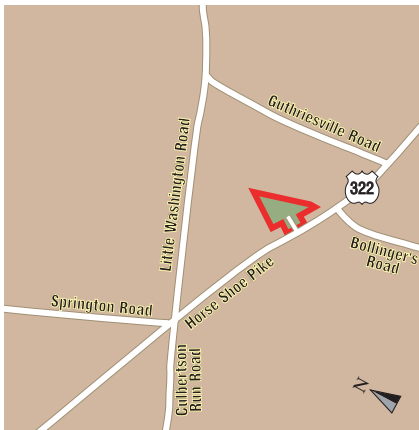


8: Pinebrooke



- Location**
East Brandywine Township
- Tract size**
11.25 acres
- Open space**
50% (5.63 acres)
- Number of units**
31 townhouses
- Year approved**
1988

Pinebrooke is located off of Route 322 in East Brandywine Township, about one mile north of Guthriesville. It is a relatively small development of 32 townhouses laid out around a central green at the end of a single access road. The entrance from Route 322 is subtle, as is the impact of the development on surrounding uses. Most of the development is surrounded by a band of wooded open space with the eastern half of the development tract consisting almost entirely of dense woodland. The natural materials utilized in the design of the dwelling units enables them to blend into the landscape. The housing is thoughtfully laid out in a varied configuration and takes advantage of the open space with a view of woodland from almost every dwelling unit.

The sidewalk system and central green anchors and unifies the development. The sidewalk facilities link all of the residential uses with the recreational facilities located near the entrance to the development. The tennis and basketball courts provide convenient recreational facilities for the residents and a unique buffer to Route 322. The on-street parking facilities are enhanced by the use of well-planted parking islands and traditional lighting fixtures.

The large area of open space to the east is almost entirely wooded and provides a recreational amenity as well as an effective buffer to the adjacent agricultural uses and Route 322.

Pinebrooke is pedestrian-friendly, attractive, and successful in its integration and preservation of open space. This development also provides an effective buffer between the residential use and agricultural use, where conflicts can often occur.



Landscaped parking islands and traditional street lighting enhance the parking and reduce impervious surfaces.



The central green creates a community focal point within Pinebrooke.