

I 5: Brandywine at Thornbury, Phase I-5, 9



Location
Thornbury Township

Tract size
160.69 acres

Open space
52.2% (83.91 acres)

Number of units
103 single-family units
162 townhouses
1 commercial use

Year approved
2001

Brandywine at Thornbury is located just southwest of the intersection of Routes 202 and 926 in Thornbury Township. This large development was completed in phases and includes both single-family homes and townhouses. The single family homes encompass the largest portion of the developed area and are located in the western portion of the development parcel; the townhouses are set on the eastern portion of the development, along with a day care center adjacent to Route 202.

The open space stands out as an impressive feature of this development. Although the immature trees provide only a minimal buffer from Route 202, an impressive rolling hillside and stream were preserved on the western side of the development along Route 926. The stream's riparian buffer is the focal point of the single family development as it winds through the grassy meadow. The original historic home and barn were also



Sidewalks, street trees, and short setbacks make walking to the development's recreation areas a practical option.



The preserved riparian buffer is the focal point of the development.



Used as a drip field for wastewater disposal, this rolling meadow and stream maintains the scenic viewshed of the Brandywine area.

incorporated into the layout of the single family homes, preserving a link to past. The townhouses are surrounded by mature woodlands in the center of the development.

The open space not only preserves scenic viewsheds along Route 926, but also provides a functional resource for recreation. Under the zoning regulations, 20 percent of the preserved open space was required to be active recreation. Thus, the development features two multi-use fields and tennis and basketball courts. A walking trail provides a passive recreational amenity.

With a strong emphasis on recreation, creating a pedestrian-friendly atmosphere was a priority in the development's design. Short setbacks in combination with sidewalks (on one side of the development's cartways) allow residents to walk to the development's numerous amenities, including a daycare center situated adjacent to Route 202. Street trees line most of the development's roadways and enhance the pedestrian-friendly atmosphere.

Brandywine at Thornbury is a great example of cluster development that features a variety of housing, multiple-use open space, and many amenities that can be enjoyed by its residents.