

Ware Presbyterian Village

Oxford Borough, Chester County, Pennsylvania



Project Description:

When Presbyterian Senior Living (PSL) decided to expand the Ware Village Senior Living Community into an undeveloped area of the campus they consulted with ELA Group, Inc. to determine the best way to develop the land to suit their needs.

PSL's goal was to establish a new dining facility and community center as well as an additional 85 independent living units at Ware Village. ELA's design solution provides for a dining pavilion/ community center, two apartment buildings with internal parking, six duplex cottages with garage and off-street parking, and 11 single cottages with garage and off-street parking. The site design provides for walking paths and common open space to promote pedestrian activity and a sense of community.

One unique challenge that ELA addressed with its design is stormwater management. An ambitious program for the available acreage of undeveloped land and the need to respect existing conservation easements and ecologically sensitive areas left little space for conventional stormwater management initiatives. After weighing its options, PSL elected to attenuate nearly all of the storm runoff from the proposed development in underground facilities.



Client / Contact

Presbyterian Senior Living
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Professional Services Provided

- Athletic Fields
- Bid Phase Administration
- Comprehensive Plan / Study
- Construction Administration
- Construction Documents
- Construction Management
- DCNR Grant
- Erosion & Sedimentation Control
- Feasibility Study
- General Structures (design)
- General Structures (repairs)
- GIS Consulting
- Highway Occupancy Permitting
- Hydraulic Study
- Inspections / Observations
- Land Development Plan
- Master Planning
- Miscellaneous Permits
- Miscellaneous Study
- Ordinance Reviews
- Plan Review
- Planning Module
- Playground Design
- Potable Water Design
- Recreation Study
- Retaining Wall Design
- Roadway Improvements
- Sanitary Sewer Design
- Signal Permitting
- Sketch Plans
- Stormwater Improvements
- Stormwater Management
- Subdivision
- Topographic Survey & Boundary
- Traffic Impact Study
- Water Distribution Design
- Wetlands
- Zoning

Exploring Possibilities....

...Finding Solutions

