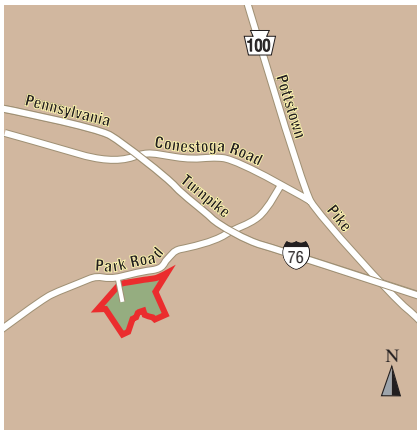


7: Marsh Harbour



- Location**
Upper Uwchlan Township
- Tract size**
86.4 acres
- Open space**
55% (47.10 acres)
- Number of units**
181 single-family units
170 townhouses
- Year approved**
1988

Marsh Harbour is located in Upper Uwchlan Township off of Park Road on the eastern side of Marsh Creek State Park. The view from Park Road is fairly well-screened, considering the townhouses are set back only twenty or thirty feet from the edge of the road. The entrance into this large development is anchored by a nicely landscaped boulevard. Marsh Harbour consists of just over 350 units, divided almost evenly between single-family homes and townhouses.

The townhouses are located near the entrance, along Park Road, and in the northeastern corner of the development. The planting and design of street trees and other landscaping was thoughtfully done and softens the tall facades of the three-story buildings and the driveway surfaces. Access management and parking in this development appear to have been well planned as evidenced by the use of landscaped cul-de-sac and parking islands. These features not only enhance the appearance of these turnaround facilities, but reduce the amount of impervious surface.



Landscaped parking and cul-de-sac islands are attractive and reduce the amount of impervious surface.



The single-family homes offer a variety of architectural designs that blend well with the thoughtful landscaping.



The development benefits from its proximity to Marsh Creek State Park.

The single-family homes are located in the southern portion of the tract and are surrounded on two sides by very large areas of open space. In addition to the open space, Marsh Harbour is adjacent to Marsh Creek State Park, affording views of the lake and associated woodland. The single-family homes are similar to those in Deerfield Knoll, with a variety of attractive architectural designs and colors. Some of the homes offer side-load garages which minimize the dominance of the garage. Sidewalks are provided but are not consistently located throughout the development. An historic structure has been preserved and is centrally located in the development.

Although the open space provides a buffer between uses in the center of the development, it is primarily on the periphery. The northern area of open space is open and consists of areas of lawn, meadow, and a pond. The southern area is directly adjacent to Marsh Creek State Park. Other recreational facilities, such as tennis courts and a club house, are located near the entrance.

Marsh Harbour is an attractive community that offers a variety of housing, open space resources, and proximity to a major recreational facility. Although this development provides amenities within and outside of its boundaries, pedestrian facilities could be further enhanced by a more consistent sidewalk system and trail facilities.