

Chapter 2

Planning Policies and Actions

This Chapter outlines Malvern Borough's planning policies as goals and objectives, and provides a plan of action to implement those policies including a general associated timeframe/priority and primary parties to be involved.

Chapter Organization:

Planning Policies p. 2-1

- Overall Borough Planning Vision
- Goals and Objectives

Implementation Action Plan p. 2-6

- Key Comprehensive Plan Action Items
- Progress Report
- Table of Implementation (All) Actions

PLANNING POLICIES

To address the Borough's guiding planning principles discussed in Chapter 1, a set of planning goals and objectives and a series of recommended planning actions have been developed through this Comprehensive Plan update process. The goals and objectives establish the planning policy for the Borough, and along with recommended actions (at the end of this Chapter) provide a framework necessary to realize the Borough's guiding planning principles and overall planning vision. Together, they all form the Borough's planning approach which will guide future planning decisions over the next 10 years, the timeframe of this Comprehensive Plan.

OVERALL BOROUGH PLANNING VISION

In order to capture and summarize the Borough's guiding planning principles, the Borough has created a mission, an overall planning vision to guide the Borough into its future. At the heart of this vision, *Community Character Enhancement* and *Neighborhood Preservation*, are the key elements of the Borough's vision for the future:

Retain and enhance Malvern Borough's 'small town' character that provides its distinct identity and sense of place, and promote the use of environmentally sensitive practices and a sustainable, vibrant business community.

Maintain the Borough's neighborhood diversity, cultural diversity, town center, and features which reinforce the small town environment.

Seek an integrated Borough identity/theme which incorporates this planning vision.

GOALS AND OBJECTIVES¹

The following planning goals and objectives have been established to support the Borough's overall planning vision and to provide planning policy guidance for the Borough over the next 10 years, the timeframe of this Plan.

¹ The order of the goals and objectives in this Chapter does not imply that one has priority over any other.

Land Use

Goals: Ensure compatibility among land uses in the Borough, and that future development complements the existing community character and land uses in the Borough in terms of scale, bulk, location, and density.

Provide for a balance and range of land uses including residential, commercial, industrial, and institutional to maintain a broad based demographic profile and meet the diverse needs of current and future residents.

Objectives:

- ☐ Promote environmentally sustainable land use and building practices.
- ☐ Maintain the traditional town development pattern in new development and redevelopment through local regulations and policy.
- ☐ Revise Borough land use regulations as needed so that uses and densities are appropriately located in the Borough.
- ☐ Preserve the character of existing neighborhoods and prevent land use conflicts by implementing land use controls that allow for compatible land uses and development.
- ☐ Support a mix of commercial, office, retail, professional, and residential uses in the King Street corridor.
- ☐ Examine the effect of Borough land use policies on community facilities, services, and circulation to coordinate Borough planning and to help plan for future demands.
- ☐ Update and enforce Borough ordinances and codes.
- ☐ Continue to maintain an efficient and responsive Borough planning program.

Housing

Goal: Provide for adequate, safe, and diverse housing to accommodate present and future residents through building codes, zoning provisions, and other appropriate control measures and necessary services, and work to implement goals related to housing from the Borough Revitalization Plan.

Objectives:

- ☐ Continue to allow for a wide range of housing types and densities to meet the diverse needs of Borough residents, to provide for all levels of housing needs, and support 'fair share' housing requirements.
- ☐ Protect the existing character of Borough neighborhoods through protecting the viability of the existing housing stock.
- ☐ Encourage the maintenance and safety of the existing housing stock through enforcement of Borough housing and safety codes and, as necessary, through changes to Borough codes.
- ☐ Continue to permit a mix of residential and commercial uses along the King Street corridor.
- ☐ Allow for the provision of housing to meet the needs of special groups including the elderly and disabled, by allowing for a variety of housing uses in zoning.

Natural Resource Protection

Goal: Preserve and protect sensitive natural resources in the Borough which contribute to the community and, where appropriate, provide environmentally sensitive access to these areas.

Objectives:

- ☐ Strengthen enforcement of Borough regulations related to natural resource protection.
- ☐ Update land use regulations as needed to ensure conservation and protection of the Borough's environmental resources.
- ☐ Minimize environmental impacts and preserve the unique features of the Borough which contribute to community character by ensuring that future development is sensitive to natural resources.
- ☐ Safeguard the natural drainage functions and water quality of streams and tributaries, and protect groundwater quality and opportunity for recharge.
- ☐ Support efforts to conserve areas of sensitive natural resources and consider non-regulatory resource protection options of land acquisition and conservation easements.
- ☐ Encourage environmental education and the efforts of local conservation groups to raise public awareness about the need to preserve fragile ecological resources.

Historic Resource Protection

Goal: Recognize the importance of and protect and enhance the historic resources that contribute to the Borough's distinct identity.

Objectives:

- ☐ Maintain and update as needed the identified inventory of historic resources in the Borough.
- ☐ Work to identify scenic resources in the Borough.
- ☐ Identify methods to prevent the deterioration and loss of cultural resources.
- ☐ Ensure that local land use and other regulations encourage adaptive reuse, preservation, and rehabilitation projects.
- ☐ Consider protection of historic resources through local ordinances.
- ☐ Encourage private and public involvement in preservation initiatives.
- ☐ Advocate proper maintenance and continued integrity of historic properties by their owners.
- ☐ Support efforts for the interpretation of and public awareness about the Paoli Battlefield Site and Paoli Memorial Association Grounds.

Economic Development

Goals: Provide for the continued development of commercial and industrial opportunities in a manner which complements the Borough's small town environment, and

- Promote vitality and increased business opportunity in the King Street corridor, and its enhanced development as a center of community activity.
- Encourage expansion of the employment base and shopping opportunities in Malvern compatible with the community character.
- Provide for continued industrial opportunities within appropriate areas of the Borough through regulatory and non-regulatory measures.
- Carry out goals related to economic development and redevelopment from the Borough Revitalization Plan.

Objectives:

- ☐ Plan and promote an appropriate mix of commercial, industrial, retail, professional, and residential uses that will allow a stable and healthy economic base for the Borough.
- ☐ Promote the King Street corridor as the center of commercial and retail activity in the Borough, and encourage a continued mixing of uses and traditional small town “Main Street” character.
- ☐ Work to attract new businesses and industry that serve Borough residents at a scale that retains the Borough’s community character.
- ☐ Maintain the focus of the King Street corridor as serving the needs of Borough residents.
- ☐ Promote continued revitalization and aesthetic improvements as fiscally commensurate to the King Street corridor striving for an attractive and unified appearance for the downtown.
- ☐ Revise land use standards, buildings codes, and other regulations, and investigate funding sources to assist this effort.
- ☐ Support and encourage civic and business organizations in the Borough.
- ☐ Encourage Borough residents to engage in Borough business initiatives.
- ☐ Advocate the rehabilitation and reuse of older buildings as a method to encourage economic development, particularly where it would aid revitalization along the King Street commercial corridor.
- ☐ Investigate various incentives, programs, and partnerships to assist economic development in the Borough.
- ☐ Encourage continued industry in the existing industrial section of the Borough west of N. Warren Avenue through land use controls and appropriate transportation facilities.
- ☐ Actively coordinate with East Whiteland Township to realize the Malin Road Extension in support of the Malvern Business Park and adjacent residential neighborhoods.

Community Facilities and Services

Goal: Provide adequate, efficient and dependable community facilities and services which meet the needs of present and future residents, are within the fiscal limits of the Borough, and support the Borough’s small town character, and implement goals related to public infrastructure and public safety from the Borough Revitalization Plan.

Objectives:

- ☐ Assess current and future demands of Borough residents and businesses to ensure adequate services and facilities are provided.
- ☐ Work with the Great Valley School District to ensure that adequate school facilities are provided to serve Borough residents and that the Borough educational interests are met.
- ☐ Ensure that adequate police service continues to be provided for Borough residents, and monitor fire and ambulance services to ensure residents are protected.
- ☐ Monitor Borough administrative facilities in serving Borough needs.
- ☐ Monitor stormwater lines to ensure there is proper drainage, sewer lines to ensure proper system functioning, and ensure new development is consistent with the Act 537 Plan.
- ☐ Monitor and ensure an adequate and safe water supply in the Borough.
- ☐ Explore additional funding sources and methods through which Borough services can be further improved.
- ☐ Maintain open communication with residents and businesses so that Borough issues are commonly understood, through the Borough newsletter, website, and other media.
- ☐ Maintain a balance between revenues and expenditures in the Borough budget while being responsive to demand for services and facilities, and continue to track and update the Borough’s capital improvements program to ensure that the needs of residents will be met.
- ☐ Involve volunteers in Borough programs and activities, and continue to support and recognize volunteer efforts that Borough residents provide to the community.

Parks, Recreation, and Open Space Areas

Goal: Continue to maintain, enhance, and expand parks and recreation opportunities for Borough residents, and maintain and enhance open space areas in the Borough.

Objectives:

- ☐ Continue to plan for the use of Randolph Woods for passive recreation.
- ☐ Continue to develop the Patriots Path to provide greater pedestrian and bicycle access in the Borough, to create a publicly-accessible greenway linking prominent open space areas, and to connect with the regional facilities.
- ☐ Encourage the preservation of large privately-held open space areas in the southern portion of the Borough.
- ☐ Require developers to help meet the increased demand for public recreation created by new development.
- ☐ Advocate for programming within the region that appeals to teens, seniors, young mothers, and other segments of the local population.
- ☐ Work with neighboring communities and schools to expand opportunities, as needed, for sports and non-sports recreation programs.
- ☐ Continue to support the Borough Park and Recreation Committee in their successful administration of public recreation efforts in Burke Park.
- ☐ Continue to pursue grants, funding, and revenues for park planning and improvements.

Circulation

Goal: Promote a safe and efficient roadway, transit, and pedestrian circulation system in coordination with land use planning, and with an emphasis on serving pedestrians, locally-oriented vehicular trips, and improving local access, while promoting environmentally sustainable circulation practices. Implement goals related to transportation from the Borough Revitalization Plan.

Objectives:

- ☐ Review Borough standards that address the transportation network (roads, sidewalks, pathways) to ensure they remain current and appropriate.
- ☐ Improve road circulation and safety in the Borough, and improve traffic flow and pedestrian and bicycle safety at congested intersections without attracting increased vehicular traffic volumes.
- ☐ Continue to investigate ways to minimize the conflict between truck traffic and residential uses in the northern residential section of the Borough. Continue to actively coordinate with East Whiteland Township to realize the Malin Road Extension in support of the Malvern Business Park and adjacent residential neighborhoods.
- ☐ Strengthen the connection between the northern side and the rest of the Borough.
- ☐ Continue to provide efficient regular road maintenance of local roads.
- ☐ Ensure that parking is meeting the needs of Borough residents, business owners, shoppers, train riders, and visitors.
- ☐ Plan for impacts on the Borough's roadway and transit network that may be influenced by regional factors, including development and highway improvements.
- ☐ Support the functioning of the SEPTA commuter rail line and bus service as vital transportation elements in the Borough, and support the use of public transit and other alternative transportation methods to help reduce congestion.

- ☐ Continue to improve and increase pedestrian access, circulation, safety, and mobility in the Borough, particularly in the King Street corridor, and to minimize impacts and conflicts between vehicular and pedestrian access.
- ☐ Work to increase bicycle accessibility, safety, and circulation in the Borough.

Regional Cooperation

Goal: Encourage communication and cooperative planning efforts with adjacent communities, the County, and other public or private entities.

Objectives:

- ☐ Work in cooperation with neighboring municipalities to ensure compatible land uses and circulation movements along municipal boundaries.
- ☐ Investigate county, state, and federal programs which could assist in fulfilling Borough objectives including cultural and natural resource protection, and downtown revitalization, and stay informed as to program changes.
- ☐ Cooperate in regional decisions and efforts so that the Borough's interests are represented.
- ☐ Remain informed about regional conditions, land use decisions, and circulation issues which may impact the quality of life in Malvern.
- ☐ Continue to pursue cooperative planning efforts when possible to provide for efficiency and cost-effectiveness of services and facilities to residents.
- ☐ Continue to work with East Whiteland and Tredyffrin Townships to study the feasibility of developing the Patriots Path.
- ☐ Continue to work with East Whiteland Township to realize the Malin Road Extension.
- ☐ Continue to work with Willistown Township on the Duffryn Avenue easement access to Randolph Woods.

IMPLEMENTATION ACTION PLAN

A core set of goals and objectives (above) and a plan of action (herein) have been developed to address the Borough's 2012-2022 planning vision. The Borough has done a remarkable job in successfully undertaking and completing many of the recommendations from the 1999 Comprehensive Plan, so there are only a few remaining recommendations from the Plan that carry over into this Action Plan.

This Action Plan provides a summary of the recommendations from the plan chapters. A recommendation may address more than one plan goal or objective. These recommendations implement Plan goals and objectives and provide a broad range of strategies. Table 2-1 summarizes recommendations by plan chapter, their priority, all primary related plan chapters, and primary parties responsible for their initiation and implementation. Recommendations in Table 2-1 are discussed in greater detail under the individual plan chapter recommendations section.

Action Plan **Priority** rankings are defined as follows:

- **High** priority actions should be initiated within five years of Plan adoption;
- **Medium** priority actions should be initiated between five to ten years of Plan adoption.
- **Low** priority actions should be initiated as time and funding permit.
- **Ongoing** requires continuing attention.

Key Parties lists entities having a *primary* responsibility for initiating and implementing a recommendation, and depends on the specific nature of a recommendation. In some cases, more than one party has primary responsibility for initiating/implementing a recommendation.

Related Plan(s) indicates plan chapter(s) to which a recommendation applies and/or where a recommendation is discussed in greater detail.

KEY COMPREHENSIVE PLAN ACTIONS ITEMS

Transit Oriented Development and Malvern Train Station/Rail Line

Further examine the recommendations of the Malin Road Extension Feasibility Study (2010), which have been incorporated into this Comprehensive Plan update, with regard to how they can be implemented by the Borough, and in cooperation with East Whiteland Township.

- **Malin Road Extension-** A key ongoing issue in the Borough is that truck traffic has no way of accessing the Malvern Business Park industrial area without first passing through the residential neighborhood in the northern section of the Olde Towne (north of the rail line and east of North Warren Avenue). This truck traffic has created significant negative impacts in these neighborhoods. One solution to this problem (discussed in the 1999 Comprehensive Plan) is widening portions of North Warren Avenue and reinforcing a small bridge/culvert located on a portion of that road in East Whiteland Township. This would allow trucks to access Malvern's industrial area from Route 30 to the north. Such a solution will require working cooperatively with East Whiteland. Since 1999, Malvern has been in discussions with East Whiteland Township about this possible solution. No progress has occurred toward implementing this solution as there are equal concerns about the impact diverting this truck traffic would have on East Whiteland residential neighborhoods located in the vicinity of the bridge/culvert in question.

Another idea, which was highlighted during the 1999 Comprehensive Plan process, was the possibility of extending Malin Road in East Whiteland Township into Malvern to connect with Malvern's industrial area at Pennsylvania Avenue and Quaker Lane. Malin Road in East Whiteland provides service to an industrial park with access from/to Route 30. The feasibility of a possible Malin Road extension was studied via the 2010 Malin Road Extension Feasibility Study undertaken as a joint Borough/Township study. To encourage East Whiteland to help Malvern resolve its truck traffic problem, open and joint discussions and planning needs to continue and Malvern must also be open to assisting East Whiteland resolve issues for which solutions may be found in the Borough.

- **Transit Oriented Development (TOD)** – A conclusion and recommendation of the 2010 Malin Road Extension Feasibility Study was that a coordinated land use planning effort should be undertaken in conjunction with the planning and development of this roadway extension. This land use planning in the form of a TOD would provide concentrated use and development patterns in the central core area of the Borough, in the vicinity of the train station and at the junction of the King Street Corridor commercial area and the Borough's Industrial area. Implementing the recommendations of the Malin Road Study, which are included in the Land Use Plan and Appendix C of this Comprehensive Plan, would set the stage and show firm commitment from the Borough to the Malin Road project as the foundation steps to being the potential realization of the roadway extension.

King Street Corridor Commercial Area - continued enhancements

Another emphasis of the Borough should be to continue to implement the King Street commercial corridor improvements that began to be planned 15 years ago. Many of the planned improvements are of a capital, rather than a programming, nature and these types of capital improvements tend to be expensive. The Borough has done an excellent job in securing grant and other funding to complete the lion share of the planned enhancements. This Comprehensive Plan and the Revitalization Plan (see Appendix D) document improvements that have occurred and those still planned to occur. An emphasis of the Borough's future circulation improvements should be making the King Street corridor safe for vehicular and pedestrian circulation, while not thwarting, but striving to control excessive, pass-through commuter traffic, meaning that traffic without a destination or stop in the Borough. A combination of improvements to roads better equipped to handle such traffic (for example including Paoli Pike, Route 202, and Route 30) and traffic calming measures on King Street can help achieve this objective. To this end, there have been and are currently improvements occurring along the Route 202 corridor in the section close by to Malvern. The Borough has taken significant measures to calm traffic along the King Street corridor, including bump outs, speed humps, stop signs, distinct crosswalks, to name a few, as design measures that visually narrow the street and cause motorists to reduce their speed,. These types of measures along the King Street corridor were recommended as part of the 1999 Comprehensive Plan. Some of the improvements can be completed by the Borough alone, while others require continuing to work with PA DOT and adjacent municipalities.

Neighborhood Character Preservation

Maintaining the character of Borough neighborhoods and reducing major land use and lot size zoning nonconformities were key themes of the 1999 Comprehensive Plan. In order to address major nonconformities, the Borough subsequently undertook a comprehensive zoning ordinance update that was adopted in 2003. Though those nonconformities have been addressed, continuance of the established and diverse neighborhood character remains a top priority for the Borough. These many neighborhoods (also see Chapter 5) with their mixing of land uses and architecture are what create the Borough's character and is a consideration planning consideration. To that end, many of this Comprehensive Plan's recommendations were developed with this concept in mind and serve to implement the objective of retaining diverse neighborhood character.

Pedestrian Access (Paoli Battlefield Site and the Patriots Path)

Protection of this important, nationally significant historic site has been a top priority of the Borough for over a decade. Around the time of adoption of the 1999 Comprehensive Plan, adequate funding had been secured to allow the purchase of the Paoli Battlefield site from the Malvern Preparatory School for permanent preservation. The Borough plays a key role, along with other primary stakeholders - the Paoli Battlefield Preservation Fund and Paoli Memorial Association, in maintaining and planning for the future use of this site and the related adjacent Parade Grounds and Memorial Park. In planning for these resources, permitting public access and in a way that minimizes impacts to adjacent Borough neighborhoods is a continuing consideration.

Role of Institutional Uses and the Southern Open Space Gateway

In addition to the Paoli Battlefield site, there are a few key open space parcels remaining in Malvern Borough, and protecting their open space status to the greatest extent possible is a high priority. For the Borough-owned tract of Randolph Woods a permanent development restriction easement has been secured with the Willistown Conservation Trust. Such easements continue to be a consideration for other current and future resource sensitive Borough-owned properties. For privately held parcels, such as the St. Joseph's Retreat and Malvern Preparatory School property, the Borough should work with and support these organizations in maintaining the existing uses and development configurations/resource protection. Both these parcels are largely comprised of open lands that provide the southern gateway to the Borough. Continuing this area as an open space southern gateway to the Borough is a continuing planning consideration, and was taken into consideration in the development of this Plan's policies and recommendations.

PROGRESS REPORT

While the timeframe of this Comprehensive Plan is 10-years, Plan recommendations should be re-evaluated on an ongoing regular basis to ensure they are still valid, appropriate, and possible. A full Plan review, and update, if needed, would be undertaken every ten years per the PA MPC. A report by the Borough Planning Commission to Borough Council on the progress made in the Borough overall to initiate and undertake Plan recommendations should be completed annually, starting from the date of Plan adoption. The report should assess the status of Plan recommendations listed in Table 2-1, and determine what, if any, adjustments may be needed for their implementation and realization of Plan goals/objectives. This 'progress report' could take the form of Table 2-1, below, with a status column and suggested adjustment column added. Alternatively, the report could be part of the annual Planning Commission report to Council under Section 207 of the PA MPC. The information in the progress report is also useful when the next complete review/update of the Comprehensive Plan occurs.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR LAND USE (Chapter 4)				
Consider creating a Transit-Oriented Development (TOD) zoning overlay in the vicinity of the train station and industrial area.	High	BC PC	Land Use Plan Appendix C Transp. Plan	Adopt as a zoning amendment to provide for more intensive development centered on transit areas, and as a next step to implement the potential for a Malin Rd extension by providing adequate density/ development to justify a needed road extension.
Maintain neighborhood character through continuing compatible zoning and land use, setbacks, development patterns, and land development regulations.	Ongoing	Admin BC PC	Land Use Plan	Continue zoning and SLDO provisions that retain established neighborhood character including land uses, development patterns, and infill that complements existing scale.
Develop and adopt an Official Map that includes a roadway delineation, development, and permanent open space areas that reserves these lands should any future development occur on the St. Joseph's Retreat Property.	Low	Admin BC PC	Land Use Plan	Develop an Official Map , enabled under PA MPC, to allow the Borough to denote desired future plans for possible roads and other facilities on lands should its future development occur.
Maintain open communication and share plans with Malvern Preparatory School and St. Joseph's Retreat to ensure that current uses of the sites and significant open lands are maintained to the greatest extent possible. Coordinate on a possible greenway linking Randolph Woods with the Paoli Battlefield Site by way of the northernmost part of the Malvern Retreat property.	Ongoing	Admin BC PC	Land Use Plan	Continue open channels of communication and coordination with both institutions as these properties and their significant amount of open lands and maintained natural resources form Malvern's southern gateway; this relatively undeveloped gateway is distinct to Malvern and for a small town in general.
Update zoning ordinance and SLDO standards per recommended actions in Chapters 6 – 13 of this Plan.	High and Ongoing	BC PC	Chapters 6 - 13	Amend zoning and SLDO requirements including Recommendations 6.1, 6.3, 6.4, 6.10, 6.11, 6.13, 6.14, 6.16, 6.17, 7.21, 8.6-8.11, 8.13, 9.7, 10.13, 10.22, 11.3, 11.9, 11.10, 11.20, 11.33, 12.3, 12.12, 12.17, 12.20, 12.21, 12.25, 12.26, 13.16, 13.21, 13.23, 13.25.

¹ BC – Borough Council; PC – Borough Planning Commission; Admin – Borough Administration; HC – Borough Historical Commission; Park and Rec – Borough Parks and Recreation Committee; Tree Comm – Borough Shade Tree Commission; EMC – Borough Emergency Mgt. Coordinator; MBPA – Malvern Business and Professional Association; PMA - Paoli Memorial Association; PBPF - Paoli Battlefield Preservation Fund; CCHPN – Chester County Historic Preservation Network

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR HOUSING (Chapter 6)				
<i>Housing Supply</i>				
6.1 Review ordinances to ensure they continue to allow appropriate residential densities and diverse housing choices consistent with existing neighborhoods.	Ongoing	PC	Housing Plan	In zoning , maintain a range of housing types/ densities compatible with individual neighborhoods and the established small town development pattern.
6.2 Permit adaptive reuse of existing buildings, infill on larger lots, conversions, and rehabilitations, as appropriate, for housing to accommodate projected population growth.	Ongoing	PC BC	Housing Plan Historic Res Plan	In zoning, SLDO, and building code standards, retain neighborhood character, older and historic buildings while providing housing for population growth.
6.3 Maintain the existing level of housing diversity and, through development or redevelopment, provide for a fair share of multifamily housing.	Ongoing	PC BC Admin.	Housing Plan	Continue current housing/diversity of housing types/options in zoning to address PA MPC and Fed'l Fair Housing Act requirements.
6.4 Accommodate new or redeveloped affordable, supportive housing for the elderly.	Ongoing	PC BC	Housing Plan	Through policy and zoning , promote aging in place of residents and suitable housing types/options.
<i>Housing Condition</i>				
6.5 Identify areas of substandard or deteriorating housing and target resources for rehabilitation to those areas.	High and Ongoing	Admin.	Housing Plan	Maintain an annual inventory; Enforce property maintenance codes; Consider funding options for enhanced maintenance/safety.
6.6 Review Borough codes to ensure they do not inadvertently discourage or make more difficult the repair and maintenance of older housing stock.	High and Ongoing	Admin.	Housing Plan Historic Res Plan	Review zoning, building, and property maintenance code standards, conditions imposed on proposed developments/ SLDO provisions, and other planning actions for their impact on housing price/affordability.
6.7 Provide outreach to landlords to achieve compliance with building codes in rental housing units.	High and Ongoing	Admin.	Housing Plan	Provide information to landlords about building and property maintenance code requirements via written correspondence, email, and targeted information on the Borough website to provide for maintenance/ safety of the existing housing stock and tenants.
6.8 Inform homeowners about outside resources (e.g. Housing Partnership of Chester County, Good Works, and other home repair programs) available to assist with home repair and maintenance needs.	High and Ongoing	Admin.	Housing Plan	Provide information to homeowners in need on programs available for continued maintenance/ safety of housing/residents with limited means to retain the community, long-term residents, diversity.

¹ BC – Borough Council; PC – Borough Planning Commission; Admin – Borough Administration; HC – Borough Historical Commission; Park and Rec – Borough Parks and Recreation Committee; Tree Comm – Borough Shade Tree Commission; EMC – Borough Emergency Mgt. Coordinator; MBPA – Malvern Business and Professional Association; PMA - Paoli Memorial Association; PBPF - Paoli Battlefield Preservation Fund; CCHPN – Chester County Historic Preservation Network

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR HOUSING (Chapter 6)				
6.9 Encourage volunteerism with local groups that provide housing construction and rehabilitation services to low-income and elderly homeowners.	Ongoing	Admin.	Housing Plan	Provide information via the Borough newsletter, website, and activities about this type of 'grass roots' community support, building/ resident safety, and preservation of community character.
Housing Accessibility				
6.10 Ensure that regulations and planning actions do not restrict opportunities for congregate living situations for people with special needs.	High and Ongoing	PC Admin.	Housing Plan	Review zoning , conditions imposed on proposed developments/ SLDO provisions, and other planning actions to ensure they do not impose barriers.
6.11 Grant “reasonable accommodations” to permit development or redevelopment of housing for individuals with disabilities.	Ongoing	BC	Housing Plan	Address fed'l Fair Housing Act mandate, e.g. via zoning variances, SLDO and other local code waivers.
6.12 Share information about fair housing and fair lending practices.	Ongoing	Admin.	Housing Plan	Provide information on fair housing, lending practices, and legal obligations via the Borough website, newsletter and other outreach.
Housing Affordability				
6.13 Continue to support regulations that encourage a diversity of housing types and costs throughout the Borough.	Ongoing	PC BC Admin.	Housing Plan	Continue zoning provisions that meet the PA MPC to provide for a variety of housing types, while retaining the existing diverse housing stock.
6.14 Permit development of quality, attractive housing that is well integrated into the community and meets low- to moderate-income affordability standards.	Ongoing	PC BC Admin.	Housing Plan	Consider the issue of 'housing cost burden' (households that pay more than 30% of their gross income for housing), and related affordability issues during zoning , SLDO , building , and property maintenance code updates to ensure they do not inadvertently discourage or make more difficult affordable housing options while still allowing housing that fits with the community.
Housing Sustainability				
6.15 Study the transit-oriented development (TOD) concept and determine its feasibility for implementation, in coordination with considering improvements to the Malvern train station property.	High and Ongoing	PC BC Admin	Housing Plan Appendix C Land Use Plan	Initiate via a PC analysis of possible scenarios for this TOD concept to determine its realistic feasibility/ next steps based on recommendations of the Malin Rd. Study. Present PC finding to and work in cooperation with the BC.
6.16 Create ordinance requirements or incentives for the development or redevelopment of housing that meets “green” building standards.	High and Ongoing	PC BC	Housing Plan Energy Cons. Plan	Add incentives in zoning , e.g. density bonus, modification of area/ bulk standards, lot coverage increase; Promote 'green' building construction via SLDO provisions to address energy conservation and housing policies.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR HOUSING (Chapter 6)				
6.17 Protect the character of existing neighborhoods through appropriate standards for the redevelopment or reuse of infill properties for residential purposes.	Ongoing	PC BC	Housing Plan Historic Res Plan	Consider developing or links to design guides to illustrate complimentary design ideas. Revise zoning area/bulk provisions so infill is compatible with the existing community e.g. uses, scale, setbacks, etc. Revise SLDO development standards to allow complementary new infill development within the established community.
6.18 Provide for, where needed, extension of sidewalks along residential streets.	Ongoing	PC Admin.	Housing Plan Transp. Plan Appendix B Maps 9-3 and 9-5	Implement 2008 Sidewalk Inventory priorities and Transp. Plan recommendations . Investigate/apply for funding for construction to enhance and create a more sustainable small town environment with transportation alternatives/options.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR ECONOMIC DEVELOPMENT (Chapter 7)				
<i>Jobs and Employers – King Street Corridor</i>				
7.1 Coordinate with the MBPA to market existing businesses to Borough residents and neighboring communities.	Ongoing	Admin BC MBPA	Econ. Dev. Plan Appendix D	Coordinate outreach via Borough and MBPA websites, Borough newsletter, or flyers/other marketing tools.
7.2 Continue to provide support for existing businesses through community events that draw people to King Street and showcase local shopping and services.	Ongoing	Admin BC MBPA Park and Rec	Econ. Dev. Plan Appendix D	Continue supporting community events (e.g. Victorian Christmas, Fall Arts Festival, Malvern Blooms) that provide resident and regional draw/generate added interest/patronage of local business.
7.3 Coordinate with SEPTA on an ongoing basis to facilitate maintenance and improvements to the train station property.	Ongoing	Admin BC	Econ. Dev. Plan Transp. Plan	Continue policy support and communication/coordination with SEPTA on pedestrian/ vehicular needs for access/parking at the train station property, on added ridership/potential patrons for King St. businesses, and repair/ rehab of the station building.
7.4 Provide regulatory support and encourage suitable businesses that have an interest in locating at the East King Street Redevelopment project and in the King Street commercial corridor in general.	High	PC BC	Econ. Dev. Plan Appendix D	Provide continued policy, zoning, and SLDO standards that reflect the existing “Main St” development patterns along the King St. corridor including diverse commercial, residential, and mixed uses to provide a diversified yet balanced economic and population base and support/promote a stable business environment/area.
<i>Jobs and Employers – Malvern Business Park</i>				
7.5 Coordinate with East Whiteland Township on the next steps for the Malin Road Extension project.	High and Ongoing	Admin BC PC	Econ. Dev. Plan Transp. Plan Appendix C	Consider a TOD zoning overlay and other high priority actions from the Malin Rd. Study. Continue to coordinate/ communicate with E. Whiteland for successful project(s) implementation.
7.6 Coordinate with businesses in the Malvern Business Park to make changes to enhance vehicular and pedestrian circulation to and through the Business Park.	High and Ongoing	Admin BC PC	Econ. Dev. Plan Transp. Plan Appendix C	Coordinate/communicate with businesses and E. Whiteland on a potential Malin Rd. extension to alleviate access issues to/from the Park. Improve internal circulation/ traffic flow, e.g. designate driveways/walkways and consider public dedication of the last remaining segment of private road.

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Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR ECONOMIC DEVELOPMENT (Chapter 7)				
<i>Jobs and Employers – Malvern Business and Professional Association</i>				
7.7 Explore and utilize business assistance services that could provide technical assistance to existing or potential Borough businesses.	Medium and Ongoing	Admin MBPA	Econ. Dev. Plan	Provide information/links on Borough and MBPA websites on these services offered, e.g. by SCORE, Kutztown Univ. Small Business Dev. Center to foster local business.
7.8 Participate in arts/cultural initiatives that support and help market to the larger region existing, expanding, new, and potential future businesses within the King Street corridor.	Ongoing	Admin MBPA	Econ. Dev. Plan	Participate in events , e.g. Main Streets Trail of the Brandywine Valley, Chester County Town Tours/ Village Walks, Chester County Day House Tour, etc.
7.9 Work in cooperation with MBPA to advance revitalization, business recruitment, and economic development in Malvern.	Ongoing	Admin BC MBPA	Econ. Dev. Plan Appendix D	Collaborate/communicate with MBPA in considering a potential Neighborhood Improvement District, Enhancement Area, PA Main St. Prog. for King St. corridor.
<i>Revitalization Efforts - Revitalization Assistance</i>				
7.10 Investigate funding opportunities for gateway improvements at the King Street commercial corridor entrances /gateways and for way-finding signage throughout the Borough.	Ongoing	Admin MBPA	Econ. Dev. Plan Appendix D	Investigate/apply for grants via DVRPC TCDI, and other private, local, county, state, and federal funding sources.
7.11 Maintain a priority list and prepare annual applications for County Community Revitalization Program streetscapes or infrastructure improvement funding.	Ongoing	Admin	Econ. Dev. Plan Appendix D	Reference the Revitalization Plan list of project priorities annually and apply for Chester County Dept. of Community Development funding programs .
7.12 Create a workgroup to pursue an application to the PA DCED for Main Street designation and grant funding for the King Street corridor commercial area.	Medium	Admin BC HC MBPA	Econ. Dev. Plan Historic Res Plan Appendix D	Investigate and collaborate with MBPA to apply to PA DCED to become a designated Main St. community. www.dced.state.pa.us
7.13 Determine requirements and apply for DVRPC “Classic Town” designation.	Medium	Admin HC	Econ. Dev. Plan Historic Res Plan	Investigate and collaborate with MBPA to apply to DVRPC to become a designated Classic Town’. www.classictowns.org
7.14 Provide continued support for programs and activities in the Neighborhood Improvement District.	Ongoing	Admin BC PC	Econ. Dev. Plan Appendix D	See 7.9 above.
<i>Revitalization Efforts – Underutilized Properties</i>				
7.15 Identify opportunities for redevelopment of vacant or underutilized sites and facilitate public-private partnerships to bring them into active use.	Medium and Ongoing	PC MBPA	Econ. Dev. Plan Appendix D	Coordinate/communicate with MBPA and Chester County Economic Development Council to develop a strategy and determine/recruit viable businesses for those sites.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR ECONOMIC DEVELOPMENT (Chapter 7)				
7.16 Facilitate adaptive reuse of historic properties within Malvern Borough, and the use of available tax incentives and historic preservation funding and programs, as an economic development tool.	Medium and Ongoing	Admin PC BC	Econ. Dev. Plan Historic Res Plan Appendix D	Provide incentives for historic resource reuse in zoning, use the flexibility permitted in the UCC Existing Building Code for historic resource, promote use of Fed'l Historic Preservation Tax incentives, consider PA Main Street, CLG, and DVRPC Classic Town programs, and other PA DCED and PHMC funding/ programs. Also see Chapter 8
Revitalization Efforts – Business recruitment				
7.17 Actively pursue the recruitment of food related businesses for the Borough, specifically targeting a grocery store or farmers market.	Medium and Ongoing	Admin BC MBPA	Econ. Dev. Plan	Collaborate/communicate with MBPA to determine suitable locations and to stay informed about/contribute to economic development items.
Heritage Tourism				
7.18 Actively promote the Patriots Path and the Paoli Battlefield Site/Paoli Memorial Association Grounds as cultural resources to draw visitors to the Borough in support of local businesses.	High and Ongoing	Admin HC Park and Rec MBPA	Econ. Dev. Plan Historic Res Plan Appendix A PROS Plan	Coordinate/communicate with PMA, PBPF, MBPA, CCHPN, Willistown, E. Whiteland, Tredyffrin, and other involved parties to develop visitor outreach, e.g. programs, way finding signage, informational markers/ signs, website links, newsletter articles, and other materials.
7.19 Coordinate with the Brandywine Battlefield Task Force (BBTF) to develop consistent signage for the Patriots Path which will identify the historic sites related to the Philadelphia Campaign of 1777.	High and Ongoing	HC Park and Rec	Econ. Dev. Plan Historic Res Plan Appendix A PROS Plan	Consider a HC or PBPF member attending relevant BBTF meetings. Coordinate with BBTF and others on signage that creates a unified identity for the Phila. Campaign of 1777 sites in Chester County.
Resident Workforce				
7.20 Direct job-seeking residents to the PA CareerLink services that are accessible online at the Library.	High and Ongoing	Admin	Econ. Dev. Plan Appendix D	Provide information on the Borough website, newsletter, and postings in Borough Hall, post office, train station, and other publicly accessible places.
7.21 Continue to permit a variety of housing choices to attract workers from local and regional businesses.	Ongoing	PC BC	Econ. Dev. Plan Housing Plan	Continue to reflect the diverse and mixing of existing housing types through zoning standards.
7.22 Encourage businesses to investigate workforce services and programs available through Chester County Workforce Investment Board and Economic Development Council.	High and Ongoing	MBPA	Econ. Dev. Plan Appendix D	Collaborate/communicate with MBPA to provide outreach to Borough businesses on workforce services/programs available via Chester County Workforce Investment Board and Econ. Dev. Council.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR HISTORIC RESOURCES (Chapter 8)				
<i>National Register</i>				
8.1 Pursue Determinations of Eligibility (DOE) submissions and nominations to the National Register of Historic Places using a thematic approach or for individual resources, as appropriate.	Ongoing	HC	Historic Res Plan	Based on Historic Resources Atlas results/other documentation, recommend which properties might be appropriate, individually or thematically, and work with property owners to implement.
<i>Paoli Battlefield Site and Paoli Memorial Association Grounds</i>				
8.2 Continue to support efforts to promote the Paoli Battlefield and its interpretation.	Ongoing	HC BC	Historic Res Plan Appendix A	Coordinate with PMA and PBPF on battlefield related activities, e.g. historical markers, interpretative and way-finding signs, Borough website links, newsletter articles, and event postings in Borough Hall.
<i>Historic Resources Education through Identification and Documentation</i>				
8.3 Provide outreach to new and current owners of historic properties and new borough officials as well as to residents and property owners in general about historic resources/ planning.	Ongoing	HC	Historic Res Plan	Provide information about historic resources, history, Historic Resources Atlas, links to sources in the Borough website, newsletter, Borough Hall History Rm. Send an informational letter to new owners of historic properties about the HCs role, historic/community significance of resources to the quality of life in Malvern and the importance of resource stewardship.
<i>Historical Commission</i>				
8.4 Promote the role of and facilitate efforts by the Historical Commission, as supported by this Plan.	High and Ongoing	BC PC HC	Historic Res Plan	Provide policy that is supportive of HC efforts and involvement in Borough governmental activities related to/which affect historic resources. Set up an administrative process for HC Borough duties.
8.5 Periodically review Historical Commission purpose and function to ensure they accurately reflect current activities and duties of the Historical Commission.	Ongoing	HC	Historic Res Plan	Update the Historical Commission Ordinance (that establishes the Borough HC) as needed to reflect updated Borough policy and HC duties.

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Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR HISTORIC RESOURCES (Chapter 8)				
<i>Subdivision and Land Development Ordinance (SLDO) and Plan Proposal Review Process</i>				
8.6 Update historic resource definitions in the SLDO.	High and Ongoing	PC BC HC	Historic Res Plan	Update the SLDO to reflect definitions and classifications from the Historic Resources Atlas.
8.7 Guide new and infill development to complement historic resources. Examine how historic resources are sited within the Borough's cultural landscapes.	Ongoing	PC BC HC	Historic Res Plan Appendix D	Provide policy as part of the SLDO review process to encourage compatible/sensitive development and involve the HC in this process.
8.8 Require the Planning Commission to request that the Historical Commission review the impact of subdivision and land developments proposals on historic resources.	High and Ongoing	PC BC HC	Historic Res Plan	Add a requirement to procedural language in zoning or SLDO for the HC to review the impact of proposals on historic resources on and within a specified distance to the subject property.
8.9 Continue to require that historic resources are identified on the site analysis plan for preliminary and final plan proposals.	Ongoing	BC HC	Historic Res Plan	Continue to support and keep this current requirement in the SLDO .
<i>Zoning Ordinance</i>				
8.10 Consider zoning provisions for historic resource protection.	High and Ongoing	PC BC HC	Historic Res Plan	Consider zoning to incentivize continued use/reuse of historic structures, e.g. via density bonus, additional uses, area/bulk modifications, as well as regulations to deter demolition of resources/their significant features, as detailed in Chapter 8.
8.11 Require Historical Commission review of applications for demolition of historic resources.	High and Ongoing	BC HC	Historic Res Plan	Require via ordinance (zoning, HC, or building/demolition permitting) or as an administrative procedure .
8.12 Determine if applicable provisions for signs, lighting, and buffering associated with historic resources should be included in the zoning ordinance.	Medium and Ongoing	PC BC HC	Historic Res Plan	Investigate, through a coordinated HC and PC effort, if standards/ what type, as appropriate for historic resources in Malvern, should be included in zoning .
<i>Building Code</i>				
8.13 Periodically review Borough Building Codes to ensure they do not inadvertently discourage or make more difficult the repair and maintenance of older buildings and historic resources.	Ongoing	Admin PC BC HC	Historic Res Plan	Consider building code standards that take into account constraints of rehabilitating older buildings while providing for public safety e.g. adopt UCC Existing Bldg. Code standards and encourage the flexibility allowed in their interpretation as related to historic resources.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR HISTORIC RESOURCES (Chapter 8)				
<i>Community Education, Outreach, and Involvement</i>				
8.14 Initiate community involvement and participation in historic preservation via the Historical Commission.	Ongoing	HC	Historic Res Plan	Provide information at Borough Hall, newsletter, website links. Host workshops, e.g. by Chester County Hist. Preservation Network, to inspire further community interest and involvement in historic resources/preservation. Participate in historic resource related events, e.g. Chester County Town Tours/Village Walks.
<i>Historic Design Guide</i>				
8.15 Consider establishing a Task Force to investigate developing design guidelines to provide guidance for redevelopment, rehabilitation, reuse, infill, or new construction compatible with community character.	Low	BC	Historic Res Plan Appendix D	Consider creating design guidelines based on the unique characteristics of the community to illustrate guidance on appropriate building (scale, volume, features, etc) and modifications.
<i>Main Street Program and Elm Street Program</i>				
8.16 Consider participation in a PA Main Street Program or PA Elm Street Program.	High and Ongoing	BC Admin HC MBPA	Historic Res Plan Appendix D	Investigate and collaborate with MBPA to apply to PA DCED to become a designated Main St. community. Apply to PA DCED become an Elm St. community. www.dced.state.pa.us
<i>Classic Towns Program</i>				
8.17 Consider becoming a DVRPC Classic Town community.	High and Ongoing	BC Admin HC MBPA	Historic Res Plan Econ. Dev. Plan Appendix D	Investigate and collaborate with MBPA to apply to DVRPC to become a designated Classic Town'. www.classictowns.org
<i>Act 537 Sewage Facilities Planning Review</i>				
8.18 Ensure receipt of all components of an Act 537 sewage planning module as related to historic resources before granting development approvals.	High and Ongoing	Admin PC HC	Historic Res Plan Community Fac. Plan	Add a requirement to SLDO or to Borough administrative procedures for HC review of a proposal's impact on historic resources and ensure receipt of PHMC comments from applicant.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR HISTORIC RESOURCES (Chapter 8)				
<i>Restoration and Physical Preservation</i>				
8.19 Promote physical preservation of structures.	Ongoing	HC	Historic Res Plan	Provide supportive policy , HC outreach (also see 8.15), educational information (e.g. design guides) in Borough Hall, website, newsletter to encourage property owners to consider suitable preservation options and direct them to information sources, e.g. National Park Service website bulletins/technical information www.cr.nps.gov . Set up an established understandable process for HC to assist property owners, as needed/ requested.
<i>Adaptive Reuse</i>				
8.20 Continue to encourage adaptive reuse for resource protection and continued viable future use.	Ongoing	BC PC HC	Historic Res Plan	Employ zoning, SLDO, permit, and building code provisions, processes, and practices sympathetic to and expand opportunities for building reuse/conversion/rehab while still providing structural/occupant safety.
<i>Historical Markers</i>				
8.21 Investigate installing state and other historical markers to identify and acknowledge important resources.	Medium and Ongoing	HC	Historic Res Plan	Use the Historic Resources Atlas , create a prioritized list to determine if additional historical markers are appropriate and pursue via the State Historical Marker Program or via a local initiative, e.g. collaboration with the regional Patriots Path effort, to create a cohesive method of designation.
<i>Certified Local Government (CLG) Program Participation</i>				
8.22 Consider applying for CLG status.	Low	Admin BC HC	Historic Res Plan	Contact PHMC for information and weigh the benefits of CLG membership at the local level.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR TRANSPORTATION AND CIRCULATION SYSTEMS (Chapter 9)				
System-wide				
9.1 Continue to support existing and future Malvern area transportation and circulation projects identified on the TII and TIP.	High and Ongoing	Admin BC	Transp. Plan Appendix A Appendix B Appendix C	Provide support policy and continue to work collaboratively with CCPC and DVRPC.
9.2 Continue to coordinate with surrounding municipalities on regional transportation issues.	Ongoing	Admin PC BC	Transp. Plan Appendix C	Maintain open communication and work cooperatively on regional projects in the Transp. Plan, e.g. E. Whiteland /Malin Rd. extension, Willistown, E. Whiteland, Tredyffrin/Patriots Path.
9.3 Submit transportation/circulation project priorities to CCPC for the TII; initiate needed studies related to those projects and coordinate with CCPC and other agencies to help advance these projects.	High and Ongoing	Admin BC	Transp. Plan Appendix A Appendix B Appendix C	Collaborate/communicate with CCPC and DVRPC to identify/work towards implementing Borough and regional priority projects. Submit projects listed in Table 9-4, and, as possible, initiate needed preliminary studies to show Borough commitment to a project/provide needed initial steps for funding and implementation.
9.4 Seek funding for transportation projects and consider alternative local funding options.	Ongoing	Admin	Transp. Plan	Research and consider funding options in DVRPCs Municipal Resource Guide .
9.5 Consider developing/adopting an Official Map to delineate desired locations of new roads and other facilities so the future circulation network is consistent with Borough goals.	High and Ongoing	PC BC	Transp. Plan Appendix A Appendix C	Develop an Official Map , as enabled under PA MPC, to allow the Borough to denote desired future plans for roads/other facilities on lands should their future development occur.
9.6 Continue to investigate/implement, where necessary, traffic calming measures to improve the overall safety of the transportation/circulation network.	Ongoing	Admin	Transp. Plan Appendix D	Continue to identify needed areas of traffic calming after current projects in the Transp. Plan are completed. Traffic calming resolution can be a moving target as traffic and development patterns in the area change and impacts Malvern.
9.7 Review zoning, SLDO, and other Borough standards to ensure roadway, sidewalk, and trail standards are current.	Ongoing	PC BC	Transp. Plan PROS Plan	Conduct a periodic review of zoning, SLDO, and other standards for their currency/effectiveness.
9.8 Continue to consider the best methods to manage access along Borough roads to minimize conflicts and improve mobility.	Ongoing	PC Admin	Transp. Plan	Consider identified access issues in the Transp. Plan and review zoning and SLDO for proper standards. See PADOT Municipal Handbook 574 .

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Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR TRANSPORTATION AND CIRCULATION SYSTEMS (Chapter 9)				
9.9 Use the most current census or other valid data available when considering transportation initiatives.	Ongoing	PC Admin	Transp. Plan Community Profile	Incorporate the most up-to-date census data available when making transportation decisions.
Public Transportation				
9.10 Conduct a new survey of train station riders.	Medium	PC	Transp. Plan Appendix D	As a follow-up to current parking/pedestrian access train station property improvements, undertake a survey to determine further needed improvements.
9.11 Coordinate with SEPTA regarding the Malvern Train Station and any future improvements necessary.	Ongoing	Admin BC	Transp. Plan Econ. Dev. Plan Appendix D	Prioritize survey (9.10) findings and advise SEPTA on the findings/coordinate on how best to implement.
9.12 Continue to support the bus route through the Borough that provides convenient access for residents and visitors.	Ongoing	Admin BC	Transp. Plan Econ. Dev. Plan	Provide supportive policy and coordinate with SEPTA to retain this alternative transport option.
Roadways				
9.13 Support the next steps for the Malin Road Extension project in cooperation with East Whiteland Township.	High and Ongoing	Admin PC BC	Transp. Plan Appendix C	Provide supportive policy and use recommendations from the Malin Rd. Study to determine priority next steps towards implementation, and coordinate with E. Whiteland.
9.14 Address traffic issues related to redevelopment projects, including the proposed East King Street Redevelopment.	High and Ongoing	Admin PC BC	Transp. Plan Econ. Dev. Plan	Utilize related present standards in the SLDO for E. King St. Redevelopment, and consider future SLDO revisions to better address sound regulatory issues.
9.15 Investigate improvements to the Monument/ Sugartown Roads intersection, and request the project remain on the 2013 update to the TII.	Ongoing	Admin PC BC	Transp. Plan	Collaborate/communicate with CCPC and DVRPC and request this project carries over from the 2011 TII to the 2013 TII .
9.16 Investigate improvements to the King Street/Warren Avenue intersection, and request the project be added to the 2013 TII update.	Ongoing	Admin PC BC	Transp. Plan	Collaborate/communicate with CCPC and DVRPC on project options and request they are added to the 2013 TII .
9.17 Investigate improvements to the King/Bridge Streets intersection, and request the project be added to the 2013 TII update.	Ongoing	Admin PC BC	Transp. Plan	Collaborate/communicate with CCPC and DVRPC on project options and request they are added to the 2013 TII .
9.18 Consider conducting an origin and destination study for the Borough.	Medium	PC BC	Transp. Plan	Initiate such a survey within the Borough under the PC to better understand traffic patterns.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR TRANSPORTATION AND CIRCULATION SYSTEMS (Chapter 9)				
9.19 Evaluate any available accident data and ameliorate problem areas.	Ongoing	Admin BC	Transp. Plan	Recommendation wording speaks to the implementation approach. Also see Maps 9-2 and 9-4.
9.20 Ensure maintenance of local roads is addressed on a continual basis.	Ongoing	Admin BC	Transp. Plan Community Fac. Plan	Address via the annual budget , capital improvements planning , and day-to-day administration .
<i>Pedestrian and Bicycle Circulation</i>				
9.21 Implement Sidewalk Survey recommendations; focus initially on those identified in Table 9-6 and Map 9-5.	Ongoing	Admin BC PC	Transp. Plan Appendix B	See detailed recommendation in Transportation Plan and Appendix B (2008 PC Sidewalk Survey with priorities.)
9.22 Support trail proposals that further a pedestrian and bicycle network.	Ongoing	BC	Transp. Plan Appendix A	Continue to work on network connections in Malvern and collaborate on linkages with neighboring communities and Chester County on such key projects as the Patriots Path.
9.23 Investigate improvements to pedestrian movement at the Broad Street/Bridge Street intersection.	Ongoing	Admin PC	Transp. Plan	Investigate via the PC and Borough Manager the best/most cost effective ways to accomplish.
9.24 Construct raised intersections at King Street/Powelton Avenue and King Street/Woodland Avenue to improve pedestrian safety.	High	Admin BC	Transp. Plan	Use 2011 Chester County Urban Center Community Revitalization Grant to achieve.
9.25 Continue streetscape improvements, as funding is available, focusing on King Street corridor, at and along Woodland, Channing, Powelton Aves.	High	Admin BC	Transp. Plan Econ. Dev. Plan Appendix D	Use 2011 Chester County Urban Center Community Revitalization Grant along Powelton Ave. and at King St. and apply for future grants of the same to complete the rest.
9.26 Map safe biking routes (a north/south and an east/west route) that avoid main roads.	Medium	PC	Transp. Plan	Create an inventory and map via the PC, similar to that accomplished for the 2008 PC Sidewalk Survey.
9.27 Investigate construction of a pedestrian/bicycle lane or path along South Warren Avenue between First Avenue and Paoli Pike.	Low	PC Admin	Transp. Plan Appendix A Appendix D	Collaborate/communicate with Malvern Retreat, and Malvern Prep to examine the potential and alignment for this connection.
<i>Parking</i>				
9.28 Conduct a new parking survey to determine parking needs; if determined necessary by the survey, conduct, as a next step, a study to identify Borough-wide parking solutions and create a parking strategy for the train station and commercial areas.	Medium	PC BC Admin MBPA	Transp. Plan Econ. Dev. Plan Appendix D Appendix C	Survey train station users and commercial area parking needs as a cooperative effort with the PC as the lead. Part of the Borough-wide parking solution may include and should consider the possibility of additional surface lots or a parking garage.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR TRANSPORTATION AND CIRCULATION SYSTEMS (Chapter 9)				
9.29 Coordinate with the Malvern Shopping Center to reconfigure on-site parking and access patterns to create added parking spaces and improve traffic flow.	Low	PC BC Admin MBPA	Transp. Plan Econ. Dev. Plan Appendix D	Collaborate/communicate with the property owner with the PC and MBPA as lead entities.
9.30 Consider expanding the Borough's parking permit system.	High	Admin BC	Transp. Plan	Analyze cost/benefits of such as related to overall parking needs and strategy. See 9.28.
9.31 Analyze whether signage in key areas of the Borough is adequate to inform visitors about the location of Borough and SEPTA train station parking areas.	High	Admin PC MBPA	Transp. Plan Econ. Dev. Plan Appendix D	Conduct a survey via the PC as the lead to identify, inventory, and maps problem and model way-finding and other signage, in a similar methods as the 2008 PC Sidewalk Survey inventory /process.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR COMMUNITY FACILITIES AND SERVICES (Chapter 10)				
<i>Borough Facilities and Administration - Borough Administration</i>				
10.1 Continue to actively promote public participation in Borough government through various volunteer groups, commissions, and positions.	High and Ongoing	Admin BC	Community Fac. Plan	Encourage and provide outreach via the Borough website, newsletters, and postings in Borough Hall/other public places.
10.2 Continue to evaluate staffing and consultant needs to ensure the administrative needs of the Borough continue to be met.	Ongoing	Admin BC	Community Fac. Plan	Examine if current staffing is adequate to implement Borough objectives as part of annual budget/programmatic planning .
10.3 Consider partnering with area communities to retain a part-time grants coordinator.	Ongoing	Admin BC	Community Fac. Plan	Collaborate/communicate with E. Whiteland, Willistown, and Tredyffrin, and other communities.
<i>Borough Facilities and Administration - Borough Facilities</i>				
10.4 Continue to monitor and evaluate the need for an indoor community center for recreational programs and other community functions.	Medium and Ongoing	Admin BC Park and Rec	Community Fac. Plan	Maintain communication and awareness of the need for this type of facility; Consider conducting a community needs survey .
10.5 Evaluate the capacity/adequacy of the Borough Public Works Facility to meet current/future needs/demands.	Medium and Ongoing	Admin BC	Community Fac. Plan	Examine current and future needs and demands during annual budget/programmatic planning .
<i>Borough Facilities and Administration - Borough Outreach</i>				
10.6 Continue to provide public outreach via various media tools about Borough activities.	Ongoing	Admin	Community Fac. Plan	Provide information on the Borough/other related websites, newsletters, and postings.
10.7 Continue to provide links on the Borough website to other websites to share information.	Ongoing	Admin	Community Fac. Plan	Provide reciprocal information on the Borough website for local (e.g. MBPA, area municipal) events.
<i>Borough Facilities and Administration – Telecommunications and Information Technology</i>				
10.8 Continue to consult a technology advisor to maintain an update-to-date, usable Borough website.	Ongoing	Admin	Community Fac. Plan	Continue to have a Borough technology advisor/webmaster .
10.9 Continue to take into account the implications of mobile communication and information technologies on land use and transportation decisions. Consider methods to incorporate these technologies for public use.	Medium and Ongoing	Admin BC PC	Community Fac. Plan	Consider during zoning and SLDO updates (e.g. logistics of home occupations), circulation planning (e.g. impact on commuter traffic), and annual budget/ programmatic planning; Collaborate with internet utility providers on how to create an affordable/accessible 'wi-fi' electronic community for residents.

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Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR COMMUNITY FACILITIES AND SERVICES (Chapter 10)				
10.10 Encourage communication antennas that are incorporated into the architectural features of buildings and structures.	Medium and Ongoing	Admin BC PC	Community Fac. Plan	Consider appropriate regulations during zoning and SLDO updates, provide supportive policy and communicate to utility providers.
<i>Borough Facilities and Administration – Borough Finance</i>				
10.11 Continue current Borough financial practices and to annually reevaluate revenue stream, capital improvements planning, funding options, and expenditures to ensure adequate available finances.	High and Ongoing	BC Admin	Community Fac. Plan	Maintain current financial practices; Examine revenues, planned projects need/cost, expenditures, funding options as part of day-to-day administration and during annual budget/ programmatic planning .
<i>Utilities and Infrastructure – Road Maintenance</i>				
10.12 Continue the systematic approach for road maintenance as an efficient way to provide this service.	Ongoing	Admin	Community Fac. Plan	Uphold the current road maintenance practices which have been efficient and functional.
<i>Utilities and Infrastructure – Water Supply</i>				
10.13 Continue to require most new development connect to public water, and reconsider whether it is appropriate for new developments of single-family detached dwellings on one acre or greater to still be allowed on-lot water supply.	Low and Ongoing	PC BC Admin	Community Fac. Plan	Continue to require in the SLDO that new development connect to public water; Reanalyze during SLDO updates if new single-family detached dwellings on one acre or greater should still be allowed on-lot water supply.
<i>Utilities and Infrastructure – Wastewater Service</i>				
10.14 Coordinate sewage facilities and land use planning.	Ongoing	PC Admin	Community Fac. Plan	Use consistent language in Act 537 plan, zoning, and SLDO as adequate sewage facilities are needed to accommodate future and new uses.
<i>Utilities and Infrastructure – Stormwater Management</i>				
10.15 General – Continue to implement and enforce the existing stormwater management ordinance. Encourage private property owners, particularly with larger properties/extensive impervious cover, to voluntarily reduce impacts of runoff.	High and Ongoing	PC BC Admin	Community Fac. Plan	Implement the stormwater mgt. ordinance ; Encourage voluntary measures to reduce run-off via educational outreach on reasons for stormwater mgt and zoning and SLDO suggested provisions and possible incentives.
10.16 Act 167 Stormwater Management Plans – Continue to actively participate in preparation of the final Crum Creek Act 167 Plan. Adopt the required ordinance provisions included in final Act 167 Plans. Implement other relevant items from these Plans.	High and Ongoing	PC BC Admin	Community Fac. Plan	Participate in completing the Crum Creek Act 167 Plan; Adopt required ordinance provisions from both Valley Creek and Crum Creek Act 167 Plans , and implement other relevant items from those Plans.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR COMMUNITY FACILITIES AND SERVICES (Chapter 10)				
10.17 NPDES MS4 - Continue to implement requirements of the MS4 permit and its MCMs. Continue to partner with CRCWA and other municipalities to fulfill MS4 requirements as cost-effectively as possible.	High and Ongoing	PC BC Admin	Community Fac. Plan	Implement MS4 permit and MCM requirements; Collaborate with CCWRA and municipalities to undertake these requirements more affordably.
10.18 Continually monitor stormwater lines to ensure proper drainage, flow, and discharge, as well as erosion and sedimentation control. Consider undertaking a stormwater study.	High and Ongoing	PC BC Admin	Community Fac. Plan Appendix D	Continue to monitor Borough stormwater lines as part of day-to-day administration . Consider a stormwater mgt. study per the Revitalization Plan (Appendix D)
<i>Utilities and Infrastructure – Solid Waste and Recycling</i>				
10.19 Consider joint yard waste pick-up/composting with neighboring communities for cost savings. Evaluate alternative solid waste disposal sites.	Low and Ongoing	Admin	Community Fac. Plan Energy Cons. Plan	Partner with neighboring municipalities to more affordably provide necessary service to property owners and to determine a future solid waste disposal site.
<i>Other Facilities and Services – Police Protection</i>				
10.20 Maintain adequate police service, including coverage, equipment, staffing, and training.	Ongoing	Admin BC B.Police	Community Fac. Plan	Monitor adequacy of coverage, and examine equipment, staffing, and training needs during annual budget/programmatic planning .
<i>Other Facilities and Services – Human Services</i>				
10.21 Continue to be aware of area organizations that can assist Borough residents, and help communicate those services to residents.	Ongoing	Admin	Community Fac. Plan	Provide information about service entities on the Borough website, newsletter, and in Borough Hall/ public places. Continue to allow community service uses in zoning.
<i>Other Facilities and Services – Emergency Management Plan</i>				
10.22 Continue to revise the Emergency Management Plan on a regular basis.	Ongoing	Admin BC EMC	Community Fac. Plan	Update the Emergency Management Plan with the EMC as the lead.
<i>Other Facilities and Services – Schools</i>				
10.23 Review changes to school buildings and land developments via the Act 247 process. Maintain interaction with GVSD and private schools in the Borough so all remain informed as to plans/decisions that may affect them.	Ongoing	BC PC Admin	Community Fac. Plan	Maintain communication with GVSD, and private schools in Malvern; Coordinate planning to the extent possible as decisions of such larger institutions can impact the Borough community and vice-versa.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR COMMUNITY FACILITIES AND SERVICES (Chapter 10)				
<i>Other Facilities and Services – Library Service</i>				
10.24 Continue to work with the library to accommodate the library's space needs within Borough Hall.	Ongoing	BC Admin	Community Fac. Plan	Coordinate/communicate with the Library to understand their needs/client demands to allow cooperative planning of continued adequate space/facilities for the library in Borough Hall.
<i>Other Facilities and Services – Post Office</i>				
10.25 Continue to work with U.S. Postal Service to ensure a retail post office stays in the King Street corridor.	Ongoing	BC Admin	Community Fac. Plan	Coordinate/communicate with the U.S. Post Service to ensure a retail post office remains along King St in the Borough, at a minimum.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR PARKS, RECREATION, AND OPEN SPACE (Chapter 11)				
<i>Parks and Recreation - Borough Parks and Recreation Facilities</i>				
11.1 Continue to provide a variety of active and passive recreation parks and facilities to meet the needs of current and future residents.	Ongoing	BC Park and Rec	PROS Plan	Monitor available grants and partner with sports leagues, adjacent communities, and regional groups to pursue innovative strategies and provide cost effective and diverse recreation opportunities. Conduct periodic surveys of user-needs.
11.2 Consider an indoor recreation facility accessible by pedestrians via the Borough's sidewalk grid.	Low	BC Park and Rec	PROS Plan	Maintain communication and awareness of the need for this type of facility; Consider conducting a community needs survey .
11.3 Amend Borough ordinances to consistently define active and passive recreation as they relate to trails, paths, and routes and recreation planning.	Low	BC PC	PROS Plan	Revise zoning and SLDO to consistently define active and passive recreation and for consistency with Chapter 11 discussion/ recommendations.
11.4 Continue to provide active recreation facilities which can accommodate multiple types of recreation uses.	Ongoing	BC Park and Rec	PROS Plan	Coordinate with sport leagues and other recreation user groups to provide multi-use flexible facilities.
11.5 Continue to provide parks and recreation facilities that can serve as community gathering areas or the location for civic/community events.	Ongoing	BC	PROS Plan	Continue park enhancements, as appropriate, to better serve these needs and focus on the parks, access (e.g. in-tact sidewalk network), and other improvements (e.g. readily available electric outlets for events) near the King St. corridor.
11.6 Continue to pursue the upkeep of and improvements to Borough recreation facilities.	Ongoing	BC Admin	PROS Plan	See page 11-19 for detailed recommendations as related to individual Borough parklands.
11.7 Consider establishing additional Mini-Parks as opportunities arise.	Low	BC PC	PROS Plan	Monitor the need /possible places where mini-parks may be suitable.
11.8 Reduce recreation costs through including options for multi-municipal cooperation when evaluating or planning recreation initiatives.	High and Ongoing	Admin	PROS Plan Community Fac. Plan	Consider options for shared/ coordinated municipal programs , facilities, and services as part of any recreation planning.
<i>Parks and Recreation – Trails, Paths, and Routes</i>				
11.9 Update ordinances to address planning and funding of trails, paths, and bicycle routes.	Medium	BC Park and Rec	PROS Plan	Revise zoning and SLDO for consistently with Chapter 11 discussion/ recommendations.

¹ BC – Borough Council; PC – Borough Planning Commission; Admin – Borough Administration; HC – Borough Historical Commission; Park and Rec – Borough Parks and Recreation Committee; Tree Comm – Borough Shade Tree Commission; EMC – Borough Emergency Mgt. Coordinator; MBPA – Malvern Business and Professional Association; PMA - Paoli Memorial Association; PBPF - Paoli Battlefield Preservation Fund; CCHPN – Chester County Historic Preservation Network

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR PARKS, RECREATION, AND OPEN SPACE (Chapter 11)				
11.10 Update ordinances for trails and paths to be recipients of fee-in-lieu funds.	Medium	BC Park and Rec	PROS Plan	Revise the SLDO to allow for this.
11.11 Work with neighboring communities on multi-use paved trails to link residential areas to public schools, playgrounds, and employment and commercial areas.	Low	BC PC	PROS Plan Appendix A Transp. Plan	Continue to work on network connections within Malvern, and collaborate on linkages with neighboring communities and Chester County and to implement key projects such as the Patriots Path.
11.12 Pursue projects and grant funding to support pedestrian, bicycle, and motorist safety initiatives.	Ongoing	BC Park and Rec	PROS Plan Transp. Plan	As a first step, focus on projects for safe routes to school and parks, and within/around the King St. corridor.
<i>Parks and Recreation – Recreation Sports and Non-sports Programs and Events</i>				
11.13 Continue to support a balanced diversity of competitive sports and coordinate with athletic leagues and other recreation stakeholders.	Ongoing	BC Admin	PROS Plan	Partner with stakeholders (listed on page 11-21) to allow a more cost effective means to provide access to these opportunities for residents.
11.14 Support a diversity of recreation activities, with a special focus on the growing senior population.	Ongoing	BC Admin	PROS Plan	Support planning with a focus on considering access and other issues related to the senior demographic.
11.15 Continue and expand special events programming.	Ongoing	Park and Rec	PROS Plan	Continue coordinating with MBPA and other like entities on events.
11.16 Consider coordinating with neighboring municipalities to provide additional recreational program opportunities for Borough children.	Low and Ongoing	BC Admin	PROS Plan	Coordinate/communicate with E. Whiteland Township on their summer playground program as a first step towards implementation.
11.17 Provide opportunities for environmental education.	Low and Ongoing	Admin	PROS Plan	Coordinate with entities, e.g. GVSD, Chester County Adult Night School to provide environmental programs at Randolph Woods.
11.18 Coordinate with Malvern Prep for their recreation facilities to be more available for community use.	Ongoing	BC Admin	PROS Plan	Coordinate with Malvern Prep to reestablish a weekly 'community night' use of facilities.
<i>Parks and Recreation – Recreation Funding</i>				
11.19 Consider establishing a park and recreation gift catalog that can receive cash donations.	Ongoing	Admin Park and Rec	PROS Plan	Create an inventory of needed recreation equipment, etc that can be funded via cash gift donations.
11.20 Establish mandatory land dedication or fee-in-lieu SLDO provisions.	Medium	BC PC	PROS Plan	Revise the SLDO to establish this based on the density associated with a new residential development.
11.21 Consider requiring fee-in-lieu provisions to be updated at least every five years.	Medium	BC PC	PROS Plan	Require as part of the SLDO revision in 11.20, or as a Borough administrative policy.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR PARKS, RECREATION, AND OPEN SPACE (Chapter 11)				
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.	High	BC PC	PROS Plan Appendix A	Develop an Official Map , enabled under PA MPC, to denote desired possible future places for trails, paths, and recreation facilities should development occur.
<i>Parks and Recreation – Maintenance and Property Management</i>				
11.23 Document and continue recreation policies that address property management issues.	Ongoing	BC Admin	PROS Plan	Provide support policy, inventory issues and compliance on a regularly based on administrative procedure, and update ordinances to address items on page 11-23.
11.24 Conduct ongoing maintenance and safety inspections at Borough parks and recreation facilities based on a regular maintenance schedule.	Ongoing	Admin	PROS Plan	Undertake as established under Borough administrative policy .
11.25 Evaluate potential maintenance costs and staffing when planning new parks and recreational facilities.	Ongoing	Admin	PROS Plan Community Fac. Plan	Consider a part of the annual budget and capital/programmatic planning process .
<i>Parks and Recreation – Safety and Liability</i>				
11.26 Ensure maintenance, security, safety, ADA compliance, and liability are addressed when planning, developing, and constructing parks and recreation facilities.	Ongoing	Admin	PROS Plan	Create a mini-plan with a check-list when undertaking new parks/ recreation facilities to ensure these items are taken under consideration and to note how they are addressed.
11.27 Continue to regularly coordinate with police and emergency service providers of recreational facilities.	Ongoing	Admin	PROS Plan Community Fac. Plan	Coordinate/communicate regularly and maintain open lines of communication.
<i>Parks and Recreation – Recreation Public Relations and Marketing</i>				
11.28 Continue to provide information about recreation opportunities in and around the Borough.	Ongoing	Admin Park and Rec	PROS Plan Community Fac. Plan	Provide information on the Borough website and web links to other relevant sites.
11.29 Continue to use a variety of media to publicize recreation opportunities.	Ongoing	Admin Park and Rec	PROS Plan	Monitor and as possible, use new/innovate means to communicate up-to-date information to the public, e.g. maintain a Facebook presence.
<i>Open Space Network – Greenway/Open Space Network Planning</i>				
11.30 Establish a greenway/open space network linking existing protected open spaces in the Borough.	Medium and Ongoing	BC	PROS Plan Appendix A	Use recommendations in Chapter 11 and Appendix A, and work with property owners to implement.
11.31 Pursue developing a multi-municipal master plan with Willistown Township for Paoli Battlefield and Randolph Woods Greenways.	Medium	BC Admin	PROS Plan Appendix A	Continue to coordinate/communicate with Willistown to implement Appendix A and pursue a Master Plan as a next step.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR PARKS, RECREATION, AND OPEN SPACE (Chapter 11)				
11.32 Consider permitting fee-in-lieu funds to go toward open space projects, which include passive recreation, in place of land dedication.	Medium	BC PC	PROS Plan	Examine this concept, and if desirable, adopt this fee-in-lieu provision as part of the SLDO . See 11.20 and 11.21.
11.33 Add to ordinances the definition of “Open Space” as defined in this Plan.	Medium	BC PC	PROS Plan	Revise zoning and SLDO to add an open space definition per Chapter 11
11.34 Pursue funding, in appropriate areas, to permit demolition of abandoned or unused non-historic structures to create areas of open space.	Low	BC Admin	PROS Plan	Research grants/funding options that allow this type of creation of open space. In no case consider demolishing historic resources or other viable structures solely to make way for open space.
<i>Parks and Recreation – Opportunities for Partnerships in Open Space Preservation</i>				
11.35 Consider using municipal funding as a local match to promote open space protection.	Low and Ongoing	BC	PROS Plan	Provide local funds , if available, as an incentive to encourage key sensitive lands to be eased as protected open space.
11.36 Inform residents about open space opportunities and changes.	Ongoing	PC	PROS Plan	Provide information on Borough website, facebook, or postings in Borough Hall/other public places
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.	Ongoing	PC	PROS Plan	Continue open channels of communication/coordination with Malvern Prep, Malvern Retreat, LaGrie tracts, and the wood lot on Longford at Old Lincoln to convey benefits of open space/resource protection.
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.	Ongoing	PC	PROS Plan	Coordinate with nonresidential developers early on in the site planning process to include this type of urban open space area in the development.
11.39 Extend the protected open space network into commercial, industrial, and residential areas via greenways.	Medium and Ongoing	PC	PROS Plan Appendix A	Coordinate with owners of large land tracts, e.g. Malvern Hills HOA, schools, Malvern Business Park, PECO, and SEPTA to see if their properties can be a greenway link to existing protected open spaces.
11.40 Evaluate public access and other restrictions on open space in development plans and regulations.	Ongoing	PC	PROS Plan	Examine plans, zoning, SLDO, and other standards for any open space public access restrictions.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR PARKS, RECREATION, AND OPEN SPACE (Chapter 11)				
<i>Parks and Recreation – Maintaining and Restoring the Quality of Open Spaces</i>				
11.41 Evaluate the methods for the maintenance and inspection of open space in residential development.	Medium and Ongoing	Admin PC	PROS Plan	Review zoning and SLDO standards for how open space in residential development is permitted, maintained, and inspected; Revise if needed, e.g. to add more specific maintenance requirements or to allow the Borough added flexibility to inspect/enforce the maintenance of open space.
11.42 Ensure that open spaces are properly maintained using best management practices (bmp).	Medium and Ongoing	Admin PC	PROS Plan Natural Res Plan	Inspect open spaces regularly, as established under Borough administrative policy, for adequate bmp maintenance.
11.43 Encourage developers and homeowners associations to properly manage HOA open space according to a management plan.	Ongoing	PC	PROS Plan	Encourage or require an open space management plan as part of zoning or SLDO provisions, and set minimum standards of items that should be addressed as part of a management plan.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR NATURAL RESOURCES (Chapter 12)				
<i>Land and Biotic Resources – Geology</i>				
12.1 Encourage development that is compatible with the underlying geology and takes into account underlying structures.	Ongoing	BC PC Admin	Natural Res Plan	Consider including standards in zoning or SLDO that take into account underlying structures, e.g. voids and sinkholes, and groundwater quality/quantity.
12.2 Stay abreast of geothermal technology trends.	Ongoing	PC Admin	Natural Res Plan Energy Cons Plan	Be aware of type of liquid used and geological stability during drilling/ system installation; Consider ways to address run-off from/disposal of extracted rock slurry resulting from systems construction.
<i>Land and Biotic Resources – Topography and Slopes</i>				
12.3 Continue to limit development on steep slopes of 20 percent and greater, and to require special consideration for development on slopes of 15 to 20 percent.	Ongoing	BC PC	Natural Res Plan Community Fac. Plan	Maintain current zoning measures, and consider adding language clarifying that steep slopes can be natural or manmade and describing appropriate types of vegetation for steep slopes. Review SLDO, zoning, and stormwater standards to ensure they implement Act 167 Plans in terms of stormwater management.
12.4 Ensure steep slope and stormwater regulations are cross-referenced.	High	BC PC	Natural Res Plan Community Fac. Plan	Review steep slope provisions in zoning and SLDO/stormwater provisions for their up-to-datedness and consistency.
12.5 Implement the restoration and re-vegetation of steep slopes.	Ongoing	BC PC	Natural Res Plan	Cooperative/communicate with related programs, e.g. those offered through the Chester County Conservation Service.
12.6 Address stream bank erosion along North Warren Avenue.	High	BC PC	Natural Res Plan Community Fac. Plan	Consider undertaking a stormwater and erosion/sedimentation mgt. study for this area. Consider installing a stormwater control system using 'green'/natural resource-based technologies (also see 12.26).
<i>Land and Biotic Resources – Soils</i>				
12.7 Consider appropriate development precautions where development is permitted in areas of hydric soils or seasonal high water table soils.	High and Ongoing	BC PC	Natural Res Plan	Address via SLDO review process or when a building permit application is submitted for sites containing these soil types.

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Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR NATURAL RESOURCES (Chapter 12)				
12.8 Review current regulations to ensure they address up-to-date stormwater management requirements.	High and Ongoing	BC PC	Natural Res Plan Community Fac. Plan	As the Borough is a headwaters area, review soils/soil-related provisions in zoning and SLDO to ensure they are up-to-date and consistent with Act 167 Plans.
Land and Biotic Resources – Wetlands				
12.9 Ensure wetland definitions reference U.S. Army Corps of Engineers (ACOE) and PA DEP definitions.	Medium	BC PC	Natural Res Plan	Update wetland definitions in zoning, SLDO, and stormwater mgt to cite ACOE and PA DEP definitions.
12.10 Consider revising the wetland margin definition.	Medium	BC Park and Rec	Natural Res Plan	Examine zoning and SLDO wetland margin definitions; consider including a 50-ft minimum non-disturbance margin area.
12.11 Permit allowable appropriate exceptions for disturbance of wetland margins.	Low	BC PC	Natural Res Plan	Include allowable disturbance in zoning for specific activities, e.g. removal of invasive plant species and activities permitted by the Commonwealth.
12.12 Ensure wetlands are evaluated using the most up-to-date available mapping technologies and sources, and cite these sources in ordinances.	Ongoing	BC PC	Natural Res Plan	Cite new, emerging mapping and wetland restoration in zoning, SLDO, stormwater and other ordinance updates, as possible.
Land and Biotic Resources – Woodlands and Street Trees				
12.13 Encourage the planting and maintenance of street trees and shade trees.	Ongoing	PC Tree Comm	Natural Res Plan	Provide information on the Borough website, newsletter, and in Borough Hall on this topic/ available tree planting programs.
12.14 Promote the preservation, restoration, and maintenance of woodlands.	Ongoing	PC	Natural Res Plan	Promote and provide information about this topic/programs on the Borough website, newsletter, in Borough Hall; Develop a woodlands maintenance plan; Coordinate with businesses, schools, the public to begin a volunteer woodlands 'clean-up' day event.
12.15 Consider requiring a tree protection zone or similar spatial specifications to protect woodlands and other vegetation during construction.	High and Ongoing	PC Tree Comm	Natural Res Plan	Consider during zoning and SLDO updates, and if undertaken include a graphic representation, e.g. the one on page 12-16.
12.16 Encourage the reforestation of sensitive areas.	Ongoing	BC Admin	Natural Res Plan	Promote and provide information on the Borough website, newsletter, in Borough Hall about reforestation/ programs, e.g. planting trees on steep slopes, along un-wooded streams, in areas subject to erosion, and investigate funding to reforest riparian buffer areas.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR NATURAL RESOURCES (Chapter 12)				
12.17 Review tree replacement ordinance standards to ensure long term survival of trees.	Ongoing	PC Tree Comm	Natural Res Plan	Monitor evolving techniques for improved survival of tree saplings; Revise zoning, SLDO, street tree/vegetative, and property maintenance codes to reflect updated silvaculture practices available via entities, e.g. Chester County Conservation District.
12.18 Create a street tree maintenance inventory and specimen tree inventory.	Low and Ongoing	PC Tree Comm	Natural Res Plan	Develop an inventory of current street trees and establish a suggested maintenance schedule. Consider developing an inventory of specimen trees and ask, in a Borough newsletter, for owner input on specimen tree types on their lots and in the Borough at-large.
12.19 Inform residents and property owners about tree maintenance, native species, and selecting and planting the most suitable tree for a given location.	Ongoing	PC Tree Comm	Natural Res Plan	Provide information on the Borough website, and collaborate with other entities to provide outreach on suitable plantings/ trees that avoid unnecessary damage to sidewalks, utility lines, etc. Page 12-17 includes a suggested street tree/plant list.
<i>Land and Biotic Resources – Natural Diversity and Sustainability</i>				
12.20 Ensure PNDI sites are evaluated using the most up-to-date available mapping technologies and sources, and cite these sources in ordinances.	High and Ongoing	BC PC	Natural Res Plan	Monitor updated mapping technologies that better identify habitat of species of concern and cite in zoning and SLDO .
12.21 Consider updating ordinances to address the control of wildlife and habituated species, and the promotion of beneficial species.	Low	BC PC	Natural Res Plan	Consider standards to address un-naturalized high population species, e.g. white tailed deer and Canada geese, in terms of overpopulation and health/safety issues.
12.22 Promote the restoration of vegetated areas that are currently dominated by non-native or invasive native species.	Ongoing	PC	Natural Res Plan	Promote this topic via working with volunteers, e.g. the Boy Scouts, to set up projects to remove invasive vines wrapped around tree trunks.
12.23 Educate property owners about invasive, non-native, and native species.	Ongoing	PC Tree Comm	Natural Res Plan	Provide information and promote the importance of native, managing non-native, and negative impacts/ reasons to remove invasive species on the Borough website, newsletter, in Borough Hall, e.g. add links on the Borough website to PA DEP website documents. Promote beneficial species, e.g. provide bird houses and bat boxes as demonstration projects and to attract insect eating species.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR NATURAL RESOURCES (Chapter 12)				
<i>Land and Biotic Resources – General Land and Biotic Recommendations</i>				
12.24 Address major natural resources initiatives via public-private partnerships.	Ongoing	BC Admin	Natural Res Plan	Pursue public-private partnerships to more readily undertake major natural resources efforts as many significant resources are on private property.
12.25 Consider implementing “dark sky” friendly standards to address light pollution.	Low	BC PC	Natural Res Plan	Consider including “dark sky” standards in zoning, SLDO, and/or in a separate lighting ordinance.
12.26 Consider natural resource-based technologies to improve water resources quality and cite these in ordinances.	High and Ongoing	BC PC	Natural Res Plan Energy Cons. Plan	Examine and employ suitable planted vegetation or landscaping, e.g. creating or restoring wetlands, swales, meadows, or woodlands, as alternatives to conventional manmade structures, and include or cite in zoning, SLDO, and stormwater mgt provisions.
<i>Water Resources – Watersheds, Headwaters, and Streams</i>				
12.27 Work with surrounding municipalities on projects to improve the health of the Valley Creek and Crum Creek Watersheds and protection of headwater areas.	Ongoing	Admin PC	Natural Res Plan Community Fac. Plan	Collaborate/communicate with Valley and Crum Creek Watershed communities on projects, e.g. creating naturalized swales and forested riparian buffers on first order streams.
<i>Water Resources – Floodplains</i>				
12.28 Continue the policy of not allowing structures or disturbance within the 100-year floodplain.	Ongoing	BC PC	Natural Res Plan	Continue to require these current zoning and floodplain protection/maintenance provisions.
<i>Water Resources – Surface Water Quality and Quantity</i>				
12.29 Encourage restoration of impaired streams as a priority for surface water protection.	High and Ongoing	PC	Natural Res Plan	Coordinate with area communities, regional watershed protection efforts, and volunteers to create projects to restore/maintain riparian buffers, and continue to implement Borough stormwater mgt policies.
12.30 Reduce stormwater runoff from impervious surfaces.	Ongoing	Admin PC	Natural Res Plan Community Fac. Plan	Periodically review maximum impervious surface allowances, parking requirements, street, sidewalk and curb requirements, and other zoning and SLDO standards to determine if they unnecessarily increase impervious surfaces/ if revisions are needed.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR NATURAL RESOURCES (Chapter 12)				
12.31 Encourage the planting, restoration, and maintenance of riparian buffers.	Ongoing	PC	Natural Res Plan	Given the Borough has limited area, consider including in zoning a buffer standard that is suitable for the Borough and legally defensible. Provide information on the Borough website, newsletters, and in Borough Hall about the important of riparian buffers/ their restoration and maintenance as a voluntary property owner initiative.
12.32 Promote public awareness about efforts to improve surface water quality and to control stormwater runoff.	Ongoing	Admin PC	Natural Res Plan	Provide information /promote public cooperation on the Borough website, newsletters, and in Borough Hall on reducing common surface water pollutants, e.g. lawn pesticides and pet waste, the value of planting trees/native plants, and initiatives, e.g. rain barrels/gardens.
12.33 Support completion of the Act 167 Crum Creek Watershed Plan and the implementation of the Act 167 Plans for Valley Creek and Crum Creek watersheds.	Medium and Ongoing	PC	Natural Res Plan	Coordinate/communicate with Crum Creek communities to complete the Act 167 Watershed Plan, and implement suggested studies, initiatives, restoration projects in both Act 167 Plans.
Water Resources – Groundwater Quality and Quantity				
12.34 Promote groundwater recharge in new construction, redevelopment, and through the upgrading of existing infrastructure.	Medium and Ongoing	BC PC Admin	Natural Res Plan Community Fac. Plan	Promote existing and emerging technologies for groundwater recharge of stormwater runoff, including as applicable, treated wastewater, and as a next step, consider requirements for such in stormwater mgt and SLDO provisions , e.g. via landscaping and vegetation planting/ management.
12.35 Promote efforts to reduce and mitigate groundwater contamination.	High and Ongoing	Admin PC	Natural Res Plan Community Fac. Plan	Consider efforts , e.g. require pre-treatment of stormwater discharge for stormwater facilities where contamination of groundwater is more likely and monitor “pumping” schedules for the few remaining on-lot sewage systems in the Borough to prevent malfunctions that could contaminate groundwater.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR NATURAL RESOURCES (Chapter 12)				
<i>Integrated Natural Resources Planning</i>				
12.36 Consider establishing an Environmental Advisory Council (EAC).	Medium and Ongoing	BC	Natural Res Plan	Investigate the need of an EAC to assist the PC with environmental reviews of proposed plans/other related issues, as needed; Consult the PA Environmental Council EAC Handbook (2004) for information.
12.37 Encourage consistency with the primary recommendations of <i>Watersheds</i>.	Ongoing	PC	Natural Res Plan	See 12.37, page 12-33 for detailed actions.
12.38 Educate residents and businesses about the importance of natural resource protection.	Ongoing	PC	Natural Res Plan	Provide information and promote the importance of natural resources and their protection, and Borough/ other resource protection requirements via Borough website, newsletter, in Borough Hall.
12.39 Balance the protection of natural resources with property owner's rights.	Ongoing	BC	Natural Res Plan	Continue supportive policy of balancing natural resources protection with the rights of residents and property owners.
12.40 Require that Act 537 Sewage Facilities Plans are only deemed in compliance with the Borough Comprehensive Plan if the 537 Plans evaluate potential impacts to watershed water balances.	High and Ongoing	BC Admin	Natural Res Plan Community Fac. Plan	Provide supportive policy and include as part of Borough administrative procedure . To implement this would involve an evaluation estimating how much potable water (for drinking and other uses) is taken from groundwater/water bodies in a watershed vs total volume of water recharged back into the aquifers by users, including treated wastewater discharged back into the ground/ watershed, e.g. via spray or drip irrigation.
12.41 Support regional efforts to improve, restore, and maintain conditions within headwaters, Exceptional Value (EV) waters, and High Quality (HQ) waters.	Ongoing	BC PC	Natural Res Plan	Provide supportive policy and collaborate/communicate on such regional efforts and with area Crum Creek and Valley Creek Watershed communities.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR ENERGY CONSERVATION (Chapter 13)				
<i>Recycling, Reuse, and Redevelopment</i>				
13.1 Pursue, on a voluntary basis, consistency with recycling requirements of PA Act 101, The Municipal Waste Planning Recycling and Waste Reduction Act.	Low and Ongoing	BC Admin	Energy Cons. Plan Community Fac. Plan	Incorporate PA Act 101 municipal recycling requirements into the Borough's recycling program .
13.2 Continue to promote and undertake emerging recycling and composting initiatives that improve energy efficiency and reduce public expenditures.	Ongoing	BC Admin	Energy Cons. Plan Community Fac. Plan	Continue to undertake such initiatives as single stream recycling and increasing the types of materials recycled, and promote larger (Borough) and smaller (residential) scale emerging recycling and composting on the Borough website/newsletter.
13.3 Support programs that offer consumers opportunities to reuse items which would otherwise be disposed of.	Ongoing	BC Admin	Energy Cons. Plan Community Fac. Plan	Support initiatives , e.g. curbside pickup of items for reuse or "free-cycling"; Provide information in the Borough website/newsletter.
13.4 Encourage the rehabilitation and reuse of existing buildings and historic resources.	Ongoing	PC HC	Energy Cons. Plan Historic Res Plan	Expand opportunities for reuse/conversion in zoning and SLDO ; Promote energy efficiency of reusing buildings via the Borough website/newsletter.
13.5 Promote the redevelopment of brownfields and greyfields, as well as infill development on vacant properties in developed neighborhoods.	Ongoing	BC PC	Energy Cons. Plan Land Use Plan	Employ zoning, SLDO, and construction standards that promote this redevelopment in a safe and compatible manner with existing neighborhoods.
13.6 Promote the development of energy efficient public buildings and uses in the Borough and in existing developed areas near the Borough.	High and Ongoing	BC Admin	Energy Cons. Plan Community Fac. Plan	Continue to permit a variety of institutional uses in zoning and consider adding incentives for LEED and Energy Star compliance. Promote policy that neighboring developed areas do the same.
13.7 Promote appropriate on-site energy generation and other alternative technologies in all land uses.	High and Ongoing	BC PC	Energy Cons. Plan	Support initiatives e.g. on-site solar, wind, or methane digesters via policy; In zoning allow alternative technologies as accessory uses in suitable areas/lots and ensure SLDO standards do not prohibit or impede their development.

¹ BC – Borough Council; PC – Borough Planning Commission; Admin – Borough Administration; HC – Borough Historical Commission; Park and Rec – Borough Parks and Recreation Committee; Tree Comm – Borough Shade Tree Commission; EMC – Borough Emergency Mgt. Coordinator; MBPA – Malvern Business and Professional Association; PMA - Paoli Memorial Association; PBPF - Paoli Battlefield Preservation Fund; CCHPN – Chester County Historic Preservation Network

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR ENERGY CONSERVATION (Chapter 13)				
<i>Government, Utility, and Public Facilities and Infrastructure</i>				
13.8 Support the purchase of energy efficient supplies, equipment, and physical plant elements for Borough buildings and facilities.	High and Ongoing	BC Admin	Energy Cons. Plan Community Fac. Plan	Develop an administrative policy or as part of the CIP that energy efficiency will be considered when considering purchases of materials and supplies.
13.9 Promote a policy for a portion of the Borough's energy purchases to come from renewable energy sources, if or when such an option is available.	Medium and Ongoing	BC	Energy Cons. Plan Community Fac. Plan	Develop an administrative policy for a portion of the Borough's energy be from renewable sources, and reassess annually availability and cost savings.
13.10 Monitor opportunities to benefit from using readily available raw materials for the production of biofuels.	Low and Ongoing	BC Admin	Energy Cons. Plan Community Fac. Plan PROS Plan	Investigate, for example, creating the biofuel cellulosic ethanol using tree/lawn clippings from parks, public open spaces, and roadside vegetation.
13.11 Support the upgrading of electric power infrastructure to promote more efficient energy conversion, storage, and transmission to meet anticipated consumption.	High and Ongoing	BC Admin	Energy Cons. Plan	Provide supportive policy and communication to PECO; Encourage during SLDO review and perhaps as part of SLDO provisions.
13.12 On a regional level, promote the use of vegetative-based or alternative wastewater treatment and disposal technologies in order to improve energy efficiency.	Low and Ongoing	BC Admin	Energy Cons. Plan Community Fac. Plan Natural Res Plan	Accomplish, as a first step, via retrofitting existing wastewater treatment facilities.
13.13 Encourage the Great Valley School District (GVSD) to reduce energy use via efficient bus routes, upgrading bus fleet fuel efficiency, safe walking routes to school, and efficient energy use in buildings, athletic fields, and property management.	Medium and Ongoing	BC Admin PC	Energy Cons. Plan Community Fac. Plan	Continue to keep open communication with GVSD and convey Borough policy on energy conservation. Encourage GVSD to serve as a 'role model' to other entities in energy efficiency. Also, encourage private schools/other institutions in the Borough to consider energy efficient methods.
<i>Efficient Vehicles, Transportation Facilities, and Transportation Management</i>				
13.14 Accommodate the future use of alternative fuel-powered vehicles, establishment of alternative fuels stations, and retrofitting of existing buildings and parking facilities to provide for new fueling technologies.	Medium and Ongoing	BC Admin PC	Energy Cons. Plan Community Fac. Plan	Take into account, as part of annual capital improvements planning assessment, the role/cost/ accommodation of alternative new fuels, e.g. how to address electric vehicle plug-in stations.
13.15 Continue to promote the use of alternative transportation options to single occupancy vehicles.	Ongoing	BC Admin	Energy Cons. Plan Transp. Plan	Promote via continued policy and actions use of such alternatives as the commuter rail line, bus transit, ridesharing, carpooling, and park-and-rides.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR ENERGY CONSERVATION (Chapter 13)				
13.16 Continue to promote the efficient use of parking facilities through parking management strategies.	Ongoing	PC	Energy Cons. Plan Transp. Plan	Review zoning, SLDO, and parking permit system periodically for their effectiveness and efficiency in meeting needs, and continue shared parking between uses and consider pervious paving in lots and other parking alternatives in zoning.
13.17 Promote travel demand management strategies.	Low and Ongoing	BC PC Admin	Energy Cons. Plan Transp. Plan	Review/update zoning and SLDO standards to promote travel demand mgt. strategies to reduce needed travel per person related to work commutes, e.g. via ridesharing, increased home occupations.
13.18 Support non-motorized transportation options.	Ongoing	BC PC	Energy Cons. Plan Transp. Plan	See recommendations 9.21 through 9.27.
13.19 Continue to pursue and expand opportunities for transit oriented development (TOD) and related infrastructure within walking distance of transit stops.	High and Ongoing	BC PC Admin	Energy Cons. Plan Transp. Plan Land Use Plan	Pursue a TOD, via zoning and SLDO provisions, in proximity to the train station as a next step in pursuing the potential for a Malin Road extension by providing adequate density/development to justify a needed and costly road extension. Also see recommendations for land use.
13.20 Continue to pursue and expand mixed-use development that reduces travel distances between residential, commercial, and employment centers.	High and Ongoing	BC PC Admin	Energy Cons. Plan Transp. Plan Land Use Plan	Keep, via zoning regulations, the established inherently sustainable mixed use character that is Malvern while promoting overall sustainability and energy conservation objectives.
Industrial and Commercial Efficiency				
13.21 Promote the use of energy efficiency standards and the installation of alternative energy generation systems in commercial and industrial operations, and where appropriate, in mixed-use developments.	Medium and Ongoing	BC PC MBPA	Energy Cons. Plan Land Use Plan	Via zoning and SLDO , encourage use of current energy efficient building standards (e.g. LEED and Energy Star), and permit as accessory uses alternative energy generation systems (e.g. solar and geothermal).
13.22 Support the county-wide expansion and promotion of manufacturing and agricultural operations that provide local products to nearby major markets, and support regional efforts to promote the sale of these products.	Medium and Ongoing	BC PC Admin MBPA	Energy Cons. Plan Econ. Dev. Plan	Provide support policy and efforts, e.g. consider a weekend farm market at the Borough Hall parking lot, including relevant brochures/other information about local products at Borough Hall, in the newsletter, and on the Borough's website.

Table 2-1: IMPLEMENTATION ACTIONS

RECOMMENDATION	PRIORITY LEVEL	KEY ¹ PARTIES	RELATED PLAN(S)	IMPLEMENTATION APPROACH
RECOMMENDATIONS FOR ENERGY CONSERVATION (Chapter 13)				
<i>Residential Land Use and Property Management</i>				
13.23 Promote energy efficiency standards for development or redevelopment of residential buildings and areas.	Medium and Ongoing	BC PC	Energy Cons. Plan	Promote use of energy efficient development standards, e.g. LEED and Energy Star; Permit alternative energy generation systems, e.g. solar and geothermal, as accessory uses in zoning provisions.
13.24 Continue to promote higher density residential and pursue ‘walkable communities’ through innovative development and redevelopment design standards.	Ongoing	BC PC	Energy Cons. Plan Land Use Plan	Review and update zoning regulations to foster walkable community design via standards for small town oriented design, traditional neighborhood design, and continued mixed uses.
13.25 Remove restrictions that inadvertently discourage energy efficiency from regulations in local ordinances and homeowner association covenants.	High and Ongoing	PC	Energy Cons. Plan	Review and update as needed zoning, SLDO, and building code requirements as related to energy conservation and HOA standards.
13.26 Support programs that allow residents to improve energy efficiency in their homes through weatherization, efficient climate control, and conservation of hot water.	Ongoing	Admin BC	Energy Cons. Plan	Update the Borough website with links to associated relevant programs. Provide pertinent key information in the Borough newsletter, and informational brochures/postings in Borough Hall.
<i>Energy Education, Information Distribution, and Demonstration Projects</i>				
13.27 Support education efforts that encourage energy and resource saving practices at home, school, and the work place.	Medium and Ongoing	BC PC Admin	Energy Cons. Plan Community Fac. Plan	Provide supportive policy and information /links on the Borough website to associated programs, key information in the Borough newsletter, and informational brochures/postings in Borough Hall.
13.28 Support construction and development projects that implement energy conservation.	Medium and Ongoing	BC PC Admin	Energy Cons. Plan Land Use Plan	Encourage energy sensitive development to include a ‘demonstration project’ public educational component to display how energy conservation can be functionally incorporated into a usable building, and include information in the Borough Hall, website, and newsletter.