



Willistown Township Open Space Fund
PROJECT SUMMARY REPORT
 Willistown Parks & Recreation 1/2022

Project	Appraised Value	Land Price	Bargain Sale Amount	Twp Land Cost/Contribution	Matching Grant Funds to Township	Other Matching Funds (Other Orgs)	Total Matching Funds	Total Acreage Tship owned	Total Acreage Preserved	Acquisition Year	Tax Parcel #
Okehocking Phase I ¹	10,925,000	4,750,000	6,175,000	2,000,000	2,000,000	750,000	2,750,000	132.134	136.534	2001	54-8-14.3 22.585 ac 54-8-20 12.8 ac 54-8-14.2A 10 ac 54-8-2679 13.241 ac 54-8-14.2B 10 ac 54-8-14.2 23.72 ac 54-8-14.1 21.958 ac 54-8-14.4 37.96 ac 54-8-14.5 25.87 ac 54-8-14 4.44 ac (4.44 owned by WCT)
Okehocking Phase II A-1 ²	1,650,000	1,562,500	87,500	800,000	771,200	0	771,200	10.000	10.000	2002	
Okehocking Phase II A-2 ²	2,301,000	1,700,000	601,000	1,700,000	0	0	0	13.421	13.421	2002	
Okehocking Phase III ³	1,775,000	1,500,000	275,000	500,000	1,000,000	0	1,000,000	10.000	10.000	2003	
Okehocking Phase IV ⁴	2,167,500	1,500,000	667,500	500,000	225,000	775,000	1,000,000	12.854	12.854	2007	
Bryn Mawr Rehab ⁵	1,350,000	800,000	550,000	800,000	0	see cell below	see cell below	27.000	27.000	2003	54-2-95.3 27ac
Partners	4,050,000	3,250,000	800,000	0	0	3,250,000	3,250,000	0.000	81.600	2003	
Kirkwood Phase I ⁶	5,000,000	5,000,000	0	2,500,000	500,000	2,000,000	2,500,000	0.000	60.000	2005	54-7-19.1
Kirkwood Phase II ⁷	3,000,000	1,000,000	2,000,000	650,000	0	250,000	250,000	0.000	23.000	2005	54-7-19.3
Kirkwood Phase III ⁸	1,200,000	1,200,000	0	450,000	0	750,000	750,000	0.000	12.244	2021	54-7-16.1
Duffryn Avenue ⁹	350,000	352,000	0	57,000	0	0	0	0.140	0.140	2009	54-1P-26.1
Serpentine Preserve ¹⁰	1,800,000	1,800,000	0	450,000	1,350,000	0	1,350,000	22.100	22.100	2013	54-5-1 1.9 ac 54-45-2 20.2 ac
Greentree Park ¹¹				62,020				7.000	7.000	2013	54-1P-167
TOTAL	35,568,500	24,414,500	11,156,000	10,469,020	5,846,200	7,775,000	13,621,200	234.649	415.893	20 year project period	-
FOOTNOTES KEY	WT: Willistown Township; WCT: Willistown Conservation Trust; NLT: Natural Lands Trust now Natural Lands; ChesCo: Chester County Preservation Partnership Land Trust or Municipal Grant Program; DCNR: Department of Conservation and Natural Resources Community Conservation and Preservation Program; DCNR LWCF Federal Land and Water Conservation Fund funding through DCNR										
¹ Oke Phase I:	WCT purchased 26.358 acres and donated 21.958 acres to WT, retaining 4.4 acres to protect Goulder's Barn. WT purchased 108.371 acres; total including WCT donation = 132.134 acres. 5316 West Chester Pike, Newtown Square: \$2M TWP Open Space Fund; other matching funds: \$2M ChesCo to TWP; \$750,000 DCNR to WCT										
² Oke Phase II:	A-1: 10 acres: \$800,000 WT Open Space Fund; \$771,000 DCNR LWCF to WT; The appraised land value includes an average of \$1.6 from Hosey appraisal and \$1.7 Rife appraisal = \$1,650,000. A-2: 13.241 acres: \$1,700,000 WT Open Space Fund										
³ Oke Phase III	\$500,000 Open Space Fund; \$500,000 ChesCo to TWP; \$500,000 DCNR to TWP; Appraised value average of \$1,700,000 (Hosey '05); \$1,850,000 (O'Donnell '06)										
⁴ Oke Phase IV	12.854 acres NE corner Delchester Road and Route 3; Appraisal average \$2,160,000 and \$2,175,000 = 2,167,5000 1029 Delchester Road; TWP Open Space Fund \$500,000; \$250,000 ChesCo to Twp; \$250,000 ChesCo to WCT; \$500,000 DCNR to WCT										
⁵ Bryn Mawr Rehab	This project protected 108.6 acres in total through a partnership with Greater Chester Valley Soccer Association (\$800,000; 20 acres), NLT Willisbrook Preserve (\$1,721,000 DCNR and ChesCo; 61.6 acres) and WCT (\$729,000 County funds, assigned to NLT). Willistown Township's Serpentine Preserve, 27 acres: \$800,000 TP Open Space Fund.										
⁶ Kirkwood Phase I	Owned by WCT: \$2,500,000 WT Open Space Fund; Matching grant funds: \$500,000 ChesCo to WT; \$1,000,000 ChesCo to WCT; \$500,000 DCNR to WCT; \$250,000 ChesCo to NLT; other funding: WCT Capital Campaign Fund: \$250,000										
⁷ Kirkwood Phase II	Owned by Willistown Conservation Trust: \$650,000 TP Open Space Fund; Other matching funds: \$100,000 ChesCo to WCT; \$250,000 private funds raised by WCT; 855 Grubbs Mill Road, Newtown Square										
⁸ Kirkwood Phase III	Owned by Willistown Conservation Trust: \$450,000 WT Open Space Funds to WCT; Other matching funds: \$250,000 ChesCo to WCT; \$500,000 DCNR to WCT										
⁹ Duffryn Avenue:	The Township purchased the property for \$352,000 in 2009, subdivided the property into two lots as 0.43 acres with residence and 0.14 acre trail corridor; residence was sold by Willistown Township for \$295,000 in 2016; Land cost: \$57,000										
¹⁰ Serpentine Preserve	These lands plus the 27 acres purchased by the Township in the Bryn Mawr Rehab project comprise the 49.1 acre Willistown Township Serpentine Preserve; \$450,000 WT Open Space Fund; \$850,000 DCNR LWCF to TP; \$500,000 ChesCo to TP; 143 Line Road, Malvern.										
¹¹ Greentree Park	\$62,020 TP Open Space Fund; Purchased from the Great Valley School District; 7 acres 21 Grubb Road, Malvern										