




Ponds at Woodward



A collaborative relationship yielded a design that saved a working orchard and met the landowners' financial goals.

Location: Kennett Pike, Mendenhall, Kennett Township, Chester County, PA
Developer: The Harlan Corporation, Bryn Mawr, PA
Site Designer: The Brandywine Conservancy, Chadds Ford, PA
Development Period: 1989-91
Size: 120 acres
Percentage of Open Space: 70%
Project Highlights

-  31 single family detached units, and 24 condominium units
-  A 50-acre "pick-your-own" apple and peach orchard
-  10-acres of mature woodland

Description: Under the township's two-acre zoning, 57 lots were permitted. Four times as many were permitted under the Planned Residential Development (PRD) option. Working with the Brandywine Conservancy, the owners of the site developed a site plan based on the two-acre zoning density, but with the flexibility of the PRD regulations. Discussions with the owners and neighbors identified four areas on the site that were important to retain.

The final concept plan, featuring 70 percent open space, was marketed to developers. Developers' bids yielded offers as high as \$1.3 million to build these 55 lots, a 62-percent increase over the owner's original offer of \$800,000 to build a 230-unit PRD.

Conservation Areas: Meadows, woodlands, ponds and a working orchard highlight the preserved open space. Condominium units with front and back vistas fetched the highest prices for a condominium development in that Township





*Open space vistas both
back and front sold
faster and at higher
prices*

at the time. The working orchard operates a popular “pick-your-own” business, and the historic structures on site have been converted to current uses. A Friend’s nursery school occupies the original 19th century farmhouse, a stained glass craftsman operates a small gallery and retail shop in an outbuilding, and a cabinet maker operates a business out of the barn.

Water and Sewer: The site is served by public water and natural gas; sewage is treated on-site. After leaving a sand filter, the treated effluent is absorbed by three subsurface leaching fields located within conservation areas that now serve as meadows and grassy open space.



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