*M*arshall Pond and Marshall View

Three interconnected neighborhoods offer greenspace and trails in a rural setting

By retaining a farm pond in a "foreground meadow" this conservation subdivision preserves rural character even as development occurs.

Location: Marshall Road, Messner Lane, Sean Lane, and Jacqueline Circle, Wallace Township, Chester County

Developer: Krapf Homes

Development Period: 1995 – 2000

Size: 104.25 acres

Percentage of Open Space: 61% (63.5 acres)

Project Highlights:

- 41 new single-family homes, plus two existing homes
- Community Trails
- Preserved Farmstead
- 64 acres of preserved meadows, woodlands, steep slopes, a pond, and community greens.

Natural Lands Trust

Description: These three contiguous conservation neighborhoods, with their 43 homes set among 104 acres of rolling woodlands and fields, permanently preserve over 60 percent of the combined tract acreage. The conservation subdivision design process guided the way these neighborhoods were laid out and provided opportunities to accommodate appropriate growth in a residential district, while preserving natural features and maintaining some of the agricultural characteristics of the properties' former use. Marshall Pond was one of the first conservation subdivisions approved in Wallace Township (Chester County), which was the first municipality in the Commonwealth to adopt the *Growing Greener: Conservation by Design* model ordinance language developed by Natural Lands Trust.
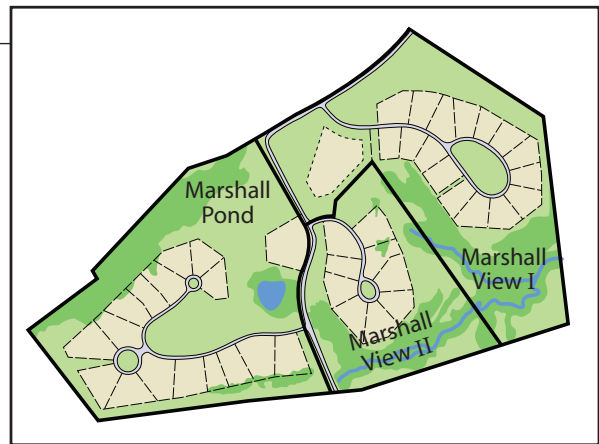
GROWING GREENER CASE STUDY

All residents have easy access to neighborhood trails and green space.

The conservation lands (shown in green) in these three adjoining conservation subdivisions form part of an interconnected network of open space in Wallace Township.

Conservation Areas: Approximately 63 acres have been preserved, including meadows, woodlands, wetlands, a pond, some steep slopes, and well-tended community greens. "Foreground meadows," punctuated by a pond and natural vegetation, provide buffering between the lots and Marshall Road. Another meadow, buffering houselots around two cul-de-sacs, provides both habitat and a connection to the area's agrarian past. Creating a sense of enclosure, wooded slopes provide a visual backdrop to the development, buffering it from neighboring subdivisions and maintaining a critical link in the Township's greenway system.

The neighborhood greens, some bordered by looping streets, offer residents attractive areas for informal recreation such as playing catch or tossing a Frisbee, as well as providing locations for community events such as barbecues and block parties. Additionally, these greens double as fire protection and stormwater management areas, containing a shallow basin and a fire pond.

Development Areas: Forty-one new homes have been built on lots ranging from 30,000 square feet to one acre in area (compared with two acre lots typically required in rural districts). Two existing homes and a barn have been preserved as well. Careful planning has resulted in every lot abutting open space, by either fronting onto a community green or abutting natural features or naturalized meadows to the rear. Cartway width is approximately 18 feet, in order to reduce stormwater runoff, calm traffic, and to create a more rural character. A trail system also winds through the protected conservation lands.

Water and Sewer: The lots are all served by individual on-lot wells and septic systems.

One of several neighborhood greens that offer a ready-made setting for a cookout or a game of Frisbee.