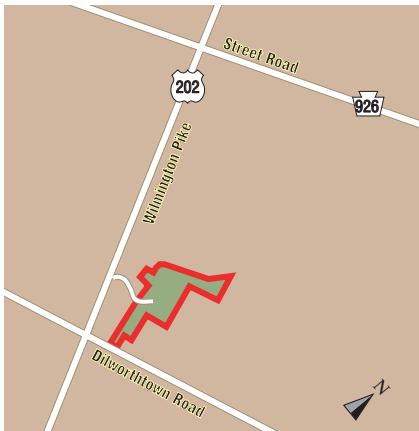


I 4: The Greens at Penn Oaks



Location
Thornbury Township

Tract size
117.72 acres

Open space
87% (102 acres)

Number of units
1 single-family unit
70 townhouses

Year approved
1997

The Greens at Penn Oaks is located to the east of Route 202 in Thornbury Township within the Penn Oaks Golf Course. As its name and location imply, this is a golf course community. The traditional architectural design of the dwelling units is attractive and enhanced by the use of traditional lighting, short setbacks, and thoughtful landscaping. Although the facades of interior units have front-facing 2-car garage doors, the end units use side-load garage doors that reduce their visual impact. Every dwelling unit has a view of the golf course or the centralized area of open space.

Access management in The Greens is handled through the use of landscaped islands and culs-de-sac. Parking is primarily off-street with overflow parking being accommodated along those same landscaped islands. Sidewalk facilities are located throughout the residential areas along the access roadways. Pedestrian facilities, such as benches, create areas of interest for residents.



The architectural design is enhanced by design elements such as traditional street lighting and landscaping.



A landscaped circle reduces impervious surfaces and provides an area for a bench and sidewalk facilities.

The open space consists primarily of the Penn Oaks Golf Course that surrounds the residential subdivision. The golf course designers preserved a significant number of mature specimen trees, and two historic hedgerows just to the northwest of the residential uses. This preservation and integration of existing woodlands is also evident within the residential subdivision.

The Greens at Penn Oaks is another example of how attention to detail can result in a very attractive and pedestrian-friendly community.