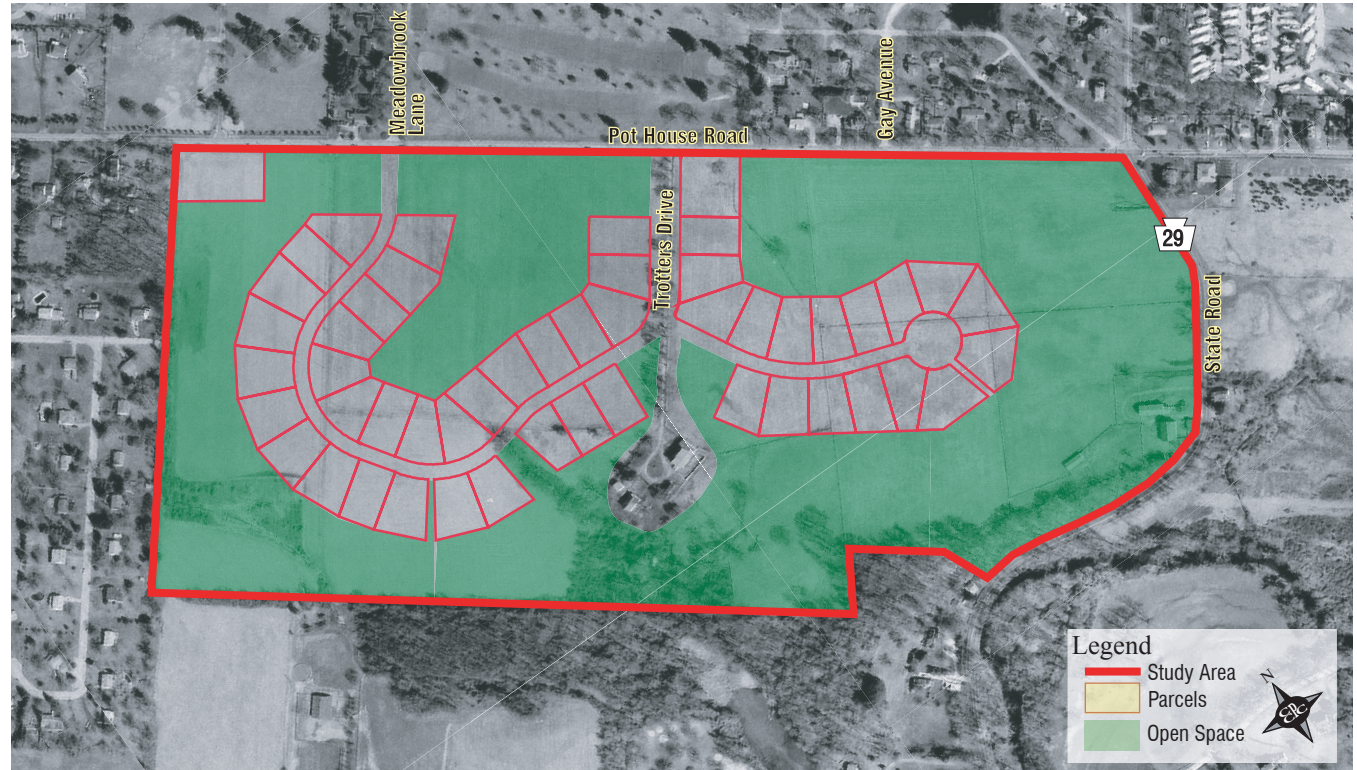
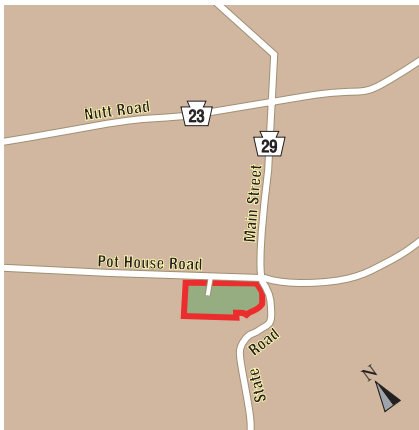


3: Pickering Glen



Location
Schuylkill Township

Tract size
115.22 acres

Open space
63% (72.56 acres)

Number of units
49 single family units
1 agricultural use

Year approved
2000

Pickering Glen is located in Schuylkill Township on the southwestern corner of the intersection of Pot House Road and Route 29. At first glance, Pickering Glen appears to be a conventional development. However, the open space associated with this development is vast and located primarily behind the rear yards of the 49 single-family homes along the perimeter of the tract. Historically, this land was active farmland, therefore the subdivision was designed on a virtually blank slate without the benefit of established woodland for use as screening. A large portion of the open space is maintained as a meadow and retains an agricultural appearance. The historic farmstead is located at the rear of the tract and creates a link between the past and present.



The row of mature trees along the entrance drive creates a link to the past and a grand entranceway.



Sidewalks, accompanied by attractive street lighting and trees provide comfortable pedestrian access along Pickering Glen's main entrance road.



The setback from Pot House Road is maintained in meadow and retains the appearance of farmland.

The boulevard (at the entrance) and granite curbing (throughout the development) create a grand entrance into Pickering Glen with houses located along the loop road at what appear to be 50+ foot setbacks. Screening from Pot House Road and Route 29 could have further enhanced this development's appearance. The substantial boulevard appears to have been designed to preserve an existing allee of trees.

Although a walking trail is included around the perimeter of the tract, it appears to be lightly used and minimally maintained. Sidewalk facilities are provided on one side of the roadways. Although the layout of the development includes wide roadways, as the street trees mature they will soften and enhance the transition from the roadway to the individual yard areas.

From a design standpoint, Pickering Glen may be perceived as a typical development. However, the preservation of an historic farmstead and more than 72 acres of open space are significant and qualify this development for inclusion on this list.