An aerial photograph of a rural landscape. The image shows a mix of green fields, brown plowed fields, and dense green trees. A road runs diagonally across the scene. In the upper right, there are some buildings and a parking lot. The overall scene is a typical rural farm area.

Crebilly Farm Conditional Use Review

John D. Snook, Senior Advisor
Brandywine Conservancy

Crebilly Farm Conditional Use Review

“Fly-over” model

- 3-D model of the topography and proposed buildings; topo looks flatter than reality
- Buildings show the exact 3-D scale of the proposed Toll residences, not architecture
- Purpose is to understand the visual impact of the relative mass of development where located in open view
- Existing trees are not modelled in 3-D in final version on Google Earth platform
- Earlier version completed in Arc GIS

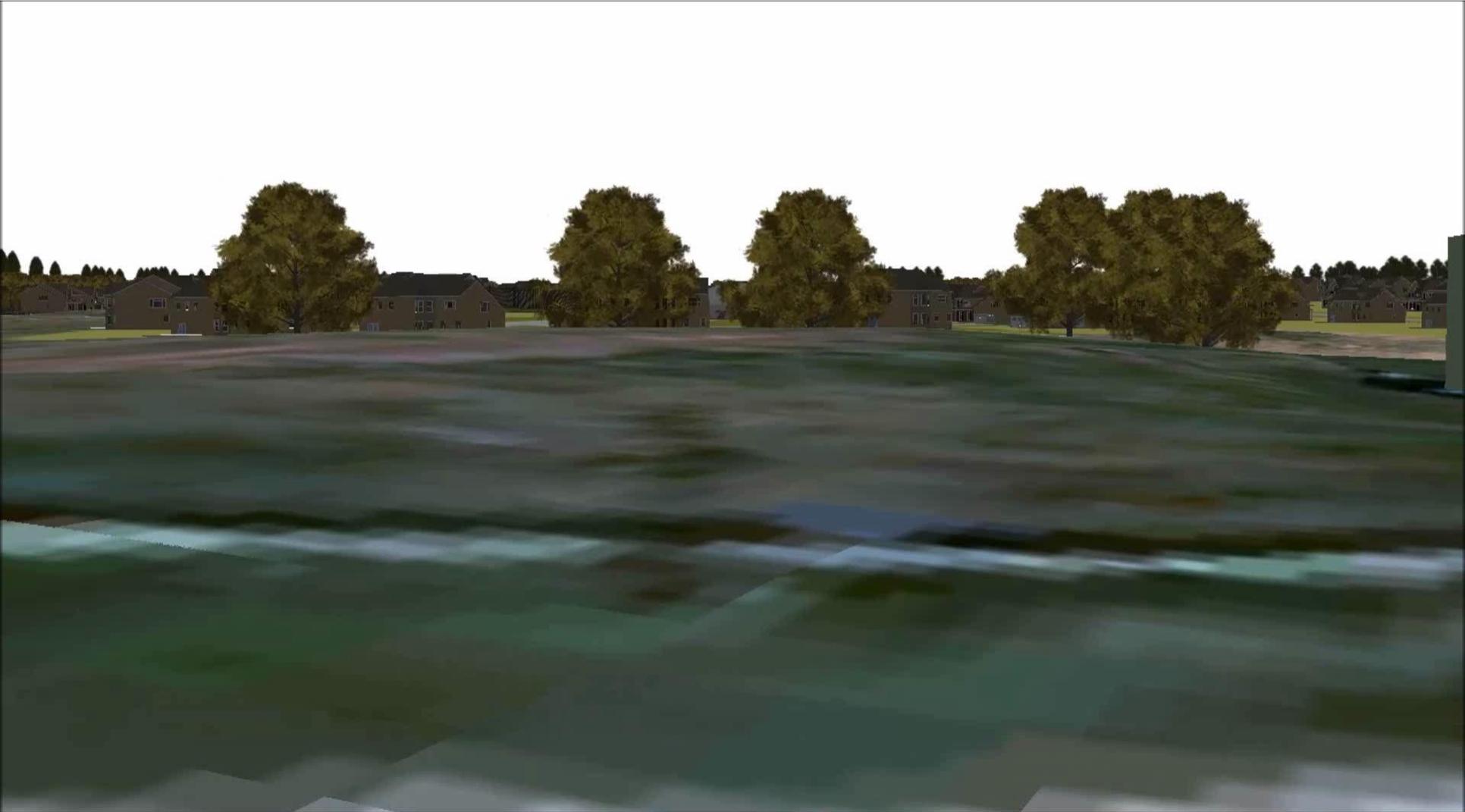
Crebilly Farm Conditional Use Review

“Fly-over” model

- First version (left below) used detailed actual Toll house and introduced trees in full leaf.
- Details of trees and buildings made for massive file and distorted results.
- Second version used house shaped box with flat photo of front façade, both houses to exact Toll scale



Partial snip from earlier video, still 170,000 KB; despite design, trees and houses blur into brown and leafed trees infer far more screening than actually exists



“Fly-Over” around the tract, corner to corner,
with simplified houses and no introduced trees





Now we will move down to street level and scan the impact of proposed development at several points of open view

First from New Street toward the middle of the tract; impact is prominent despite deep setback from New Street

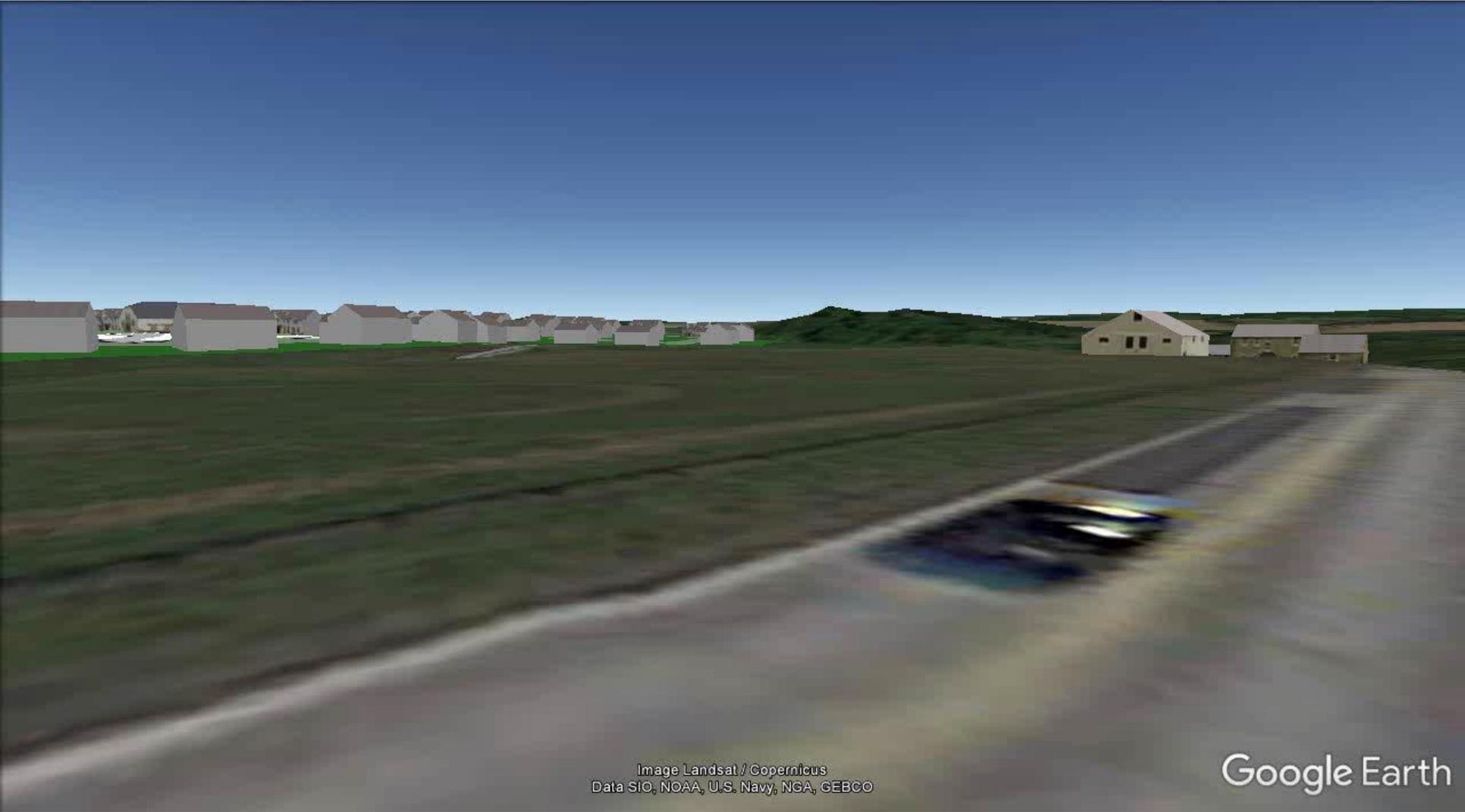


Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

Now at the corner of New and Pleasant Grove; note that the topo hides the view of the new single-family homes as well as the existing buildings from this point



Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

Now we are in front of the townhouses directly across from Dunvegan Road



Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

Here we are looking into the tract directly from Route 202; notice how distance mitigates the impact of the single-family homes but the townhouses are close



Image Landsat / Copernicus

Google Earth

View looking down from Route 926 into the tract; much in full view

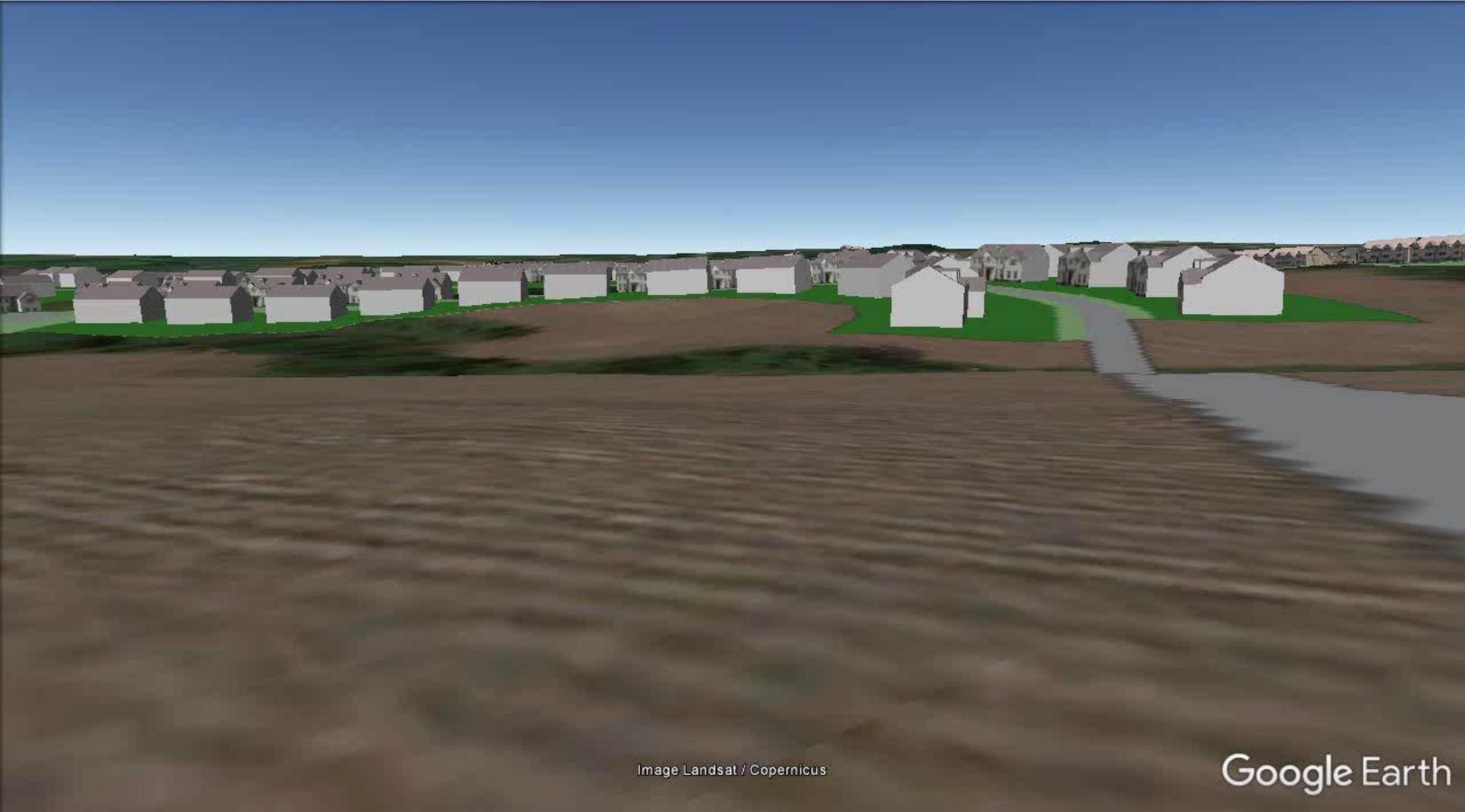


Image Landsat / Copernicus

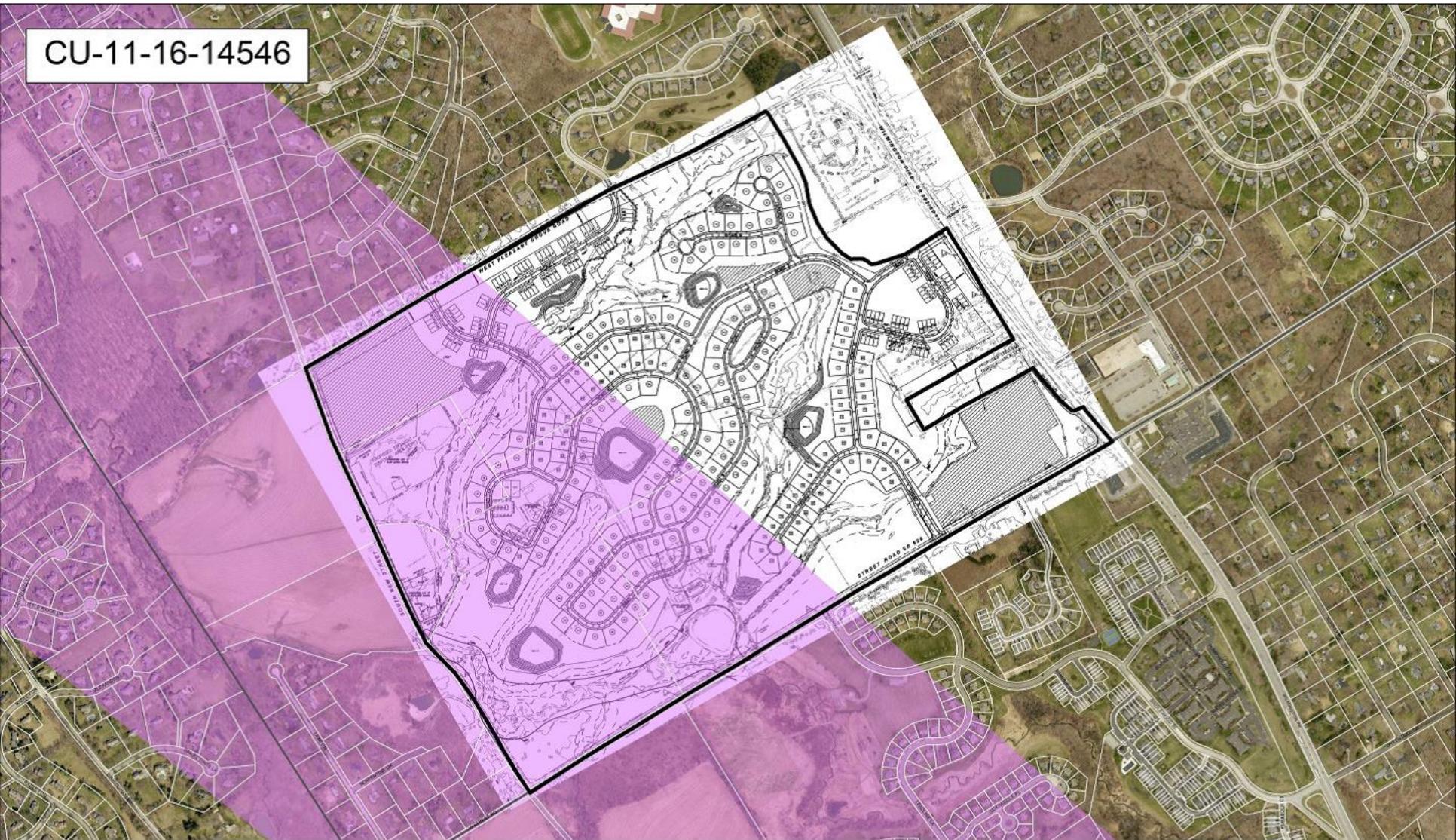
Google Earth

View at the Crebilly Farm driveway; while the actual tree-lined drive will mitigate to some extent, the old barn has a line-up of new homes as a backdrop

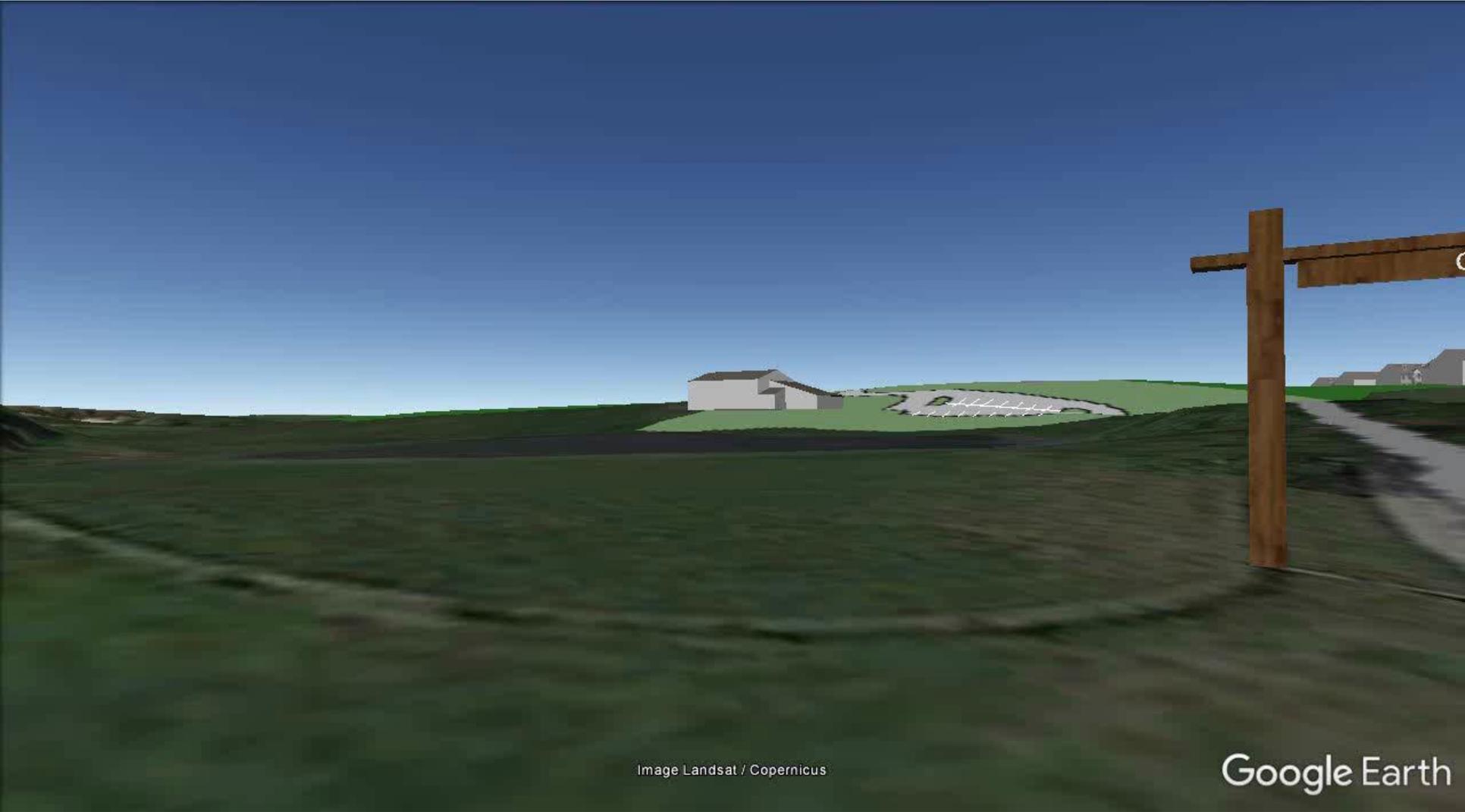


You will recall that CCPC recommended removing development from the area of the Battle of the Brandywine, and suggested an alternative plan (next slide)

CU-11-16-14546



Removal of new homes from Battlefield “swath” is great, but new development still imposing to the right of the old farmstead



Back to New Street toward the middle of the tract; first
a reminder of the prominent impact as proposed

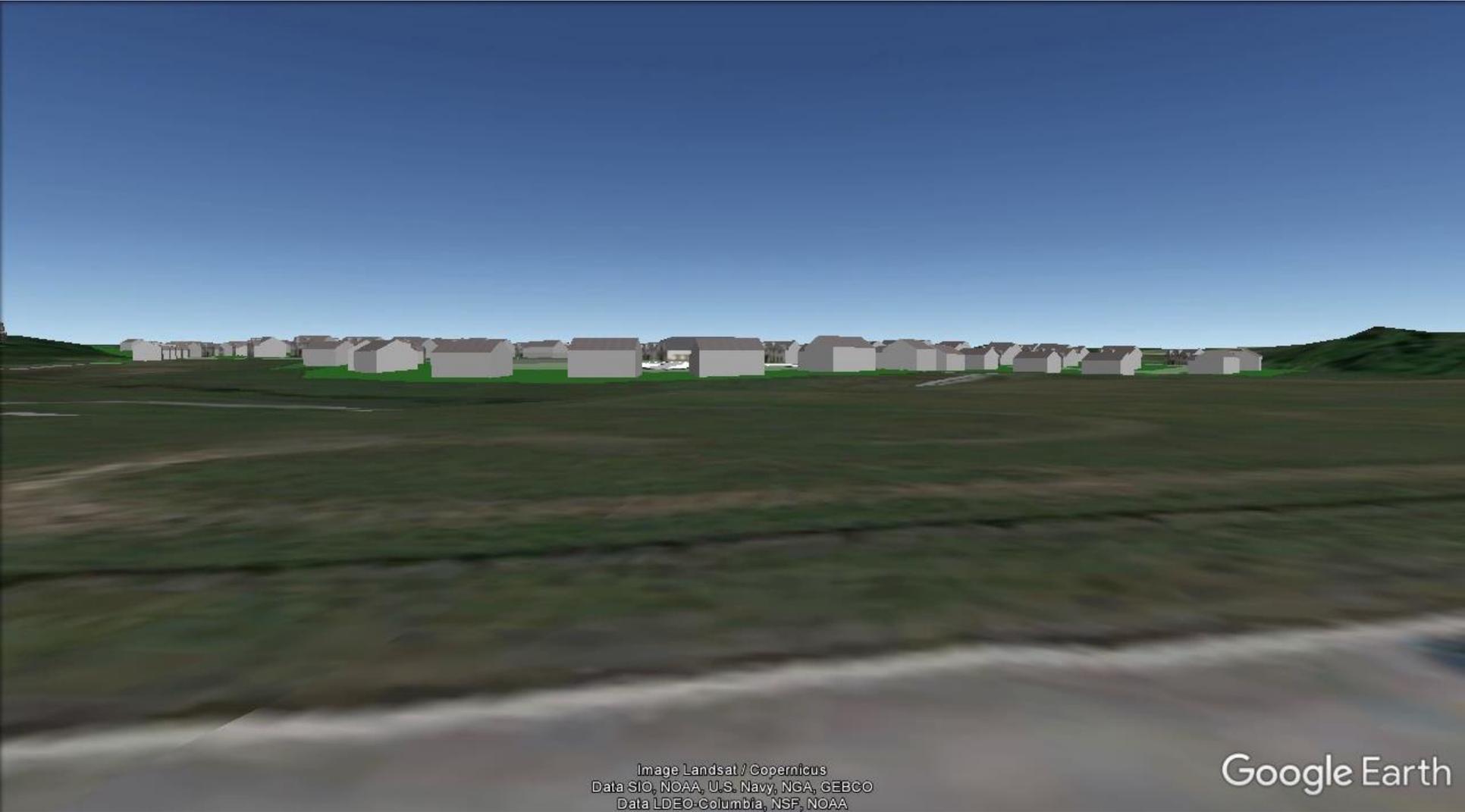
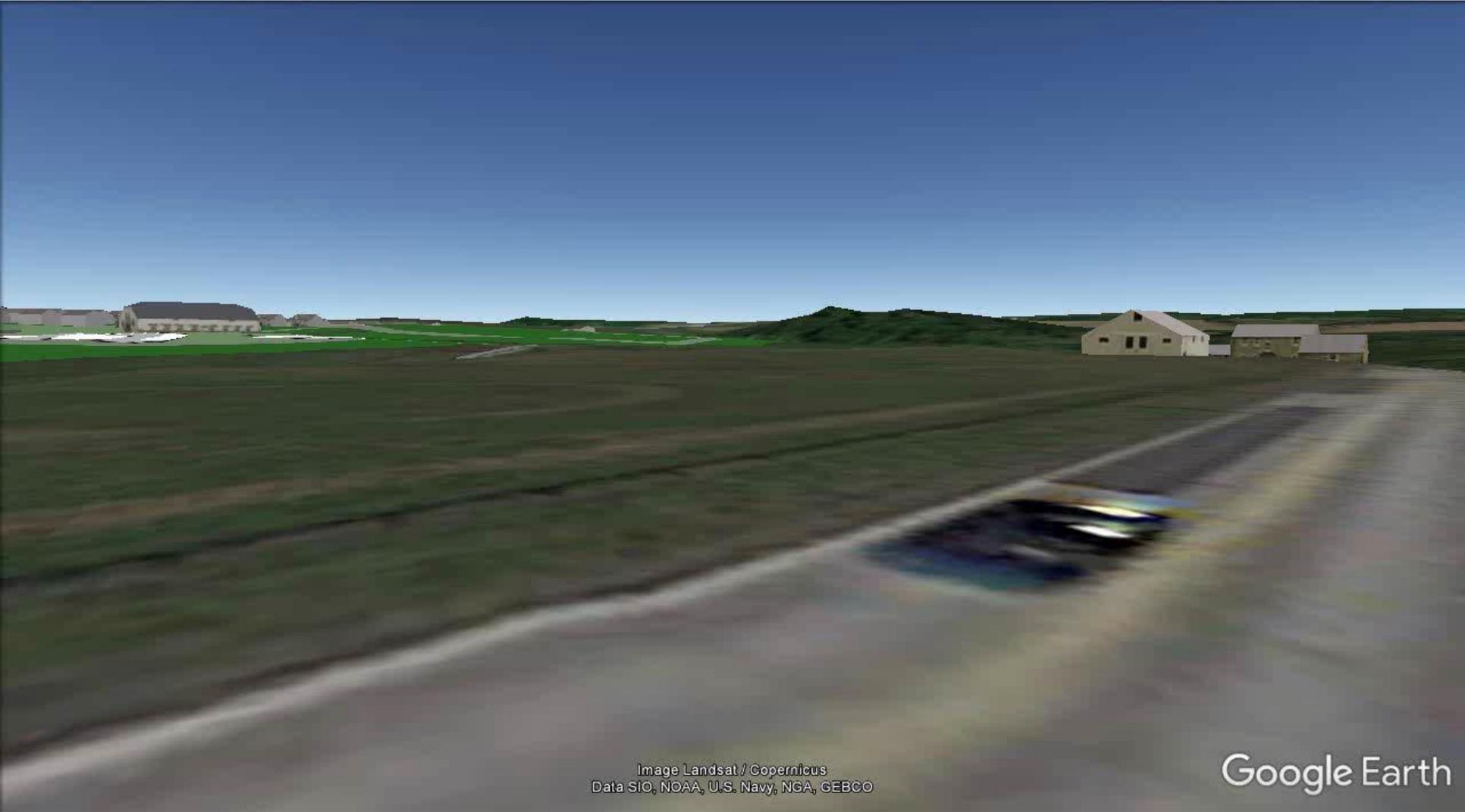


Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA

Google Earth

And now the view from New Street with the new houses removed from the Battlefield; the old stable is now visible in the rec area and not surrounded.



An aerial photograph of a rural landscape. The image shows a mix of green fields, brown plowed fields, and dense green trees. A road runs diagonally across the scene. In the upper right, there are some buildings and a parking lot. The overall scene is a typical agricultural or semi-rural area.

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Thank You!