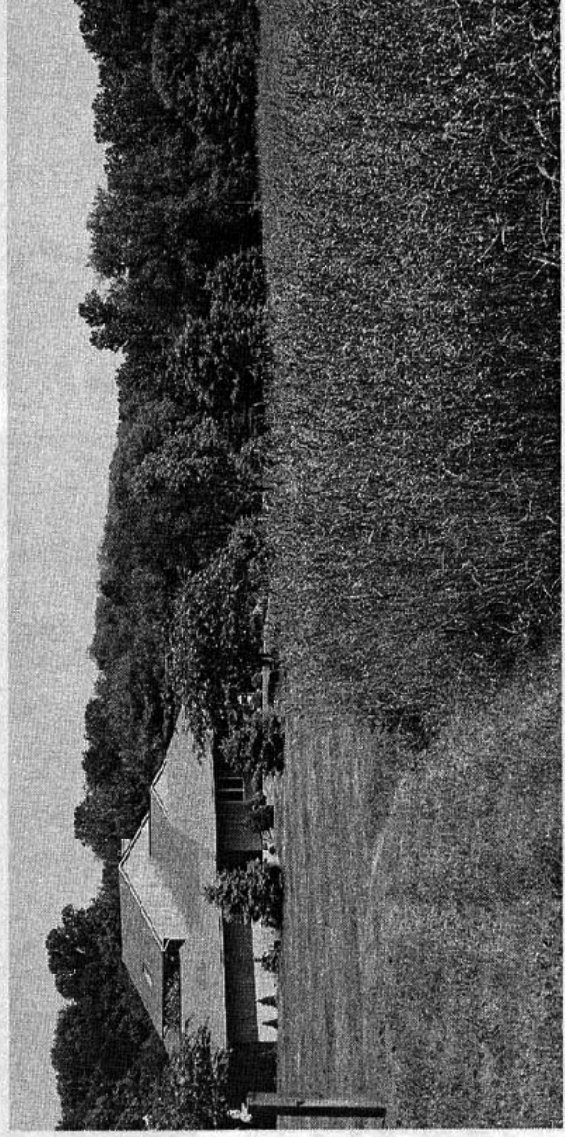
Tullamore is located in Pocopson Township off of Route 926, about one mile west of the Brandywine Creek. This small development consists of two culs-de-sac connected by one narrow cartway. A large rolling meadow makes this development unnoticeable from Route 926, and provides a buffer between Tullamore and surrounding residential development. By allowing the meadow to remain in its natural state, the rural character of the area is not compromised. This vast area of natural meadow is also a positive example of alternative ground covers as discussed in Chapter Three, page 110.

The housing units, which feature three dwellings per unit (triplex), are unobtrusive in terms of their architecture and further preserve the rural character. The homes' subdued grey exterior and mature landscaping soften their visual impact on the surroundings. Many of the units enjoy a view of both the rolling meadow in the front half of the development and the woodlands in the rear. Landscaped islands and the large areas of preserved woodlands further contribute to the rural character of this development.

An obvious strength of Tullamore is that its design was sensitive to the rural nature of its surroundings. The development does not feature many design elements that are common in suburban areas, such as sidewalks and curbs-those elements would have been out of context in this rural setting. Tullamore focuses on preserving large amounts of open space, the existing rural character, and natural features of the site.



Clustering the homes onto one side of the roadway allows most residents to view both the meadow and woodlands.



Naturalized meadow, as an alternative ground cover, has numerous benefits such as improved storm water infiltration.



24: Ponds at Woodward



Location
Kennett Township

Tract size
120.40 acres

Open space
74% (89 acres)

Number of units
31 single-family units
24 townhouses

Year approved
1983

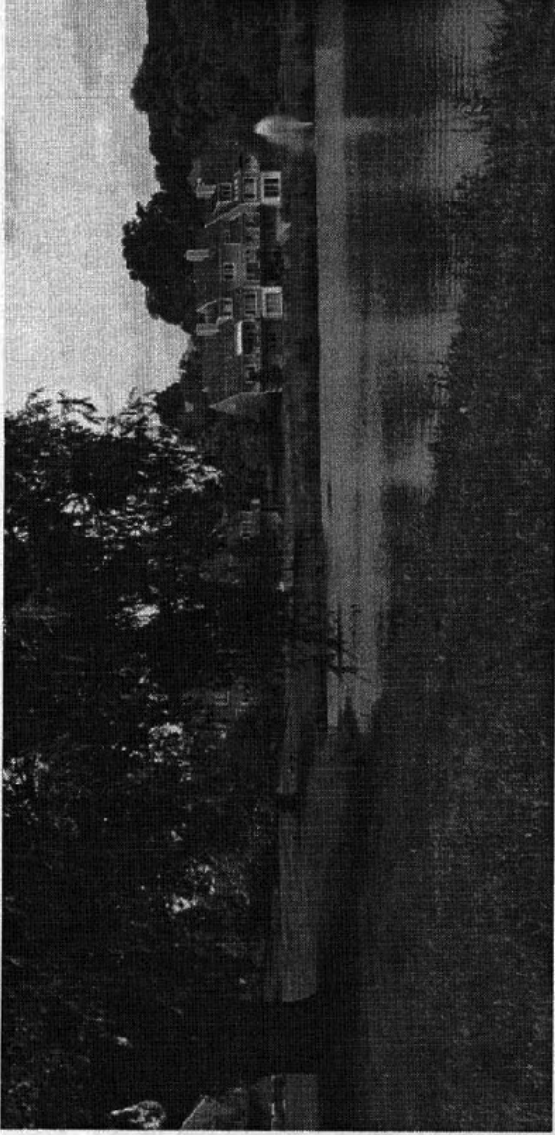
The Ponds at Woodward is located in Kennett Township about one mile south of the intersection of Route 1 and Route 52. The entrance to the Ponds from Route 52 is subtle and elegant; defined by a lawn in the foreground and street trees along the narrow access roadway. The access road turns towards the south and is bordered on the left-hand side by a large area of meadow. Two groupings of three townhouses are located on the right-hand side of the road just before the orchards come into view. The remaining townhouses are located in the southwestern corner of the development.

The single-family homes are located in the northern portion of the development near the entrance from Hillendale Road. The attention to detail and facade treatment of all of the dwelling units are very apparent.

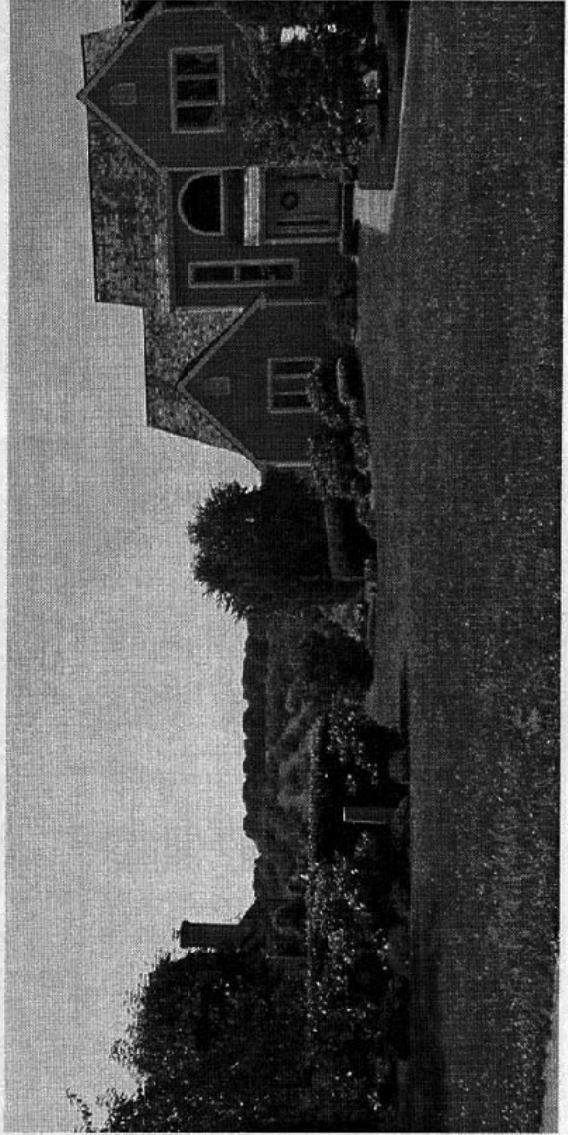
This design quality is continued in the treatment of street lighting fixtures, signage, and landscaping.

The namesake of the development, the ponds, creates a spectacular backdrop to the townhouse design in the southeastern corner of the development (see aerial). The orchards, which comprise almost the entire southwestern portion of the tract, create views from almost every vantage point. The preserved farmhouse and associated farm buildings within the orchard only add to the charm of this use. Every dwelling unit in the Ponds at Woodward has a view into the orchards, the ponds, and/or the woodland near the intersection of Hillendale Road and Route 52.

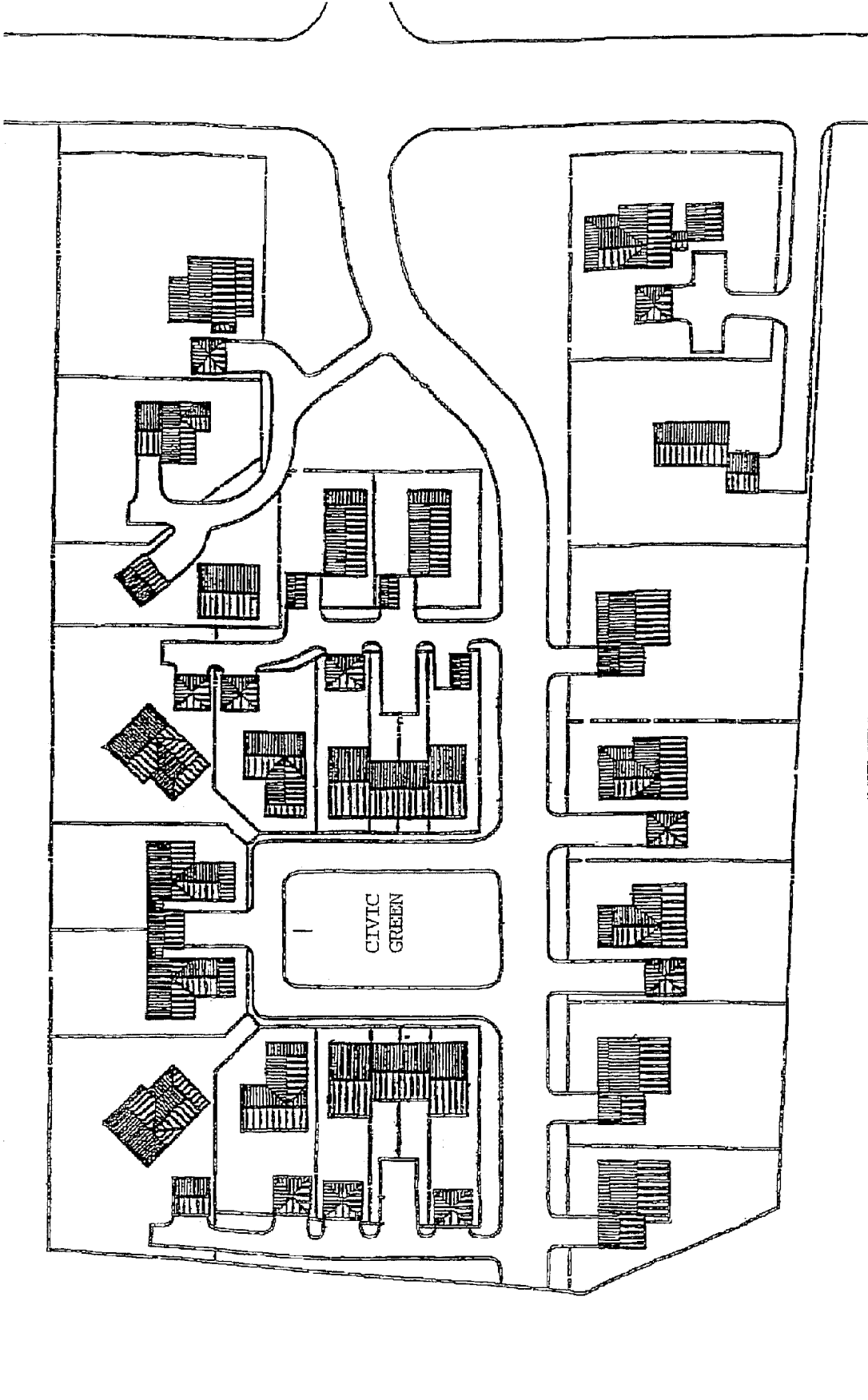
The Ponds at Woodward is an example of how attention to detail and the maintenance of existing uses and character can result in a unique and charming community.



The mature trees and ponds provide views and reflect the attention to detail typical of this development.



The orchards provide a rural backdrop to the attractive facade treatments of the single-family homes in the Ponds.



26 UNITS ON 6.2 ACRES WYNDCREST MONTGOMERY CO., MD

EXAMPLE CONCEPT PLAN FOR COMPACT DEVELOPMENT TCA: 11-17-99

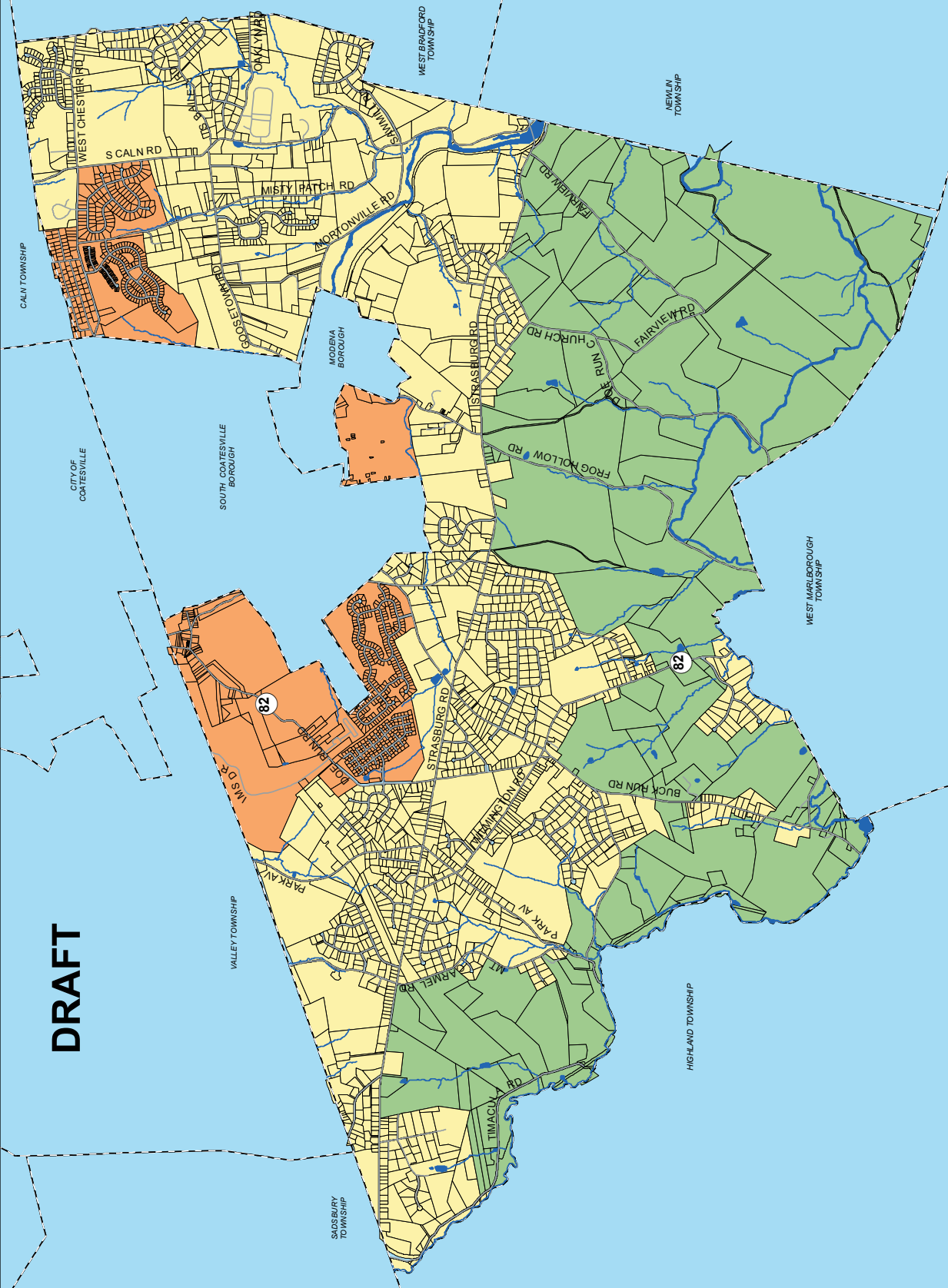


Wyndcrest - Sandy Spring, Maryland: Homes surrounding 6,500 square foot Civic Green



Wyndcrest - Sandy Spring, Maryland: Street around Civic Green forms a "Close"

Open Space Design Option



Legend

- Character Zones**
- T-2: Conservation Design Area (The Open Space Design Option does not apply to these areas)
 - T-3: Open Space Design Option Area A
 - T-4: Open Space Design Option Area B

0 0.5 1
MILES

Data Sources:
Base Features: Chester County GIS, Version 2.4, 1/9/2006

East Fallowfield Township
Chester County, Pennsylvania

Exhibit 'A'
Open Space Design Option

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Date:
February 27, 2006; April 5, 2006

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