



Client

Rett ew Inc, *Lead Planner*
for Pasche Construction

Dates

October 2006-2007

Program

Mixed-Use Town Square
800 Units
150,000 SF Retail

Relevance

Economic Growth
Town Planning
New Urbanism

Services

Urban Design
Town Planning
Project Graphics

Team

PLANNER + ENGINEER
Rett ew, Inc.
MASTER PLANNER
John Moynahan UDP
TND Planning Group
CHARRETTE COORDINATOR
Nola Albrect, Schneider Corp.

Project Challenge

As development pressure from the Baltimore-Washington, DC area increases and expands, nearby countryside is threatened and considered for accommodating such growth. The form in which it occurs is of paramount importance to Pennsylvania counties which seem to be in the line of fire, so to speak. Providing a plan with community and County consensus was critical, as the two at times were not in agreement. However, the fi ve-day charrette held in town was by far the best method for inciting discussion in a neutral atmosphere.

Project Description

The two oddly-shaped properties considered for development by Pasche Construction feature an adjacent cemetery, farm buildings, stream and wetland, and unimproved access roads. A long-term build-out of the sites allowed the design team to vary the project approach since small, local builders would be involved. Items such as building type and lot could now be confi gured diff erently than that for larger, national builders.

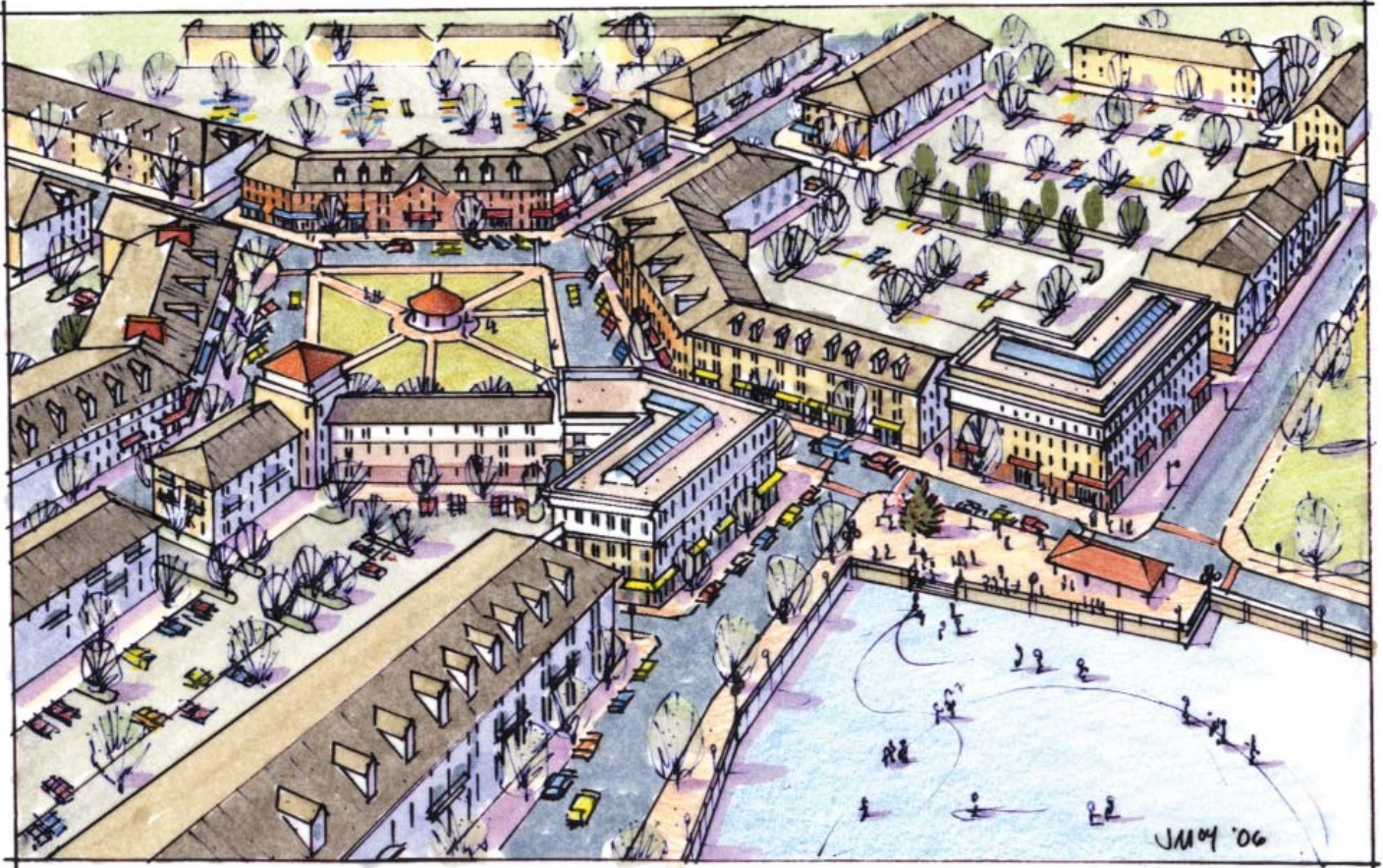
In the tradition of many Pennsylvania towns, the square was used as focal point of the community. Squares are accessed either from its sides or in this case diagonally from its corners. Building walls surrounding the square are between three and fi ve stories. Adjacent the square in the lowest lying part of the site is a pond— formal on one edge and more natural on the other. This amenity displays Freedom Square while doubling as storm water manager.



View uphill
of mews.

Freedom Square

York, Pennsylvania



View of Square



Community Hall