

—Reimagining a Former Farm



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(This is an academic exercise.)

Acknowledgments

East Whiteland Township

Catherine Ricardo, Zach Barner, John Neild
and other East Whiteland Township officials

West Chester University

Deb Cornelius, Bradley Flamm, Dorothy
("Dottie") Ives Dewey, and all professors at the
Geography and Planning Department

Special Thanks to

Yiru Zhang for SketchUp tutorials

Project Introduction

Reimagining Ridley Springs Farm

- A former horse farm
- Now owned by the East Whiteland Township
- 52 acres
- Opportunities to be re-envisioned for public benefit while preserving ecological value.

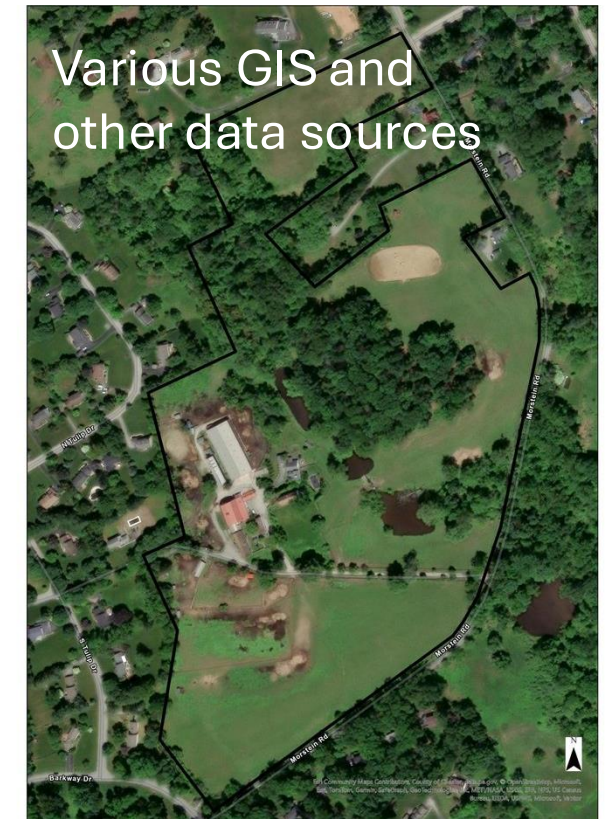
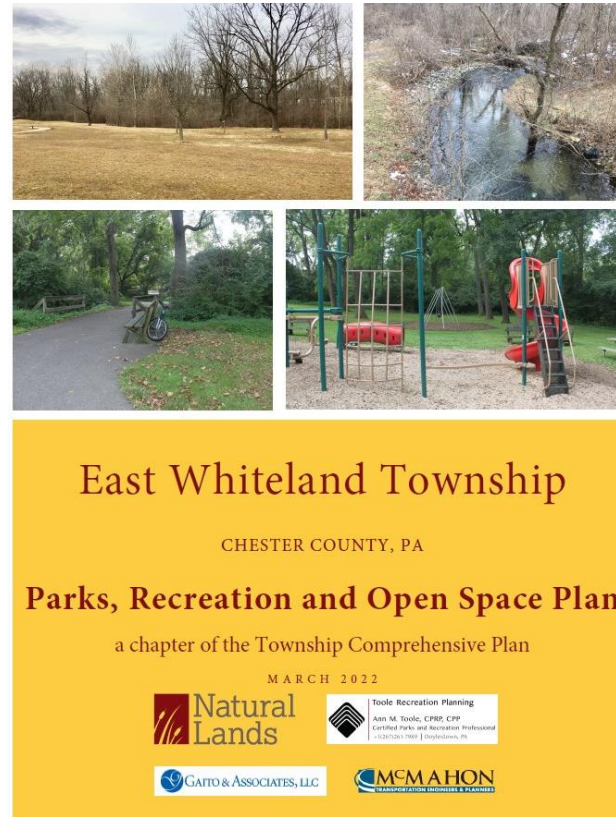
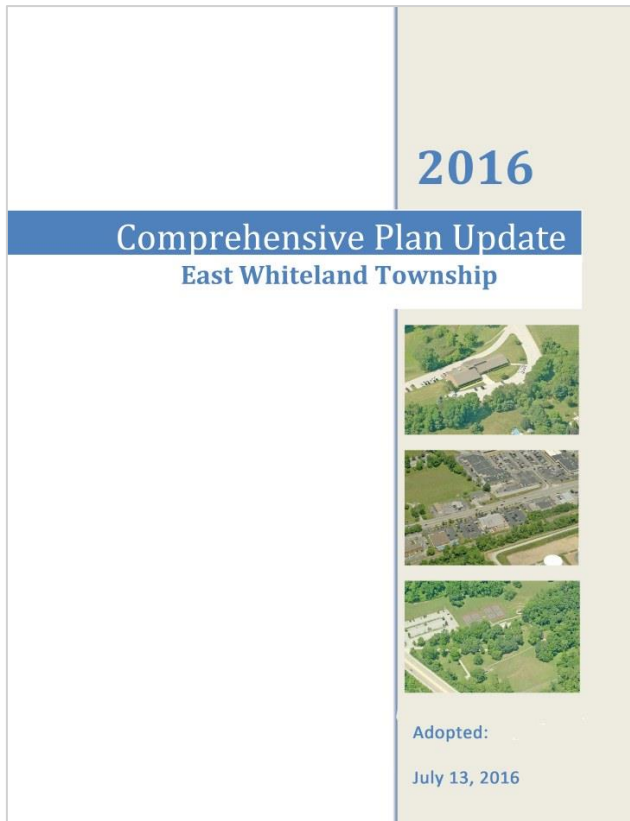


Source: Appraisal Report

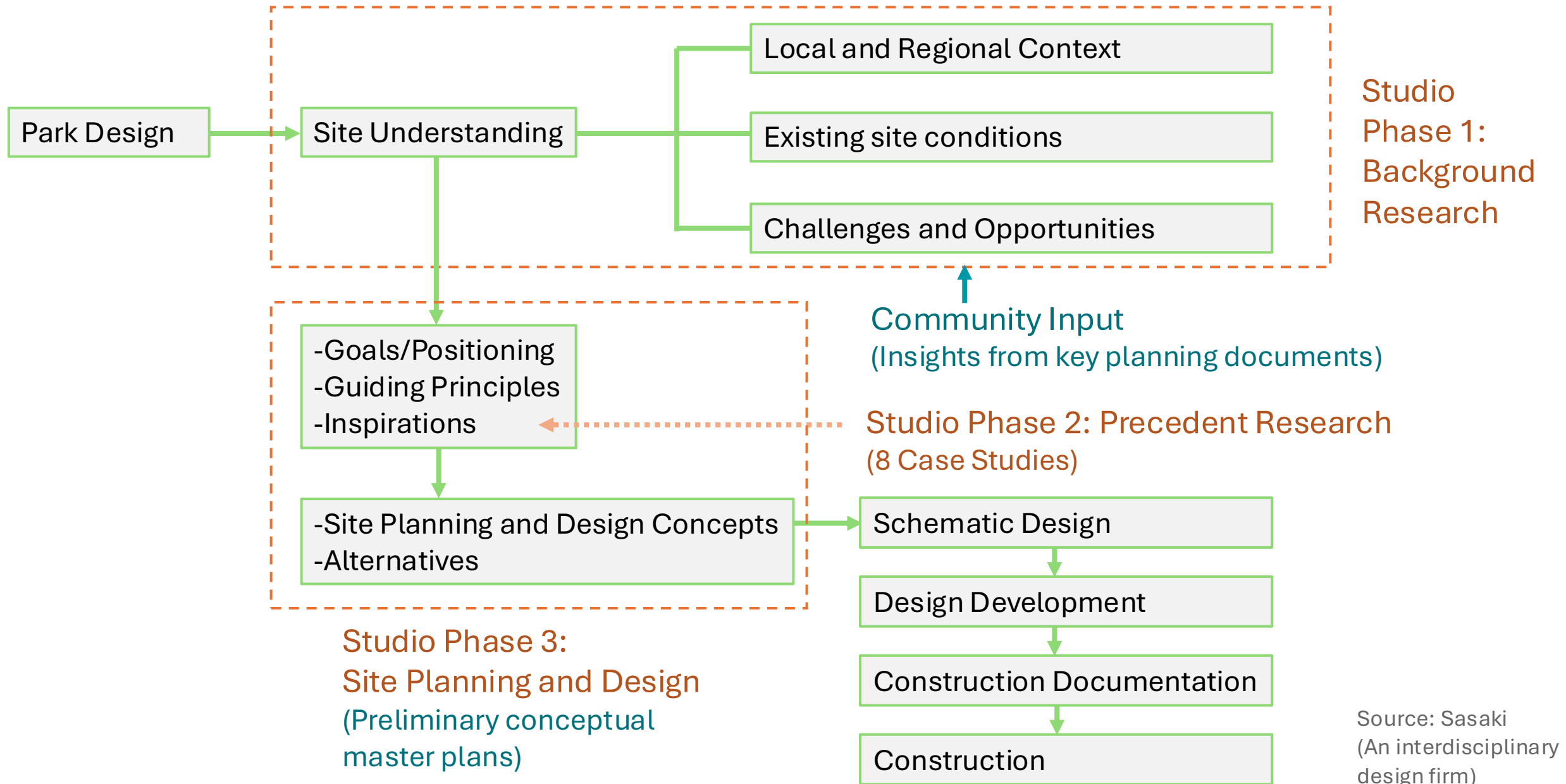
Planning Documents

East Whiteland Township

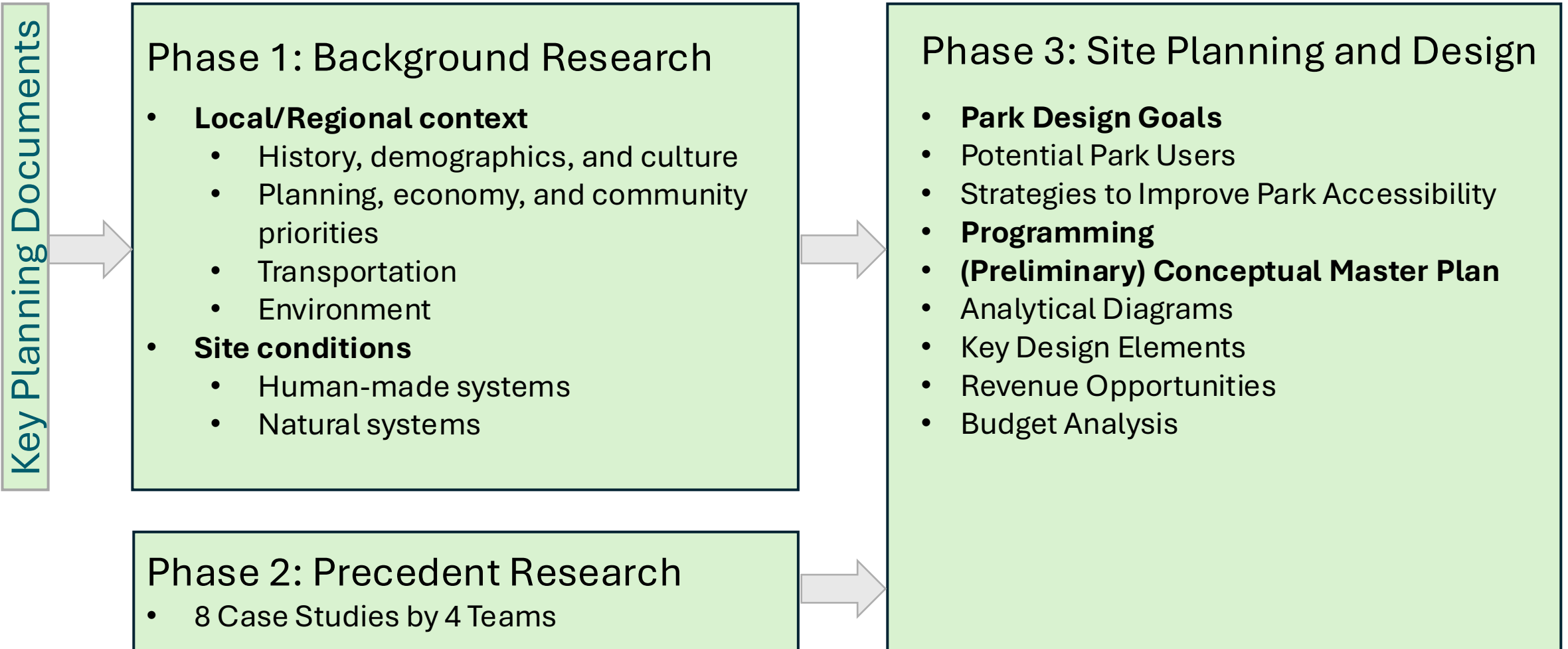
- Comprehensive Plan Update 2016
- Parks, Recreation and Open Space Plan 2022



Key Steps in Real-World Park Design



Three Phase Explorations



Background Research: **Regional Context**

History, Demographics, and Culture

Project Site – 52 acres

Ridley Springs Farm:

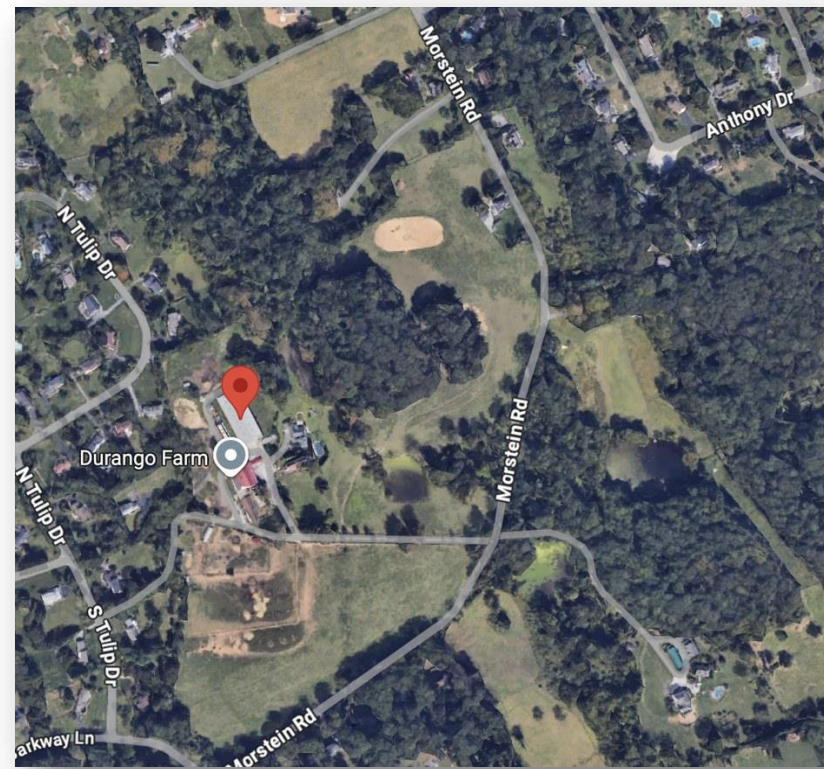
- 1469 Morstein Road, West Chester, PA 19380,

Location:

- Site lies on East Goshen Township, East Whiteland Township, and West Whiteland Township

Zoning: Low-Density Residential

- East Whiteland: R-1
- West Whiteland: R-1
- East Goshen: R-2



Contributors: Kara, Josh, Vince, and Jackson

Speaker: Josh

History, Demographics, and Culture

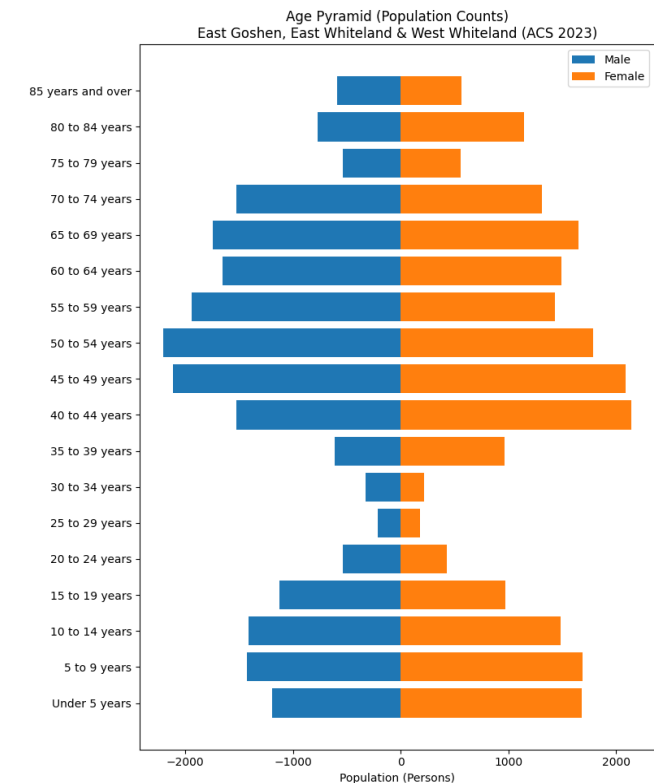
Population Overview

Pop. Totals:

- **East Goshen township:** 18,392
- **East Whiteland township:** 14,459
- **West Whiteland township:** 19,951

Pop. Pyramid Data Analysis:

- **A wide middle (40–59)** - Established population and strong tax base. Transitioning into retirement over the next 20 years.
- **Narrower 20–34** - Fewer young adults. Possibly migrating out due to high cost of living.
- **Moderate population at base (0–14)** - Not expanding sharply. Suggests slow growth or stability.



Population Pyramid – ACS 2023

East Whiteland Comprehensive Plan Demographic Overview:

- East Whiteland is a family-oriented community with a strong workforce presence
- Many households include children, alongside a growing senior population
- Residents are highly educated working professionals
- Aging in place is a stated long-term planning goal

	2010	Most Recent (ACS / 2020 Census)
Population	10,977	14,459 (Census Reporter)
Median Age	36.6 yrs	36.3 yrs (Census)
Households with children	52.90%	41% (2023 ACS)
Bachelor's degree+	>50%	72% (Census)
Median household income	\$91,000	\$145,972 (Census)
Poverty rate	5.20%	3.9% (Census)

Census Table: East Whiteland Demographics

History, Demographics, and Culture

Recommendations for Next Steps

- Look to expand parking capacity and access since driving is the dominant mode of transportation in the area.
- Position the farm as a central connector to the Chester Valley Trail, creating a link between the site and the regional trail and park network.
- Incorporate youth-focused programming and activities, due to the high concentration of households with children in the surrounding community.
- What does the site offer historically and how can that be incorporated into the project moving forward.



Planning, Economy, and Community Priorities

Community needs, based on existing community surveys

- Based on the findings presented in the Open Space Plan 2022 for East Whiteland Township, Previous Community Engagement was done with residents of the township of East Whiteland to better understand community needs.
- With a focus on enhancing quality of life, East Whiteland Township's Open Space plan aims to address numerous core values held by the community, including:
 - Accessibility and Equity
 - Pride in Clean Water
 - Maintenance Standards
 - Connections
 - Neighbors
 - Conservation

Moving forward, all of these values should be at the forefront when we imagine the possibilities for this property



The consultants and Task Force worked with the residents to inform decision making about goals and objectives of the plan.

(Source: East Whiteland Township: Parks, Recreation and Open Space Plan: a chapter of the Township Comprehensive Plan 3/2022)

Planning, Economy, and Community Priorities

Employment Opportunities and Other Economic Activities

A Short Overview:

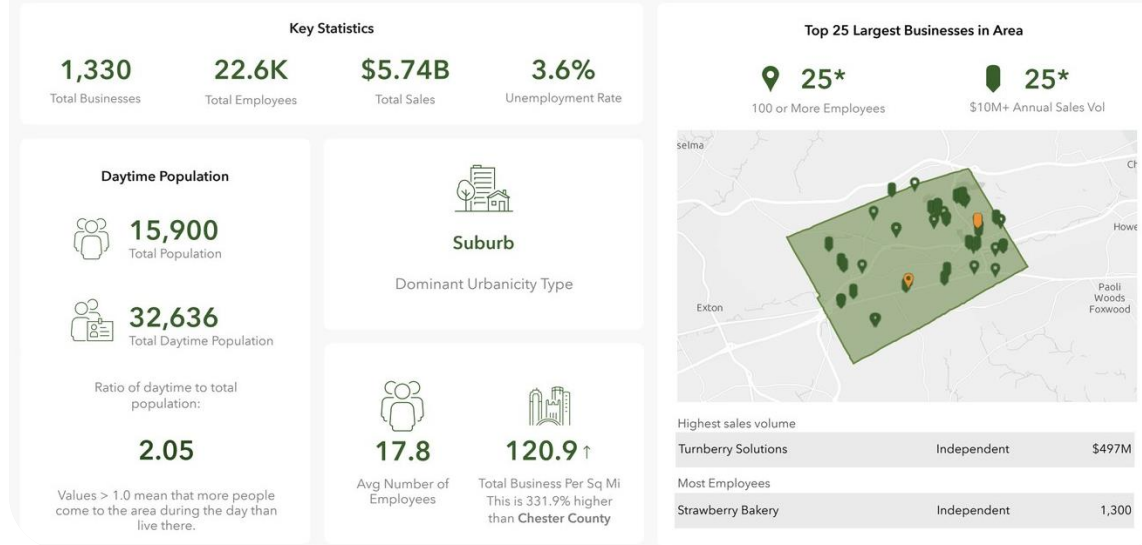
- 1,300 businesses and 22.6k employees locally
- Daytime population (32,636) is more than double the residential population, indicating significant commuter activity.
- County workforce dominated by white-collar and service professions.
- High household incomes and office-based employment patterns.
- Consistent daytime population creates demand for nearby recreation and open space.
- \$5.7B in annual business sales reflects a strong and growing local economy.

Business Key Facts

East Whiteland township, PA | Geography: County Subdivision

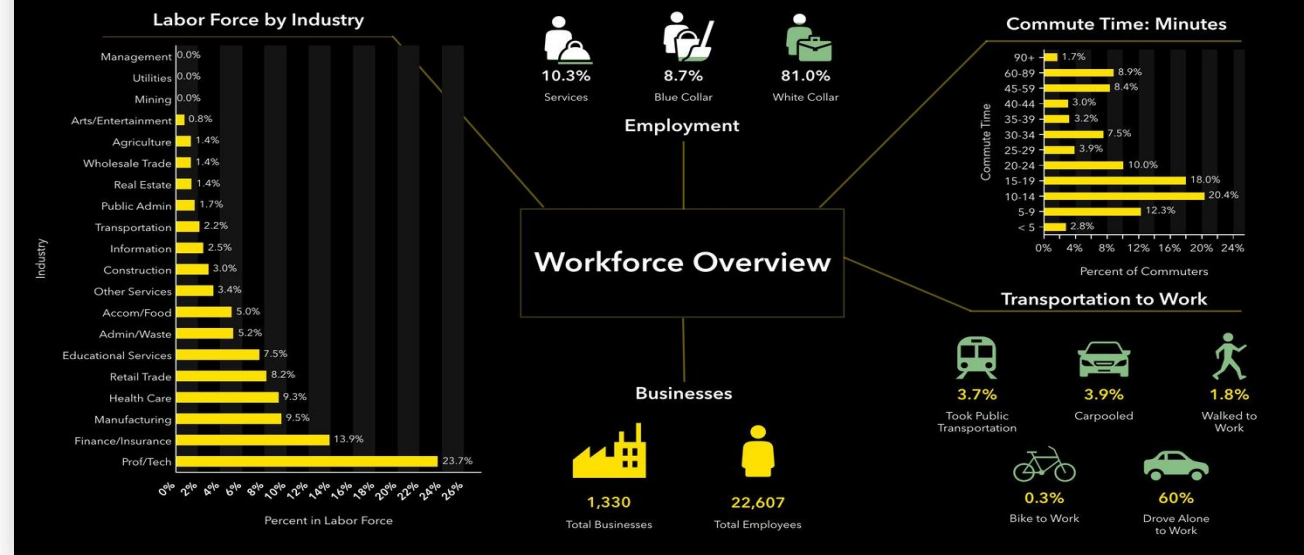


This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.



Economic Development Profile

East Whiteland township, PA
Geography: County Subdivision



(Planning Consideration: Respond to high employment density and commuter activity by Incorporating spaces that serve workers as well as residents).

(Source: Esri Business Analyst, 2025)

Planning, Economy, and Community Priorities

Key Recommendations

- Continue the township's goal of keeping Route 30 predominantly commercial use, while incorporating mixed-used buildings, residential areas, and street beautification
- Protect more open space and increase the amount of parks and public areas.
- Expand and integrate green space and worker-serving amenities within major employment corridors. This could be done with implementation of picnic tables or using space to host events.
- Focus on enhancing quality of life with consideration of the main priorities outlined by Open Space Plan.

Transportation

Residents Travel Patterns:

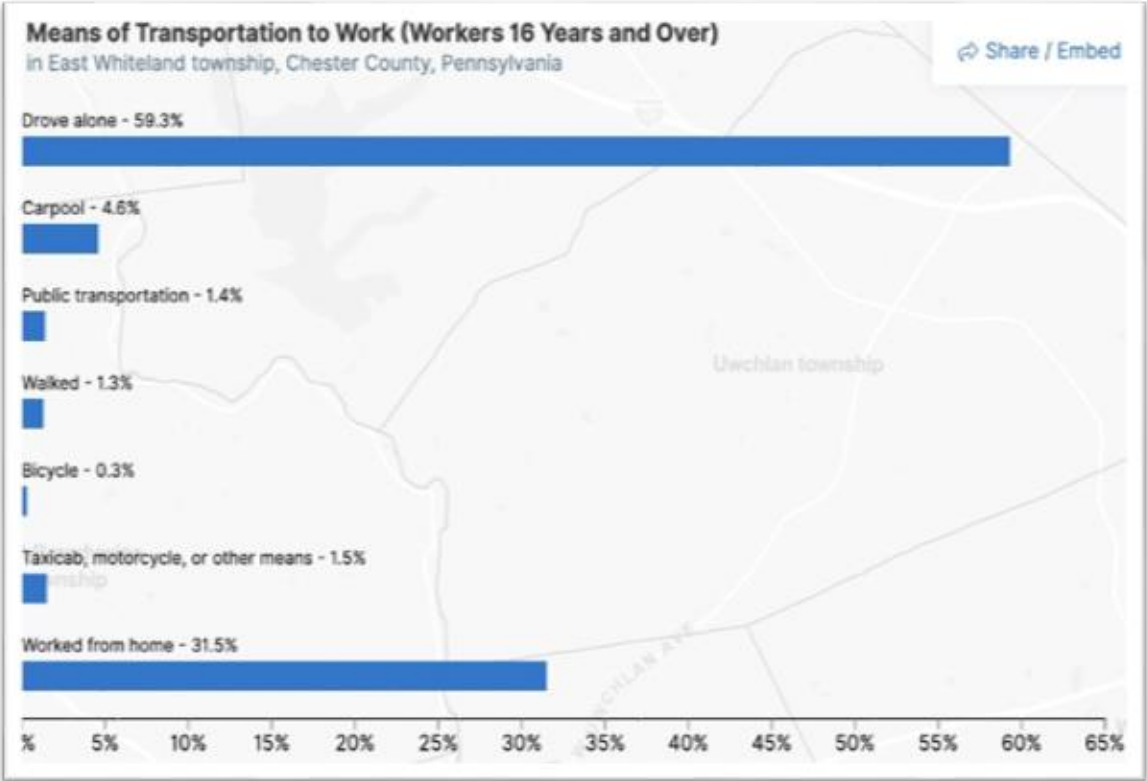
- Nearly 60% of residents drive alone to work, 31.5% work from home.
 - The significant amount of people working from home may indicate a desire for outside recreation.
- 44% of township households have 2 or more vehicles
- Under 5% of the township has no vehicle
- The average time to commute to work is 23.2 minutes.

Major Roads:

- PA Route 100
- PA Route 30

Train and Bus Routes:

- Paoli-Thorndale Line
- Bus Route 92
- Bus Route 204



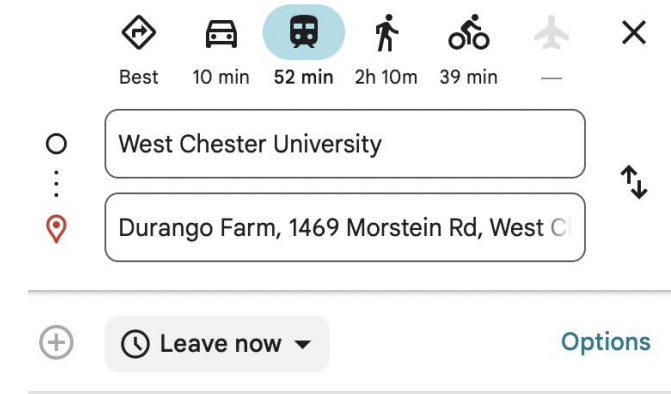
Graph of Transportation Means to Work, 2024 American Community Survey 5-Year Estimates

Transportation

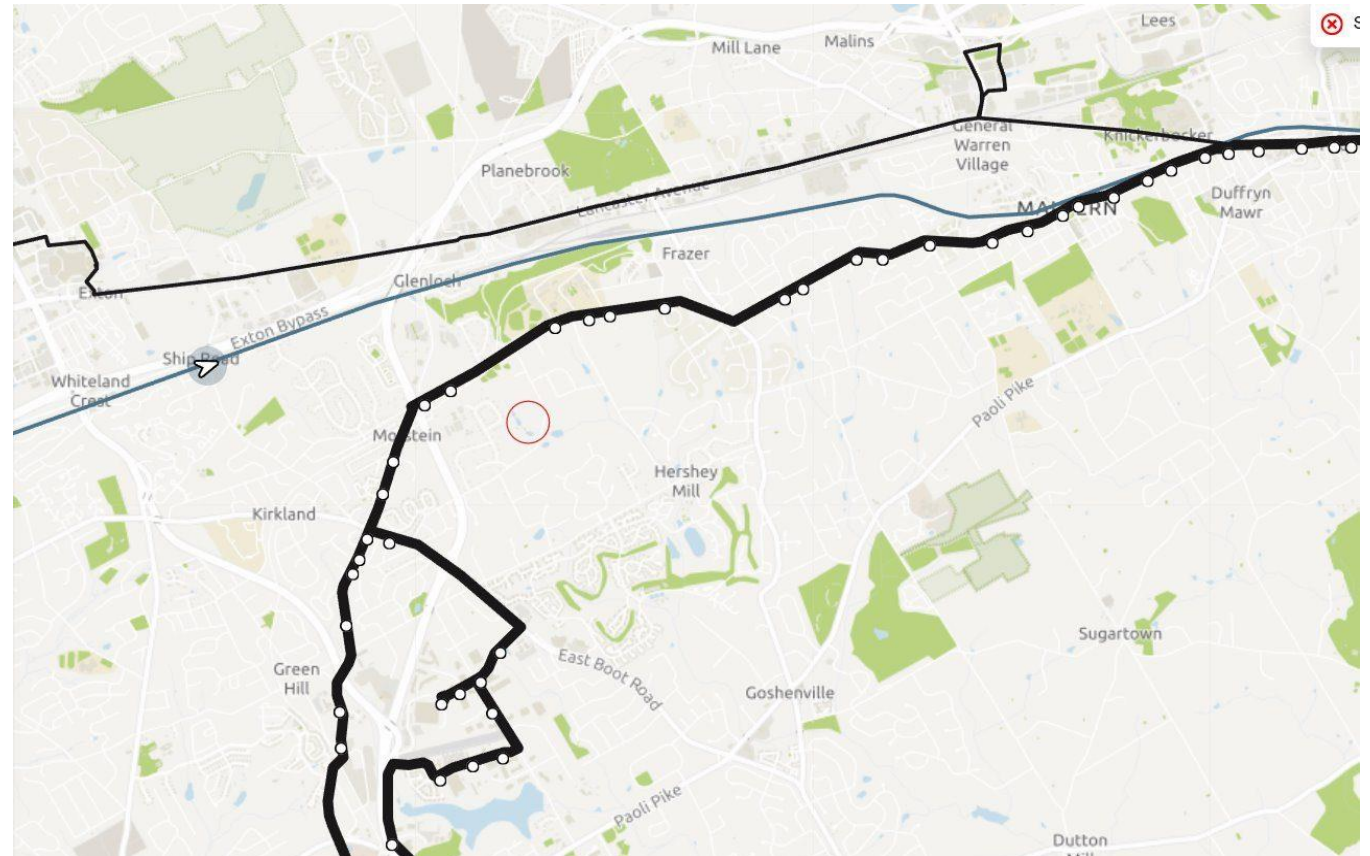
Site access via local and regional transportation systems

Public Transportation:

- There is limited public transportation systems that can be used to access this site.
- The 92 Bus Route (West Chester to King of Prussia) stops ~15 minutes from the site by walking
- 204 Bus Route
- Road has no sidewalk
- Near to Whitford station via car, but not realistic to walk from any public transportation stop in proximity



Transit Times from WCU (Source: Google Maps)



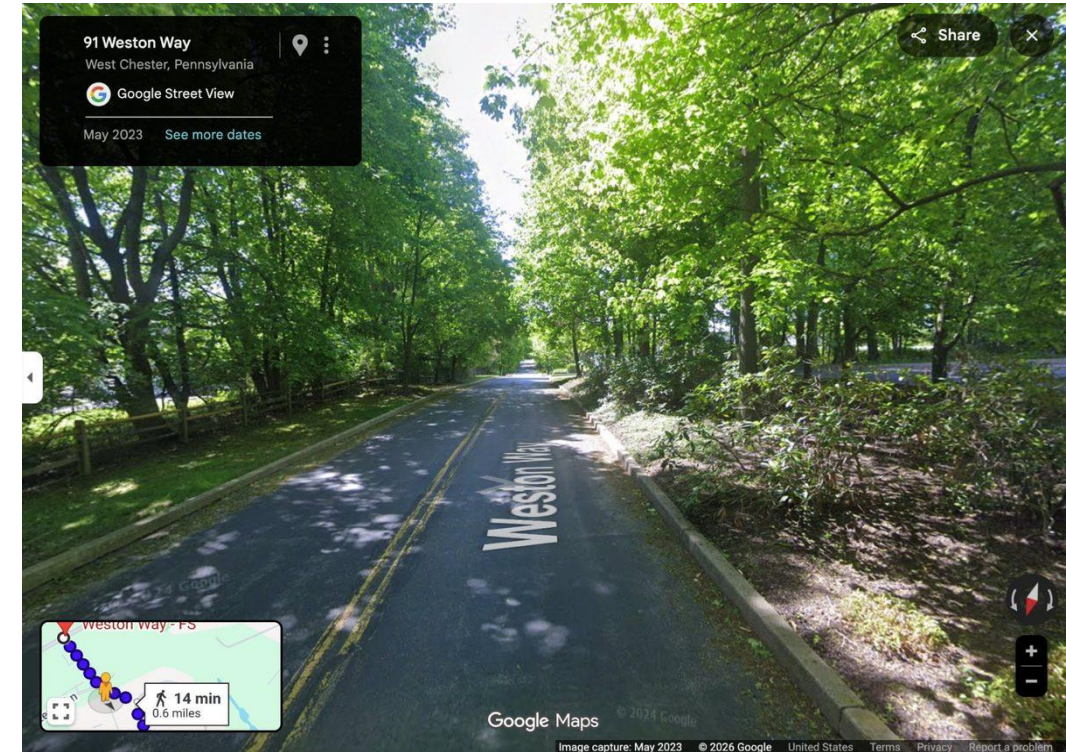
SEPTA Real-time System Map

Key Takeaways:

- Public transit is not very practical at the location.
- Public transit to the site will have slim to 0 ridership during most hours.
- Pedestrian infrastructure is fairly seldom. East Whiteland does not have a "town center", and is instead a long section of Route 30, with very few crosswalks.
- Access to private vehicles is most common transportation in township
 - Very few have no car access or rely on public transportation. Combined with a lack of walkability in the township, this dependency is encouraged and needs to be worked with in mind.

Recommendations:

- Township run shuttles to the site during events.
- Improve wayfinding signage to direct visitors directly to site.
- Add signage to warn passing cars of driveway entrance.
- Add mirrors to entrance of narrow driveway to improve visibility.



Road walk to the site (Source: Google Maps)

Climate Profile of East Whiteland Township

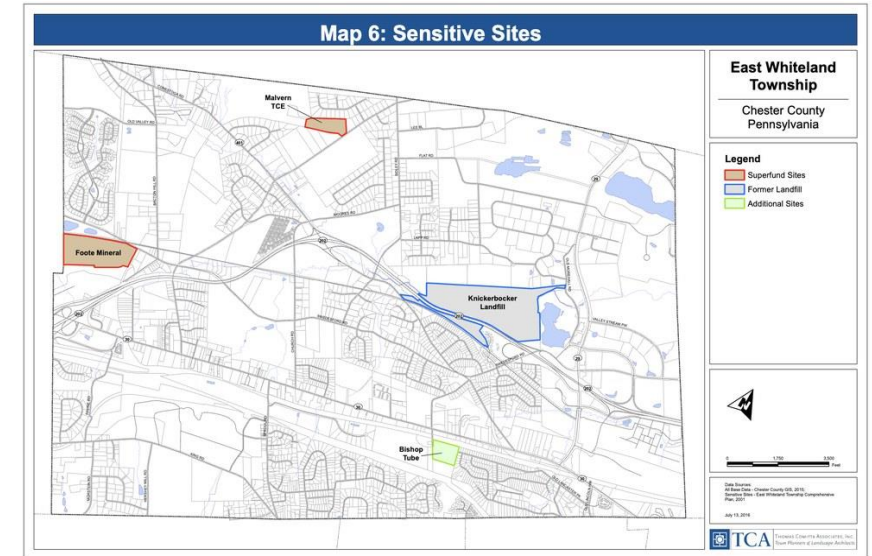
Climate Related Risks

- Increase in temperatures and extreme heat days
- More intense rainfall events
- Greater runoff, erosion, and stormwater system stress
- Karst geology in the region (increases groundwater vulnerability)
- Tree canopy
 - Will dwindle in the future if proper protections are not put in place (According to the Comprehensive Plan)
- Environmentally sensitive watersheds
 - Valley Creek and Ridley Creek

Sensitive Sites

The townships industrial lives near continued operations of Glasgow Quarry (pictured to the right) and other sites that have environmental contamination

Other sites of concernment include the Foote Mineral property, Malvern TCE site, and Knickerbocker Landfill

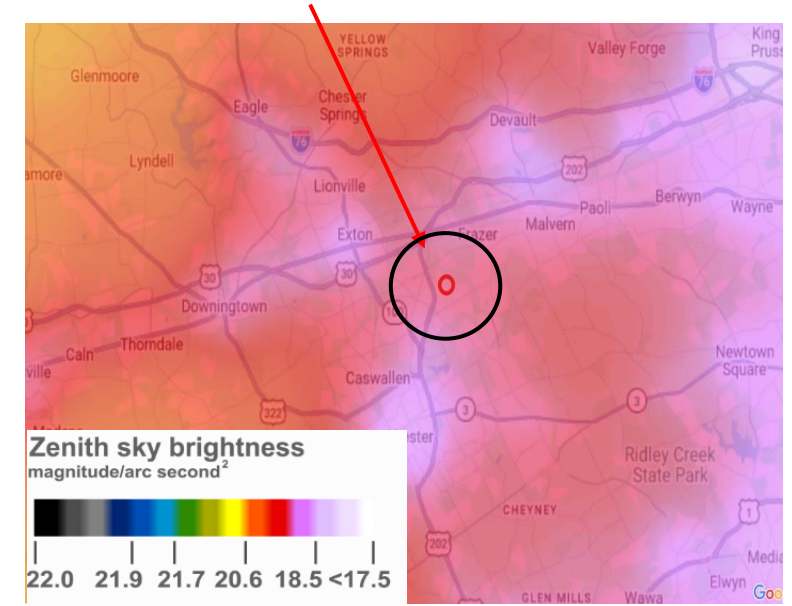


Top: Map 6 Sensitive Areas (East Whiteland Comprehensive Plan)
Bottom: East Whiteland Fire Company

Environment

Township Pollution Concerns

- Open Space Plan
The Township wants to not only address pollution to water and land but also *Light Pollution*
- Appraisal Report
Not a-lot of pollution related sources,
Healthy agricultural soils
(limits on water pollution)
- Comprehensive Plan
Emphasizes the need to improve mobile transportation energy



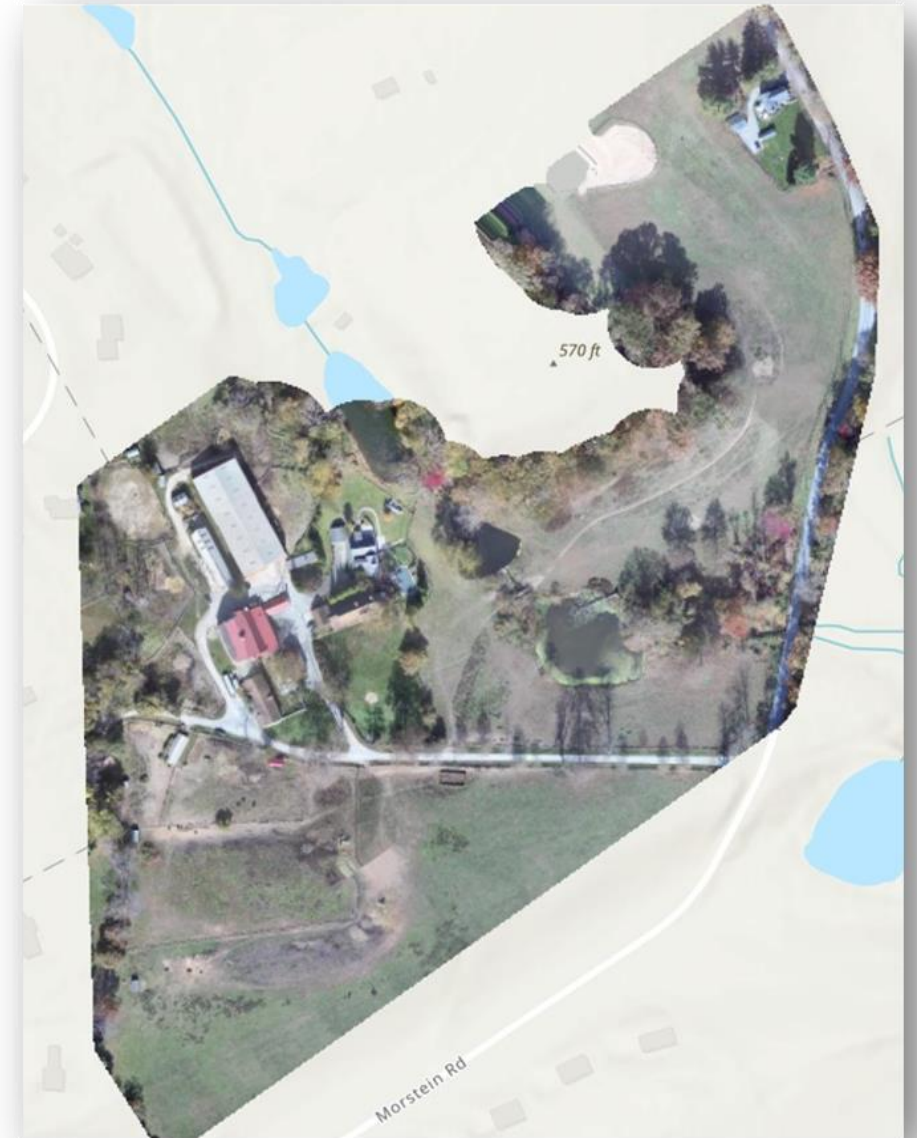
Top Left: Open Space
(Source: PROSP, 2022)

Top Right: Light Pollution Map
(Source: Bortle Scale and
Dark Sky, 2026)

Left: The Farm
(Source: Google, 2026)

Recommendations for next steps

- Flood Risk; Implement Stronger Stormwater Management
- Partnership; take steps towards long term conservation (easements & stakeholders)
- Identify key wildlife habitats (wetlands) and invasive/native species
- Create a polygon and find property lines for future maps
- Immediate traffic/noise/air/litter assessment



Background Research: **Site Conditions**

Spatial Organization/Land Use

- The site is naturally divided into three main zones
 - Open Fields
 - Wooded areas
 - Ponds
- There are ponds central to the site which could be great as a future trail viewing spot or as an environmental asset.
- All buildings are concentrated in the southwest corner, forming a single defined activity zone.
- Tree lines throughout the site create natural walls that divide open field into distinct sections.

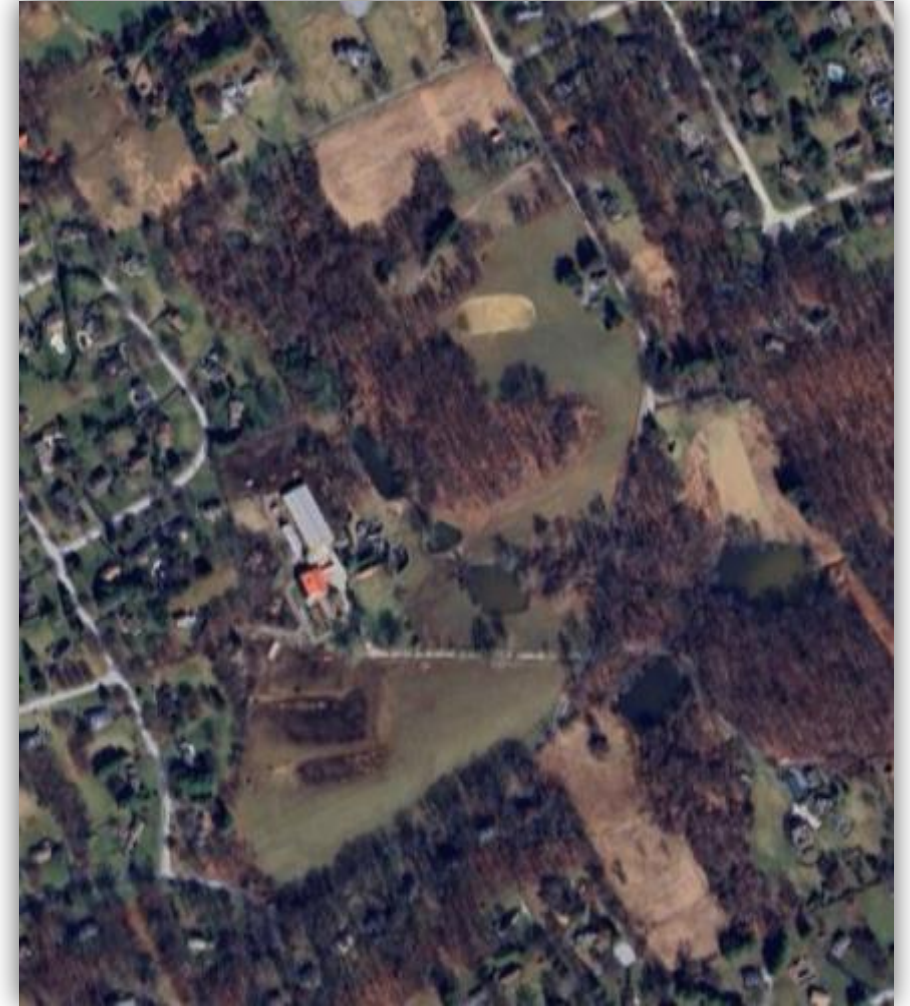


Image: Google Earth 2026

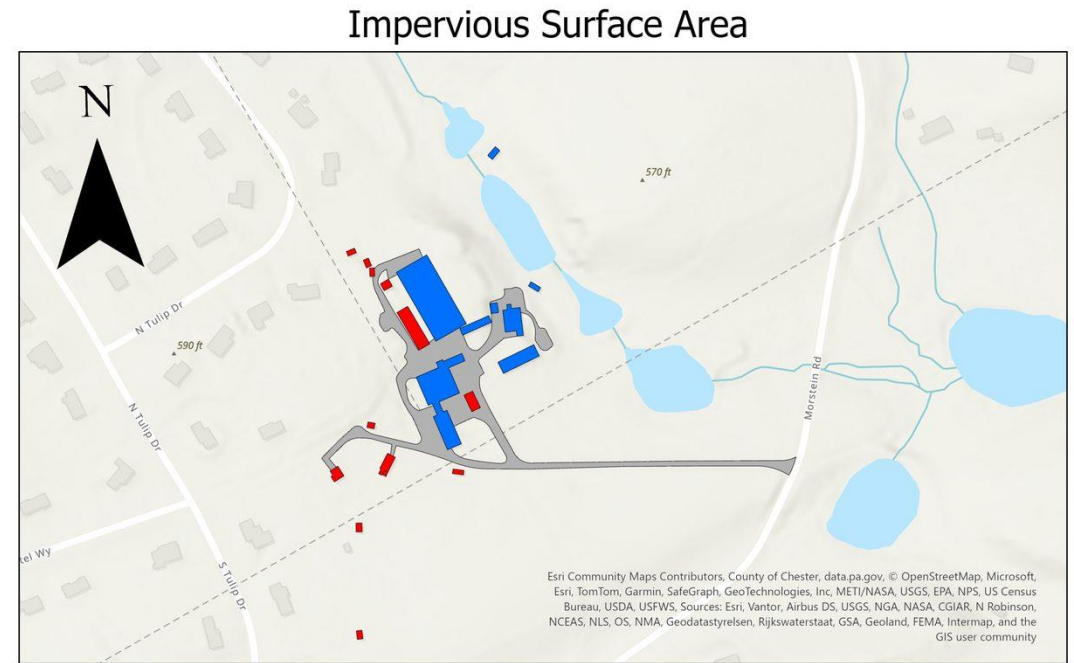
Human-made systems (Team 1)

Ridley Springs Farm: Impervious Area

- The space is a large agricultural/open space tract with a total lot area of 51.5 acres and approx. 4.96% impervious surface
- The farm consists of existing structures related to historic farm use such as barns, farm homes, sheds, stables, roads, etc.
- Combined improved structures equal 111,175 sq ft of impervious surface on the property.

East Whiteland Comprehensive Plan Goals:

- Preserving large open tracts
- Minimizing new impervious where possible
- Reduced environmental impact of development



Sources: Title Land Survey Plans, WCU Foundation; Chester County Impervious Surface Data

Human-made systems (Team 2)

Existing individual buildings, facilities, programs, and current users

Residential Properties

- Two residential structures on site
- Vacant since approximately November–December
- No current occupancy
- The main residence is in fairly good condition, with no major visible exterior damage
- Water service is currently off, but there are plans to restore utilities for future use
- Contains kitchen, bathroom, and multiple rooms offering substantial interior space for potential residential or adaptive reuse
- Newer addition clearly distinguishable
- Secondary residence also vacant



Top: Main Residence
Bottom: Secondary Residence

On-site Pollution Sources and Mitigation Measures

Residual Manure and Nutrient Accumulation

- Former stalls contain layered manure and bedding
- Nitrogen and phosphorus likely remain in underlying soils
- Nutrients may leach into surrounding areas during rain events

Aging Structures, Storage Areas, and Demolition Risk

- Stable, corn crib, ranch house, and shed scheduled for removal
- Scrap wood, metal, and leftover farm materials observed on site
- Aging buildings and sheds may release contaminants

Mitigation Strategies

- Conduct soil testing in former stall and storage areas
- Remove remaining manure and organic waste before demolition
- Properly recycle or dispose of treated materials
- Restore soils and replant native vegetation

Image 1: Demolition Debris



Scrap from sheds

Image 2: Horse Stall



Horse manure

Natural systems (Team 3)

Topography

- The center of the farm acts as a basin. The wooded surrounding hills direct water to the farm, which is mostly flat.
 - This is beneficial as tree roots act as a natural filter and slow water flow. In contrast, the property acts as a pooling site for any pollution that may be accumulated on the side of the property.
- Runoff may collect in the three ponds onsite.
 - This becomes a concern when considering the long history of farming. Biological and chemical pollution may affect water quality, especially if ponds directly feed into Ridley Creek.
- Ground compaction from years of farm and equestrian use, as well as the large paved surface area limits water absorption.
 - Impervious surfaces like the asphalt driveway and parking area, as well as compacted ground from years of farm usage create poor ground drainage and consistent muddy conditions on the property.
 - Replacing feeding/aesthetic grasses with native grasses with deeper roots would significantly alleviate issues of flooding as well as purifying water that may run off the property.



Photographs of Ridley Springs Farm, 2026

Natural Systems (Team 3)

Ecology

Natural Habitats:

- **Woodlands & Forests** - offers shelter and food for deer, small mammals, birds, and insects.
- **Wetland Areas** – along creeks and ponds are hotspots for amphibians. Key role in clean water and hydrological stability.
- **Meadows & Edge Habitats** – rich in flowers, insects, birds that depend on mixed habitats.



Wildlife:

- White - tailed Deer
- Fox
- Coyotes
- Raccoons
- Cottontail Rabbits
- Birds
- Amphibians



Natural systems (Team 4)

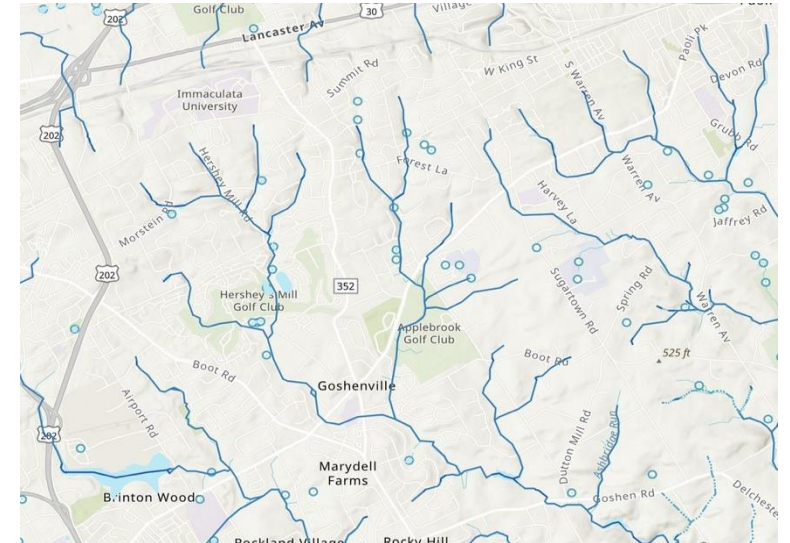
Bodies of Water

- Property contains 3 freshwater ponds
 - 00683 tributary of Ridley Creek
 - Natural stormwater infiltration
 - Water quality filtration
 - Wildlife habitat
- Master plan discussions include fencing these ponds for safety and maintenance
- Start of Ridley Creek Watershed and part of Delaware River Basin
- Three on-site ponds currently manage stormwater
- Surrounded by vegetation

Flood Zones

- Low flood risk, Flood Zone A
 - Area of 1% Annual Chance of Shallow Flooding (100 - Year)
- No major flooding, all water runs out of property towards Ridley Creek
- All buildings are at higher elevation than water sources on property

Contributors: Erin, Jacquelyn, Devon, and Megan
Speaker: Jacquelyn



Top: Site Visit (Source: Erin Luchetti)

Bottom: Water Flow Map (Source: ArcGISOnline – Megan Harlacher)

Natural Systems (Team 4)

Land Development Takeaways

- 6 Soil Types are of Statewide Importance and/or Prime Farmlands (USDA)
- Economic Opportunities

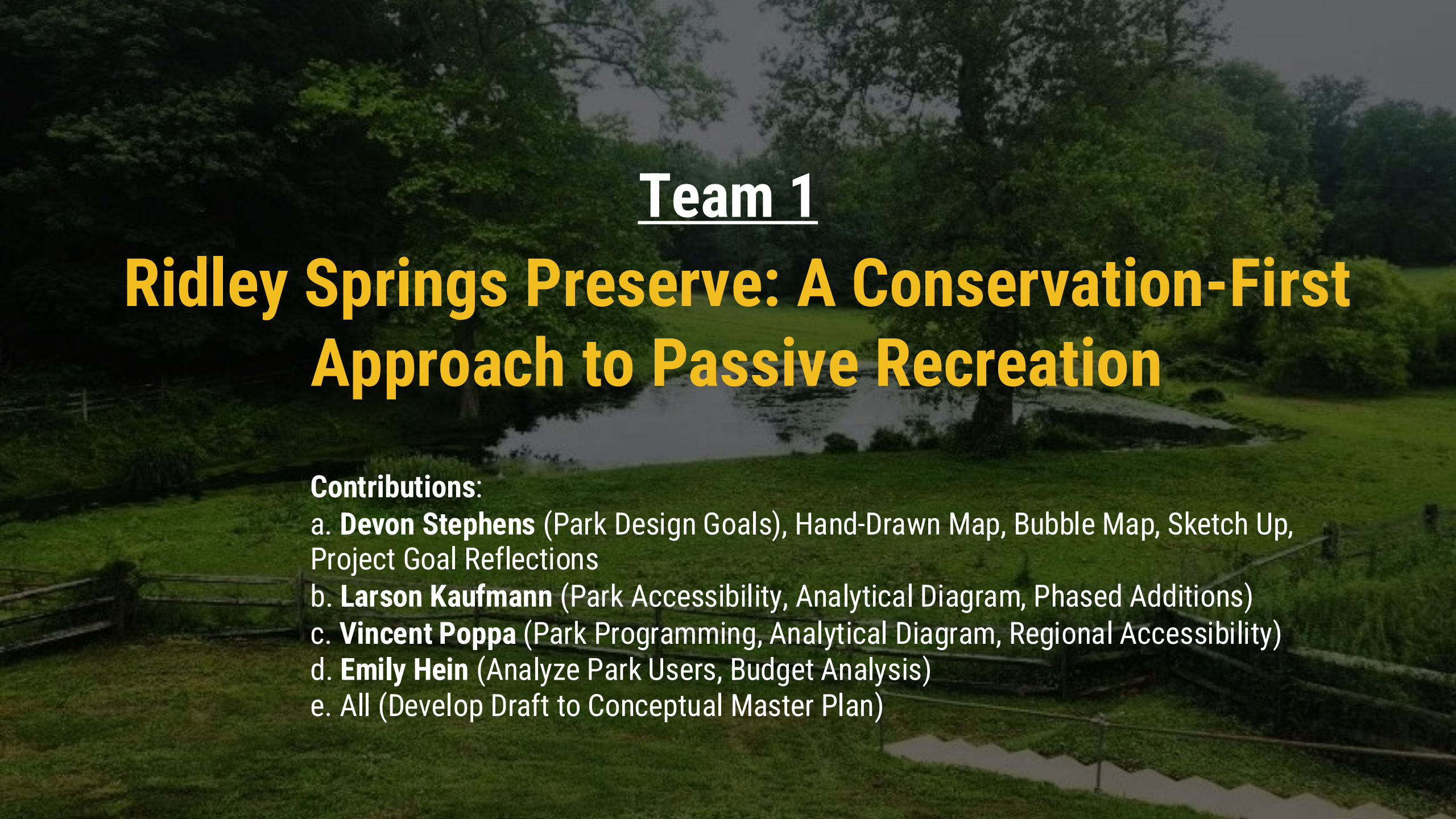
Understanding the soils agricultural capabilities opens doors for leasing out parts of the land to farmers which does not only create revenue, but a lot of the time does the maintenance for you.
- Good agricultural and residential soils (less "suitable soil")
- 22.4 Acres of Developable Land

Contributors: Erin, Jacquelyn, Devon, and Megan
Speaker: Jacquelyn



Top: Northern Pastures(Appraisal Report,2024)
Bottom: Jacquelyn Tuck:(Site Visit)

(Preliminary) **Conceptual Master Plan**



Team 1

Ridley Springs Preserve: A Conservation-First Approach to Passive Recreation

Contributions:

- a. **Devon Stephens** (Park Design Goals), Hand-Drawn Map, Bubble Map, Sketch Up, Project Goal Reflections
- b. **Larson Kaufmann** (Park Accessibility, Analytical Diagram, Phased Additions)
- c. **Vincent Poppa** (Park Programming, Analytical Diagram, Regional Accessibility)
- d. **Emily Hein** (Analyze Park Users, Budget Analysis)
- e. All (Develop Draft to Conceptual Master Plan)

Park Design Goals

Top Goals for Park Design

1. Prioritize low-intensity recreational use that aligns with the rural and agricultural character of Ridley Springs Farm

East Whiteland Comprehensive Plan (2016)

2. Emphasize conservation-first planning, protecting open space, soils, and existing ecological features

Parks Recreation and Open Space Plan (East Whiteland)

3. Incorporate a “carry in, carry out” system (modeled after Mount Bradford) to reduce infrastructure needs and environmental impact

Mount Bradford Case Study

4. Develop passive recreation opportunities such as walking trails, nature observation, and educational spaces rather than high-impact uses

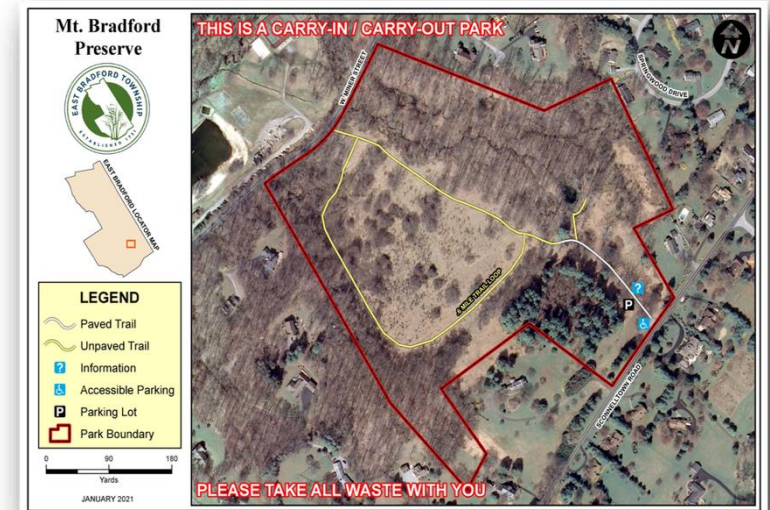
Parks Recreation and Open Space Plan (East Whiteland)

5. Use minimal design to avoid overdevelopment and focus on preservation.

East Whiteland Comprehensive Plan (2016)

6. Support environmental education and stewardship through signage and programming

Parks Recreation and Open Space Plan (East Whiteland)



Top: Mt. Bradford Preserve Map
Bottom: Devon Stephens (Site Visit)

Analyze Park Users

Possible Usage Patterns:

Users would prefer minimal impact, passive recreation.

- The park's natural features and history attract people interested in nature, learning, and environmental education.
- Mix of local daily users and destination visitors.
- Older population may have varying mobility levels, increasing the need for ADA accessible spaces.

Potential Park Users:

- Retirees and older adults
- Families
- Trail users including hikers and dog walkers
- Visitors engaging in passive recreation such as birding and gardening
- Visitors attending events, workshops, and seasonal programming

East Whiteland's census age profile suggests strong use from older and retired adults.

However, the proposed design also supports families and multigenerational users through trails, open space, and the programming offered.

Park Access:

- Primarily a destination park, with most users arriving by car
- Accessibility improved by adding parking, ADA trails, public transit, and seating areas
- Expanded trails and connections improve access for pedestrians and bikers, encouraging passive recreation and aligning with the parks intended use.



(kn1, 2024)

Strategies to Improve Park Accessibility

- Additional Parking

- The new parking lot would be located on the East side of the property near new ADA trail.
- Will Contain one paved handicap and one paved rideshare spot but the rest should be gravel
- We will discuss its connection to the rest of the property

- Updated Trail System

- Trails, formal/ and informal will weave through the majority of the property.
- One main ADA trail will extend to the northeast of the property on one side, near the proposed garden, then link with new parking area, and lead to main area of property with buildings after passing over wood bridge
- Additional trails will be branching into and through the woods
- Another trail will be a phased addition along the southwest side of the property around where the horse pasture was located

- Increase Public Transit Access

- WCU shuttle bus stop during peak months
- Rideshare drop-off (Uber, Lyft, Disability vans) in new parking lot

- Provide Inclusive Amenities

- Seating/Picnic areas, restrooms/rest areas, garden
- Interpretive signage** that enhances network connectivity across parks in the area through user engagement and wayfinding as a part of a larger regional trail system



Top: Title (Source: Visitor Information - BONDSVILLE MILL PARK & GARDENS)

Bottom: Title (Source: Oneida County, Wisconsin | Business View Magazine

Park Programming

Passive Programming

Successful passive parks include extensive programming:

- **Case Study Parks:**
 - **Bondsville Mill Park** and **Mount Bradford Park** host several passive events and are open year-round.
- **Focus on low-cost events such as guided walks, workshops, and observation-based activities.**
 - Little equipment
 - Minimal staffing
 - No major facilities
- **Volunteer and Community Support to aid with maintenance, restoration, and event support.**
 - Community involvement
 - Reduces staffing burden
 - Builds a sense of ownership and stewardship



Top: Volunteer Planting (Bondsville Mill Park)
Bottom: Keep Chester County Beautiful (Bondsville Mill Park)

Park Programming

Passive Programming (Cont.)

- **Community Stewardship Program** (Volunteer program focused on environmental care)
 - Trail maintenance
 - Tree planting
 - Habitat restoration
- **Guided Nature + History Walks**
 - Walk & Talk guided hikes
 - Wellness-focused walks
 - Tree identification walks
- **Signature Annual Event**
 - Sponsored annual trail run / walk
 - Fundraiser for park improvements
- **Wildlife & Ecology Education Programs**
 - Animal adaptation programs
 - Insect & pollinator education
 - Bird counts & wildlife tracking
 - Native plant workshops
 - Sustainability education



Top: Nature Workshop (Bondsville Mill Park)
Bottom: Wildlife Workshop (Bondsville Mill Park)

Park Programming

Park Amenities

- **1870 Historic Farmhouse**
 - Museum or exhibit space
 - Guided history tours
 - Information displays (maps, artifacts, stories)
- **Residential House**
 - Small museum or exhibit space
 - Guided history tours
 - Interactive displays (maps, artifacts, stories)
 - Cooking classes and farm-to-table events
 - Small café
 - Rental venue
- **Indoor Horse Arena**
 - Indoor farmers/flea market
 - Community DIY workshops
 - Cultural festivals
 - Performances venue
- **Community Garden**
- **Open Space**
 - Light fitness and games (frisbee, catch, badminton, cornhole)
 - Soccer
 - Yoga



Top: Washington Headquarters (Valley Forge National Historic Park)
Bottom: Grayslake Illinois Antique & Vintage Market (onlyinyourstate.com)

Draft Conceptual Master Plan

Analytical Diagram



Park Circulation



Active Recreational Area



Passive Recreational Area



Administrative/Historic Area



Wooded Trail Area



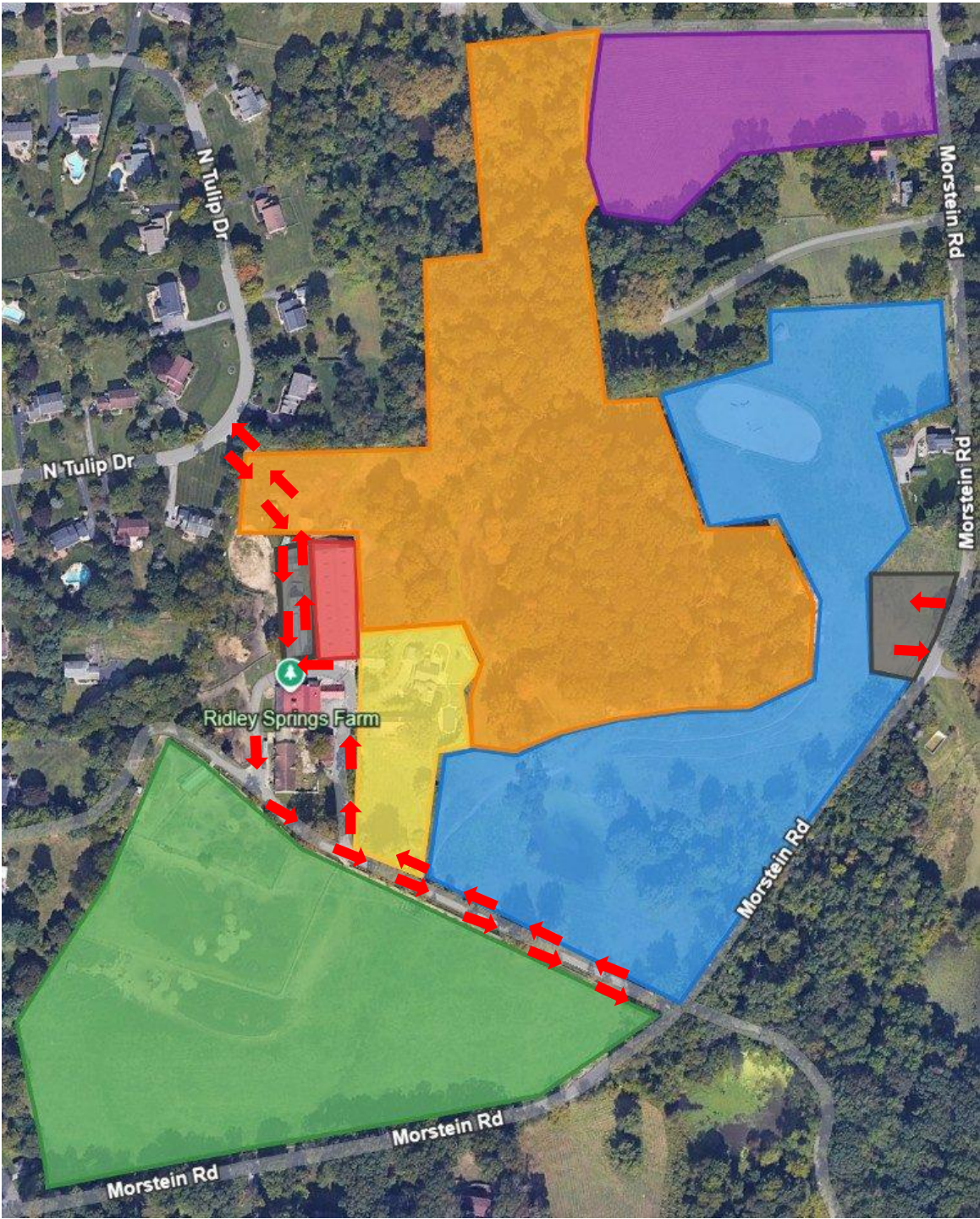
Multi-Use Area



Farm (Possible Trail Expansion) Area



(Pervious) Parking Area

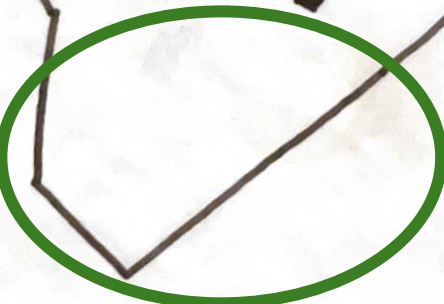


Conceptual Master Plan

RIDLEY SPRINGS FARM REIMAGINED

- LEGEND**
- HIKING TRAIL
 - ADA COMPLIANT TRAIL
 - ADDED FEATURE
 - 1 PAVILION
 - 2 RESTROOMS
 - 3 POP-UP SOCCER
 - 4 INDOOR REC
 - 5 VISITOR CENTER
 - 6 COMMUNITY GARDEN
 - 7 PARKING LOT

Designated open space



Hiking Trail

Indoor Recreation Center (summer camps)

Visitor Center (indoor programming)

Public Restroom Access

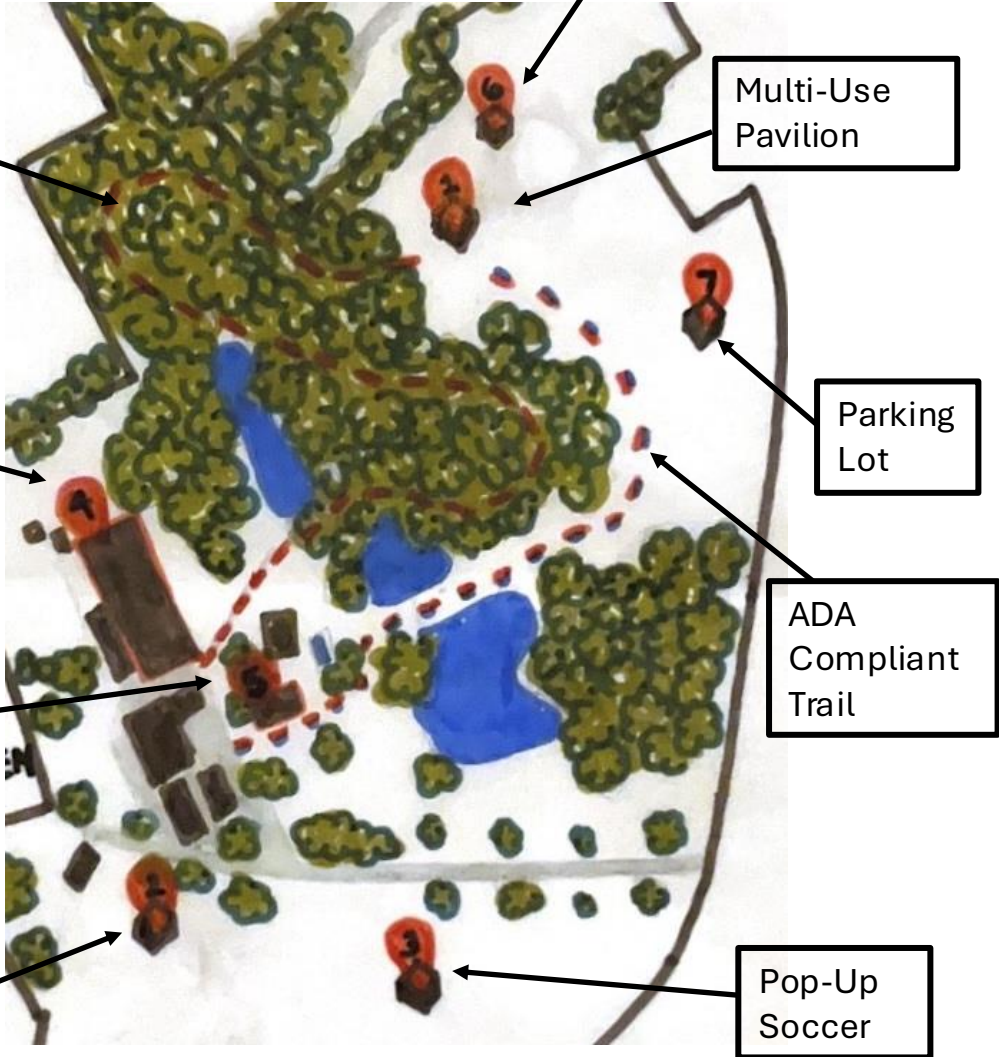
Community Garden

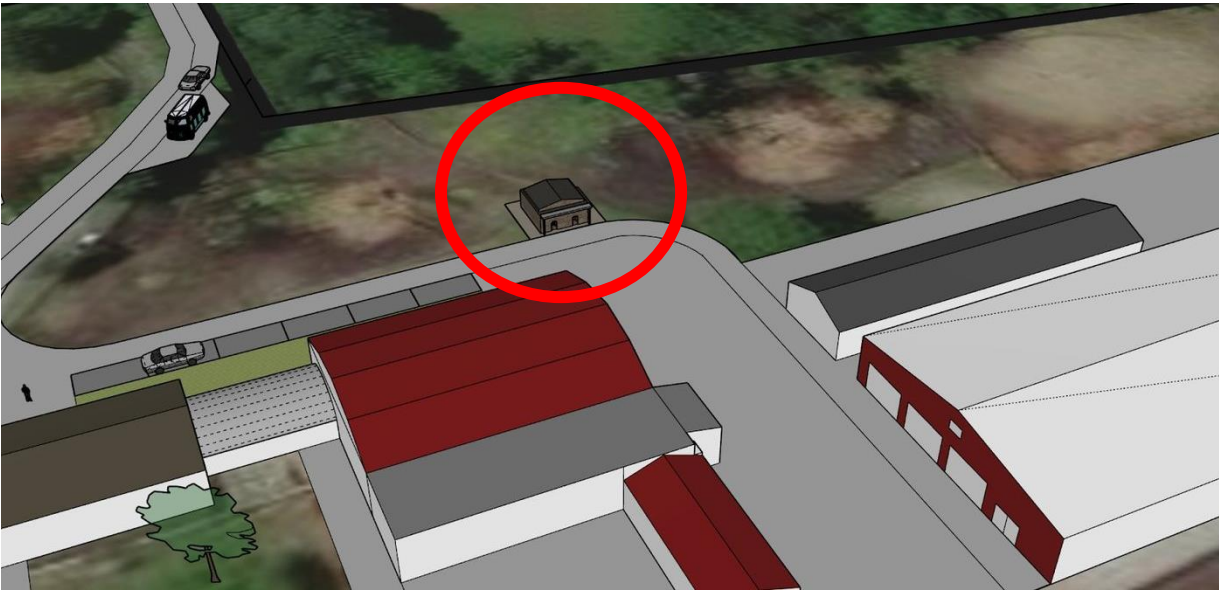
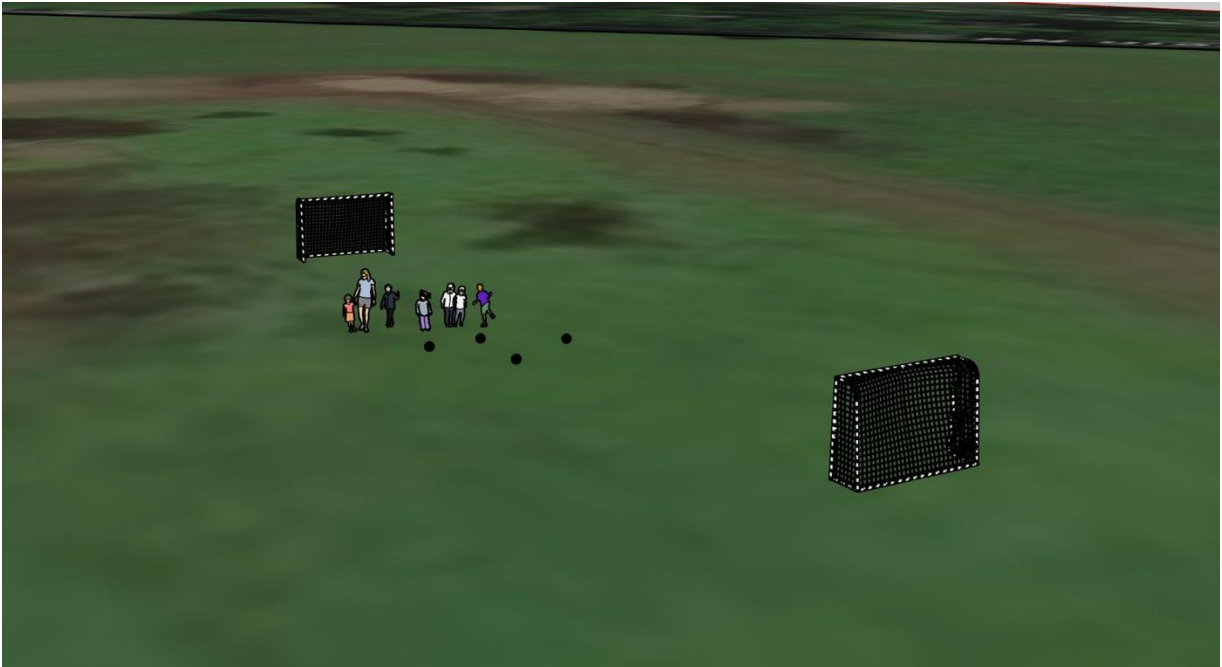
Multi-Use Pavilion

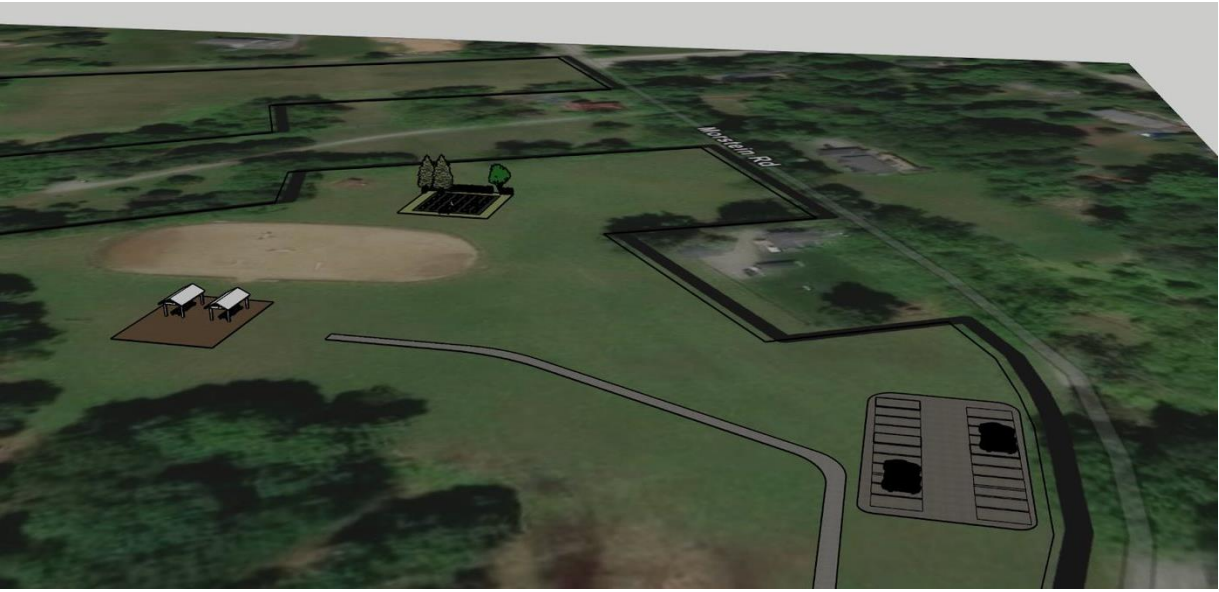
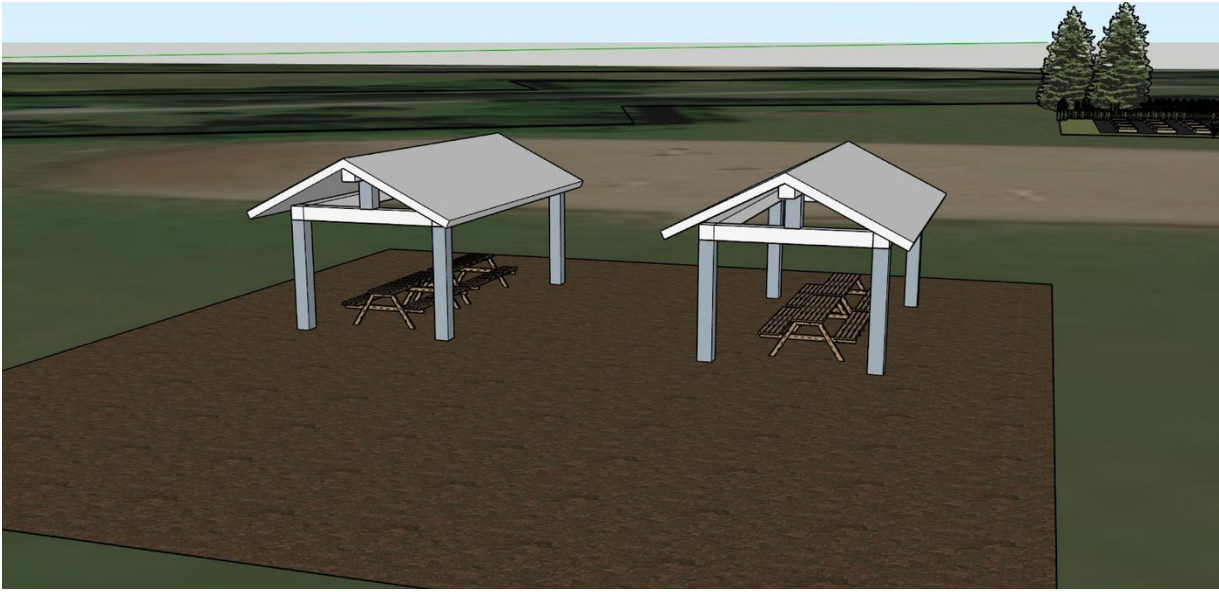
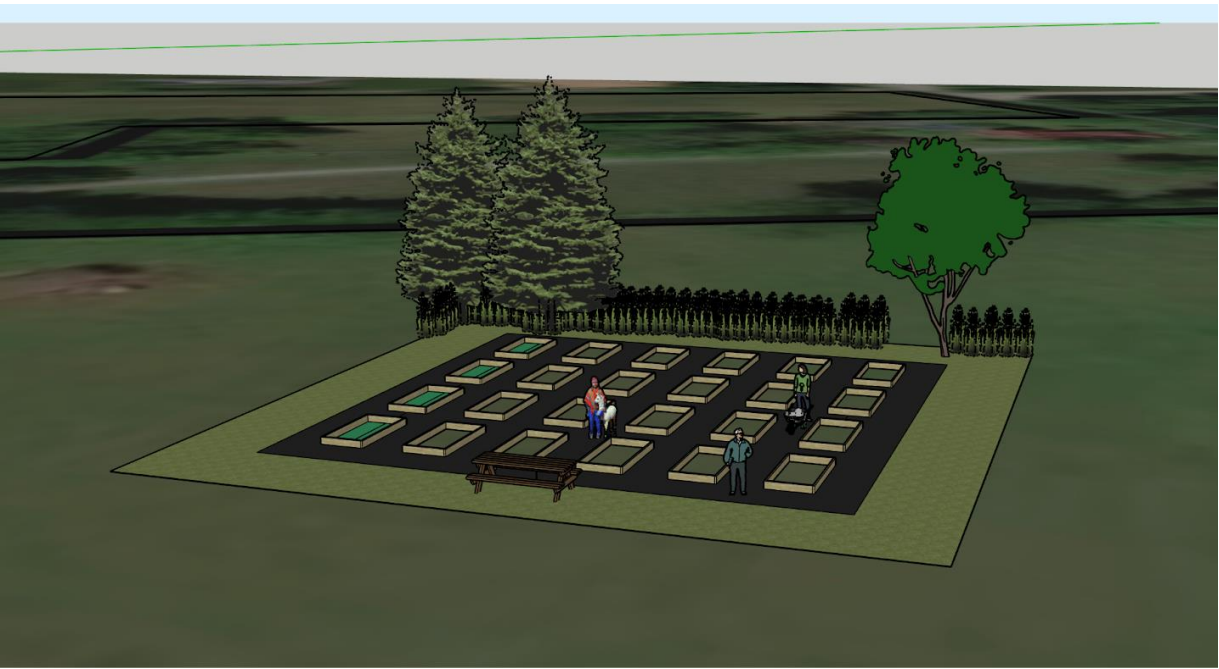
Parking Lot

ADA Compliant Trail

Pop-Up Soccer







Key Design Elements

Phased Expansion- 1/2 mile paved "Pasture Loop" Trail



Aerial visualization
edited with Microsoft
Copilot (2026): Ridley
Springs phased trail
expansion



This trail will be the first part of the phased addition. The proposed half mile loop trail will follow the perimeter of the former horse pasture, creating a path that highlights the site's open space character. The design preserves the existing field contours and boundaries while introducing an accessible path for nature observation, passive recreation, and active recreation with pop up soccer happening in this same area.

Key Design Elements

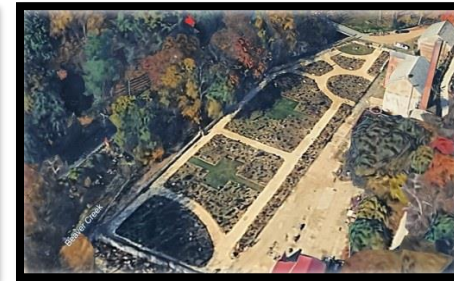
Phased Expansion- Additional Entrance, Parking area, and Garden



Aerial visualization
edited with
Microsoft Copilot
(2026): Ridley
Springs Farm
entrance refinement



Pollinator Grove



This phased expansion steps:

- Identify the portion of existing paved road within an adjacent subdivision
- Open the connection into the property (remove the current gate, clear out a few trees)
- Continue a gravel drive with an additional gravel lot.

This area also comes with the addition of another garden, this one, with a seating area in the middle and paths throughout (Inspiration from Bondsville Mill). It will be named Pollinator grove and include native plant species to help support healthy ecological systems.

Budget Analysis: Main Cost

Site Access and Trail system:

ADA Parking and Ride Share Drop off Area: \$7,000 - \$22,000

-Cost is per spot as well as ADA connection area (Centre County PA cost breakdown for ADA spaces) (“APPENDIX C Trail Segment Costs”)

ADA paved Trail (0.75 mile): \$300,000

(PA DCNR grant) (*Trails as Resilient Infrastructure Guidebook*) (American Trails) (*Pennsylvania Trail Design and Development Principles*) (Rails-to-Trails Conservancy)

Amenities:

Restrooms: \$15,000 - \$30,000

- Using prefabricated structures helps reduce construction time and overall cost, durable and reduce long term operating cost (“APPENDIX C Trail Segment Costs”) (Don Kavi Agency Sales and Support) (“Understanding Prefabricated Restroom Building Costs”)

Pavilions (16 ft x 24 ft) : \$15,000 - \$32,000 each

(*Department of Conservation and Natural Resources Bureau of Recreation and Conservation Community Conservation Partnerships Program Grants*) (“Park Pavilion Designs | 4 Most Popular Picnic Shelter Designs & Styles”) (*Steel Frame Single Roof Summerset (Rectangle) Pavilions | Pavilions by Shape*)

Programming:

Adaptive Reuse Visitor Center: \$4,500 - \$10,000

Includes: Information desk, Brochure display, Interior interpretive panels, Paint and minor interior work

(Displays2go), (Lewis and Clark Trail Heritage Foundation), (Home Depot), (“Apply for Keystone Historic Preservation Planning Grants”)

Phased Expansion:

Additional Entrance, Parking Area, Garden: \$58,000 – \$100,000

0.5 mile Paved "Pasture Loop" Trail: \$50,000 - \$150,000

The trail system is the primary investment, while amenities and programming are relatively cost efficient and scaled through phased development.

Budget Analysis

Site Access and Trail System	\$325,000 - \$375,000
Amenities and Programming	\$25,000 - \$80,000
Phased Expansion	\$110,000 - \$250,000
Total Estimated Cost:	\$450,000 - \$700,000

*Highest cost are the initial infrastructure building.

Major cost savings for township come from:

- Focus on passive recreation and long term conservation
- Gravel instead of paved parking lot
- Carry in/Carry out structure
- Adaptive reuse of the existing buildings on property
- Following local parks strategies of having volunteers run programming and maintenance.
- Using phased expansion of park

Revenue and Funding

Grants and Programs:

- Pennsylvania DCNR Community Conservation Partnerships Program
- Chester County Open Space and Preservation Funding
- Public Garden Grants and Awards

*All these programs provide significant grants to parks with aligned with goals of conservation, public access improvements, and historical preservation.

Supplemental Revenue and Community Support:

- Pavilion and modernized house rentals
- Workshops and environmental education programs
- Community garden participation or plot fees
- Partnerships with fundraisers, schools, local organizations, and volunteer groups

This strategy prioritizes grant funding and minimal impact revenue, while relying on volunteer support and passive programming to minimize initial building and long term operational costs.

Team 2

Morstein Heritage Park

Contributions

- a. Erin Luchetti – Park Goals, Bubble Map, Circulation Map, Refined Conceptual Master Plan
- b. Will Conrad – Potential Park Users
- c. Cameron Sabara – Park Accessibility
- d. Josh Daum – Park Programming

Park Design Goals

Open Space Conservation

- East Whiteland Township's Comprehensive Plan and Open Space Plan prioritize conserving open space
- Important to protect natural resources while also providing natural areas for recreational use.
- Wooded areas and meadows should be relatively untouched

Value and Protect the Historical, Natural, and Scenic Resources

- Property has variety of resources and features that should be considered and preserved with redesigning the farm
- Land has historic and environmental significance to East Whiteland and surrounding areas



Conservation Element



Protection of Habitats and Wildlife



Water Quality



Air Quality

Parks and Open Space Element



Park Availability



Quality of Park and Open Space Facilities



Accessibility of Parks and Open Space

Top: Ridley Springs Pond (Source: Google Photos)

Bottom: Conservation & Open Space Elements (Source: Google Images,

Park Design Goals

Improve and Utilize Land Use

- Enhancing and maintaining the farm's built and natural environments help to make the best use of the land
- Renovating existing buildings would help fit park needs and the needs of visitors
- Creating native meadows in sections of the park ensure that the local wildlife are still able to use the property and coexist with people



Connectivity and Accessibility

- ADA compliant trails and accessible bathrooms guarantee that the parks can be used by everyone
- East Whiteland Township prioritizes connectivity for pedestrians and cyclists in their plans



Top: Restoring Meadows in Parks(Source: WeConservePA)
Bottom: ADA Accessibility (Source: East Bay Parks)

Potential Park Users

Age Groups of Park Users

- Families with Children (0-14)
 - Slow growth with little expansion for open space, safe areas.
- Young Adults (20-34)
 - Smaller group due to cost of living, and remain active in fitness, social spaces, walking/running trails.
- Families
 - Picnic areas, playgrounds, group gathering spaces
- Middle Aged Adults (40-59)
 - Established residents and working professionals with use of walking paths, benches, quiet and relaxation areas.
- People with Disabilities
 - Accessible paths, inclusive play equipment.

Level of Inclusivity

- Accessible to all ages and abilities
- Safe and welcoming for diverse backgrounds
- Features that support multigenerational use
- Affordable/free activities for the community
- Clear signage and easy navigation



Potential Park Users

Usage Patterns

- Time of Day
 - Morning – walkers, joggers, older adults
 - Afternoon – families, children, teens
 - Evening – social gatherings, casual recreation
- Day of Week
 - Weekdays – lighter use, individuals or small groups
 - Weekends – higher use, families and community events
- Seasonal
 - Spring/Summer - peak use (sports, picnics, events)
 - Fall – moderate use (walking , scenery)
 - Winter – lower use (walking, limited activities)

Implications for Park Design

- Provide a mix of active and passive spaces
- Ensure safety (lighting, visibility, pathways)
- Include flexible spaces for different activities
- Design for year-round usability
- Encourage interaction between age groups



Strategies to Improve Park Accessibility

Potential Barriers to Park Access

- Limited access due to a single entrance, minimal parking, narrow roadway, lack of trails, poor lighting, and dense woodland that restricts movement through the site.

Strategies To Enhance Accessibility For all Users

- Add a second entrance on the north side, expand parking, and develop two trails: an ADA-compliant paved path on the southern end and a recreational trail on the northern end.

Strengthen Connectivity

- Improve access by creating clear internal pathways and linking the park to surrounding neighborhoods and future trail networks.

Enhance Environmental Quality and Biodiversity

- Introduce native trees, plants, and meadow areas to increase biodiversity, improve ecological health, and activate unused open space.



Image Sources: Dear Plants (Black-eyed Susan); Flickr – tgpotterfield (Northern Spicebush); TreesCharlotte (Flowering Dogwood); Gardener's Path (Red Maple)

Park Programming

Programming Inspiration & Overall Direction

- What Guided Our Ideas
 - Historic farms and landscapes from the precedent research that have been repurposed for low-impact activities
 - The site's character: woods, waterbody, meadows, and horse-related structures
 - Community interest in quiet recreation and small events
- Passive Experiences
 - Walking loops through meadows and open space areas
 - Wildlife viewing, bird-watching, and photography
 - Quiet lawns for informal recreation, reading, and relaxing
- Light / Structured Experiences (Low-Intensity)
 - Community garden: gardening courses and pollinator education
 - Small community events: acoustic music, artisan pop-ups, and stargazing or eclipse watching in open-space areas
 - Historic Activities: Barn tours and storytelling.

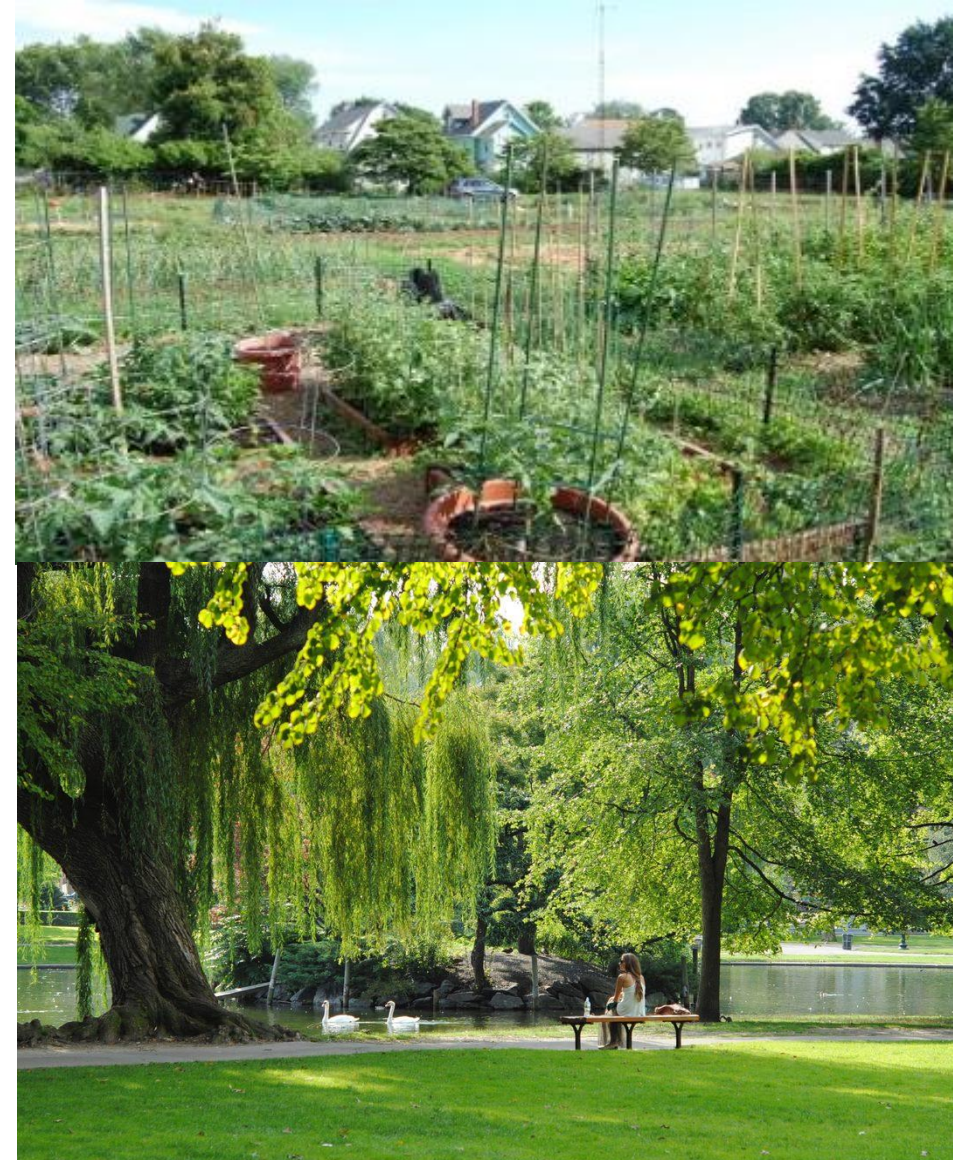


Top: Andorra Meadow Trail in Philadelphia, PA (Source: alltrails.com)
Bottom: Art display (Source: fifty.club)

Park Programming

Site Opportunities & Township Alignment

- Operational & Revenue Considerations
 - Low-cost programs: Self-guided tours and seasonal pop-ups
 - Revenue Potential: Community garden plots and small event permits
 - Cost-saving strategies: Community garden volunteer network and partnerships for meadow management
 - Minimal new infrastructure: programming relies on open space, meadows, trails, parking, and existing buildings.
- How the programming supports park goals
 - Maintains a passive, nature-first identity
 - Encourages community engagement without too much extra development
 - Enhances ecological and historical value
 - Provides inclusive activities for all ages

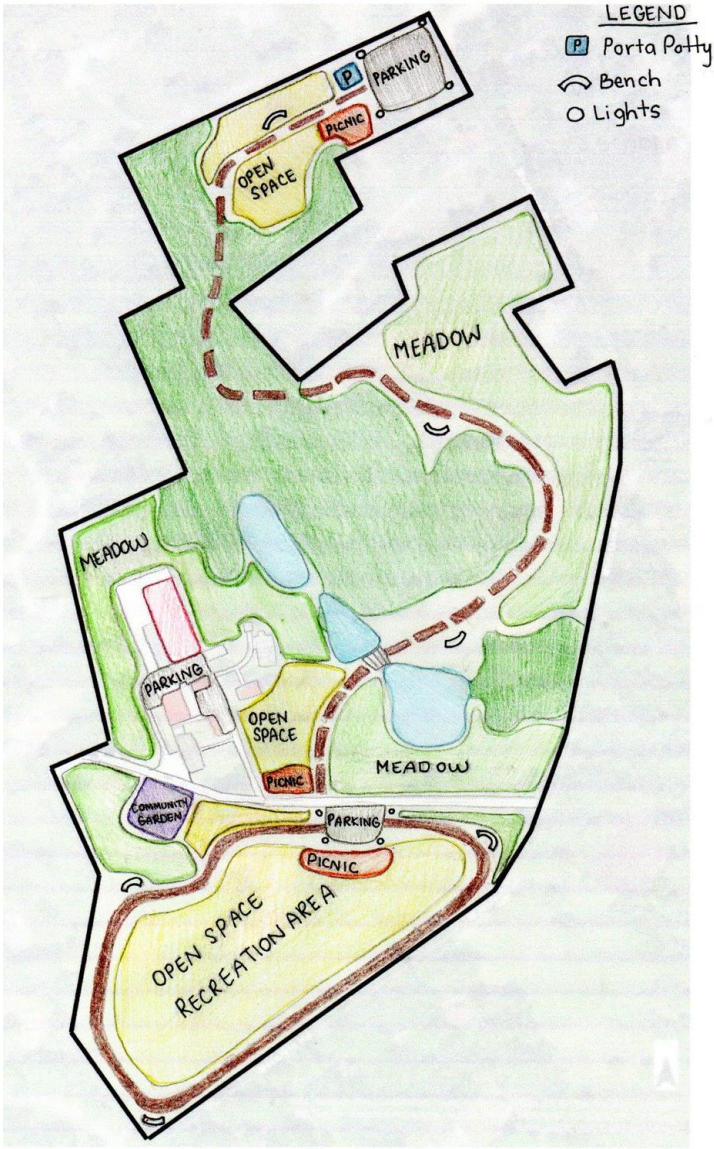


Top: Community garden in Haverford, PA
(Source: patch.com)

Bottom: Revamped Passive Park in
Ridgewood, NJ (Source:
TheRidgewoodBlog.net)

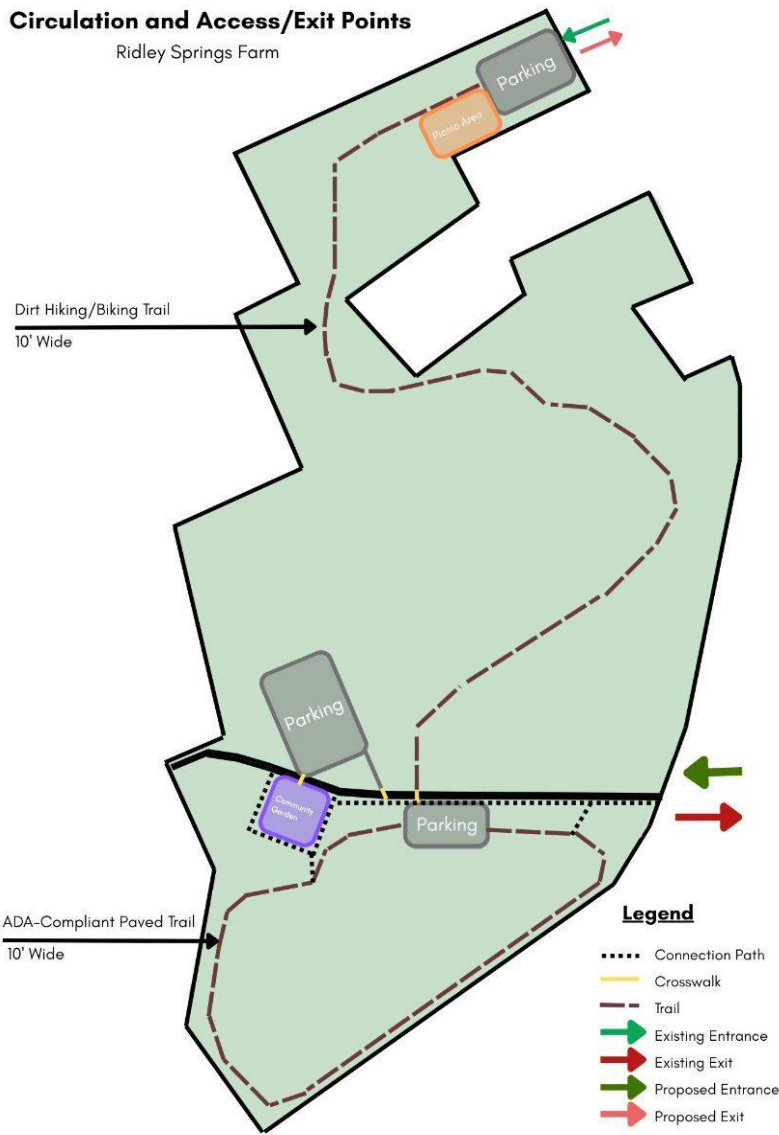
Conceptual Master Plan

Conceptual Master Plan Draft



Conceptual Master Plan Draft (Source: Erin Luchetti)

Circulation and Access/Exit Points Map



Circulation and Access/Exit Points (Source: Erin Luchetti)

Draft Conceptual Master Plan

Environmental Considerations

Water Management

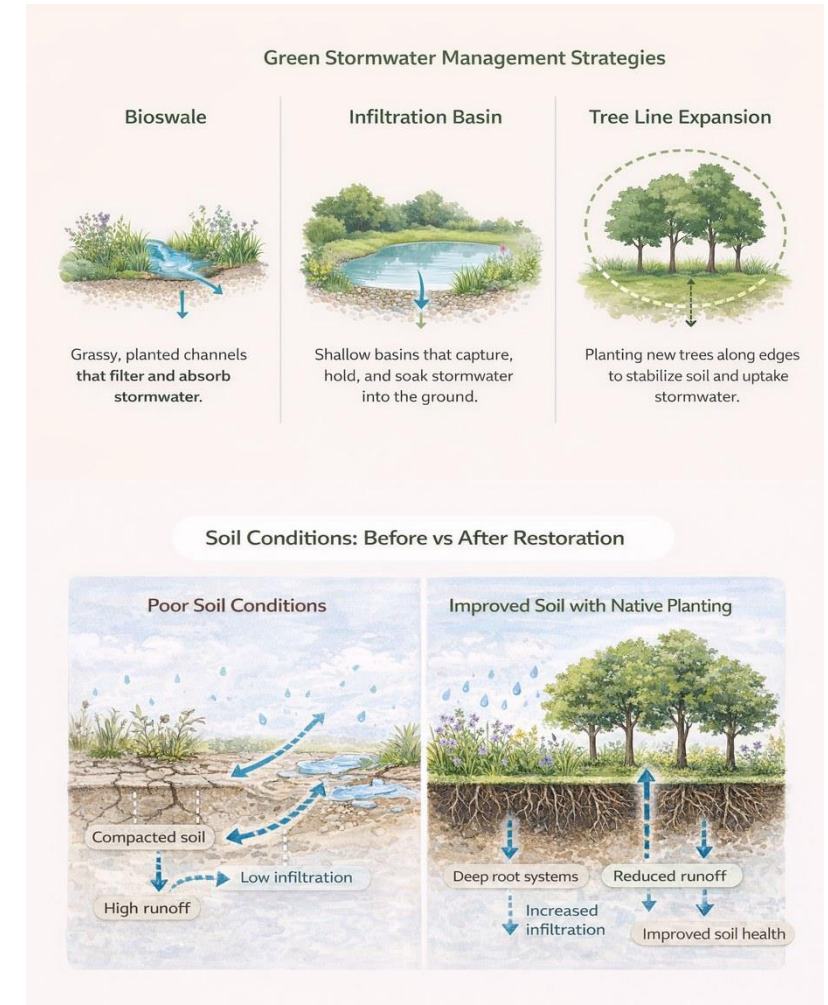
- Utilize green infrastructure for stormwater management: bioswales and natural infiltration areas respond to address terrain and reduce runoff
- Preserve and protect existing water systems: maintain stream and pond areas with buffer zones to reduce flooding impacts and improve water quality

Soil and Land Conditions

- Respond to poor and variable soil conditions: limit impact in areas with very limited building capability and steeper slopes
- Maintain open space in less suitable development areas: use land with weaker soils for recreation and low-impact uses instead of construction

Vegetation and Open Space

- Expand native tree lines and plantings: stabilize soils, reduce erosion, and improve ecological connectivity across the site
- Restore native meadow areas in suitable zones: use areas not occupied by structures to improve soil health and support pollinators



Source: ChatGPT (AI-generated image, 2026)

Draft Conceptual Master Plan

Activity Intensity Diagram

High Activity Zones (Front / Road Edge – Morstein Rd.)

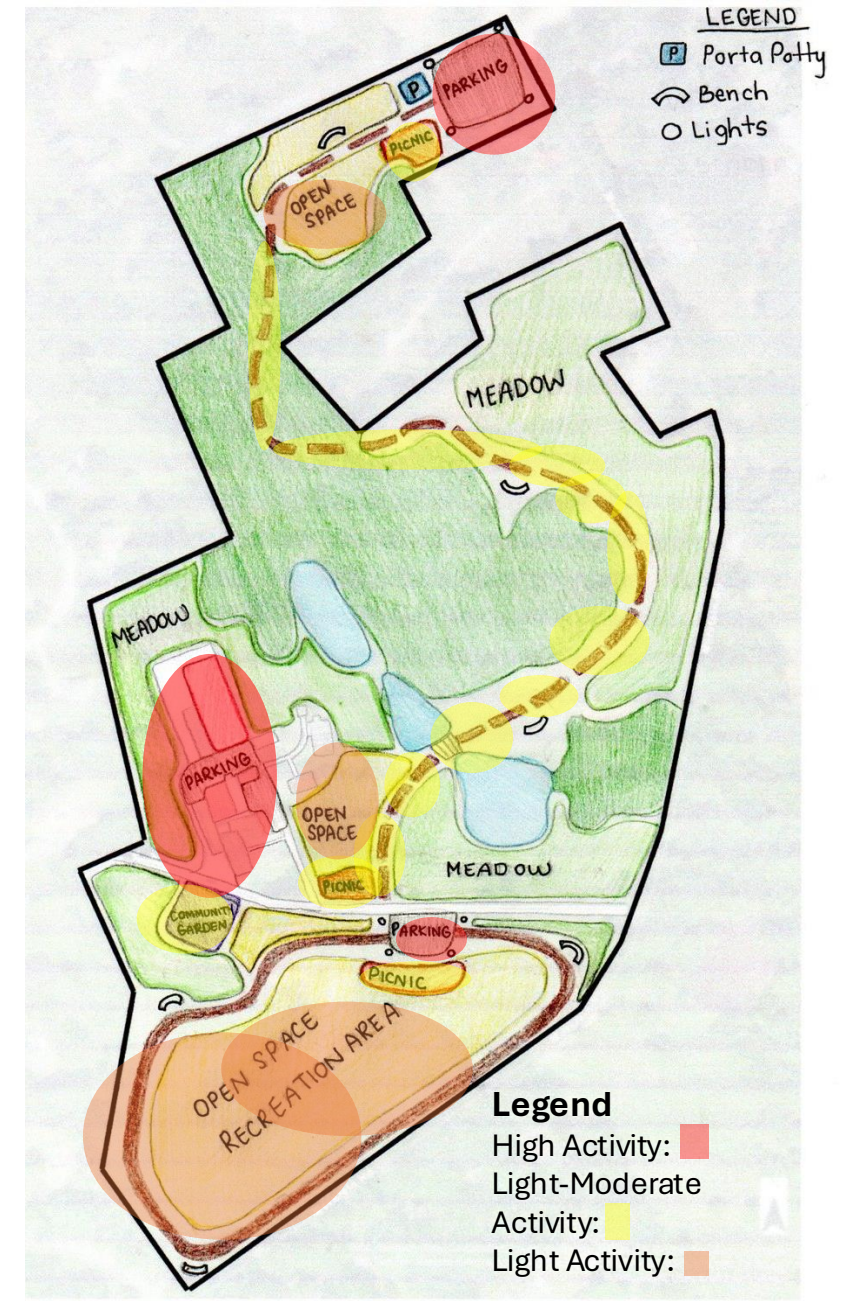
- Entry plaza placed at primary access point for gathering.
- Event lawn in existing open farm fields to support flexible programming.
- Community & Education area near entry to support organized usage.
- Concentrates highest activity at the edge of the site.

Moderate Activity Zones (Middle Band / Transition Area)

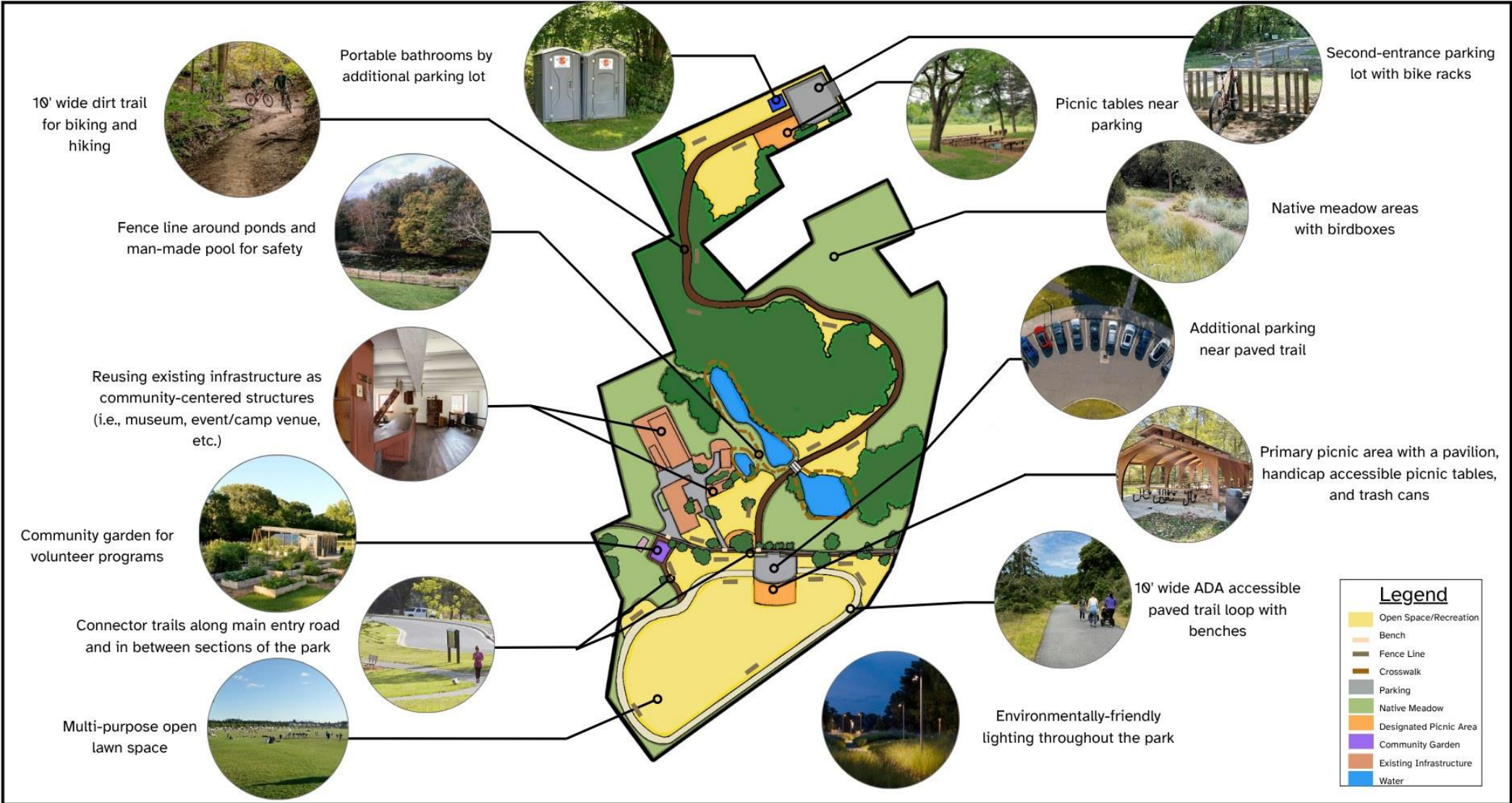
- Primary trail loop connects all major park features.
- Trail follows existing field edges to minimize site disruption.
- Seating & overlook placed at key transition points (fields/woods).
- Provides recreational use while maintaining controlled intensity.
- Serves as the main feature through the park.

Low Activity Zones (Interior / Southern Edge)

- Nature preserve areas located in wooded and less disturbed areas.
- Passive trails designed as narrow paths for walking and observing.
- Riparian buffer maintained along stream for environmental protection.
- Limits development to preserve habitat and biodiversity.
- Creates a quiet and natural experience away from active zones.



Refined Conceptual Master Plan



Ridley Springs Conceptual Master Plan

Key Design Elements

Community Garden

Size

- About 750 square ft
- 15-18 plots (about 4' x 8')

Membership

- \$45-\$60 per plot
- Possible new member fee: $\geq \$5$
- \$25 refundable deposit (returned if plot is cleaned and maintained)

Amenities

- Rain barrels
- Tool shed + compost
- Limited municipal water

Opportunities

- Local food production
- Hands-on learning
- Community space



Low-Cost, Scalable Community Model



Source: Cameron Sabara (SketchUp Model); ChatGPT (Diagram)

Key Design Elements

Green Infrastructure

Strategies

- Meadow restoration areas
- Riparian tree buffers
- Expanded tree lines
- Connected Tree clusters

Planting Approach

- Native trees + shrubs
- Native meadow seed mix
- Low-maintenance species
- Cost-effective installation

Environmental Benefits

- Reduce runoff + erosion
- Improve water quality
- Increase biodiversity
- Provide habitat

Site Impact

- Strengthens natural systems
- Blends with existing landscape
- Long-term sustainability



Source: A-Z Animals, “Pennsylvania Native Plants Image”

1. Recommended Trees

Common name	Exact scientific name	Why it works on site
Eastern Redbud	<i>Cercis canadensis</i>	Smaller native tree for entrances, path edges, and transition spaces. Easy to place and broadly available.
Shadblow Serviceberry	<i>Amelanchier canadensis</i>	Good naturalized edge tree with strong wildlife value and manageable size.
Swamp White Oak	<i>Quercus bicolor</i>	Strong long-term canopy tree. Handles moist soils, clay, and urban conditions better than many oaks.
Black Gum	<i>Nyssa sylvatica</i>	Tough native tree with habitat value and strong fall color. Good fit for restoration-focused areas.
American Hornbeam	<i>Carpinus caroliniana</i>	Works well near woodland edges and in part shade. More adaptable than many people expect.

2. Recommended Shrubs

Common name	Exact scientific name	Why it works on site
Silky Dogwood	<i>Cornus amomum</i>	Very useful in medium to wet soils. Strong choice for rain garden edges and naturalized borders.
Red Chokeberry	<i>Aronia arbutifolia</i>	Broadly useful native shrub with wildlife value and less maintenance than fussier ornamentals.
Buttonbush	<i>Cephalanthus occidentalis</i>	Excellent for wet pockets, swales, and rain garden zones. Good pollinator value.
Winterberry	<i>Ilex verticillata</i>	Great for wetter soils and winter interest. Useful where the site needs seasonal color and habitat.
Virginia Sweetspire	<i>Itea virginica</i>	Reliable shrub for moist conditions and part sun. Good for massing and low-maintenance planting beds.

Source: Cameron Sabara



Source: Wallpaper Cave, “Spring Meadow Wallpaper”

Budget Analysis and Policy Considerations

Funding, Revenue, and Policy Considerations

- Revenue Opportunities
 - Community garden plot rentals, small event permits, vendor pop-ups, and partnerships with schools and nonprofits
- Potential Funding Sources
 - County open space & recreation grants
 - Environmental and habitat grants
 - Historic site preservation grant
 - Local foundations such as the Pennsylvania Horticultural Society
 - Corporate volunteer/adopt-a-trail programs
- Policy & Permitting Considerations
 - ADA compliant with the paved trail loop, picnic areas, and access routes
 - Pavilion may require permit as well as for signage and special events

Budget Overview

Conceptual Master Plan	Cost \$
8' wide asphalt trail, ~ 900 ft in length	\$8-12 sq. ft. ~65,000-\$100,000
Quarter Mile long dirt trail for biking/hiking	\$1-3 sq. ft. \$10,000-\$30,000
1000 ft of wooden fence installation	\$15-40 per linear ft. \$15,000-\$40,000
Small pavilion for gathering	\$10,000-\$25,000
5-10 benches and picnic tables	\$1,500-\$5,000
Community garden including site/soil prep, beds and fencing	\$5,000-\$10,000
Two small additional parking lots	\$35,000-\$60,000

Total Estimate: ~\$150,000 - \$320,000



Team 3

The Springs Arena

at Ridley Farm & Preserve:

Work, Play & Gather

Contributions

- a. **Molly Devenney:** Park Goals, Users, Accessibility & Trail Map
- b. **Connor Morocco:** Income Sources, SketchUp & Master Plan Drawing
- c. **Megan Harlacher:** Maps, Revenue, Environmental & Safety Considerations

Park Design Goals

Goals & Rationale

Improve Trail Connections and Accessibility

Reduce reliance on car access by strengthening internal pathways and connecting to the broader regional trail network.

Create an Inclusive Space for All Users

Design the parcel to serve a diverse population, including families, older adults, and working professionals.

Support Community Gathering and Everyday Use

The community values gathering spaces and local events, so the park should support daily use and occasional programs (camps, youth activities, etc.).

Balance Passive and Active Recreation

The site is best suited for passive uses but adding limited active spaces allows for more flexible and engaging use.

Protect Environmental Systems

The site includes natural features like woods and water, so the design will support stormwater management and habitat preservation.

Strengthen the Site as a Revenue-Generating Destination

Create a well-programmed space that supports ongoing income (office rentals, events, etc.) to help fund maintenance and long-term operations.

Potential Park Users

Who We Want to Attract

Commuters and working professionals (high percentage based on Census data) → use the space for quick breaks and passive activities

- About 1,300 businesses and 22,600 employees are located in the area
- The daytime population (32,636) is more than twice the residential population, showing strong commuter activity
- The county workforce is mostly made up of white-collar and service jobs

Families & Children

- Play Areas (gaga pit, sand pit)
- Open Space
- Recreation (field house)

Local Residents

- Walking Trails
- Daily Use (event space)
- Relaxation (fishing pond)

Program-Based Users

- Youth Camps
- Seasonal Programming
- Group Activities

Business Professionals

- Office Space Users
- Flexible Work Environment (cellphone tower)
- Daytime Activity



Potential Park Users

Usage Patterns

Weekday Uses (Mon-Fri) :

Morning/Midday: Quiet, low-density use →

- Walking/jogging trails
- Fishing pond
- Steady Coworking + small meetings in clubhouse

Weekend Uses:

Morning: Relaxed use →

- Walking
- Fishing
- Casual gatherings

Midday-Evening: Peak →

- Sports, gaga pit, sand volleyball
- Clubhouse rentals (parties/events)
- Historical area visits
- Picnicking

Seasonal Patterns:

Spring: Activity picks up fast after winter →

- Trails, school trips, and casual outdoor

Summer: Highest overall use →

- Mornings and evenings busiest
- Pond, shade, indoor turf important

Fall: Most balanced →

- Consistent use across all features
- Ideal for leagues and events

Winter: Lowest demand, but still active →

- Trails, indoor turf, and coworking spaces carry most of the use.
- Focus shifts to indoor and low-weather-dependent activities to maintain steady flow.



Strategies to Improve Park Accessibility

Current Access Barriers

Site is Primarily Car-Dependent

- Overflow Parking (Pervious Surface)
- Locate parking in close proximity to the office space and indoor arena
- Improve circulation from parking areas to key park features
- Expanding primary entrance/exit to two lanes

Limited Pedestrian Entry + Internal Paths

- Add crosswalk + pedestrian signage at entrance
- Create clear walking trails with multiple entrance points

Weak Connections Between Park Features

- Connect ponds, field house, sand pit, and parking
- Develop loop trail system (Pond Loop Trail)
- Use ADA-compliant gravel + boardwalk surfaces
- Ensure minimum 36" trail width



Sketch Up 3D Model of Parking Lot



Strategies to Improve Park Accessibility



— : Meadow Loop (around ponds)

— : Woodland Trail (loops around wooded area)

— : Main Trail (connects key areas across the site)

Dark Gray Area: Parking (pervious pavement)

Blue Areas: Ponds & water features

Source: Google Earth

Master Plan: Ridley Springs Farm & Preserve



Clubhouse:
Bathrooms, Pool, Large
Kitchen, Event Space

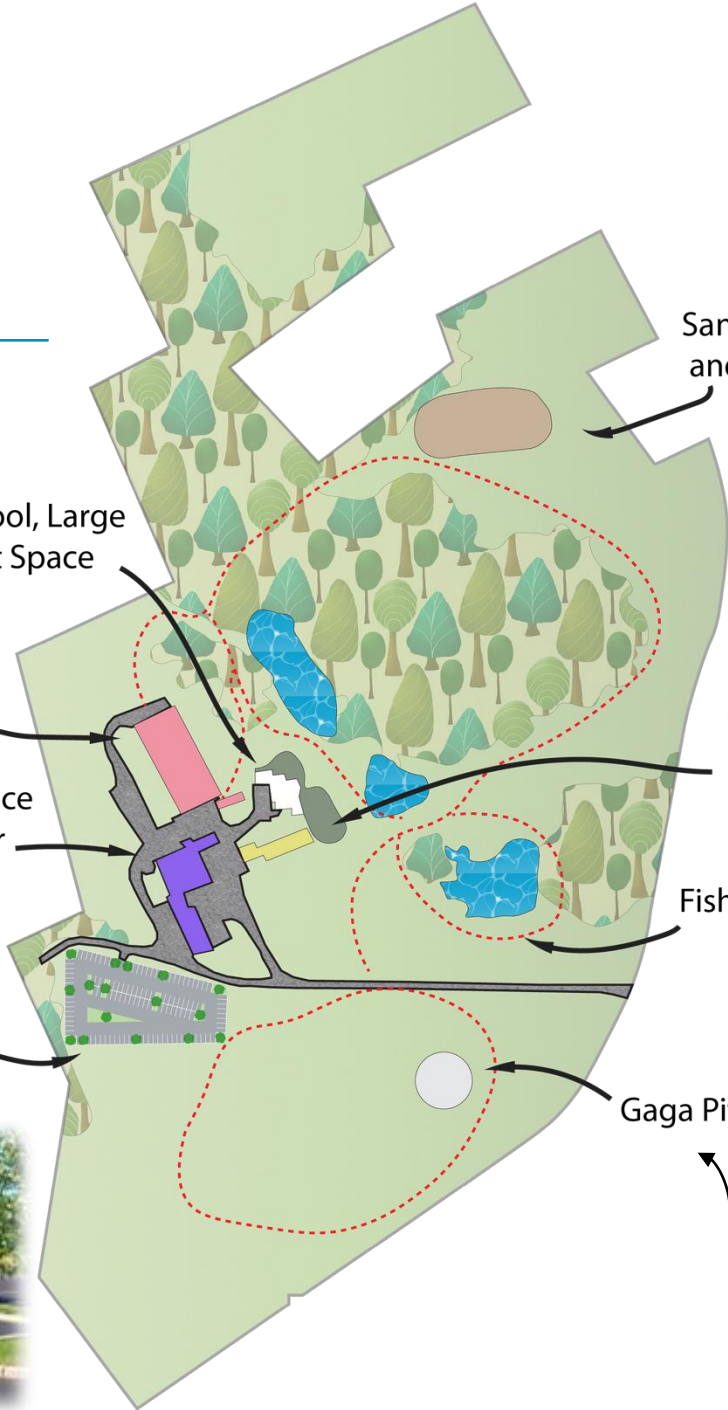


Field House:
Indoor Turf Field
& Batting Cages

Rentable Co-working Office
Space & Cell Phone Tower



Additional Parking



Sand Pit for Volleyball
and Horseshoe



Washington House:
Historical Plaques & Infographics



Fishing Pond



Gaga Pit



Budgeting for Paths & Fishing Pond



Fishing Pond

- Closet place to go fishing is over 20 minutes away and would provide a significantly closer place to fish.
- Geared towards younger children learning to fish
- Would cost about \$14,500 to install a pre-fab floating dock
- Would cost about \$700 to stock the pond
- Catch-and-release only

Walking Paths

- Provides over 2,400ft of paved paths and 2,500ft of unpaved paths.
- Paved around the bottom loop and the fishing pond.
- Paved asphalt at \$6 per sq. ft is about \$14,500
- Gavel paths at \$2 per sq. ft is about \$5,000



Potential Income Sources

Co-Working Space

- Turning the old farm office space into a functional, co-working space.
- Peaceful views of the park could calm the nerves of stressed workers.
- Ditches the busyness of the city and provides a calmer environment, with ease of parking.
- International Workplace Group Inc had a 18% profit margin after tax in 2017 (declared bankruptcy in 2020 due to COVID, so numbers past that are skewed)
- Pros:
 - Property is already owned
 - Probably in decent shape
- Cons:
 - Some refurbishment will be required
 - Security system could be costly



Public information available for both income sources is very bare and vague, as most of these are operated by smaller, private companies or individuals that do not have to report public filings to the SEC.

Potential Income Sources

Cell Tower Leasing

- Currently a cellular dead-zone
- Can place the tower on top of a current structure
- Minimal visual affect due to it either being hidden, or blended in with a building (required by township)
- Up to 15ft in height (Zoning Ordinance 200-92)
- Could produce between \$1,600~ to \$5,000 a month depending on use and leasing agreements
- **Pros:**
 - Low maintenance, high income for the property
 - Income could be used to maintain property or fund education activities on the parcel
- **Cons:**
 - Possibly high installation cost (\$400k+)
 - Leasing terms will depend on usage, rent may be lower than expected.



Public information available for both income sources is very bare and vague, as most of these are operated by smaller, private companies or individuals that do not have to report public filings to the SEC.

The Arena (Field House)

Field House

- Turf Installation \$80,000+
- Lighting
 - Ave Installation: \$5,000 to \$15,000
 - Ave Solar Installation: \$12,000 - \$17,000
- Batting Cages \$700
- Soccer Nets: \$300(2)



Club House

- Provides:
 - Bathrooms
 - Kitchen
 - Medical Assistance
 - Meal/Indoor Recreational Space
- Educational /Collaborative Spaces
- Nursery Rooms
- G/B Scouts Meeting Areas
- Event Space



Environmental Considerations

Ponds

- **Legal + Health Regulations** – PA Fish & Boat Commission
 - Notice of Stocking
 - Approved Native/Disease Free Species
 - Rainbow, Brown, Brook Trout, Fathead Minos
 - Special Activities Permit – Derby/Tournaments (10+ participants)
 - Gill Lice Certification – Brook/Rainbow Trout Parasite Inspections
 - Riparian Buffer
 - Canadian Geese
 - Low barrier fences, Buff, Decoy Predators

Additional Parking + Trails

- Absorbent Pervious Concrete
- Surrounding vegetation: Salt-tolerant, drought-resistant native plants that thrive in full sun:
 - Virginia Sweet spire, Black-eyed Susan, Butterfly weed
 - Red Maple, Dogwood, Oak

Passive Educational Opportunities

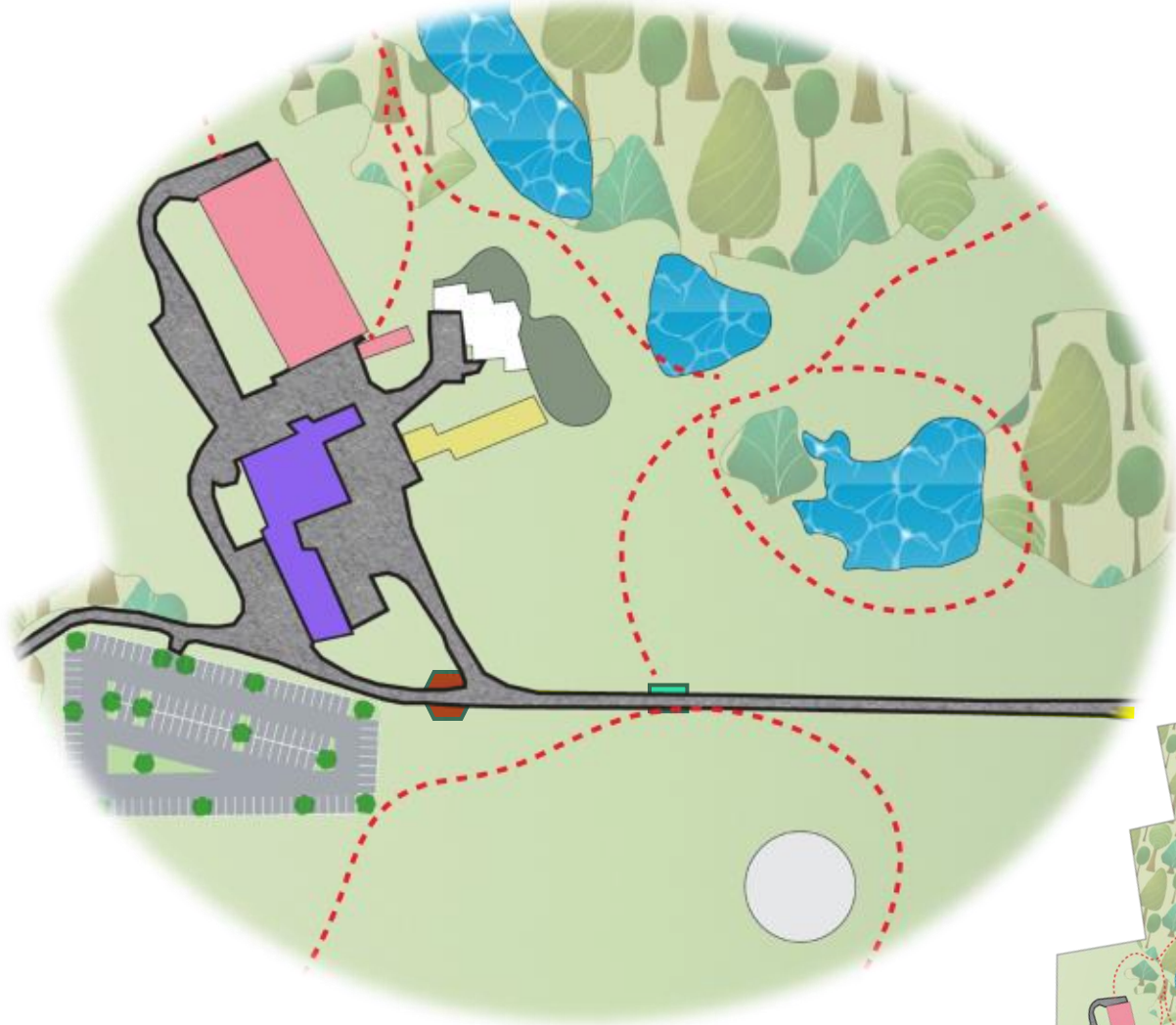
- Historical Signage
- Interactive Tours
- Geocaching/Natural Scavenger Hunts
- Vegetative and Animal Infographics



Safety Considerations

Pedestrian Safety

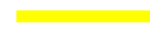
- One way Car Rider Loop
- Solar yield when flashing sign
 - Crosswalk connecting trails
- Crossing Guard/Loop Patrol during busy seasons
- Low Barrier Pond Fences
- Reflective Raised Trail Markers
- Shielded Warm Street Lamps
 - Dark Sky Friendly
 - Protects Nocturnal Animals



Legend:

 Pedestrian Crossing

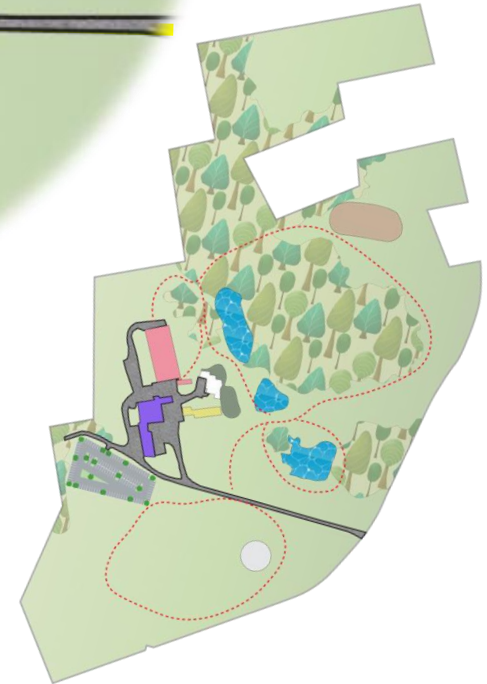
 Do Not Enter

 Two Way

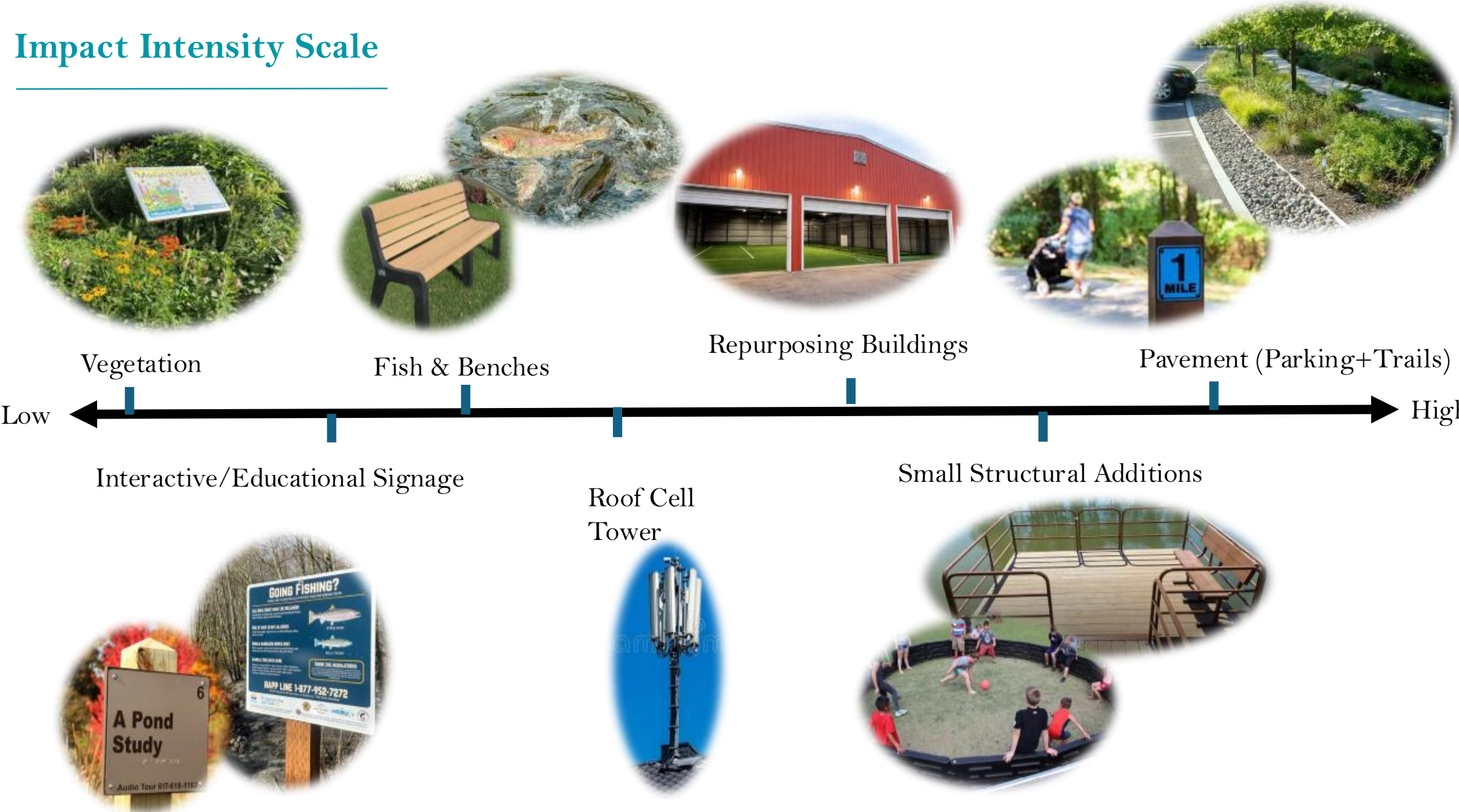
 One Way

Cell Tower

- Current Dead Zone
- Provides Service for Emergencies



Impact Intensity Scale

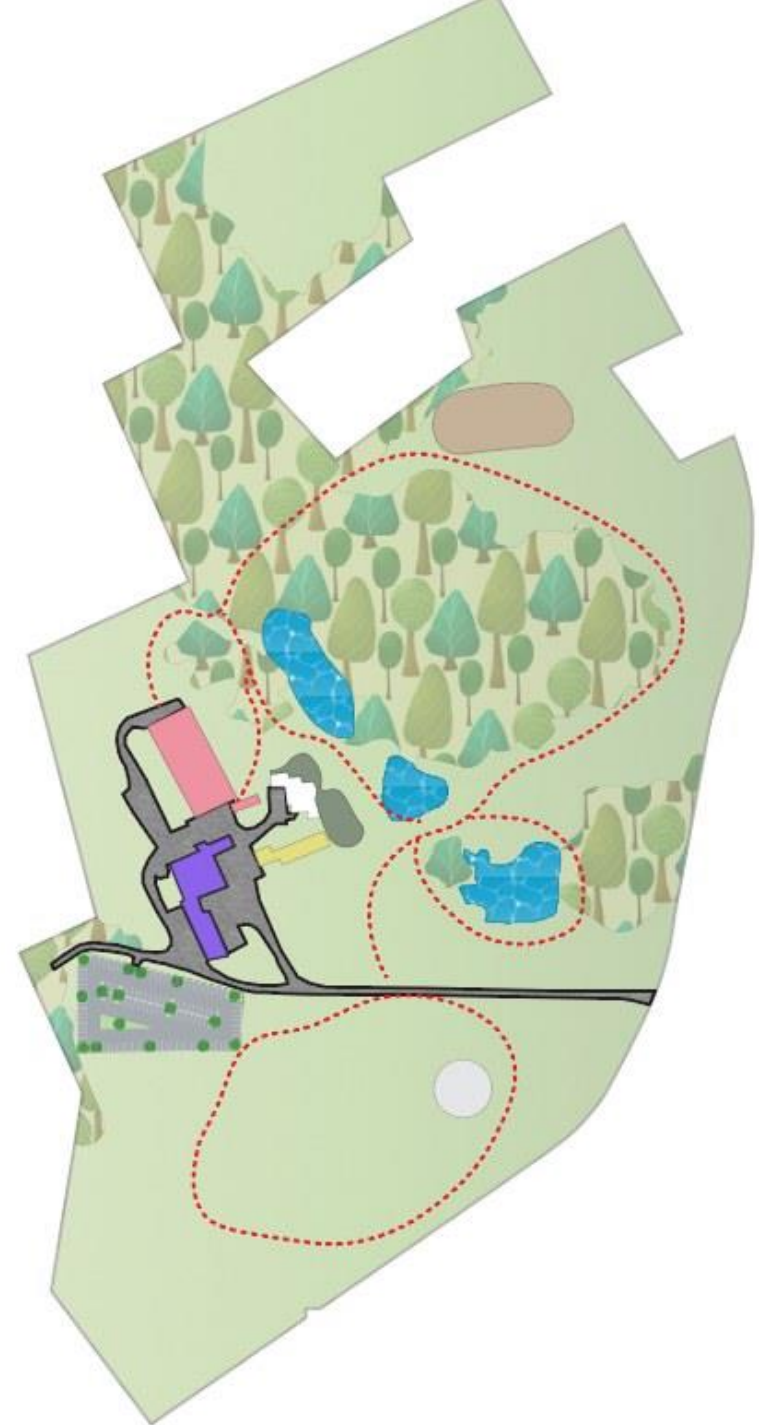


Potential Revenue and Savings

Feature	Location	Average Income	Source/Reference
Office Space Rental	Office Space	Starting At \$699/Month	<u>Office Evolution, Newtown Square</u>
Event Space	Club House	\$25 and \$200+ per day	<u>West Goshen Township pavilion rentals</u>
Summer Programs	Entire Property	\$300–\$2,500+ per week	<u>ESF Camps rates</u>
Field House Rentals	Field House	\$100 -\$250 per hour	
Department of Conservation Natural Resources	Vegetation	\$25,000 - \$75,000.	<u>PA DCNR</u>
Sports Facility Grants	Field House	Varies by applicable for tons of opportunities	<u>Sports Venue Calculator: PA sports facility grants</u>

Reflection on Site Planning & Design

- Our design emphasizes the need to keep as much green space as possible, while getting the most out of the current infrastructure present.
- Ideas such as the volleyball & horseshoe area, the co-working space, and the field house build on what's already present.
- Ideas such as the trails, gaga pit, the fishing pond, and the picnicing area add to the plot, and make it meaningful to visit.



A brown horse is galloping across a grassy field towards the right. The background is a dramatic sky at sunset or sunrise, with warm orange and yellow light near the horizon and darker blue and grey clouds above. The horse's mane and tail are flowing in the wind.

Team 4

Gallop Grove

Contributions

- a. Park Design Goals, Relationship Between Park Design Goals, and Key Strengths and Trade Offs (Joey Festa)
- b. Park Users, Programming/Master Plan Map, (Graham Laub)
- c. Strategies to Improve Park Accessibility, At-Risk Population, Access and Exit Map (Kara Stewart)
- d. Park Programming, Policy Considerations, Budget Analysis, Welcome Center Sketch up, Trails Sketch up, Passive vs. Active Recreation Sketch up (Jacquelyn Tuck)

Park Design Goals

Park Goals Based on Key Documents

Limiting the Amount of Development

- Increase the use of current buildings
- Consider a gravel lot as a low-impact option
- Making rentable spaces for event uses

Protect Natural Resources and Expand Recreation

- Preserve open space and scenic atmosphere
- Improve nature trails for ADA purposes
- Add accessible bathrooms, picnic area, and seating

Plan for Realistic Access

- Plan around the slopes on the property
- Consider whether the road can handle additional traffic
- Add a welcoming center to make the park look more accessible

Improve Community Use and Programming

- Create spaces for scout projects and summer camp activities
- Add rentable pavilions or event areas for small community gatherings
- Allow flexible recreation uses like 5Ks, bird walks, and community events

Support Long-Term Maintenance and Management

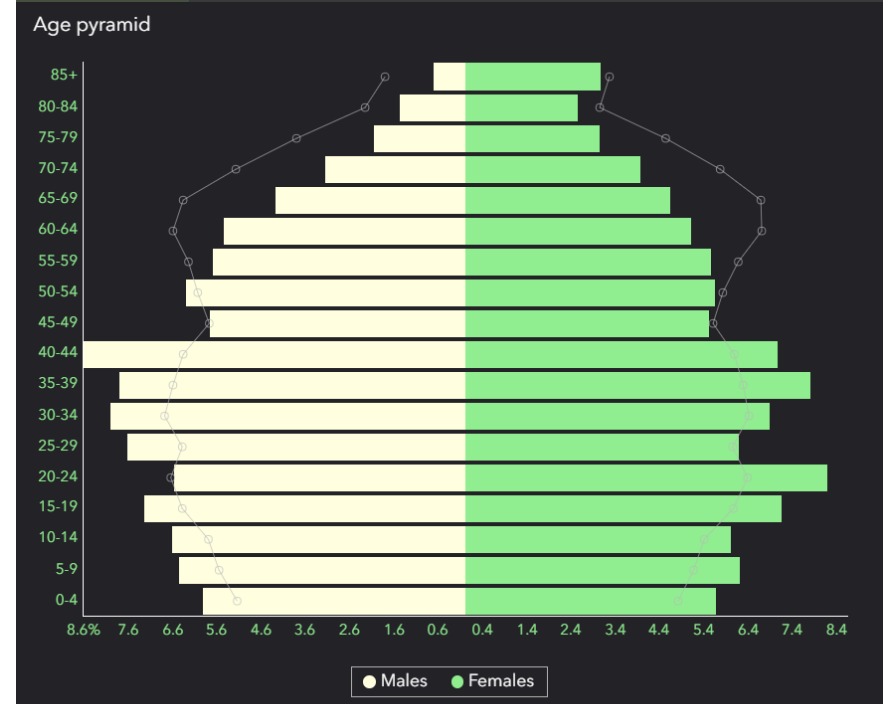
- Use volunteers, scouts, and community groups for trail upkeep
- Add low-maintenance improvements that reduce long-term costs
- Plan park features that are realistic for Township funding and staffing

Encourage Partnerships

- Partner with local schools, scouts, and community groups for programming
- Explore shared use with West Chester and Immaculata equestrian clubs
- Use partnerships to increase activity without major new development

Potential Park Users

- Median age 36.7
 - PA is 41.7
- 74% reached a bachelors/graduate degree
 - PA is 36.1%
- Median household income (\$150,000)
 - PA is \$78,000
- Target Demographics
 - Students
 - Adults
 - Children
- East Whiteland Townships
 - Demographic suggest there are young families and residents that value and can obtain higher education



Top: Population Pyramid in Comparison to PA
(Business Analyst 2026)

Bottom: Community Garden (Source: Google, 2026)

Potential Park Users

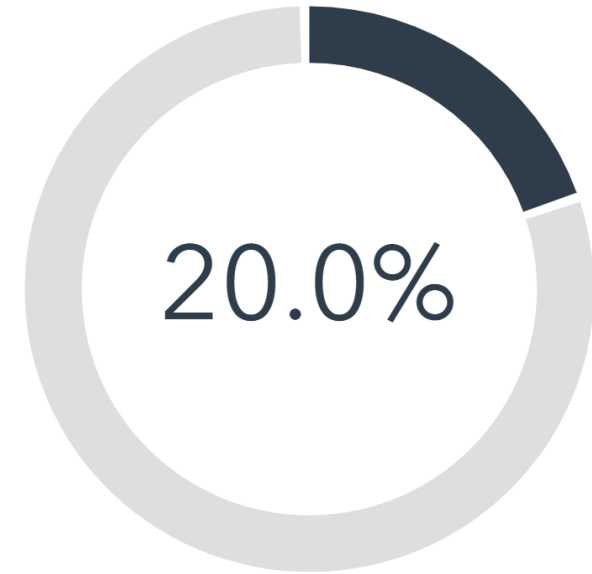
At Risk Population

- There are 1,060 households with disability
- 2,314 residents are 65+
- 272 households without a vehicle

Source: Esri Business Analyst 2026

This suggests there should be planning for age friendly park improvements, ADA compliant trails, and public transit additions to the park.

ACS HHs w/1+ Persons w/Disability



Top: % of population with disability (2026)
Bottom: ADA Compliant Trail (Google 2026)

Park Programming

Potential Ideas

- Beer Garden with Events
- Collaborative Equestrian Clubs
(West Chester University & Immaculata)
- Scout and Camp Rental Opportunities
- Historic Tours led by township commission
- Community Day (Food Vendors, Beer Garden)
- Bi-Annual 5K (\$15 for children, \$30 for adults)



Top: Collaboration (Source: google, 2026)
Bottom: Boy Scouts (Source: Google, 2026)

Strategies to Improve Park Accessibility

Additional Parking & ADA Access

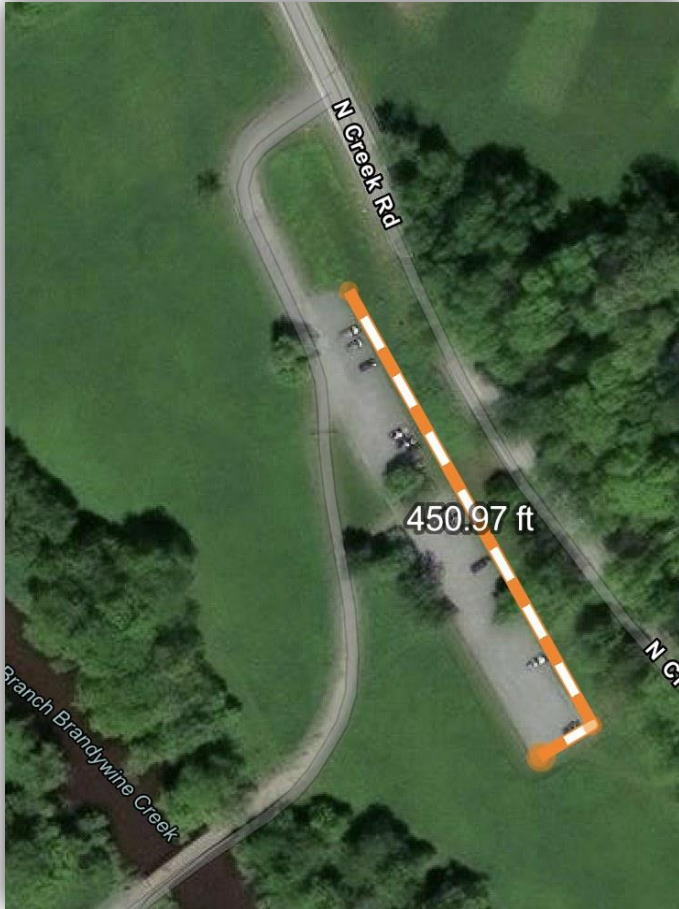
- Adding a parking lot to the northern area of Ridley Springs
- Expanding the one-way southern entrance to be two lane for safe accessibility
- ADA accessible trail connecting the potential northern and main parking lot
- Accessible bathrooms
- Fix blind spot turning out of southern entrance



Source: ArcGIS Online

Strategies to Improve Park Accessibility

Example of Additional Parking



Stroud Preserve Parking: ArcGIS Online

- Stroud Preserve Parking Lot:
 - About 400x50 sqft. To accommodate a 332 acre preserve
 - Gravel lot



Ridley Springs: ArcGIS Online

- Ridley Springs Potential Northern Access:
 - 52 acres with limited existing parking
 - 200x50 sqft. lot fits within space
 - Gravel?

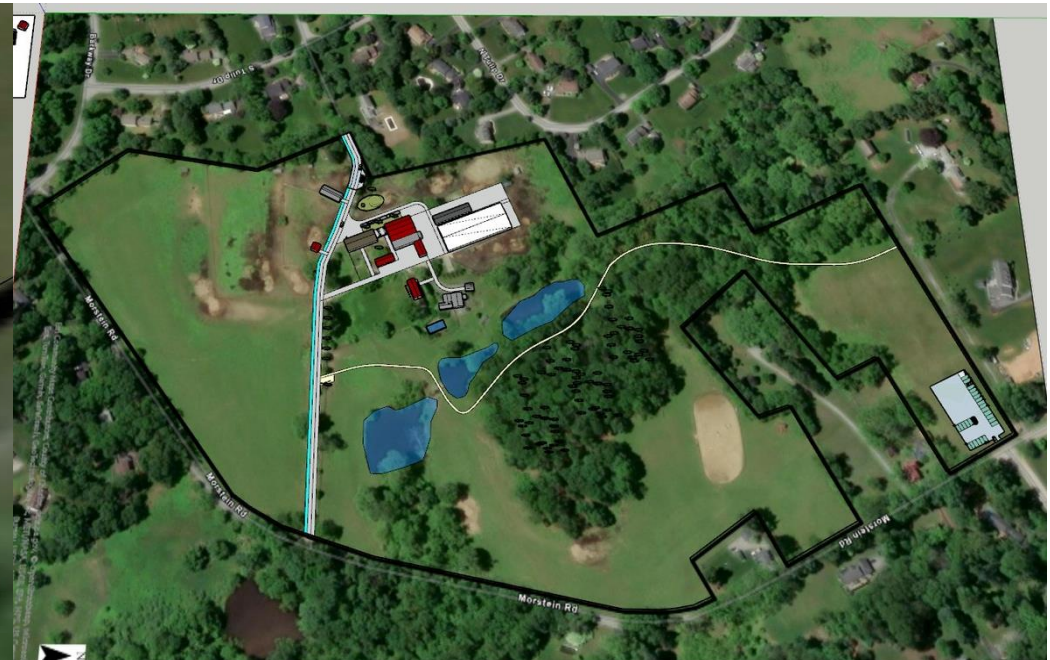
Proposed Trail Map



 ADA Trails  Wood Chip Trails

Source: Sketch Up

Additional Access and Exits

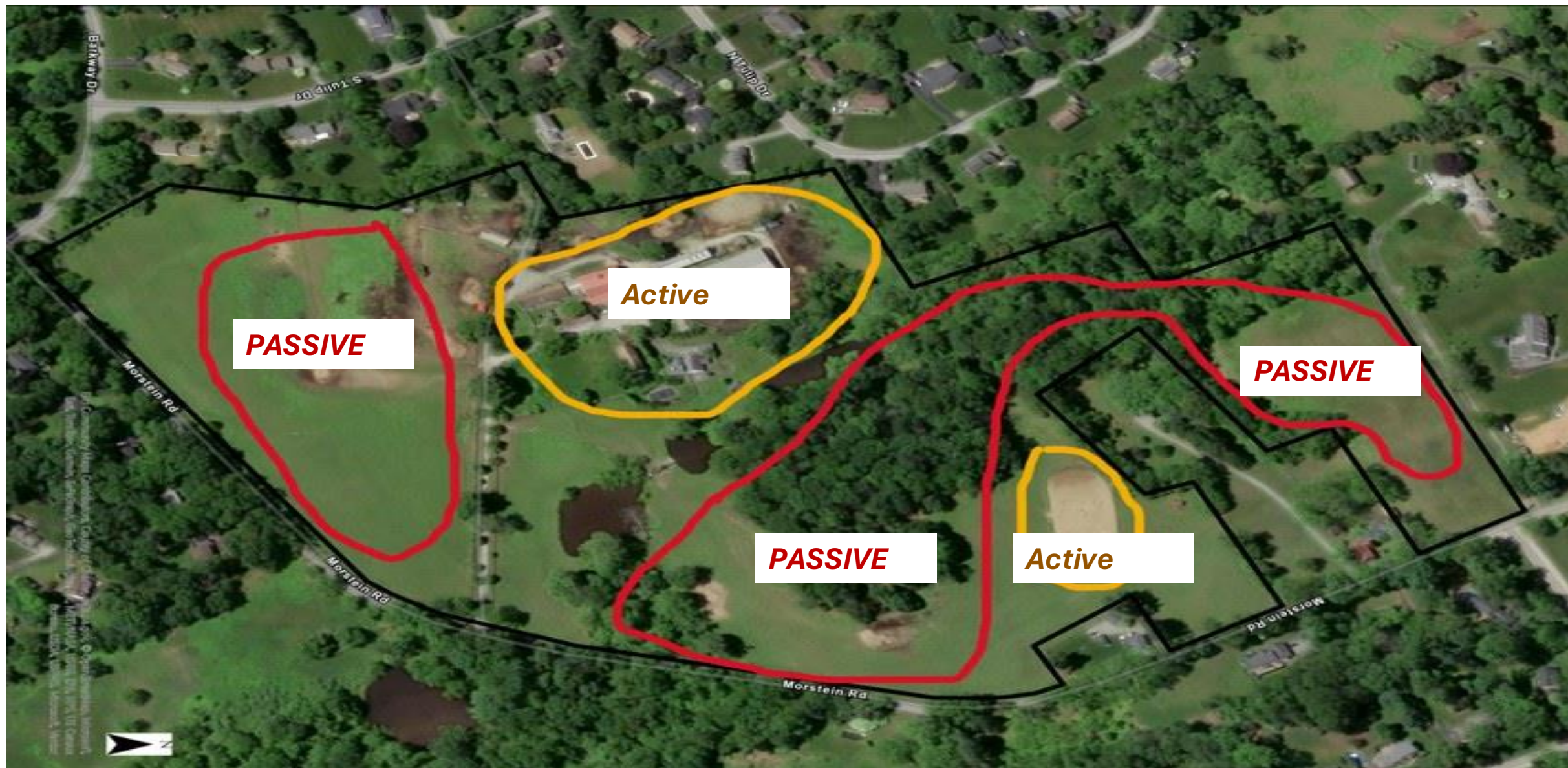


- Access point to northern parking lot from Morstein Rd and College View Road
- Gravel lot
- Bike racks
- Two-way south entrance and crosswalk

Green Infrastructure Map

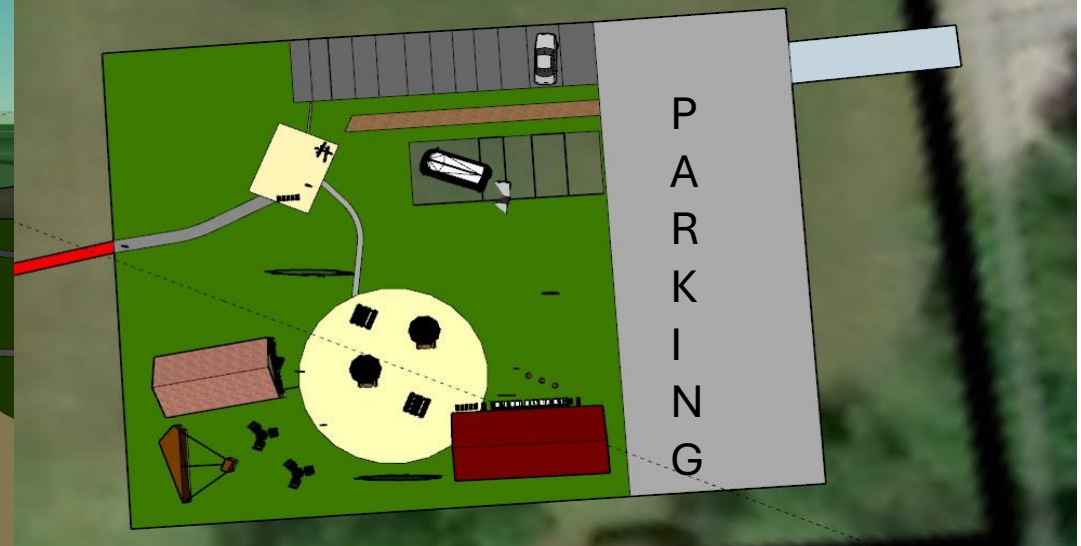
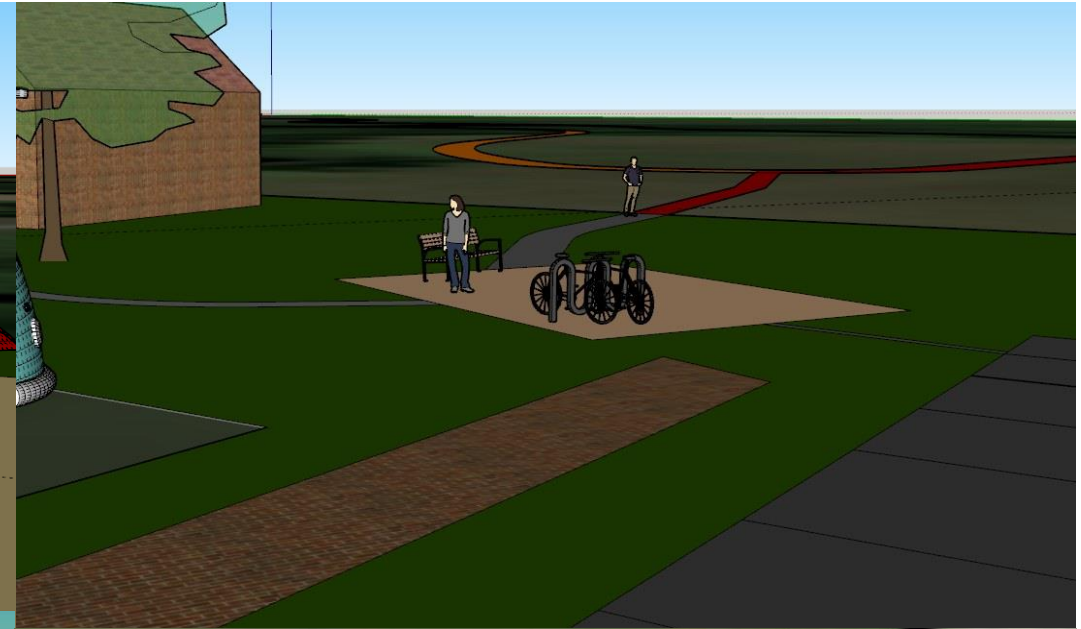


Active vs. Passive Recreation



Source: Sketch Up

Welcome Center Proposal



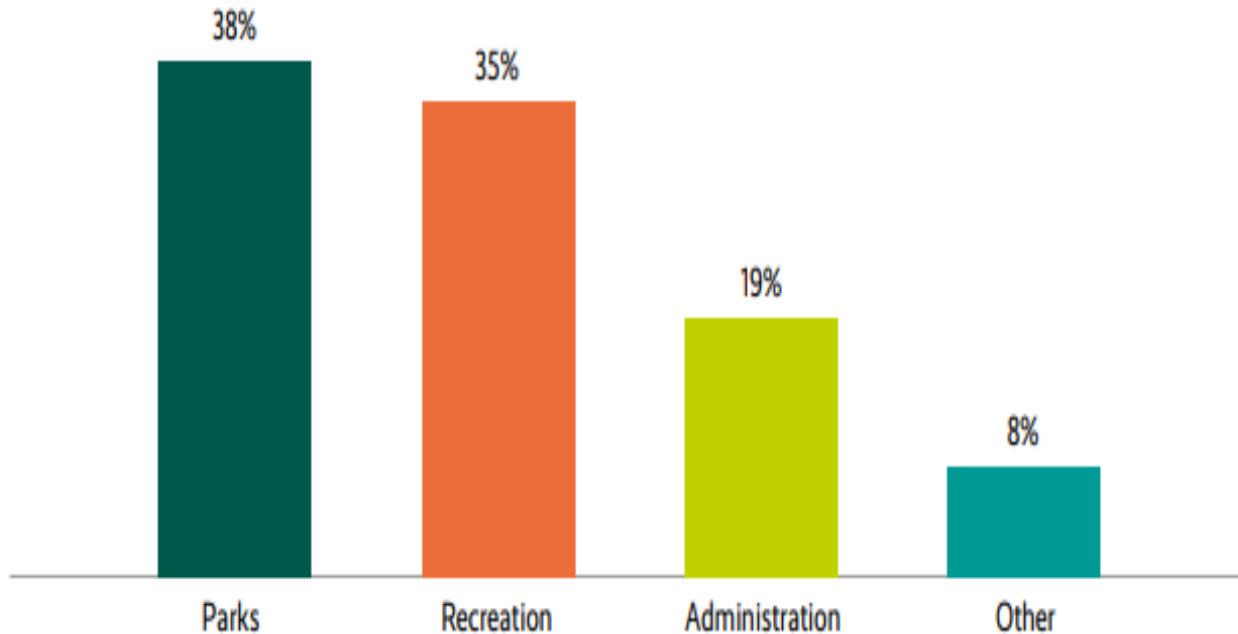
Park Programming Estimated Annual Revenue

Row Labels	Sum of Annual Revenue
[-] 1 Community Day	\$1,500
1500	\$1,500
[-] Bi-Annual 5K	\$10,500
\$15 (child) \$30 (adult)	\$10,500
[-] Equestrian Collaborative Club Monthly	\$4,800
400	\$4,800
[-] Monthly Historic Tours	\$1,500
125	\$1,500
[-] Scout and Camp Rentals	\$26,000
125	\$26,000
Grand Total	\$44,300

Source: These numbers were calculated based off of our findings from our Case Studies. The Sum of Annual Revenue was calculated by estimating how often the program would occur, times the costs that was exhibited in other parks found in case studies. The equestrian monthly costs is based off *Spur West Event Center (a horse and space rental facility)*

Park Programming Estimated Budget & Costs

FIGURE 19: DEDICATED OPERATING EXPENDITURES
(AVERAGE) PERCENTAGE DISTRIBUTION OF OPERATING EXPENDITURES



East Whitland Township Parks & Recreation (Programming) 2026 Budget

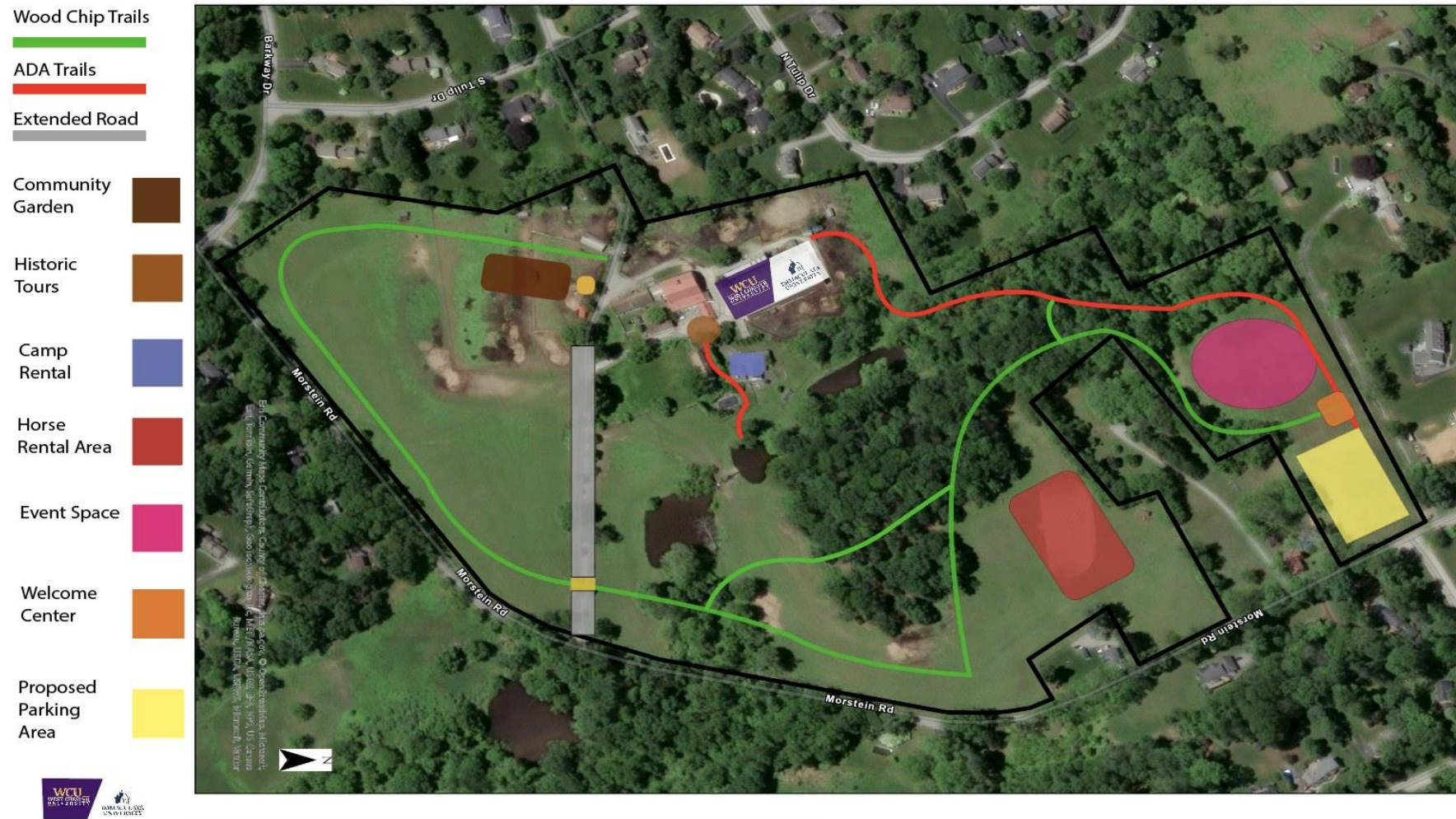
- Parks & Recreation \$218,763.16
- Recreation Programming \$166,381.59
- **Total : 385,144.75**

Estimated Costs:

- Microbrewery \$70,000 to \$200,000
- ADA Trails & Paving \$ \$588 per ton)
- Welcome Center Restrooms \$45,000

Sources: (2025 performance review/ National Recreation & Park Association) (East Whitland Township 2026 Budget Report) (Hause Craft Beer Opening Your Brewery) (Asphalt Pricing Index)(Green Flush Restrooms)

Gallop Grove Draft Conceptual Master Plan



Spring 2026 Planning and Design Studio Site Map (for Class Exercise)

Equestrian Club Meeting Area

Thank You!
&
Questions?