



Reiff Tract Acquisition
East Vincent Township

Chester County, PA

Project Description:

East Vincent Township received an \$800,000 DCNR Keystone grant to support its acquisition of a 36.5 acre parcel of the former Reiff Farm to be reused as a township park and natural open space area. An additional 118 acre parcel will be developed by the David Cutler Group into 6 farmettes through a conservation subdivision. A conservation easement will be placed on the park site to be co-held by the French and Pickering Creeks Conservation Trust. Chester County and East Vincent Township provided an additional money in matching funds for the \$1.4M acquisition of the township park parcel.

Located in the French Creek Watershed, the entire 154-acre Reiff Farm parcel includes two first-order tributaries to the exceptional value French Creek. The property had been purchased by a local developer in 2002 and was initially to be developed into 72 single-family homes. East Vincent Township, recognized in the region as a leader in land preservation, worked extensively with the French and Pickering Creeks Conservation Trust, the Green Valleys Association, Concerned Citizens of East Vincent Township and the David Cutler Group to achieve a site plan for environmentally sensitive growth, protection of greenway corridors and insuring the quality



of the natural and water resources on the site. The final plan, now enabling six larger farmette developments, also calls for the transfer of 50 development rights to East Vincent’s designated Growth Zone, where infrastructure is in place and where the Cutler Group can proceed with more dense development.

“I am elated that this acquisition went through. It’s a great move for East Vincent residents, but more importantly, for generations to come. It is wonderful to see so many people and so many agencies come together with such vision and long-term benefit for all concerned.”

Walt Zaremba, Vice Chairman, East Vincent Township Board of Supervisors “

The new Township Park is central to the Township and will provide extensive outdoor recreation facilities – both passive and active – and trails through the park that will connect to the adjacent Vincent Elementary School and link to other parts of the township. The large natural area to be preserved will afford residents and visitors educational opportunities to study wildlife habitats, stream studies, as well as hiking and fishing.



Amount of funds awarded, year and matching sources:

- 2006: \$800,000 Keystone funding
- Matching funds - \$1,081,500
- East Vincent Township - \$571,250
- Chester County Municipal Grant Program - \$425,000