

# I: Ridgelea



**Location**  
South Coventry Township

**Tract size**  
115.1 acres

**Open space**  
55.8% (64.2 acres)

**Number of units**  
159 single family units  
Proposed institutional use  
Proposed commercial use

**Year approved**  
2001

Ridgelea is located just southeast of the intersection of Routes 100 and 23 in South Coventry Township. This single family development is visible from Route 23, but well buffered from Route 100. Most of the preserved open space surrounds the homes and preserves a scenic viewshed on the eastern half of the parcel.

Because this development is located in an area which could potentially be developed as a village center, creating a pedestrian-friendly atmosphere was a priority in its design. The homes are at a village scale and are set closely to the narrow cartway. In addition, the homes feature front porches, which promote interaction between neighbors, and garages which are set back further from the cartway. Also enhancing the pedestrian atmosphere are the development's street trees and sidewalks on both sides of the internal roadways.

The development's layout successfully reduced impervious coverage by including landscaped islands, cul-de-sac islands, and common green space areas. In addition, these areas serve as gathering points for neighbors because of the development's walkable design.

Several parcels of the subdivision were set aside for future development including a potential school, municipal building or community center, an assisted living facility, and possibly commercial opportunities. Ridgelea demonstrates that cluster development can successfully accommodate future uses, preserve substantial amounts of open space, and create a neo-traditional atmosphere.



*This landscaped cul-de-sac provides common green space for recreation and reduced impervious surface coverage.*



*Street trees along the sidewalk and narrow cartway enhance the pedestrian's experience.*