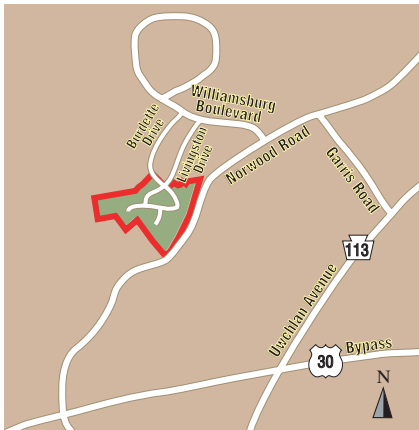


# 9: Uwchlan Woods at Williamsburg



**Location**  
East Caln/Uwchlan  
Township line

**Tract size**  
60.32 acres

**Open space**  
52% (31.50 acres)

**Number of units**  
46 single-family units

**Year approved**  
1999

Uwchlan Woods at Williamsburg is located on the East Caln/Uwchlan Township line between Route 282 and Route 113. The landscaped boulevard into this development provides a welcoming entrance to the community. The existing trees are enhanced by planted street trees that line all of the development’s cart-ways. In addition, attractive street lighting and sidewalks on both sides of the roadways create a comfortable pedestrian scale and promote non-vehicular circulation. As these street trees continue to mature, the pedestrian facilities will become increasingly inviting to the residents of this development.

The large single-family homes have modest setbacks from the cartway. By featuring side-load garages, the housing design does not focus on vehicular accommodations. Adding landscaped cul-de-sac islands is a simple improvement that could have farther reduced impervious coverage while improving the scenic qualities of the community.

Much of this development's open space is used to buffer the homes from Norwood Road and other surrounding residential uses. With the exception of a small green space and an interspersed wooded lot, the residents have limited access to the preserved open space. Increased efforts to preserve the development's mature trees integrate the homes into the woodlands, and the inclusion of a trail system would have further showcased the site's natural features. Nonetheless, this development's walkable streetscapes and amount of preserved open space warrant its inclusion on this list.

This development was selected solely by the characteristics that were displayed within this phase; these design elements may or may not be exhibited in other phases of the Williamsburg development.



*A narrow cartway and sidewalks promote pedestrian circulation within Uwchlan Woods.*