

Chapter 11

Parks, Recreation, and Open Space Plan

This Chapter updates and replaces the recreation and open space elements of the Borough's 1992 Parks, Recreation, and Open Space Plan. It reviews prior recreation planning, provides an inventory of current recreational facilities, and evaluates current and future recreational needs. The open space portion of this Chapter focuses on the importance of creating a connected greenway network within the Borough and to adjacent municipalities.

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PARK AND RECREATION FACILITIES

Recreation includes parks, trails, paths, and bike routes. All of these features should come together to create an interconnected network which extends throughout the Borough. Linking residential areas and the central business district with recreation facilities can improve the economy and quality-of-life within the Borough. Recreation facilities are also recognized by the medical community as tools for reversing the nationally-recognized epidemic of overweight and obesity, including childhood obesity.

Parks are a form of recreational facility that have a primary purpose of providing lands open to the public for active and/or passive recreation. In some cases, parks may exist in areas where there are sensitive natural resources (that may or may not be protected by regulation), as parks can coexist with such resources due to minimal impacts to the environment, including limited building and impervious surfaces. Therefore, areas where there are limitations due to natural resources may be primary locations for parklands.

Multi-use trails, bike paths and on-road bike routes are an important component to recreation as well as circulation. Depending on what the trail is designed for, trails can provide residents the opportunity to: bike, walk, jog/run, roller blade, or skateboard for recreation or as a non-vehicular mode of transportation. Trails provide important links in the open space, greenway, and circulation network.

The purpose of this plan section is to evaluate the parks, trails, paths, bike routes, and recreational programs within the Borough and plan for future recreational opportunities to serve the community. Recreation staffing, security, liability, and maintenance are also essential elements that need to be addressed. Protected Open Space is discussed in the next section of this Chapter. Protected Open Space protects sensitive resources, be they wildlife habitats, woodlands, historic structures, or agricultural uses, and may include properties not intended for use as recreational facilities or open to the general public.

OVERVIEW

Park and recreation facilities can refer to any public or privately owned property used for recreation, including indoor or outdoor activities. Recreation facilities can range from sport fields and trails, to natural areas used for nature appreciation, to paved (parking) lots used as seating for an outside summer movie. Because of the wide diversity of issues relating to recreation, it is necessary to define some of the terms and concepts involved in modern recreation planning.

What is a “Park?”

The term “park” has no single definition that is recognized by recreational planners and there is no established set of characteristics that a property must have in order to be called a park. *Linking Landscapes*¹ defines a “park” as any outdoor property with few if any structures that is 1) owned in fee or permanently eased for recreation by a government agency, 2) is open to the general public, 3) is specifically managed to provide public recreation, and 4) has public recreation as its primary use. This definition stresses that parks are acquired, designed, and managed to be *public* recreation facilities. (In common parlance in Chester County some properties set aside as natural areas are called “parks,” even though they do not provide public recreation.)

In recent years, the National Recreation and Park Society (NRPA) has found that the strict classification of parks is not an effective tool for creating parks or addressing recreation needs. As a result, they propose that park classifications be used as general guidelines, not hard and fast standards. Given that parks are usually acquired when opportunities arise - such as through developer donation - it is most important for municipalities to be flexible and build a network of parks based on public desire and the municipality’s ability to fund and maintain the acquisition.

The most current NRPA guidelines (1996) classify parks and recreation facilities using a similar system to that which was included in Malvern Borough’s 1992 Parks, Recreation, and Open Space Plan, and *Linking Landscapes*, as shown below:

Table 11-1: Comparison of Parkland Guidelines

Park Classification	Malvern OSRER Plan (1992)	NRPA Most Current Guidelines (1996)	<i>Linking Landscapes</i> 2002
Mini-park	Less than 1 acre, serving a single residential development.	0.05 to 1 acre, in a residential area serving the surrounding 0.25 miles	0.01 to 0.49 acre, with a 0.25- mi. service area, equal to an 8-minute walk.
Neighborhood Park	5 to 15 acres, with a 0.5 mile service area, equal to a 10-minute walk.	5 to 10 acres in size, serving the surrounding 0.25 to 0.50 miles.	0.5 to 19.9 acres, with a 0.5-mile service area, equal to a 15-minute walk.
Community Park	25 acres or more, with a 1-mile service area equal to a 20-minute walk.	30 to 50 acres in size, serving the surrounding 0.50 to 3.0 miles.	20 to 399 acres, with a 2.5-mile service area equal to a 5-minute drive or 30-minute walk.
Open Space Areas	Undeveloped lands used for conservation and passive recreation.	Not defined.	Not defined.

Sources: *Open Space Recreation and Environmental Resources Plan*, Malvern Borough 1992, *Park Recreation, Open Space and Greenway Guidelines*, National Recreation and Park Association, 1996, *Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA*, Chester County Planning Commission, 2002.

¹ *Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA*, 2002 (Chester County Planning Commission), page 4.2

The term “recreation facility” has an even broader scope than “park.” A recreation facility can include parks and trails, but also indoor facilities such as a swimming pool, skating rink, or gym. The sidewalks of a central business district, or a town square or garden used for festivals, could also be regarded as a recreation facility.

Types of Ownership

Park and recreation facilities fall under three general categories of ownership: public, limited-public access, and private. These categories/definitions are consistent with those of *Linking Landscapes*.

- **Public** - Public parks or recreational facilities are government owned or managed, and supported by public funds, with a primary function to provide recreation. While open to the general public, the responsible governmental body may impose conditions for public health, safety and welfare. Burke Park and Quann Memorial Park are examples of public parks.
- **Limited-public Access** - Limited-public access facilities, such as school playing fields, are commonly used by the public for recreation, but the facility owner maintains the option to limit or ban public recreation use. Limited-public access facilities are not likely to be developed in the foreseeable future, but are not protected from future development. School facilities and fields owned by sports leagues are limited-public access facilities. Residents may use the outdoor playgrounds or multi-purpose fields at will (during daylight hours), while the indoor facilities must be reserved and are generally available for organized groups and clubs. The Memorial Park Athletic Fields are limited-public access.
- **Private** - Private parks and recreational facilities, such as golf courses and arboretums, are privately owned and access is by owner permission. Such access is revocable and often fee-based. Membership is sometimes required, and the benefit of membership is receiving special privileges or use of the facility to which the general public is not entitled. Malvern Prep is an example of a private facility which includes recreation facilities for enrolled students.

Passive and Active Recreation

Parks are typically identified by the type of recreation they provide, which generally falls under “active” or “passive” recreation. *Linking Landscapes* includes the following definitions:

- **Active Recreation** includes recreation activities that are rigorously athletic, not quiet, and have a noticeable impact on the surrounding environment. These may include individual or team sports, large picnics, children’s playgrounds, and recreational events with a higher density of people. Parks that provide active recreation commonly include tennis, volleyball, and basketball courts; swing sets, playgrounds, and tot-lots; or fields for team sports such as football, soccer, and baseball/softball. Active recreation parks can be small, as in the case of a tot-lot, or they can cover multiple acres, as in the case of a sports field complex. Examples in Malvern include Quann Park and Old Lincoln Highway basketball court(s) and Memorial Park baseball fields.



Currently, municipal parks provide the majority of public active recreation opportunities in Chester County, and this situation is likely to continue. Municipalities should not rely on County or state facilities to provide active recreation needs, as these facilities are primarily designed for passive recreation plus may require a further distance to travel. Historically, active recreation

areas in the County have been owned and managed by municipalities. However, some sports fields are owned by sports leagues or schools, and not always open to the general public.

- **Passive Recreation** includes recreation activities that are quieter and not rigorously athletic, and have a low impact on the surrounding environment. These may include walking, hiking, fishing, bird watching, and quiet picnicking. Areas that provide passive recreation may include trails, public gardens, memorial areas, open areas, and picnic groves. Passive recreation areas in suburban or rural settings tend to be larger than active recreation facilities and may have natural or scenic components, such as streams, woodlands, or historically significant resources. Examples in Malvern include the Paoli Battlefield Site, Randolph Woods, and the Borough's sidewalk network.



The same recreational activity may be regarded as passive in one situation, but active in another, depending on the scale of the activity or the size of the park. For example, most people would classify two hikers or four people picnicking as passive recreation, while a hiking group of 50 energetic teenagers or a large family reunion picnic would be called active recreation. Similarly, a group of mountain bikers or horseback riders in a 5,000 acre wilderness preserve might have little impact and be called passive recreation, while the same group in a 50 acre park might be called active recreation. Simply put, there are some activities that cannot be clearly categorized as being exclusively active or passive recreation. The Borough will need to define specifically what constitutes active and passive recreation and determine the policy implications for parks and facilities based on the definitions. The Borough may publish park and facility policies at a recreation area, and/or may include them in a plan or ordinance.

What is a trail?

There is no universally recognized definition for “trail” and, in common conversation, the term is often used interchangeably with “path” or “route.” In this Chapter, trails, paths and routes will be discussed using definitions developed by the Chester County Planning Commission and Parks Department based on terminology used by the Pennsylvania Department of Conservation and Natural Resources (DCNR).

According to the *Linking Landscapes* definition, a “**trail**” is an off-road facility with a permanent alignment that is open to the general public, and that is designed, constructed, maintained as part of a public park system and used for a variety of non-motorized forms of travel including walking, hiking, bicycling, cross-country skiing or horseback riding.

Trails that are designed, constructed, maintained and used primarily for one form of travel are called “**paths**.” Thus a “bike path” is an off-road facility that has been designed to be used primarily by bicyclists. Although paths are designed to be used by only one mode of travel, they are usually used by other types of users. Limiting the use of a path to one type of user is difficult to enforce, and so path managers commonly must rely on voluntary compliance by the users.

Linking Landscapes defines a “**route**” as a facility that utilizes the shoulders of paved streets, or the motor vehicle travel lanes of roads with low traffic volumes. In general, “bicycle routes” extend along streets or rights-of-way owned by the Pennsylvania Department of Transportation (PennDOT). Roadside routes are sometimes used to link together trail segments that cannot be linked by an off-road corridor, and so should be considered in any trail network project.

PARKS AND RECREATION FACILITIES INVENTORY

Recreation Facilities in Malvern Borough

Recreation lands and facilities in Malvern Borough include those owned by the Borough, the non-profit Paoli Memorial Association, and those that are privately owned. As of 2011, there are no officially named trails in the Borough. There are internal trails and paths within the Paoli Battlefield Site, Paoli Memorial Association Grounds, and Randolph Woods, as well as paths at a few other locations. Borough public-access recreation facilities are shown on Map 11-1 and in Table 11-2.

Table 11-2: Recreation Facilities with Public Access in Malvern Borough

Park or Recreation Facility	Active Recreation Facilities	Theodore S. A. Rubino Memorial Park (mini park)	Samuel and M. Elizabeth Burke Park (neighborhood park)	Horace J. Quann Memorial Park (neighborhood park)	Old Lincoln Hwy Park [^]	PMA Grounds – Memorial Park (community park)	Passive Recreation Facilities	PMA Grounds – Parade Grounds (community park)	Paoli Battlefield Site (community park)	Randolph Woods (community park)
Size (acres)		0.3	1.4	1.6	.4	11.0		11.0	44.0	48.0
Ownership*		Boro.	Boro.	Boro.	Boro.	PMA		PMA	Joint	Boro.
Active Recreation Amenities										
Baseball or Softball Field		-	-	1	-	3		-	-	-
Soccer/Football Field		-	-	-	-	-		-	-	-
Outdoor Basketball Court		-	-	2	1	-		-	-	-
Indoor Basketball Court		-	-	-	-	-		-	-	-
Outdoor Volleyball Court		-	-	-	-	-		-	-	-
Playground Equipment		Yes	Yes	-	-	Yes		-	-	-
Track/Field Facilities		-	-	-	-	-		-	-	-
Swimming Pool		-	-	-	-	-		-	-	-
Tennis Courts		-	-	-	-	2		-	-	-
Passive Recreation Amenities										
Passive Open Space		-	-	-	-	Yes		Yes	Yes	Yes
Pavilion/Gazebo		1	1	-	-	2		-	-	-
Picnic Tables		3	1	-	-	7		-	-	2
Walking Trail or Path		Yes	Yes	-	-	-		-	Yes	Yes
Benches		5	16	1	2	7		7	-	1
User Support Amenities										
Drinking Water		-	-	3	-	-		-	-	-
Restroom Facilities		-	Yes	-	-	Yes		-	-	-
Trash Receptacles		3	8	7	2	20		3	-	1
Indoor/Undercover Area		-	-	-	-	-		-	-	-
Outdoor Lighting		-	Yes	-	-	-		-	-	-
Lighting for Security		-	Yes	-	-	-		-	-	-
On-Site Parking		-	Yes	-	Yes	Yes		Yes	Yes	Yes
Cabin		-	-	-	-	Yes		-	-	-
Site Conditions (Low, Medium, or High)										
Level of Maintenance		High	High	High	High	High		Med	Med	High
Pedestrian Access		High	High	High	High	High		High	High	Med

Source: 1992 Borough OSRER Plan, CCPC Open Space Map 2007, CCPC field visit June 2009, Malvern Borough 2011.

*Boro. = Malvern Borough; PMA = Paoli Memorial Association; Joint = Malvern Borough, Paoli Memorial Association, and Paoli Battlefield Preservation Fund ^ Park facility is constructed/run by Malvern Borough, on leased land

- **The Paoli Battlefield Site** is a 44-acre parcel also called “the Paoli Massacre Site.” It was the location of the Paoli Massacre that occurred in 1777 as the result of an attack by the British Army against a small force of troops led by General Anthony Wayne. This property was purchased in 1999 using federal funding made available as a result of the “Patriot Act,” along with matching locally raised funds. The Battlefield is now jointly owned and managed by the Borough, the Paoli Battlefield Preservation Fund, and the Paoli Memorial Association. The Battlefield is maintained in land form (an open field edged by woodlands) as it was in 1777. There are walking paths and historic interpretation signs throughout the property.



- **Paoli Memorial Association Grounds (the Parade Grounds and Memorial Park)** is a 22 acre site directly adjacent to the Paoli Battlefield Site. The “Grounds”, which include the Parade Grounds and Memorial Park, are owned by the Paoli Memorial Association (PMA) and maintained by the Borough via the Malvern Park and Civic Association (MPCA) that was organized in 1947 for the purpose of creating a recreation area at the Grounds.



The Parade Grounds, located in the eastern portion of the Grounds, includes the burial site of 53 soldiers killed during the Paoli Massacre and a 19th century monument that commemorates their sacrifice. It also contains a paved driveway loop, most often used as a walking path.

Memorial Park (a.k.a. Malvern Memorial Park and MPCA Park), located in the western portion of the Grounds, contains athletic and active recreation facilities.



Specifically, there is a 60-foot baseball/softball field and a 90-foot baseball field; these are leased, for no cost, and maintained by the Chester Valley Little League Association. There are also playgrounds, a pavilion, picnic area, and tennis courts all maintained by MPCA. The MPCA sells annual memberships (\$50) to the tennis courts and accepts donations for use of the park grounds to help fund their upkeep. The MPCA, pays the park’s liability insurance with Paoli Memorial Association as an additional insured party. On the western edge of Memorial Park stands a Boy Scout Cabin, constructed in 1957, which is owned by Boy Scout Troop #7 and located on land leased from Paoli Memorial Association.

- **Indoor Facilities** - Malvern Public Library is open to the general public and offers book and periodical circulation, literacy and reading programs, craft classes, films, and storytelling. Malvern Fire Company has an indoor facility used for special social and community events.
- **Trails and Paths** – There are no officially named trails ‘on the ground’ in the Borough as of 2011. The only designated mapped trails in the Borough are on the Paoli Battlefield Site. There also are designated walking paths in Rubino Park (mulched paths) and in Burke Park (paved paths). There are unpaved trails throughout the wooded areas of Randolph Woods; these existing trails have unpaved packed earth surfaces which recreation planners call “primitive trails.” The northern woodland areas contains informal dog walking paths; they could be restored. The trail which leads south from Quann Park begins as a paved one lane utility access road, and then becomes a pounded earth trail that extends south and west to the Paoli Battlefield.
- **Private Recreation Facilities** - There are three schools (Malvern Prep, St. Patrick School, and the Willistown County Day School) in the Borough, all of which provide recreational facilities to their students, but generally do not allow access by the general public. Recreational events, such

as Girl Scout meetings, also take place at the Borough's churches that include: First Baptist Church, Great Valley Christian Life Center, Malvern Bible Chapel, Main Line Christian Assembly, St. Patrick R.C. Church, St. Paul A.M.E. Church, and the United Methodist Church.

The 106 acre wooded St. Joseph's-in-the-Hills Retreat is owned and operated by the non-profit Laymen's Retreat League of Malvern. Its major facility is the Malvern Retreat House, which hosts spiritual retreats during weekdays and on weekends. The grounds and buildings are generally not available for use by the general public.

Regional Recreation Facilities

In addition to recreational facilities available within the Borough, there are many close-by recreational opportunities and facilities outside of the Borough, as presented on Map 11-1 and in Table 11-3. This list includes facilities approximately five miles and a 10 to 15 minute drive from the Borough.

Table 11-3: Recreational Facilities in the Surrounding Area

Facility Name and Location	Owner	Size and facilities
Brightside Farm, Charlestown	Twp	52 acres with trails
Great Valley Nature Center, Charlestown	NonProfit	10 acres with nature education center
Great Valley Senior Center, Charlestown	NonProfit	Great Valley School District Building
Applebrook Park, East Goshen	Twp	93 acres with trails and picnic areas
East Goshen Twp. Park, East Goshen	Twp	54 acres with ball fields, playground, trails, and picnic areas
Mill Creek Park, East Goshen	Twp	17 acres with baseball and trails
Hilltop Park, Easttown	Twp	25 acres with trails, playground, picnic areas
Upper Main Line YMCA, Easttown	NonProfit	47 acres with tennis, baseball, running track and pools
Ecology Park, East Whiteland	Twp	11 acres with trails, picnic areas
Valley Creek Park, East Whiteland	Twp	32 acres with baseball, soccer, tennis, trails and picnic areas
Municipal Complex Park, Schuylkill	Twp	10 acres with multi-use field and trails
Pickering Creek Preserve, Schuylkill	Twp	24 acres with trails and scenic views
Valley Forge Nat. Hist. Park, Schuylkill	Fed'l	195 acres with historic sites and trails
Crabby Creek Park, Tredyffrin	Twp	37 acres with trails
Friendship Park, Tredyffrin	Twp	4 acres with basketball, tennis, playground and trails
Louis D'Ambrosia Park, Tredyffrin	Twp	15 acres with baseball, tennis, playground and picnic areas
Strafford Park, Tredyffrin	Twp	13 acres with basketball, tennis, playground and picnic areas
Teegarden Park, Tredyffrin	Twp	22 acres with baseball, basketball, volleyball, tennis, playground, trail and picnic areas
Valley Forge Nat. Hist. Park, Tredyffrin	Fed'l	700 acres with historic sites and trails
Wilson Farm Park, Tredyffrin	Twp	86 acres with multi-use fields, baseball, basketball, volleyball, playgrounds and trails
Coopersmith Park, West Goshen	Twp	20 acres with trails and picnic areas
West Goshen Community Park, West Goshen	Twp	31 acres with baseball, basketball, soccer, volleyball, playgrounds, trails and amphitheatre
Boot Road Park, West Whiteland	Twp	28 acres with multi-use fields, playground, and trails
Future Exton County Park, W. Whiteland	County	701 acres with trails
Garrett Mill Park, Willistown	Twp	21 acres with play fields, baseball, volleyball and playground
Greater Chester Valley Soccer Association, Willistown	League	20 acres with soccer fields
Greentree Park, Willistown	Twp	7 acres with basketball, playgrounds and multi-use field
Mill Road Park, Willistown	Twp	18 acres with baseball and playground
Okehocking Preserve, Willistown	Twp	86 acres with trails and scenic views
Willistown Twp Summer Camps, Willistown	Twp	Gen'l Wayne Elementary School children

Source: Chester County Planning Commission 2009, Malvern Borough 2011.

PARKS AND RECREATION PROGRAM AND ADMINISTRATION INVENTORY

Borough Recreation Programs and Events

The Borough government offers an assortment of recreational programming including:

- **Malvern Borough** sponsors special events such as concerts, ice cream socials, a storyteller, and movie nights. Outdoor events are frequently located at the gazebo in Burke Park. Malvern Borough also works with the Malvern Business and Professional Association (MBPA) on joint events, including Malvern Blooms home and garden show in the spring, the Fall Festival for the Arts, and Malvern Victorian Christmas. These three events receive partial funding from the Borough through a donation from the General Fund. The remaining funding comes from MBPA and fees gathered from vendors.
- **Malvern Public Library** is located on the first floor of the Borough Municipal Building and is part of the Chester County Library System. Chartered in 1899, the Malvern Public Library's mission is to fulfill the education, recreational and cultural needs of the residents of the greater Malvern area. Its collection includes approximately 41,000 items. The Library hosts an adult book club, knitting group, and poetry club, and offers children's programs such as Story Time, Science in the Summer, Lunar Camp, and a Summer Reading Program. In 2003, the Borough Building underwent a major renovation and expansion that added a reading room and children's porch to the Library's space.



Other Recreation Sports Programs and Events

Also private, non-profit, or community organizations offer recreational programming including:

- **Brandywine Bicycle Club** is a West Chester area based bicycle club that has a frequent Wednesday evening ride departing from Burke Park.
- **Chester Valley Little League** offers six leagues for softball and baseball for ages 5 to 18. The League maintains three facilities with five fields: two at Garrett Mill Park in Willistown Township, two at Memorial Park, and one at Burke Park. The regular season is April to August, plus there is a fall season.
- **Fast Flicks Field Hockey League** is a developmental league based in Malvern for girls in grades 1 through 12 focusing on basic field hockey skills. All games are intramural. They play at the General Wayne Elementary School fields and also in fields in Devon and Berwyn.
- **Great Valley Basketball League (GVBL)** sponsors basketball leagues, camps, and clinics for men, women and children ages 4 to 18. Most games are held at the GVBL Center, a former warehouse, in East Whiteland, and other sites as far away as West Chester.
- **Greater Chester Valley Soccer Association and Greater Chester Valley Girls Lacrosse** sponsor youth soccer for ages 3 to 18 and girl's lacrosse for third through eighth grades. Both



travel and recreation league play is offered. Games take place on multiple fields located on almost 20 acres of land located along Line Road in Willistown Township.

- **Malvern Swimming Association (MSA)** sponsors a team that attends regional swim meets, and trains in the swimming facilities at Malvern Prep. The team is sanctioned by USA Swimming, the National Governing Body for swimming, which trains teams for the Olympics. MSA's team is open to anyone who qualifies based on tryouts. MSA also offers swimming classes to the public throughout the year.
- **Phelps School Summer Camps** are co-ed and include various sport camps as well as adventure and success building camps. Greylyn Farm, located on the Phelps School property, offers horseback riding lessons and a summer camp. The Phelps School also rents their facilities for special occasions,

Other Recreation Non-Sports Programs and Events

Recreation includes a diversity of activities in addition to unstructured play, sports and other conventional programming. These activities may involve arts and crafts; dance, drama, and music; or clubs, hobbies, and collecting. Such activities are often popular for families, seniors, or civic groups such as the Boy and Girls Scouts. In Malvern Borough, such activities include:

- **Boy Scouts and Girls Scout Meetings** – Malvern Boy Scout Troop #7, formed in 1916, is the second oldest troop in Chester County. All meetings are held at the Scout Cabin at Memorial Park. The Scouts own the cabin, which was built in 1957, and share its use with Cub Scouts Pack 7. The Girl Scouts hold meetings at St. Patrick Church and Great Valley Middle School.
- **Paoli Battlefield Site, Parade Grounds, and Memorial Park Events** include the Malvern Fire Company Summer Fair, and the Paoli Battlefield Preservation Fund sponsored October Illumination and the 4th of July National Let Freedom Ring events. The Park is also the end point for the annual Memorial Day Parade of the Upper Main Line Memorial Association, the oldest such parade in the United States.
- **Malvern Business and Professional Association Events** include the Malvern Blooms Festival in April, the Fall Festival in October and the Victorian Christmas event in December. The Borough helps with sponsorship of these events but the MBPA does all the advertising for these events, other than what the Borough includes in the Borough's quarterly newsletter and other mailings.



Recreation Administration and Staffing

- **Borough Staff** - The Borough Manager has overall responsibility for administration of Malvern's recreation functions. The Borough Manager delegates authority for supervising park maintenance to the Superintendent of Public Works. The police, the five full-time public works employees, and seasonal maintenance help are the only other paid Borough personnel involved with recreation. Recreation programming is planned and implemented exclusively by volunteers.

Recruitment, hiring, orientation, training and performance evaluation for Malvern Borough personnel are supervised by the Borough Manager, in combination with either the Police Chief (where police are involved) or the Superintendent of Public Works (where maintenance personnel are involved). Staffing generally is sufficient for the typical workload.

- **Borough Parks and Recreation Committee**, formed by Borough Council, is a five person Committee that plans and administers recreation programs sponsored by the Borough in Burke Park and manages the Borough's Parks and Recreation Department. More specifically, the Committee oversees reservations for Borough parks, arranges summer entertainment in Burke Park. After improvements to Randolph Woods, recreation programs may also occur there.

The Malvern Borough Parks and Recreation Committee meets on an as needed basis. The Committee plans, develops and implements all of the special events offered by Malvern Borough in Burke Park, including concerts, ice cream socials, children's story hour, and movies, among other activities.



Every fall, the Parks and Recreation Committee prepares a description of each event it plans to offer in the forthcoming year and presents it to Borough Council along with a budget request. The Parks and Recreation Committee's budget process and its other duties and responsibilities are developed by tradition and convention; the Committee does not operate under a formal charter or agreement. No Parks and Recreation Committee member regularly attends Borough Council meetings.



Malvern Borough and the Parks and Recreation Committee communicate information about local recreation activities primarily through flyers, the Borough website, *The Borough Broadcaster* quarterly newsletter and notices sent in conjunction with sewer bills and other mailings.

Recreation Financing

- **Recreation Budget** - Malvern's capital and operating budget for recreation is combined under the "Recreation - Parks and Playgrounds" line item in the Borough's annual operating budget. Table 11-4 presents the annual operating allocation for recreation-related activities and compares it with the Borough's total annual operating budget for the most recent four-year period. Malvern's budget for recreation has been growing minimally, but remains below three percent of the Borough's total annual operating budget.

Table 11-4: Recreation Budget, as part of Borough Annual Operating Budget

Year	Annual Operating Budget	Recreation Budget (% of total Budget)
2007	\$2,369,920	\$52,933 (2.2%)
2008	\$2,433,173	\$61,650 (2.5%)
2009	\$2,732,311	\$72,529 (2.7%)
2010	\$2,629,735	\$77,010 (2.9%)

Source: Malvern Borough

Table 11-5, below, presents a breakdown of recreation expenditures between 2007 and 2010. Between 2007 and 2009, actual expenditures were the same as, or similar to, the budgeted amounts. In 2010, actual expenditures were well below the budgeted amounts. Operating

expenses have been increasing over the past four years, particularly for recreational programs and general expenses. No capital expenditures have been made in recent years. There is no long term capital budget for parks. When the Borough determines that further Randolph Woods facilities will be constructed, the capital budget for the project will be included in that budget year.

Table 11-5: Operations and Capitol Expenditures for Recreation*

Account and Description	2007	2008	2009	2010
452.20: Recreational Programs	\$8,030	\$8,171	\$14,000	\$14,000
452.21: Maintenance and Repairs	\$811	\$2,058	\$3,135	\$3,500
454.10: Salaries and Wages	\$37,764	\$35,319	\$40,394	\$42,010
454.20: Materials and Supplies	\$640	\$1,314	\$2,000	\$2,500
454.21: General Expense	\$5,688	\$10,655	\$13,000	\$15,000
Operations Subtotal	\$52,933	\$57,517	\$73,029	\$79,020
454.70: Capital Expenditures	\$0	\$0	\$0	\$0
Operations and Capitol TOTAL	\$52,933	\$57,517	\$72,529	\$79,020

*Excludes annual contribution to Malvern Public Library. Source: Malvern Borough

- **Recreation Revenues** – Recreation revenues are an important aspect of recreation financing. Some communities have recreation programs that virtually pay for themselves due to fees paid by program participants. Unlike these communities, the Borough does not sponsor any regular, ongoing recreation programs from which to derive steady income. The Borough Parks and Recreation Committee does not charge a fee for events.
- **Recreation Land or Fee-in-Lieu Funding for Recreation Facilities** - Many municipalities include a provision in their SLDO that requires developers of large-scale projects to either provide land for recreation facilities that serve the population that move into the houses they build, or pay a fee. Section 503 (11) of the Municipalities Planning Code permits fee-in-lieu provisions. Fee-in-lieu is not an impact fee. Municipalities may use a variety of techniques to determine the amount of fee to be paid, but the amount of the fee must be reasonable and justifiable. Usually this fee is deposited in a fund used specifically to acquire or improve recreation facilities.

Fee in-lieu provisions should clearly list all facilities that can be funded, such as active recreation parks, passive parks, paths, trails, trailheads and user facilities. Many fee-in-lieu provisions require a specific acreage of parkland needed to accommodate each dwelling unit built. With trail projects, such acreage-based standards are impractical. For example, a half-mile trail with a 25-foot right-of-way would cover twice half as much land as one with a 50-foot right of way, but both could meet the same user needs. For this reason, it is valuable to have an Official Map or detailed comprehensive plan trails map.

Recreation Related Grants

Since the 1990's there have been a number of federal, state, and County grant programs that have provided significant funding to the acquisition of parks or recreation facilities, as well as the construction or reconstruction of facilities including playgrounds, courts, parking facilities, restrooms, and other user amenities. In general these grants are competitive and require a municipal match of 10 to 50 percent of the project cost. Funding levels for these initiatives vary from year to year, and these programs are periodically altered and in some cases merged or eliminated. Therefore, the listing of programs presented below should be viewed periodically. The most common grant programs funding recreation projects in Chester County include:

- **Vision Partnership Program (VPP) Grants**, administered by the Chester County Planning Commission, can be used for planning projects such as updating the open space elements of a comprehensive plan or completing a regional trail plan.
- **Landscapes 21st Century Fund Grants**, administered by Chester County Parks and Recreation, are used for land acquisition and the construction of facilities. These grants can be used for parkland and open space acquisition, park facilities, trails and greenways.
- **Community Conservation Partnership Program (C2P2) Grants**, awarded by the PA Department of Conservation and Natural Resources to municipalities, municipal authorities, and other tax exempt organizations, can be used to plan for, acquire, and develop recreation facilities, greenways, trails, heritage areas, natural areas, and recreational tourism initiatives.

Maintenance, Security, and Liability

- **Maintenance Responsibilities** - Malvern maintains all Borough-owned park and recreation facilities. Malvern's Superintendent of Public Works and a staff of five full-time employees provide routine maintenance, such as cutting grass and special event maintenance. This staff also has two to three seasonal workers every summer.

Memorial Park is maintained by the Borough through the Malvern Borough Park and Civic Association, at no cost to Paoli Memorial Association (PMA), the Park's owner. For maintenance tasks the Borough is not able to provide, Paoli Memorial Association pays contractors. The Chester Valley Little League also performs some playing field maintenance at Memorial Park and Quann Park. Other park users are asked to do volunteer tasks such as picking up litter and lining ball fields.

- **Maintenance Equipment** - The Borough owns major maintenance equipment that is used partly to maintain recreation facilities. This equipment is stored in the Borough's maintenance garage, located off Ruthland Avenue near Randolph Woods. To date, the Borough has replaced maintenance equipment on an as-needed basis. Borough maintenance equipment includes:

• 1976 High Pressure Jet Truck	• 2011 Ford F-350 4x4 Truck w/Plow and Spreader
• 1995 Ford F-350 Pick-Up with Bucket	• 2011 Ford F-350 4x4 Truck w/Plow
• 2001 Ford F-550 4x4 Dump Truck w/Plow and Spreader	• Various Riding and Hand Mowers
• 2002 Case Backhoe/Loader	• 2010 Leaf Vacuum Machine
• 2002 Isuzu Tymco Street Sweeper	• 1/2 Ton Roller
• 2005 Freightliner Dump Truck w/Plow and Spreader	• Air Compressor
• 2008 Ford F-350 4x4 Truck w/Plow and Spreader	
- **Assessment of the Maintenance System** – Borough public works staff perform recreation-related maintenance as part of their overall duties. These duties also include maintenance and operational tasks related to public sewers, storm water drainage, Borough roads, and other municipal services. Physical conditions at Malvern's parks and open space areas indicate the current maintenance system is both adequate and effective. These recreation areas are clean, attractive and well-maintained.
- **Risk Management** is an issue to which the Borough pays close attention. Public works personnel continually observe recreation areas for safety hazards. A public works employee has attended training needed for designation as a Playground Safety Inspector. Safety inspections are conducted at Borough parks and playground equipment is evaluated and posted for use by the various age groups.

- **Security** is provided by the Malvern Borough Police at all of the Borough's public recreation areas, including the Memorial Park. The Borough's police force patrols recreation areas as part of its regular patrols. Minor vandalism in the form of graffiti and defacing and "party sites" are an ongoing issue.
- **Emergency Services and Liability** - The Borough has not experienced liability claims in any Borough park in the past 10 years. Should an incident occur, a police report would be filed and the matter would be referred to the Borough's insurance broker for follow-up. All of the Borough's parks can be accessed by emergency service vehicles, except for parts of Randolph Woods. The trail easement from Duffryn Avenue in Willistown Township into Randolph Woods is anticipated to improve vehicular access for public works routine maintenance and emergency purposes.



PARKS AND RECREATION PLANNING AND PROTECTION EFFORTS

The Borough has taken an active role in park and recreational facilities planning, as described below.

Borough Parks and Recreation Committee

The Borough has a Parks and Recreation Committee to help implement open space and recreation planning initiatives and to help provide residents with the facilities they desire.

Recreation Plans and Studies

- **Borough Recreation Plans and Studies** - In 1992, Malvern Borough Adopted an Open Space, Recreation and Environmental Resources Plan (OSRER), which included an inventory and evaluation of park and recreation facilities and issues. It also set forth the recommendations listed in *Table 11-6*. The 1992 OSRER Plan included a Master Plan for Randolph Woods, which at the time of the OSRER Plan was called the "Ruthland Avenue Tract" or "Malvern Woods." This master plan is still current and is presented on Map 11-2, entitled "Randolph Woods Park Master Plan." Because this tract is the largest publicly-owned open space in Malvern there has been strong concern that the property should remain in a natural state, and its public water sources protected. At the same time, residents wish for the property to be publicly accessible for hiking, walking and environmental education.



The 1992 OSRER Plan recommended the following improvements for Randolph Woods:

- ⇒ Provide a small seating area (*completed*), define a parking area (*completed*), and establish a small picnic grove (*partially completed*)
- ⇒ Improve existing trails and trail network (*partially completed*), create new trails (*not yet completed*), and construct two bridges (*one bridge is constructed*)
- ⇒ Install interpretive signs to highlight tree species, wetlands and other natural features. (*not yet completed*)

Table 11-6: Status of recommendations from the 1992 Malvern Borough OSRER Plan

1992 Borough OSRER Plan Recommendation	Status (2011)
Recreational Lands and Facilities	
Develop a neighborhood park north of King Street.	Completed with creation of Rubino Park.
Improve Randolph Woods for passive recreation.	Partially completed. (see above and Map 11-2)
Construct a soccer field at Memorial Park Fields.	No longer viable or recommended.
Consider mini-parks at 10 or more unit res. development.	Ongoing effort.
Encourage community use of Malvern Prep rec. facilities.	Ongoing effort.
Be aware of the Fed'l Americans with Disabilities Act.	Ongoing effort.
Recreation Programming	
Create non-sports activities, especially for seniors.	Should be pursued.
Continue and expand special events programming.	Ongoing effort.
Encourage East Whiteland Township's Summer Playground program to be open to Malvern children.	Should be pursued.
Establish before- and after-school programs.	Completed with Warwick Day Care within the GVSD.
Continue opportunities for environmental education.	Ongoing effort via Ridley-Chester Creek Assoc
Recreation Maintenance and Security	
Institute evaluation of Borough programs.	No longer viable or recommended.
Clarify the role of the Parks and Recreation committee.	Completed.
Have a Parks and Rec. member at Council meetings.	No longer viable or recommended.
Have a formal orientation for Parks and Rec. members.	No longer viable or recommended.
Form a regional Recreation Coordinating Council.	No longer viable or recommended.
Recreation Finance	
Amend the Malvern Borough SLDO to establish a Fee in Lieu of Mandatory Land Dedication.	Should be pursued.
Establish a Gifts Catalog of items needed.	Ongoing effort.
Apply for Grant-In-Aid Assistance.	Ongoing effort.
Recreation Communication	
Publicize Parks and Rec. planning efforts.	Ongoing effort.
Develop a Parks and Rec. logo.	Completed.
Publicize recreation opportunities.	Completed.
Distribute a brochure on recreation opportunities.	Completed.

Source: Malvern Borough Open Space Recreation and Environmental Resources Plan, 1992. Malvern Borough, 2011.

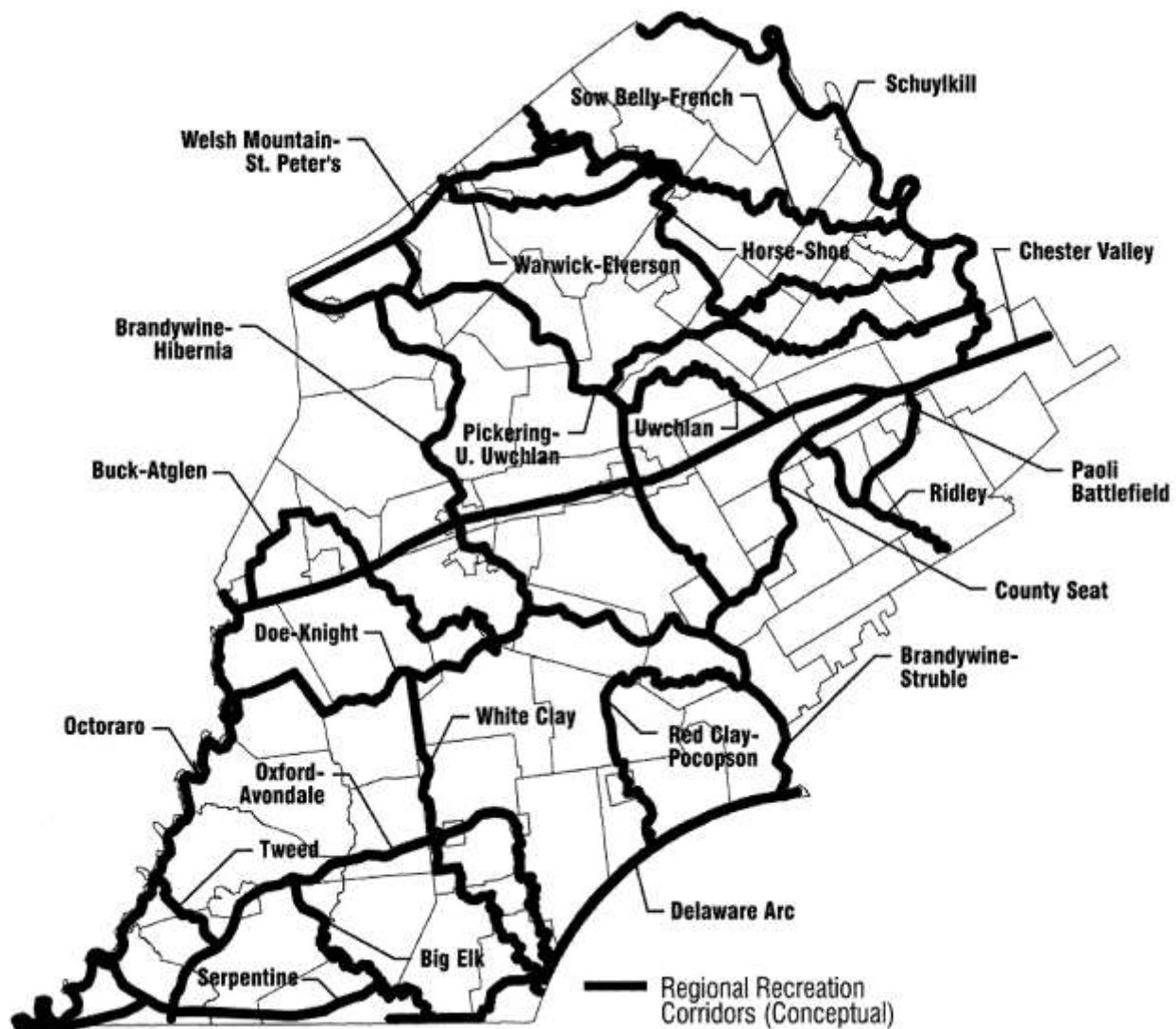
- Regional Recreation Plans and Studies** – In 2010, Malvern Borough, in coordination with East Whiteland and Tredyffrin Townships, adopted a joint multi-municipal comprehensive plan element for a network of trails known as "The Patriots Path." The goal of this effort was to promote a pedestrian link between Valley Forge National Historical Park in Tredyffrin Township with both the Paoli Battlefield Site in Malvern Borough and the Battle of the Clouds Park in East Whiteland Township, with no major acquisition of right-of-way. The purpose of this Path is to honor the sacrifice of the 53 continental soldiers who lie in the mass grave at the Paoli Battlefield Site, as well as the other soldiers who gave their lives during the Campaign of 1777. The day to day function of this path will be walking and passive recreation.

This study was based on the findings of the CCPC *Report to the Chester County Board of Commissioners: An Evaluation of Patriots Path Trail Opportunities in the Eastern Great Valley*, 2007. This Report documented the viability of the Patriots Path from the perspective of recreational use and historic interpretation. The report also suggested methods for making this project a central part of a network of trails which would link to other trail segments such as the Cedar Hollow Trail (the former Warner Spur) in Tredyffrin Township and the Valley Creek Park Spur along Route 29 in East Whiteland Township.

- County Plans and Studies** - The Recommended Bikeway Network Functional Classification Map for Chester County (2000) categorizes certain roadways as beginner, intermediate, advanced, or commuter/connector, based on factors including roadway conditions, traffic volumes, and other criteria. That Map shows US Route 30, King Street, and Paoli Pike as “commuter/connector”, indicating they are suited for more skilled adult bicyclists. Sugartown Road is designated as “intermediate”, indicating that it is well suited for most adult bicycle riders.

Linking Landscapes: The Plan for the Protected Open Space Network in Chester County, PA is the Open Space Element of the Chester County Comprehensive Plan. *Linking Landscapes* identified Regional Recreation Corridors which are conceptual planning zones that are a prime location for the construction of a multi-municipal trail. As shown in Figure 11-1, Malvern is crossed by the “Paoli Battlefield” Regional Recreation Corridor which promotes the linking of Malvern’s sidewalk grid north to the Chester Valley Trail, and southeast along Paoli Pike to the East Goshen Township Park.

Figure 11-1: Regional Recreation Corridors



Source: *Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA*, CCPC 2002.

Current Park and Recreation Provisions in Borough Ordinances

- **Zoning Regulations** – The following provisions in the Borough Zoning Ordinance (2003, as amended through May 2009), address recreation facilities, administration, and maintenance:
 - ⇒ **Article XXI** establishes the Public Open Space and Conservation District, which permits by-right passive recreation use, forestry, and accessory uses, and permits by conditional use active recreation. Maximum lot coverage is limited to 15 percent. Randolph Woods and the Paoli Battlefield Site are located in this district.
 - ⇒ **Article XXIV, Section 2403** establishes provisions for an Adult Housing/Care Facility, which include a requirement for a minimum of 10 percent of the land to be for recreation.
 - ⇒ **Article XXIV, Section 2408** establishes provisions for Cluster Residential Development, a conditional use in the Institutional District (I2), and includes a requirement for a minimum of 45 percent of the gross tract area be common open space. Permitted uses within the open space include woodland preserve or wildlife sanctuary, lawn, outdoor recreation areas, stormwater management facilities that are naturalized and vegetated as opposed to concrete. Also religious or educational planned campus uses are also permitted in the required open space (on a maximum of one-half of the required open space).
 - ⇒ **Article XXIV, Section 2415** establishes provisions for a Mobile Home Park, a conditional use in the Limited Industrial District (LI-2), and includes a requirement for 15 percent of gross tract area be in open space, and a minimum of 10 percent be in active recreation.
 - ⇒ **Article XXIV, Section 2416** establishes provisions for Multi-Family Dwellings and includes a requirement for a minimum of 15 percent of the land to be for recreation.
- **Subdivision and Land Development Ordinance (SLDO) Regulations** – The following provisions in the Borough SLDO (2006) address recreation facilities, administration and maintenance:
 - ⇒ **Article III, Section 300** requires an Existing Resources and Site Analysis Plan (ERSAP) and the Four Step Design Process for all major subdivisions and land developments.
 - ⇒ **Article IV, Section 400** details the required contents of the ERSAP, which include any areas designated for conservation or preservation in the Malvern Comprehensive Plan or Open Space, Recreation, and Environmental Resources Plan.
 - ⇒ **Article IV, Section 402** notes that the Preliminary Plan is required to include all topographic, physical, and cultural features as required for the ERSAP.
 - ⇒ **Article V, Section 515** details the requirements for sidewalks and trails, including that sidewalks are required on both sides of all existing and proposed streets, within parking lots, and where deemed necessary, and that sidewalks and/or trails are required in any subdivision or land development where desirable to provide access, continue existing sidewalks or trails, or ensure safety. The term “trail” is not defined in the SLDO.

PARKS AND RECREATION NEEDS AND OPPORTUNITIES

Active Recreation Facilities

The Borough's OSRER Plan (1992) evaluated existing park facilities, using the National Recreation and Park Association (NRPA) guidelines, to project park needs into the future. *Linking Landscapes* provides guidelines, called the "Chester County Recreational Park Standards (2002)", to project future parkland needs particular to Chester County. These guidelines are shown in Table 11-7.

Table 11-7: Chester County Recreational Park Standards (2002)

Type of Park	Service Radius	Minimum Acreage	Maximum Population	Size of Park
Regional Park	30 Miles (Equal to a 60 minute drive)	20 acres per 1,000 people	None	1,000 acres or more
Sub-regional Park	7.5 miles (Equal to a 15 minute drive)	8.5 acres per 1,000 people	100,000	400 acres to 999 acres
Community Park	2.5 miles (Equal to a 5 minute drive or a 30 minute walk)	3.0 to 6.0 acres per 1,000 people	25,000	20 acres to 399 acres
Neighborhood Park	0.5 miles (Equal to a 15 minute walk)	2.5 to 3.5 acres per 1,000 people	5,000	0.5 acres to 19.9 acres
Mini Park	0.25 miles (Equal to an 8 minute walk)	0.25 acres per 1,000 people	2,000	0.01 acre to 0.49 acres

Source: *Linking Landscapes*, CCPC 2002.

Table 11-8 shows how the Chester County Recreational Park Standards can be applied to evaluate the Borough's projected recreational needs. Because the Borough falls in the range of 2,000 to 5,000 people, the Standards would suggest that only Neighborhood and Mini-parks be considered as the focus for projected park needs in the Borough.

**Table 11-8: Projected Parkland Needs for Malvern Borough
using Chester County Recreational Park Standards (2002)**

	2000	2010	2020	2030
<i>Borough Population</i>	3,059	3,157	3,358	3,541
Neighborhood Park Needs	7.6 to 10.7 acres	7.9 to 11.0 acres	8.4 to 11.8 acres	8.9 to 12.4 acres
Mini-Park Needs	0.8 acres	0.8 acres	0.8 acres	0.9 acres
Total Needs	8.4 to 11.5 acres	8.7 to 11.8 acres	9.2 to 12.6 acres	9.7 to 13.3 acres

Source: CCPC and Malvern Borough 2009.

The Borough currently has 14.7 total acres of active recreation (see Table 11-2) with a 2030 need of 13.3 acres. Based on this methodology, the Borough has met its long term needs. However, the Borough may be interested in looking into other mini-park locations, if land is made available. This evaluation does not address indoor recreation. Currently, there are limited opportunities within the Borough for indoor recreation, especially recreation focusing on seniors, though the Borough supports the Great Valley Senior Center located in Charlestown Township. The Borough now hosts a series of popular and successful outdoor festivals which are sometimes rained out. An indoor facility would permit these festivals to be held, at least in a limited fashion, in the event of bad weather.

Passive Recreation Facilities

There are no standards for determining how much passive recreation is needed in a community. Typically, passive recreation areas focus on protecting or conserving a specific natural, historical or locally significant landscape, regardless of size. Passive parks can also include community gardens,

for which there is a desire and a need in the Borough. Table 11-2 shows that the Borough includes about 103 acres of passive recreation.

Linking Landscapes recommends, “A municipality should fulfill the active recreation needs of its residents with recreational parks fully or partially owned and operated by the municipality, and not rely on federal, state, or county parks, or parks wholly owned and operated by another municipality” (Vision 19.1, p. 19.7). To fully meet the recreational needs of its residents, the Borough has and continues to attempt to provide as many options for both passive and active recreation as is practical.

Trails and Trail Networks

Malvern Borough, and more specifically its business district area, is well situated to become the center of a regional network of trails. The communities surrounding the Borough are largely low density suburban, with few village or commercial centers that can be accessed by pedestrians or bicyclists. The population of these surrounding communities tends to be affluent families interested in physical activity, and many of the back roads have low enough traffic volumes that could serve as feeders to regional trails.



Planning studies conducted to date indicate that there is a viable trail connection linking central Malvern Borough north to the Chester Valley Trail. *Linking Landscapes* identified a trail corridor that would link Malvern Borough with the popular East Goshen Township Park using right-of way along Paoli Pike. Furthermore, Willistown Township has identified a potential trail link that would extend from the rural areas of central Willistown northward into Malvern Borough via South Warren Avenue.

All of these trail links pose challenges. However, if implemented over the long term, the Borough would become the axis of trail links for its surrounding townships. Such a scenario would serve a dual function. It could attract walkers and bicyclists into the King Street business corridor without increasing vehicular traffic volumes or requiring additional parking. Furthermore, it would provide Borough residents with pedestrian access to nearby parks outside of the Borough. Given the limited opportunities for the Borough to acquire land within its boundaries for additional parks, these connector trails would provide increased opportunities for recreation to Borough residents.

PARKS AND RECREATION PLANNING RECOMMENDATIONS

The following provides a list of recommended planning actions related to this topic.

Borough Parks and Recreation Facilities

11.1 Continue to provide a variety of active and passive recreation parks and facilities to meet the needs of current and future residents.

Implementing this task will require that the Parks and Recreation Committee and the Planning Commission stay abreast of available grants for recreation as well as pursue unique opportunities, acquire parcels of land, and work in partnership with developers. There should be ongoing coordination with sports leagues and periodic user surveys to determine needs as

they change. Given Malvern's small size, the Borough will likely have to partner with neighboring communities or regional civic groups to provide diverse recreation opportunities.

11.2 Consider an indoor recreation facility that can be accessed by pedestrians via the Borough's sidewalk grid.

Such a facility should be designed to meet some of the outstanding needs of the Borough, specifically the need for a location for senior programs and activities which could be accessed by pedestrians. This facility should also have enough indoor space to serve as a fallback location for Borough events that get rained out.

11.3 Amend Borough ordinances to consistently define active and passive recreation as they relate to trails, paths, and routes and recreation planning.

This task will require a review of existing ordinances, and if needed revising or adding definitions in order to be consistent with this Comprehensive Plan.

11.4 Continue to provide active recreation facilities which can accommodate multiple types of recreation uses.

Such facilities could include fields that can accommodate multiple sports activities or sports and non-sports activities.

11.5 Continue to provide parks and recreation facilities that can serve as community gathering areas or the location for civic and community events.

This task would involve designing or upgrading parks so that they can better serve as locations for civic and community events, and also focusing on improvements to areas such as the downtown sidewalks and parks, to ensure that they better accommodate events. Such downtown improvements could be trimming or locating trees to better accommodate vendors attending events, or developing a plan to provide electric outlets to be used by vendors.

11.6 Continue to pursue the upkeep of and improvements to Borough recreation facilities including:

- **Rubino Memorial Park** - Continue to upgrade and improve facilities to provide opportunities for safe unstructured play and local neighborhood use.
- **Burke Park** - Continue to upgrade and improve facilities, such as having permanent restroom facilities, to use for public events involving the downtown, as well as facilities to provide opportunities for safe unstructured play.
- **Quann Park** - Continue to upgrade, and improve sports and play related facilities, along with improvements that improve the park's role as a link between the Borough sidewalks grid and the trails in the Paoli Battlefield.
- **Parade Grounds and Memorial Park** - Continue to upgrade, restore, and improve facilities in the park including sports and play-related facilities, parking and access, historic interpretation, and facilities for special events and use by civic groups (such as the Boy Scouts). Pursue efforts to maintain the Paoli Memorial grave site and monuments located on the Parade Grounds as a nationally significant historic site and a dignified and

contemplative hallowed burial ground. Continue to maintain the Parade Grounds for memorial use/events as the grounds have been in use since the early 19th century.

- **Randolph Woods** - Pursue the design set forth in Map 11-2. Complete improvements to existing trails and the trail network as well to the small picnic grove that have been partially completed, and construct the second of the two recommended bridges. Pursue installing interpretive signs to highlight tree species, wetlands, and other natural features.
- **Paoli Battlefield Site** - Continue to maintain this nationally significant resource/landscape in such a way that it continues to serve as a historic interpretative site. Maintain the open fields and as needed pursue opportunities to maintain the health of the site's woodlands, which provides a visual buffer from Malvern Prep and more importantly which contributes significantly to maintaining a semblance of the original landscape as it was in 1777.

11.7 Consider Establishing additional Mini-Parks as opportunities arise.

Land for mini-parks, including public gardens or green spaces, can be acquired through purchase, donation, or directly from residential developments using dedication regulations.

11.8 Include options for reducing recreation costs through multi-municipal cooperation when evaluating or planning recreation initiatives.

When planning or pursuing funding for large-scale recreation projects like regional trails, the Borough should consider partnering with surrounding municipalities whose residents will likely use the Borough facilities.

Trails, Paths, and Routes

11.9 Update Borough ordinances to include provisions which address planning and funding of trails, paths, and bicycle routes.

Such provisions could require the construction of trails and paths in new developments and redevelopments. These provisions could be designed to coordinate trail connections with existing sidewalks, trails, and paths where applicable during the subdivision and land development review process and when new trails are proposed. Such provisions should encourage the linkage of internal trails and paths within a development to municipally maintained trails. Such links should be constructed in a manner that is safe, aesthetically pleasing, and designed in such a way as to minimize maintenance.

11.10 Update ordinances to include trails and paths as a recipient of fee-in-lieu funding.

Ordinances should be reviewed and if needed updated to clearly state that fee-in-lieu funding targeting recreation facilities can be used for the establishment of trails and paths.

11.11 Work with neighboring communities to establish multi-use paved trails which link residential areas to public schools, playgrounds, employment centers, and commercial areas.

A key to implementing this task is for the Parks and Recreation Committee and the Planning Commission to continue to communicate and coordinate with regional trails advocates and neighboring municipalities.

11.12 Pursue projects and grant funding to support pedestrian, bicycle, and motorist safety initiatives.

The emphasis on such projects should be protecting children walking to school and recreation areas, and shoppers visiting downtown Malvern.

Recreation Sports and Non-sports Programs and Events**11.13 Continue to support a balanced diversity of competitive sports and coordinate with adult and youth athletic leagues and other recreation stakeholders.**

Coordinate and maintain open communications with adult and youth athletic leagues, such as the Chester Valley Little League, and other recreation stakeholders such as the Great Valley school district and the YMCA. Such coordination could focus on ways to more economically construct, maintain, and schedule playing fields, courts, and other facilities whose area of service may cross municipal boundaries. Stakeholders could also include private schools, private health clubs, and trail, hiking, or equestrian groups.

11.14 Support a diversity of recreation activities, with a special focus on the growing senior population.

A key to implementing this recommendation is not only providing these activities, but providing them at a time and a place that will permit them to be used by seniors. Such an approach requires that recreation planners consider access for a population which may have physical and mobility limitations, and are more likely to use public transportation. A task force should be formed to address this issue. The Borough could work with churches that may have available facilities and/or such already ongoing activities.

11.15 Continue and expand special events programming.

Continue to cooperate with organizations such as Malvern Business and Professional Association on special events that build awareness of parks and downtowns as community centers. Such events could include a 5-K Run, bicycle race, music performances, summer outdoor film nights, farmers markets, artisans markets, or outdoor restaurant festivals.

11.16 Consider coordinating with neighboring municipalities to provide additional recreational program opportunities for Borough children.

Malvern should consider coordinating with East Whiteland Township on their summer playground program, and pursue, using as a model, the Borough's arrangement with Willistown Township that allows Borough children to attend the summer playground program operated by Willistown and held at Sugartown Elementary School. Such a program would enhance convenience for those families now residing in the area of the Borough served by K. D. Markley Elementary School.

11.17 Provide opportunities for environmental education.

Nature walks, birdwatching, and other types of environmental programs have both recreational and educational value. The Borough and/or School District should consider ways to provide environmental programming within Randolph Woods.

11.18 Coordinate with Malvern Prep with the goal of making their recreation facilities more available for community use.

Malvern Prep has substantial recreational facilities including an indoor swimming pool. The Borough should explore establishing a community night to use one particular school facility such as the indoor pool or the basketball courts. Such an arrangement once existed, and, if possible, should be revived.

Recreation Funding**11.19 Consider establishing a park and recreation gift catalog that can receive cash donations.**

This catalog would describe needed recreation equipment, structures, etc that could be funded via a donation. This “catalog” could range in format from a simple webpage list of needs per park and printable donation form to a print ready catalog depicting master plans for each park or facility and itemized specific needs list. For examples of completed gift catalogs in other communities in the U.S. see: <http://www.brookfieldct.gov>, <http://www.eugene-or.gov>, and <http://www.cityofelkhorn.org>.

11.20 Establish mandatory land dedication or fee-in-lieu SLDO provisions.

The current SLDO does not include mandatory land dedication or fee-in-lieu provisions. Because the Borough is largely developed with few opportunities for new large-scale developments, any fee-in-lieu provisions will likely focus on trail or pedestrian links or small mini-parks or public garden spaces.

11.21 Consider requiring fee-in-lieu provisions to be updated at least every five years.

Updating fee-in-lieu provisions at least every five years ensures that the fees generated are current with changing real estate values, and provide sufficient funding to cover the practical costs of recreation projects. Such updates should also update the type of projects that can accept fee-in-lieu funds, including: parks and recreational facilities; the construction of recreation infrastructure such as play equipment, structures or parking facilities; and projects either on public land, or parts of private land with publicly-owned recreation easements.

11.22 Consider adoption of an Official Map to delineate the desired location and possible configuration of new recreation areas including parks, trails, and paths.

An Official Map, which is enabled under the Municipalities Planning Code, serves as a valuable municipal planning tool in allowing for future land option(s) without requiring an immediate municipal commitment. Identification of possible future locations for recreation areas and trails/paths configuration through completing and adopting an Official Map is a planning tool the Borough should consider. One example of the municipal need/use for an Official Map is to work in sync with fee-in-lieu of recreation provisions (see Action 11.21) through the Map denoting potential trail locations where the fee could be applied.

Maintenance and Property Management

11.23 Document and continue recreation policies that address property management issues.

Property management issues include items such as public access, liability, ADA access, and the use of public land as protected open space infrastructure. The implementation of this recommendation could include updating ordinances to address:

- Recreation activities that may be restricted or limited
- Public access restrictions to facilities, such as dusk till dawn use.
- Activities requiring a permit or proof of insurance.
- Lighting recreational facilities in a way that balances energy use, safety concerns, and light pollution impact to properties surrounding lighted recreational facilities.
- How recreation facilities will comply with the Americans with Disabilities Act, which may involve designating some but not all parts of natural or historic resources area as locations that can accommodate the handicapped.
- Linking parks or open spaces as part of the infrastructure and circulation network.

11.24 Conduct ongoing maintenance and safety inspections at Borough parks and recreation facilities based on a regular maintenance schedule.

This schedule should be revised on an as needed basis to minimize liability and insurance cost. The maintenance schedule could be supplemented with a monthly work plan listing maintenance jobs in more detail on a monthly basis.

11.25 Evaluate potential maintenance costs and staffing when planning new parks and recreational facilities.

The Borough should evaluate potential maintenance costs associated with new parks and public open space areas including trail and sidewalk areas that will function as trail links.

Safety and Liability

11.26 Ensure maintenance, security, safety, ADA compliance, and liability are addressed when planning, developing, and constructing parks and recreation facilities.

The above listed issues should be considered at the very early stages of planning for a recreation project.

11.27 Continue to regularly coordinate with police and emergency service providers regarding recreational facilities.

Such coordination would provide police and emergency service operators with updates on new and improved recreation facilities, and options for patrolling them or accessing them with emergency vehicles.

Recreation Public Relations and Marketing

11.28 Continue to provide information about recreation opportunities in and around the Borough.

Provide information on the Borough's website about recreation opportunities available in and around Malvern Borough. This could provide:

- Maps and locations of parks and recreation facilities, and available amenities
- Information on activities, amenities, programs, and event schedules
- On-line registration for reserving or renting facilities, or participating in events,
- Opportunities for user comments on recreational facilities.
- New features installed at park and recreation facilities, it is important to update the public about new opportunities that are available.

11.29 Continue to use a variety of media to publicize recreation opportunities.

Given the fast pace of digital and internet technology, it is important for the Borough to use new and innovative techniques to make the public aware of recreation opportunities, and provide digital versions of park brochures and maps on the Borough's Internet site.

OPEN SPACE NETWORK

In August of 2000, PA Act 247, the Pennsylvania Municipalities Code (of 1968) was amended to include a greater emphasis on planning for open space. This Act, usually called the "MPC," is the enabling legislation that empowers municipal governments in Pennsylvania with the authority to plan and govern development within their communities. It is thus important for the Borough to address open space in its overall planning to meet its land planning responsibilities as set forth in Act 247.

The purpose of this section is to plan for an open space network, which can include resources such as wildlife habitats, woodlands, or historic resources, and may include properties not intended for use as recreational facilities or open to the general public. This section will focus on how the Borough can address open space in its ordinances and regulations, and also on information useful when applying for open space grants.

Open space planning is valuable for managing the long-term development of a community, but in the short term, it is important as a tool for acquiring funding from various open space grant programs. Grant program applications typically ask if the proposed project is consistent with municipal open space planning, and when the plan was adopted. In general, any plan over ten years old is regarded as outdated.

Most open space grants are competitive, with many municipalities competing for limited funding. A municipality that has a recently adopted open space plan is more competitive than one that does not. It is often easier to obtain a County grant than a state grant, while federal grants are the most difficult to obtain.

OVERVIEW

What is Open Space?

There is no one accepted definition of “open space” either in the planning profession or in legal terminology. In everyday conversation, the term open space might be used to refer to anything from a paved basketball court to a nature preserve. To prevent confusion, it is important to define what type of open space is being referred to when discussing municipal open space planning.

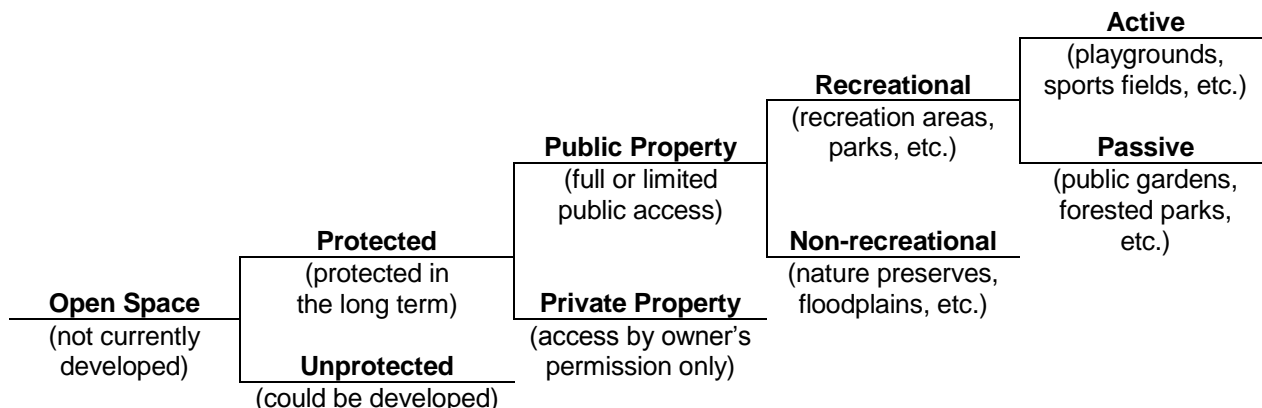
Open space can be defined very broadly as any land not covered by buildings or pavement. For the purposes of this Plan, open space is discussed in terms of whether it is either “protected” or “unprotected”. In *Linking Landscapes*, “protected open space” is defined as:

“Land and water areas that have little or no development: are used for recreation or preserving cultural or natural resources, including productive agricultural soils; and are protected either permanently or on a long term basis.”

This definition focuses on how well the land is protected from development, usually by a non-profit land trust or by a municipal or other government. If there is no formal written agreement stating that a parcel of land is protected open space, the parcel should be regarded as unprotected. Unprotected open space is any undeveloped land that is not protected from development, and can include private golf courses or municipally owned land that is not designated as a park or public recreation facility. “Limited protection” open space is also used in this section, and refers to properties such as schools or non-recreational municipal lands that are not formally protected from development, but that are not likely to be developed in the foreseeable future.

The first part of this Chapter primarily addresses “recreational” open space, such as parks and trails. This second part of this Chapter primarily focuses on “non-recreational” open space. However, it should be noted that these classifications are not always mutually exclusive as there are “non-recreation” properties that are used informally for recreation. Figure 11-2 displays how open space is classified in *Linking Landscapes*.

Figure 11-2: Open Space as Classified in Linking Landscapes



Source: *Linking Landscapes: A Plan for the Protected Open Space Network in Chester County, PA*, Chester County Planning Commission, February 2002.

Open Space is a Form of Public Infrastructure

This Plan views the open space network as an essential element of public infrastructure, similar to the traditional infrastructure networks formed by transportation, electric, phone, sewer, and water facilities. Borough officials recognize the public benefits that open space offers to their residents. In contrast to “gray” infrastructure, open space infrastructure is composed of meadows, forests, parklands, and protected lands. As a whole, this open space network contributes to the quality of life for Borough residents.

An open space network is a public infrastructure built up incrementally over time by a variety of independent groups all working with a common goal. Parts of the network, like large parks and wildlife preserves, may be best established by federal, State, or County agencies. Local municipalities typically establish recreational parks and local trails, or non-recreational natural resource preserves.

Benefits of Open Space

Studies have consistently shown that contiguous open space creates a lower financial impact and tax burden for municipalities than developed land. Open space contributes to a quality environment by providing wildlife habitat and filtering and recharging groundwater. Open space with trails or sports facilities promote physical health, a growing concern given the rise in obesity and the decreasing levels of physical activity. Mental health is also promoted as open landscapes provide visual rewards, serenity and quiet, and a lower stress environment. Public open space, such as parks and sports fields, adds to the overall quality of life and provides the community with places where neighbors can meet and get to know each other.

Economic benefits of open space include the maintenance of property values and the ability to attract both employers and employees to the area. Tourism, from taking a scenic drive and visiting historic sites to more active pursuits such as bicycling, is another important element of the economy that depends on open space.

OPEN SPACE NETWORK INVENTORY

In most communities in southeastern Pennsylvania, the discussion of open space focuses on finding the means to protect large forests, farms, and unique landscapes from new, large scale development. This approach is inappropriate in Malvern Borough, which has few large parcels and is largely developed. Instead, Malvern must address infill development and redevelopment, and find ways to cooperate with the few property owners who have large undeveloped parcels.

There are four open space properties in the Borough that have large areas of undeveloped land:

- ***Paoli Battlefield Site and Paoli Memorial Association Grounds*** cover 66-acres (also see Table 11-2) and are unified in their status as “protected open spaces“, which largely focus on the preservation of the site of the Paoli Massacre and the 19th century memorial erected to it. These are unique properties whose maintenance will remain a topic for the Borough in perpetuity. From an open space perspective, both are rigorously protected for the long term.

- **Randolph Woods** is a 48-acre public open space (also see Table 11-2). It is protected from development by a conservation easement held and enforced by the Willistown Conservation Trust. From an open space perspective, this open space is rigorously protected for the long term.
- **Malvern Prep** is a private school whose private property covers approximately 97-acres, most of which is developed with school buildings or playing fields. Although it is unlikely that this property will be developed in the foreseeable future, the property is not protected from development, so it could be sold and developed as many school properties in Chester County have been. The largest undeveloped part of the property is the stream corridor and floodplain adjacent to South Warren Avenue. From an open space protection perspective, this parcel has limited protection.
- **St. Joseph's Retreat** is a 106-acre, privately-owned retreat center affiliated with the Roman Catholic Church. Although it is unlikely that this property will be developed in the foreseeable future, the property is not protected from development so it could be sold and developed, which occasionally has occurred with church-owned properties in Chester County. This property is largely wooded with a cluster of buildings at its center. From an open space protection perspective, this parcel has limited protection.



The only other sizable area of open space in Malvern is the wooded collection of parcels along the West Branch of Warren Run measuring roughly 15 acres. The southernmost of these parcels is the Crestside Way Parcel, which is owned by the Borough and is the site of a pumping station. The rest of this wooded area is located north of the SEPTA rail lines and is owned by a combination of private owners, SEPTA, and PECO.

There are several small areas of protected open space, including Homeowner Association (HOA) lands, in the vicinity of Landmark Drive, Old Lincoln Highway, and Remington Lane. Many of these HOA lands are located in steep or wet areas, and so may have unique maintenance requirements.

OPEN SPACE NETWORK CONNECTIVITY

The Benefits of Linking Isolated Open Spaces

Interconnected open space has more value than isolated parcels surrounded by developed land. When wildlife habitat is surrounded by development, the animals cannot move outside their preserve, leading to inbreeding and vulnerability to disease. Therefore, linking habitat through protected wildlife corridors allows animals to roam more as they do naturally. Such connections also aid plants by permitting seed dispersion.

Recreational open space can also suffer from isolation. Isolated parks and playgrounds are more difficult to reach, less likely to be used, and potentially more vulnerable to vandalism. Linking recreational open spaces with pedestrian and bike trails can improve the safety, quality, and cost effectiveness of public parks.

The key to reducing this isolation is to link open space in an integrated network. Improvements made to one property in the open space network add to the value of the network as a whole. In an open space network, protected open space such as nature preserves and woodlands can be linked by forested wildlife corridors along ridges, streams, or undeveloped open spaces. Parks and playgrounds can be linked together by recreational trails which lead to residential centers or a main street shopping area. Trails designed for recreational use also provide a means for animals to migrate at night when many species are most active.

Existing Open Space Links

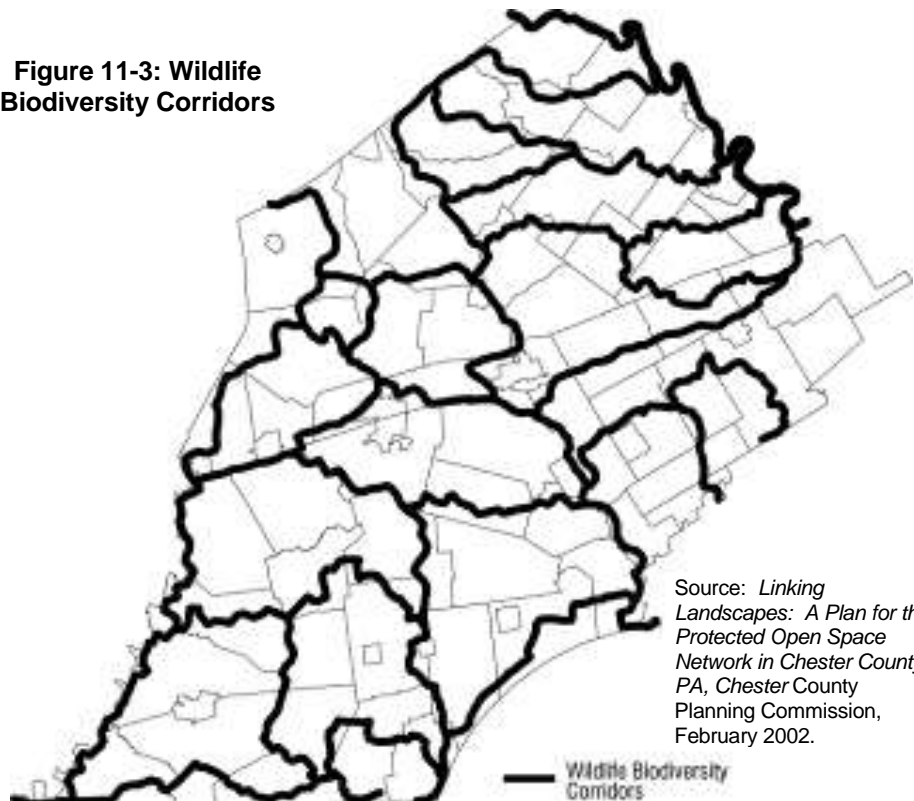
Although there are no major clusters of “protected” open space in the Borough, there are two areas where there are clusters of linear greenways that are forested and largely undeveloped. The largest cluster is the forested lands which extend from the Paoli Battlefield Site east to Randolph Woods, and include a wooded parcel south of Randolph Woods in Willistown Township. This forested area is discussed in Chapter 12, and shown on Map 12-2. From a natural resources preservation perspective, this woodland is one unit. However, most of it is not protected from development.

There is a small woodland along the border between Malvern and East Whiteland Township. This is an area of steep topography and ridgelines that form the southern edge of the Great Valley. Within the Borough these wooded slopes are located along Warren Run and the West Branch of Warren Run. The only portions of this woodland that are “protected” open space are HOA open space parcels along Old Lincoln Highway.

Regional Open Space Links

Because of Malvern Borough’s small size, there is no one forest or natural area that is located entirely within the Borough. Therefore, local open space planning efforts should consider how open space can be linked to regional networks. *Linking Landscapes* presented a series of Wildlife Biodiversity Corridors within Chester County as shown in Figure 11-3. These corridors represent a county-wide greenway network, but were called “wildlife biodiversity corridors,” because the term “greenways” was not as commonly used at the time.

Figure 11-3: Wildlife Biodiversity Corridors



The wildlife corridors were located so that they pass through undeveloped or sparsely developed land, allowing animals and plant seeds to pass from one wildlife habitat to another. Factors such as at-risk habitats, larger woodlands, water features, flyways, and separation from human activity were used to develop their location. Wildlife biodiversity corridors serve a distinctly different purpose than the regional recreation corridors described previously in this Chapter. While they are sometimes appropriate for limited passive recreation, their primary purpose is for wildlife migration; public use is generally discouraged. Where wildlife corridors coincide with recreational corridors, only the most passive uses, such as a primitive path, should be allowed.

Linking Landscapes identified a wildlife biodiversity corridor along the northern boundary of the Borough. This corridor generally follows the wooded ridgeline that parallels the southern boundary of East Whiteland Township. Only a few parts of this corridor are protected open space.

OPEN SPACE PROTECTION EFFORTS

Current Open Space Provisions in Borough Ordinances

- **Zoning Regulations** – The following provisions in the Borough’s 2003 Zoning Ordinance, as amended through May 2009, address open space:
 - ⇒ **Article XXI** establishes the Public Open Space and Conservation District, which permits passive recreation use, forestry, and accessory use by right, and permits active recreation by conditional use. Maximum lot coverage is limited to 15 percent. Randolph Woods and the Paoli Battlefield Site are located within this district.
 - ⇒ **Article XXIV, Section 2408** establishes provisions for Cluster Residential Development, which is a conditional use in the Institutional District (I2), and includes the requirement that a minimum of 45 percent of the gross tract area shall be designated as common open space. Permitted uses within the open space include woodland preserve or wildlife sanctuary, lawn, outdoor recreation areas, and certain stormwater management facilities.
 - ⇒ **Article XXIV, Section 2415** establishes provisions for a Mobile Home Park, which is a conditional use in the Limited Industrial District (LI-2), and includes the requirement that 15 percent of gross tract area shall be in open space, and a minimum of 10 percent of that area be in active recreational use.
- **Subdivision and Land Development Ordinance (SLDO) Regulations** – The following provisions of the Borough’s 2006 SLDO address open space:
 - ⇒ **Article III, Section 300** requires an Existing Resources and Site Analysis Plan (ERSAP) and the Four Step Design Process for all major subdivisions and land developments.
 - ⇒ **Article IV, Section 400** details the required contents of the ERSAP, which include any areas designated for conservation or preservation in the Malvern Comprehensive Plan or Open Space, Recreation, and Environmental Resources Plan.
 - ⇒ **Article IV, Section 402** notes that the Preliminary Plan is required to include all topographic, physical, and cultural features as required for the ERSAP.

Current County-wide Open Space Protection Initiatives

- **Preservation Partnership Program** - The Chester County Department of Open Space Preservation administers the Preservation Partnership Program (PPP) created for non-profit land trusts. The Chester County Commissioners established the PPP in 1993 to aid in acquiring land in fee simple, or to acquire conservation easements. To be eligible for funding, organizations must be classified by the United States Internal Revenue Service as private nonprofit organizations, have been incorporated for at least five years, and have land preservation as a primary part of their mission.

Current Statewide Open Space Protection Initiatives

- ***Pennsylvania's Proposed Open Space and Greenway Network*** - In 2001, the Department of Conservation and Natural Resources launched the Pennsylvania Greenways Program. The goal of the program is to establish a statewide network of hubs (destinations) and connecting linear greenway corridors. Ideally, Pennsylvania's parks, natural landscape features, urban and rural communities, and scenic, cultural, historic, and recreational sites will be connected through a network of greenways.

In 2004, the PA Greenways Program completed their identification and mapping of "major" greenway corridors. Ultimately, with the cooperation of counties and local municipalities, these major greenway corridors can be linked through existing corridors and the creation of new ones. In total, 36 major corridors have been identified throughout the state, the closest of which is along the Schuylkill River.

OPEN SPACE NEEDS AND OPPORTUNITIES

Opportunities for Greenway/Open Space Network Planning

As demonstrated by the inventory presented above, there are few opportunities to substantially expand the amount of protected open space in the Borough. Although this may appear to be a limitation, it also poses an opportunity for the Borough to focus its efforts on linking its existing open spaces into a network of greenways. Given the natural resources within the Borough, this greenway would most logically focus on wooded areas along stream and ridgelines, and the existing forest in and around Randolph Woods. A greenway approach would also be consistent with efforts to create a Borough-wide trail and pedestrian network, which is also a form of linear open space.

Conceptually, it is feasible to create a largely wooded greenway extending east from Memorial Park through the Paoli Battlefield Site and St. Joseph's Retreat into Randolph Woods. Such a greenway could be pursued at a number of levels. Parts or all of these properties could be protected with a land trust easement. Currently, Randolph Woods is protected by an easement with the Willistown Conservation Trust. Another option would involve managing the woodlands as one unit, through an agreement with the various property owners. Under this scenario, there would be one forestry restoration effort to maintain the existing tree stands, and add more trees at certain locations, such as on the eastern part of the Memorial Park.

Opportunities for Partnerships in Open Space Preservation

Malvern's small size limits its ability to singlehandedly pursue the protection of large areas of open space. However, there are ample opportunities for partnerships with surrounding municipalities or public private partnership with major landowners. Cooperation with HOA groups both within and adjacent to the Borough could also enhance the overall open space network.

Willistown Township hosts an active land trust, the Willistown Conservation Trust (WCT), a private, non-profit organization that is not part of the Township's government, but is active primarily within the Township. The Borough might benefit from coordinating with WCT to pursue the protection of open space clusters that extend into the Borough. There might be an opportunity for WCT to pursue historic landscape preservation that would extend into the Borough and involve a greenway corridor.

Malvern's boundary with East Whiteland Township is more intensely developed, so there are few opportunities for open space preservation. However, there are a number of steep wooded slopes in this area which could be restored and perhaps used as trail links. These areas might be protected as part of the Borough park system, in coordination with East Whiteland's parks planning effort.

The two largest properties in the Borough are Malvern Prep and St. Joseph's Retreat. Given the high land values in eastern Chester County, it is possible that these private properties could be sold for development in the coming decades. It is an unfortunate reality that in Chester County some properties become developed even when the land owners and the surrounding community never expected or desired for that to happen. Simply put, land owned by schools and religious groups are not protected from future development.

There are opportunities for the Borough to form open space preservation partnerships with Malvern Prep, St. Josephs' Retreat, and other landowners whose smaller parcels serve as key links in an open space network. It is unlikely that both Malvern Prep and St. Joseph's retreat would ever be entirely eased by a land trust because of the level of development already present. However, parts of these properties might be well suited for protection because of their proximity to the Paoli Battlefield and Randolph Woods. Land trusts prefer to protect parcels that would enlarge existing open spaces.

There are also smaller parcels that are largely-undeveloped which could be protected as open space and perhaps for links for future trails or paths. These include the 1.3 acre wooded parcel south of the intersection of Longford Avenue and Old Lincoln Highway; the King Street tracts, which are three parcels along King Street near Griffith Avenue; and the LaGrie Tracts, which are three oblong parcels west of Valley View Road, which together measure approximately 15 acres. All of these parcels are quite small, making them better suited to be protected through the efforts of the Borough, than to be protected by a land trust.

Maintaining and Restoring the Quality of Open Spaces

Malvern Borough is an older community with little land available for new development, but many opportunities for restoration and redevelopment. Similarly, the Borough has little land for the acquisition of open space, but many opportunities for open space restoration and creating a functional open space network. Because of the Borough's small size, it is not encumbered with hundreds of acres of open space which need to be maintained, as are larger communities. Since the Borough's open spaces are contained, there is an opportunity for the Borough to create a master plan for its open space network that could be implemented in years, rather than decades.

Restoring the Borough's open space could include removing non-native plants and restoring woodlands and riparian buffers. Such efforts could also be coordinated with the creation of public trails. This task might require the acquisition of right-of-way, or some sort of access, recreation, or land management agreements. Maintaining open space is another challenge the Borough must address. Maintenance involves the physical upkeep of the land, from removing garbage to addressing stormwater runoff. It also involves assuring that properties are patrolled and do not pose public health or liability concerns. Another issue is providing staff and funding for maintenance, which unlike capital improvements, must be budgeted in perpetuity.

OPEN SPACE NETWORK PLANNING RECOMMENDATIONS

Greenway/Open Space Network Planning

11.30 Establish a greenway/open space network linking existing protected open spaces in the Borough.

This network could include forested greenways connecting the Paoli Battlefield with Randolph Woods. It could also include ridgelines and stream corridors along Massacre Run and the branches of Warren Run.

11.31 Pursue developing multi-municipal master plan with Willistown Township for the Paoli Battlefield and Randolph Woods Greenways.

This plan should also address recreation based businesses, access limitations, resource conservation, reforestation, and available grant funding. This process might also involve developing a distinctive name for this greenway. This “identity” should be appropriate for the Borough to be used in grant applications.

11.32 Consider permitting fee-in-lieu funds to go toward open space projects, which include passive recreation, in place of land dedication.

Consider this concept, and if it is decided to be beneficial adopt a fee-in-lieu provision in the SLDO to allow. Such a provision will provide options for the Borough, such as pursuing the acquisition of recreational parks, trails, or greenways.

11.33 Add to Borough ordinances the definition of “Open Space” as defined in this Plan.

As noted in Action 11.20, the term “open space”, as defined in this Comprehensive Plan, should be included in Borough ordinances for consistency and to allow eligibility for fee-in-lieu of recreation funding.

11.34 Pursue funding, in appropriate areas, to permit demolition of abandoned or unused non-historic structures whose removal could create areas of open space.

Certain open space protection grants will not permit funding to be used for the demolition of existing structures. As a result, the Borough should be vigilant in pursuing funding for demolition, since many of the Borough’s potential open spaces have existing structures.

Opportunities for Partnerships in Open Space Preservation

11.35 Consider using municipal funding as a local match to promote open space protection.

The Borough should consider providing funding as a local match, on top of sums offered to ease lands from land trusts, if the additional sum would entice a landowner to ease a property if the amount offered otherwise was not deemed acceptable.

11.36 Inform residents about open space opportunities and changes.

The Borough should inform residents in a timely manner when proposals are made that would affect or change open space in or around the Borough. Such proposals would include the purchase, sale, or change in use of Borough-owned open space.

11.37 Continue to coordinate with owners of large land parcels to keep them aware of open space benefits and opportunities to protect their land.

The Borough should maintain open communication with the owners of large land tracts, such as St. Joseph's Retreat, Malvern Prep, the LaGrie tracts, and the wooded parcel south of Longford Avenue at Old Lincoln Highway.

11.38 Coordinate with non-residential developers to dedicate protected open space or 'green' areas in the form of a public square or public common/green.

Open space areas within a nonresidential development can be used for public greens or squares, sitting areas, outdoor rooms, greenways, trails, paths or other forms of recreation or outdoor enjoyment. The Borough should coordinate with developers early in the site planning process to include open space and greening amenities in their design schemes.

11.39 Extend the protected open space network into commercial, industrial and residential areas via greenways.

Coordinate with owners of large land tracts including, but not limited to, homeowner associations, schools, industrial parks, utility and rail companies to determine if their properties can serve as a greenway link to existing protected open spaces.

11.40 Evaluate public access and other restrictions on open space in development plans and regulations.

Encourage land development plans, open space protection studies, and Borough ordinances and regulations which clearly state whether or not public access should be permitted on a protected open space property, or cluster of properties.

Maintaining and Restoring the Quality of Open Spaces

11.41 Evaluate the methods for the maintenance and inspection of open space within residential developments.

The Borough should review the standards within the Zoning Ordinance and SLDO that regulate how open spaces within residential developments are permitted, maintained, and inspected. It may be necessary to modify the regulations to be more specific about maintenance requirements or to give the Borough additional flexibility to inspect and enforce the maintenance of these open spaces.

11.42 Ensure that open spaces are properly maintained using best management practices.

The Borough should regularly inspect open spaces to ensure that functions are being maintained and mandated maintenance and management regulation are being followed. Best Management Practices are discussed in Chapter 12.

11.43 Encourage developers and homeowners associations (HOAs) to properly manage existing and new HOA open space according to a management plan.

Such a plan should take into account issues such as, but not limited to, funding for in-perpetuity maintenance, ecological sustainability, public access, recreation use, and if needed, reforestation, invasive plant removal, or stream bank restoration. Such a management plan should promote the ecologically sound management of HOA open space as naturally vegetated greenway corridors.

Map 11-1 Parks, Recreation and Open Space Resources Recommendations

Malvern Borough Comprehensive Plan






This map was digitally compiled for internal maintenance and developmental use by the County of Chester, Pennsylvania to provide an index to parcels and for other reference purposes. Parcel lines do not represent actual field surveys of premises. County of Chester, Pennsylvania makes no claims as to the completeness, accuracy or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred, with respect to the information or data furnished herein.

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Map Features

-  Proposed Borough Trail Corridors
-  Feasible Patriots Path South Links
-  Paoli Regional Recreation Corridor
-  Proposed Greenway Linkage
-  Existing Trails
-  Design/Construction Trails
-  Proposed Trails
-  Heritage Loop (Patriots Path)
-  Existing Park or Protected Open Space
-  HOA Open Space

Base Features

-  Municipalities
-  Roads
-  Railroad
-  Ponds & Streams
-  Parcels

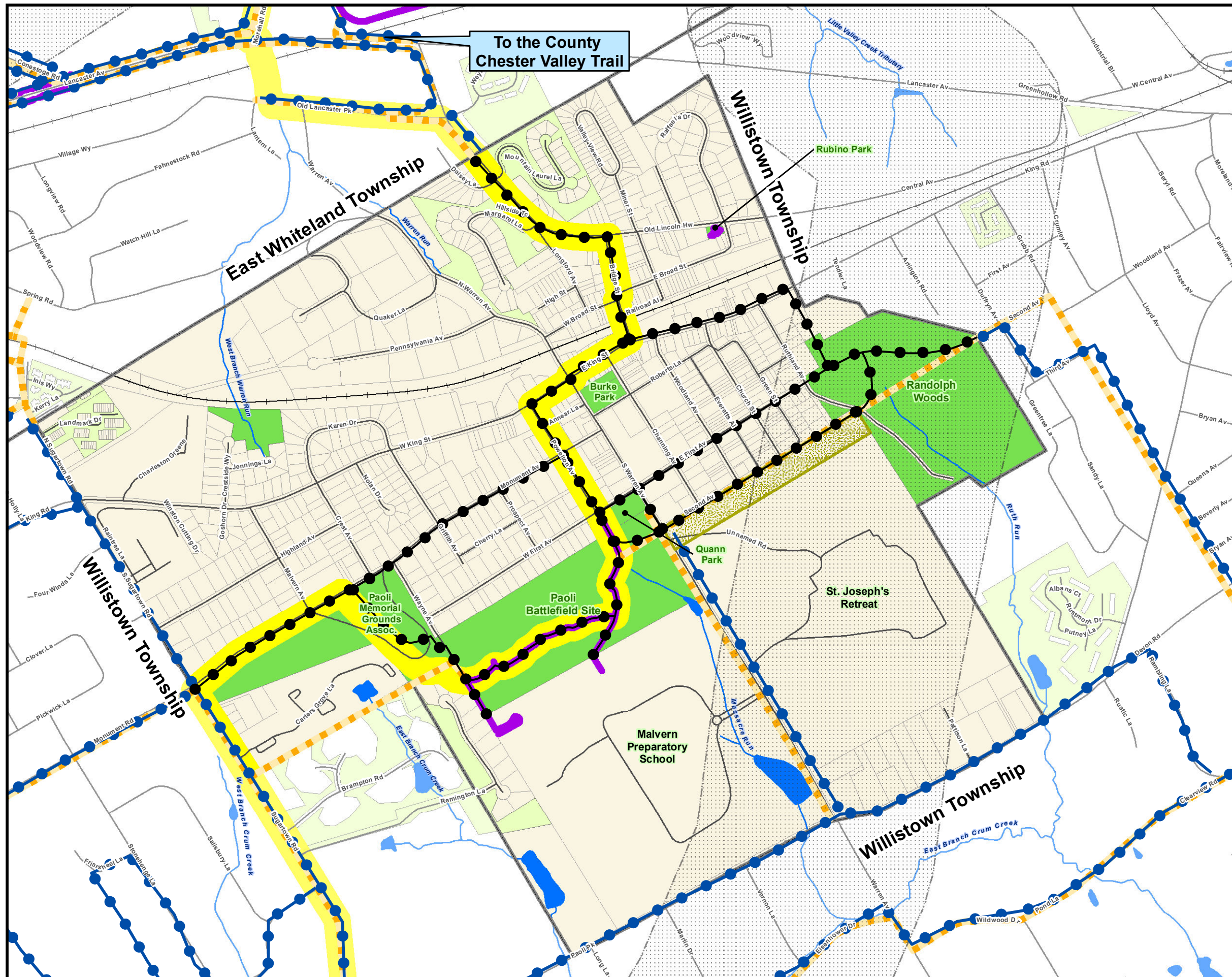
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December 2011

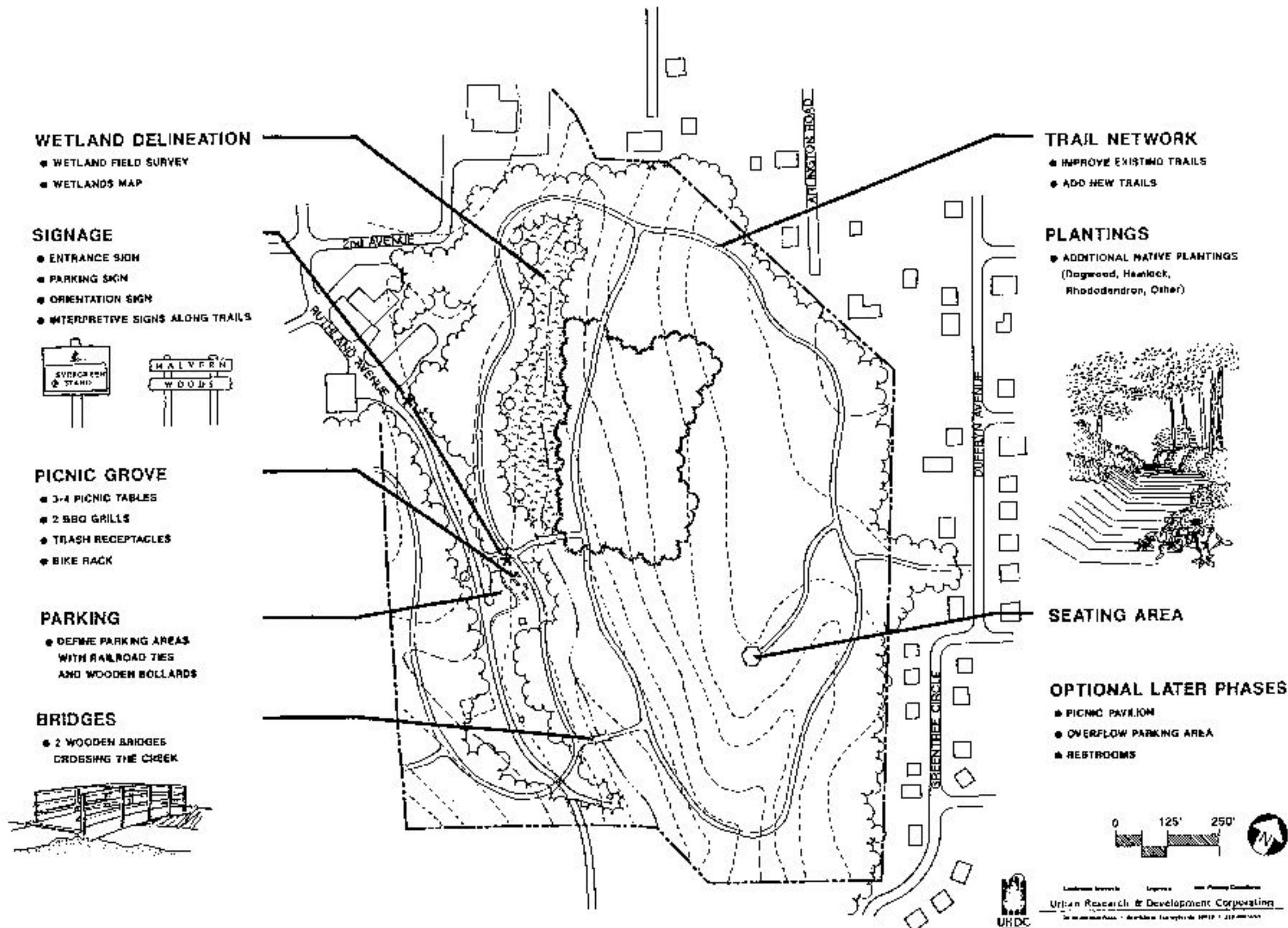
Data Source: CCPC, 2011; Regional Recreation Corridors-
CCPC, 2002; Proposed Borough Trail Corridor, Heritage Loop-
CCPC, 2008.



PROPOSED MALVERN WOODS MASTER PLAN

Map 11-2 Randolph Woods Park Plan

Malvern Borough Comprehensive Plan



2011

Data Source: Malvern Woods Master Plan
from former Borough Parks, Recreation, and Open Space Plan, 1992.