

Getz Property

Conservation Design within an Urban Growth Boundary

East Hempfield Township, Lancaster County

The non-profit Community Building Partnership designed this age-restricted community to demonstrate conservation principles within an Urban Growth Boundary. Much credit goes out to the local officials who set the tone by adopting creative ordinances that welcomed higher building densities on land designated for more intensive use in a community where more than half of the township has been zoned exclusively for agriculture. Within this fully-serviced urban context, it is appropriate for the open space percentages (about 25% net, and 40% gross) to be somewhat less than could be easily achieved in lower density, rural situations. In addition to the floodplain woodlands lining the

stream valley which bisects this property, this layout retains nearly all of the existing trees, including a significant hedgerow alongside the entrance road, and two large specimen trees around which neighborhood commons were drawn. Altogether, seven neighborhood commons serve as focal points for the surrounding homes, and internal greenway paths link homes to the 18-acre stream valley park, which itself will ultimately connect with the Township's proposed greenspace network. An innovative stormwater infiltration

system designed by the Center for Watershed Protection, Ellicott City, MD, recharges water into the aquifer in a series of "green alleys" and in a bioretention area adjacent to the floodplain. Although final engineering resulted in a few variations to this plan, the concept remains intact and construction will commence in 2002.

Tract size: 90 acres
No. of lots: 274 lots
Open space: 42%

