

The Ellis Preserver



Proudly Serving the Ellis Preserve Community

November 2019



Final Ellis Development Plans Set

Plans for the development of the final 30-acre phase of the Ellis Town Center have been set. Bordered by Winding Way, West Chester Pike and Charles Ellis Drive, this phase will be known as The Village at Ellis Preserve.

The Village will be anchored by a 140 room Marriot AC Hotel and a five story 100,000 SF office building constructed entirely of Mass Timber. This uniquely creative design was inspired by the warmth and ambiance of the Equus Partners Headquarters building located on the north side of our campus and will be one of our region's first buildings to offer this entirely sustainable technique for general office use. Centered in The Village, the new office building will offer unrivaled walkability to the surrounding shops, restaurants, conference facilities and trail system of Ellis Preserve.

The Village at Ellis Preserve will also provide 75,000 SF of

dining and entertainment venues, 18,000 SF of wedding and conference facilities constructed in a "barn-like" motif, 63 traditional style townhomes and 200 luxury apartments by Madison at Ellis Preserve. Once completed in 2021, the elegantly landscaped lanes and walkways of the Village will link all parts of Ellis Preserve in a cohesive network bringing the office buildings, residential neighborhoods, dining/ hotel/ shopping destinations and amenities together.

The Village at Ellis Preserve is designed in a rustic/ contemporary look and intended to feel like a walkable suburban downtown where one can linger for a conversation or relax in a pocket park while steps away from numerous dining opportunities.

Steps from a permanently preserved 12-acre open space known as the Charles Ellis Green, The Village at Ellis Preserve will mark the completion of Delaware County's only Live/

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Equus Headquarters Building awarded prestigious LEED Gold Certification

The new Equus Capital Partners headquarters building located on the north side of the Ellis Preserve campus has been awarded LEED Gold Certification by the US Green Building Council. This award is presented in recognition of significant elements in sustainable construction practices, minimal impact on the environment, use of reclaimed materials and design factors that incorporate natural light and fresh air into the occupants' everyday experience.

Equus moved its Philadelphia-area executive offices to its new 40,000 square foot Mass-Timber inspired headquarters building in 2018. Designed by D2 Groups, the new HQ space reflects elements of Equus' equine brand, while highlighting the firm's commitment to sustainable development. The interior space is airy and light, with 25' high vaulted ceilings supported by wood trusses in the motif of a traditional barn. Meanwhile, 36,000 square-feet of reclaimed wood, and building artifacts preserved from the Berkshire Knitting Mills in Wyomissing, PA, (another of Equus' major redevelopment projects current underway) have been incorporated to provide stunning design elements throughout the building.

LEED (Leadership in Energy and Environmental Design) is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Developed by the [U.S. Green Building Council \(USGBC\)](https://www.usgbc.org/), LEED provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

LEED uses a point system to score green building design and construction in five basic areas: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality. Equus Capital Partners, Ltd. is proud to be the Gold Standard.

December Events at The Square Tavern



Located at the Northeast corner of Ellis Preserve, The Square Tavern has sat overlooking the crossroad of Goshen Road and Rt 252 since 1742.

At this crossroads in the mid-1700's, a young boy with artistic talent began to sketch, and was taught by local Native American Indians how to use items found in nature to make colors with which to paint. The boy, son of the tavern keeper, went on to become court painter to King George III, and an internationally renowned painter with his work being sought after by every great museum in the world. While he is remembered in the art world as Benjamin West, the father of American Painting, few remember him in his home community. We are seeking to change that legacy and remember West as well as celebrate the generations of good stewards who have cared for that old tavern building and paid it forward to each succeeding generation in Newtown Square.

In December, the Newtown Square Historical Society is hosting 2 open houses at the Tavern on December 7th and 14th, from 1 to 5 pm. The Tavern will have seasonal decorations, and offer refreshments, music, an Art Show and costumed guides who can discuss the history of West and the tavern building. Selected works of Benjamin West are on display in the West Gallery. In keeping with the

Tavern's artistic spirit, an art gallery has been installed on the second floor. Various local artists will be displaying and selling their art in varied media from paintings, to photography, to pottery and more.

Come out and support the Tavern and its educational activities, and don't forget to bring your children and grandchildren! History begins at home – in your community. Wonderful old historic sites like this can only continue to exist when they have a community that supports them and fills them with new life and activities that attract each new generation.

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Work/Play community that began with an idea more than 15 years ago. Ellis Preserve's unique story is one that represents the finest points of responsible real estate investment and development. Ellis Preserve encompasses historic preservation of century old and iconic stone buildings, preservation of open lands, repurposing of functionally obsolete office and lab buildings and the creation of new residential, hotel and retail offerings that blend elegantly with their countryside surroundings while generating an economic boon that benefits Newtown Township and the greater Delaware County community.

Ellis Preserve ~ Creating Community ~ Enriching History.



A View from Above

This beautiful Fall afternoon sets the stage for a scenic view that few of us will have the opportunity to experience firsthand. The panoramic photo below shows the view from atop the new AmeriHealth Caritas headquarters building currently under construction on our front lawn. Scheduled for completion in October 2020, our new neighbors will enjoy these views every



The Early History of Newtown Square



Newtown Township dates to 1681, when William Penn planned two inland “new towns” (the second one is Newtown, Bucks County). The township was laid out with a straight main road, Newtown Street Road (now 252) running south to north and bisecting the Township. An east to west road – Goshen Road – also bisected the Township – and intersected with Newtown Street Road where Ellis’ Square Tavern is today. Penn planned for a Townstead to develop at this intersection. Buyers who bought plots of farmland in the more remote sections of the Township would be entitled to a Townstead plot fronting on the main road. The original town followed that plan – several churches, a crossroads tavern, a wheelwright and several other small businesses located along Newtown Street Road.

The original settlers were largely Welsh Quakers, and their livelihood was farming. For about the next 250 years, Newtown remained a farming community. With the construction of the West Chester turnpike, the nexus of the town moved up to the intersection of West Chester Pike and Newtown Street Road in the 19th century. A hotel and general store anchored that corner for over 150 years; and later a town hall was built as well. In the northeast corner of the Township, along the Darby Creek, several mills were located, and supported a population of more than 100 workers during the middle years of the

19th century. The Newtown that entered the 20th century was linked to the nearby city of Philadelphia by trolley and a freight rail line that ran in the median of West Chester Pike and terminated in the Township but was still a farming community at the time of World War II.

After World War II came the growth of the “suburbs”, and Newtown, well situated for public transit, began to grow into a bedroom community and suburb of Philadelphia, 15 miles to the east. The trolley line could take you to 69th Street terminal and its connections to the City. If you preferred, Bryn Mawr and its railroad station were a ten-minute car ride away, where the Paoli Local would whisk you to Center City Philadelphia in style and comfort.

This story is courtesy of Newtown Square Historical Society. For more history visit: HistoricNewtownSquare.org