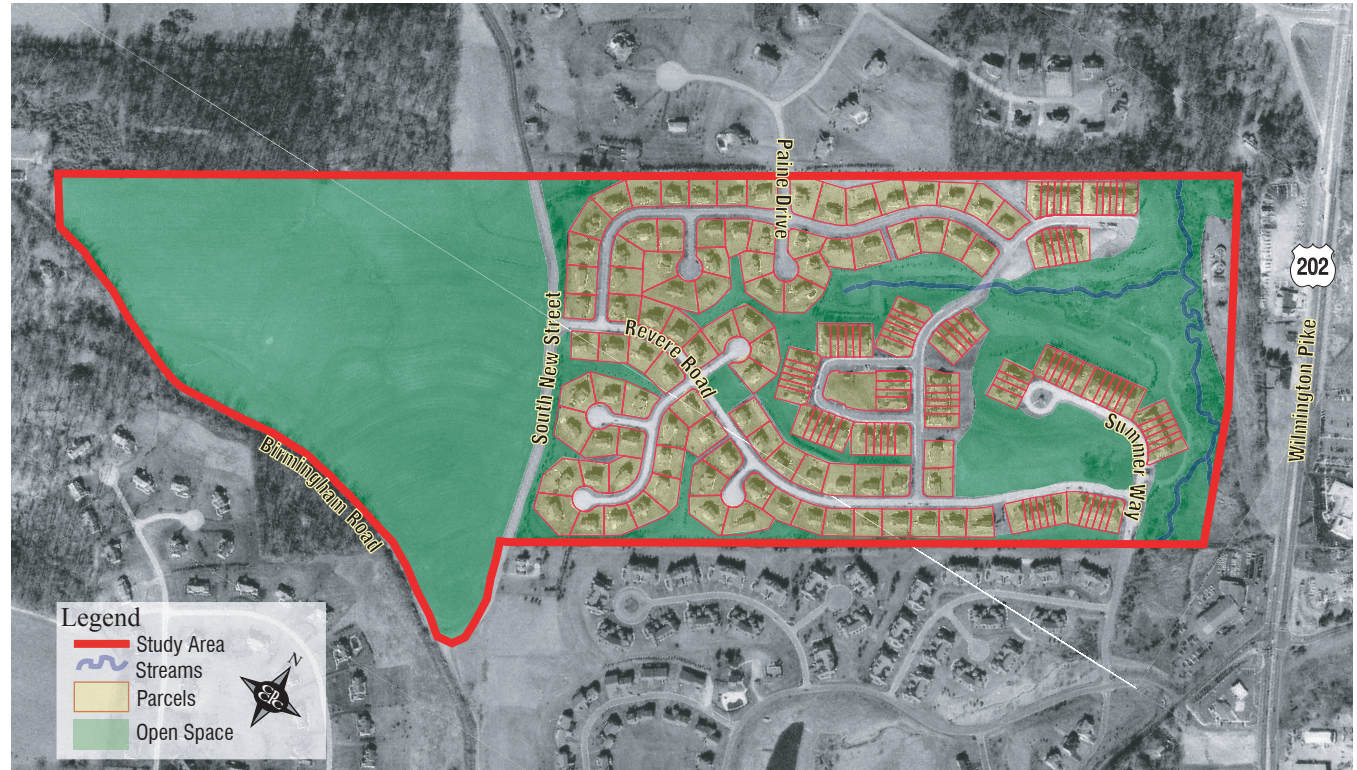




I 7: Birmingham Hunt, Phase I



Location
Birmingham Township

Tract size
136.73 acres

Open space
54% (73.62 acres)

Number of units
96 single-family units
96 townhouses

Year approved
1993

Birmingham Hunt is located between South New Street and Route 202 in Birmingham Township. This development can be fully appreciated once one realizes that the parkland that lies just across New Street was permanently preserved as a result of this subdivision.

The layout of this development preserved the majority of the open space on the western half of the parcel, thus minimizing the impact of the housing on the surrounding open space and farmland. This development serves as an example of connectivity between compatible neighboring uses. Furthermore, the layout allows a network of open space to thrive on the western half of the subdivision, which is a key element recommended in the County’s open space plan, *Linking Landscapes*.

With the majority of the development's open space dedicated to preserving the site of the Sandy Hollow Battlefield, now a Birmingham Township park, the homes could not be provided with substantial setbacks from New Street. The development does, however, successfully screen both the noise and visual impact of Route 202 by using the topography to its advantage. Furthermore, the original historic home, which sits along New Street, was preserved.

Contributing to the development's character, the houses (both single family units and townhouses) are placed close to the narrow, tree-lined cartway, creating a pedestrian-friendly scale. In addition, the inclusion of an extensive trail system and interspersed open space define a unique suburban character.

A township sewage treatment facility, constructed in conjunction with the subdivision, allowed the houses to be clustered away from the large, preserved riparian buffer. The development's trail system provides a link to this open space as it winds along the riparian buffer, wetlands, and common green spaces. The residents can also enjoy the adjacent walking path and beautiful scenery provided by the Sandy Hollow Battlefield site.

When consideration is given to this development's preservation of a battlefield and the numerous design challenges that it overcame, Birmingham Hunt is a unique example of cluster success along the suburban fringe.



An extensive trail system links the development's residential area and open space.



A preserved riparian buffer creates natural views between townhouse clusters.