

Black Horse

Gettysburg, Pennsylvania

Type: Greenfield
Designed: January 2005
Client: S & A Homes
Carl Bankert
501 Rolling Ridge Dr.
State College, PA 16801
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Status: Under review
Size: 203 Acres
Program: 702 total units
Directions: From I 270 take US 40 W,
US 15 N, exit on Steinwehr Ave, turn left onto Emmitsburg Rd., turn left onto Millerstown Rd. Take a sharp right onto Black Horse Tavern Rd., make a left on Fairfield Rd/PA 116, turn right on Black Horse Tavern Rd.



Adjacent to the landmark Black Horse Tavern, once used during the Civil War as a Hospital and an Inn, is the Black Horse property, located approximately 2.5 miles southwest of downtown Gettysburg, Pennsylvania. This greenfield site is predominately rolling farm land with a ridge at the center running north-south and Marsh Creek to the north.

In January, 2005, Mike Watkins, Director of Town Planning with Duany Plater-Zyberk & Co., led a week-long charrette to prepare a master plan for S & A Homes, the largest builder of single family detached homes in West Virginia and Pennsylvania. Black Horse is their first Traditional Neighborhood Development. Southern Pennsylvania is growing rapidly due to Maryland's restricted growth policies that are forcing movement outside of the state. The plan for Black Horse integrates a range of civic, commercial and residential uses within close proximity to a network of public open space. All roads lead to a central square. This central square is separated from the rural perimeter by a continuous band of open space.

The plan preserves the existing streams and wetlands by exceeding the state mandated requirements and it also includes numerous parks, greens and squares. Together, over 37% of the property is open space. The master plan for the 203-acre Black Horse property proposes 702 residences including 12 live/work units with 12,000 sq ft of commercial space and a variety of civic and community buildings. The plan is now in the permitting stage.

