

Malvern Borough

Comprehensive Plan Update 2022 Appendices

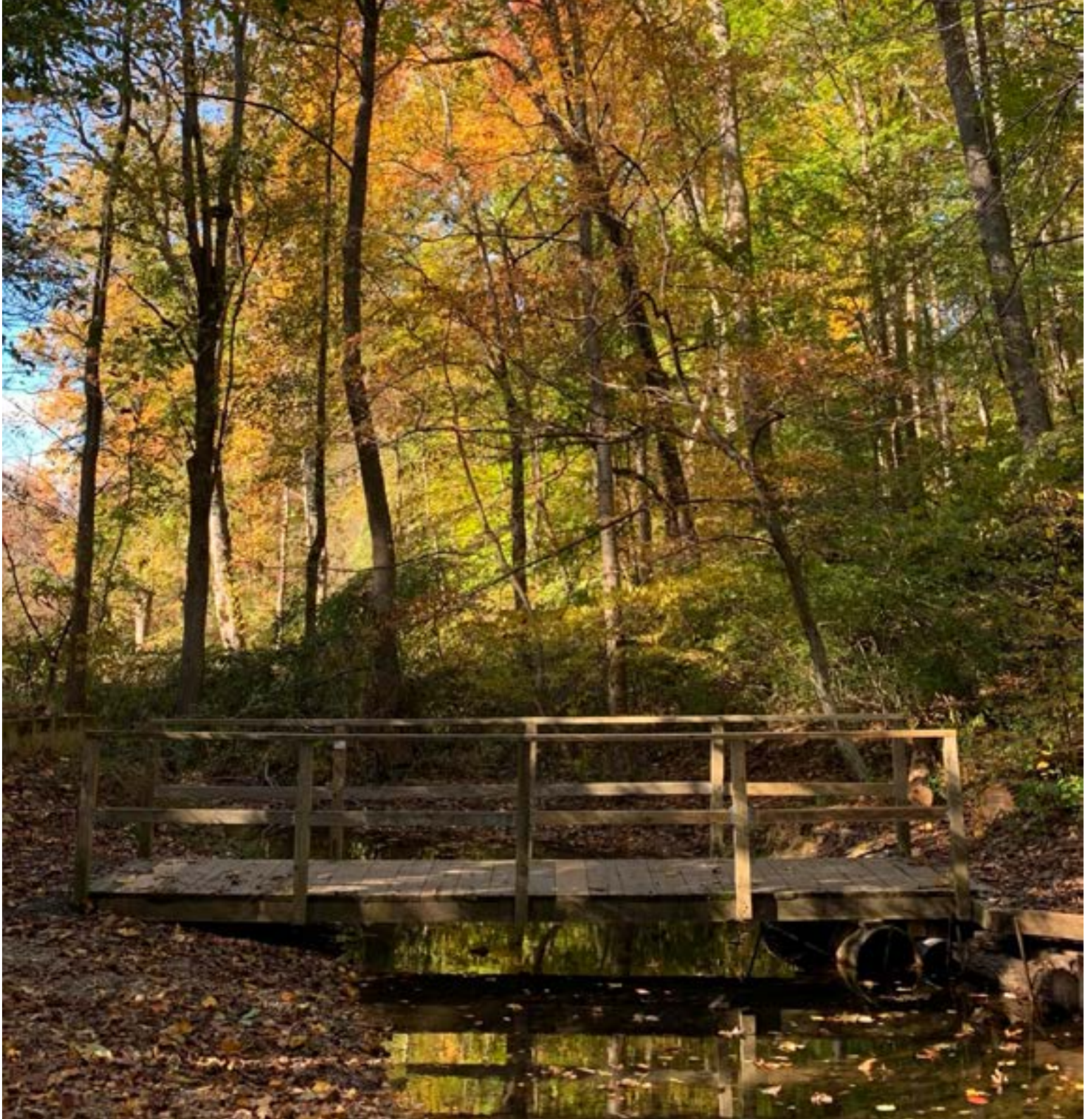


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Appendix A

Malvern Borough Demographic Profile



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Malvern Borough Assessment of Community Demographics

Research and analysis conducted by the Brandywine Conservancy
November 2020

Introduction

Conducted as part of the 2022 Malvern Borough Comprehensive Plan update, this demographic report aims to provide a summary of past, current and projected demographic characteristics for Malvern Borough. An understanding of these demographic characteristics and patterns can help the community plan for future changes in population. Changes in the demographics of a community can impact demands on municipal services, land use, housing and transportation and are important to consider when planning.

This report summarizes available demographics from 2020. At the time of the development of this report, 2020 Decennial Census data was not yet available, so the following data was collected from the 2010 Decennial Census, the 2018 American Community Survey (ACS), an estimate that is compiled by the US Census Bureau at more frequent intervals and estimates of demographic data for 2020 compiled by ESRI's Community Analyst tool, using past census data as well as private demographic sources. While the ACS is generally a reliable source of data, in smaller communities like Malvern Borough, smaller sample sizes can result in slightly larger margins of error. Although portions of the 2020 Decennial Census data has started becoming available, detailed census data has not yet been released for Malvern Borough (as of March 10, 2022).

The following section of this report graphically portrays a variety of demographic trends for Malvern Borough, including comparisons with surrounding municipalities, other Chester County Boroughs and with Chester County as a whole. Reviewers need to keep in mind that graphic portrayals beyond 2010 are based on the ACS estimated data, Delaware Valley Regional Planning Commission (DVRPC) projections, or ESRI Community Analyst estimates and not the result of actual census.

At the end of the following section, a written summary of the data presented in the graphic charts, graphs, and tables is provided. Following that is a list of sources used to prepare this study.

Malvern Borough Data Analysis, Trends, & Forecasts



Overview



Population: 3,469



Area: 1.27 square miles



Households: 1,548

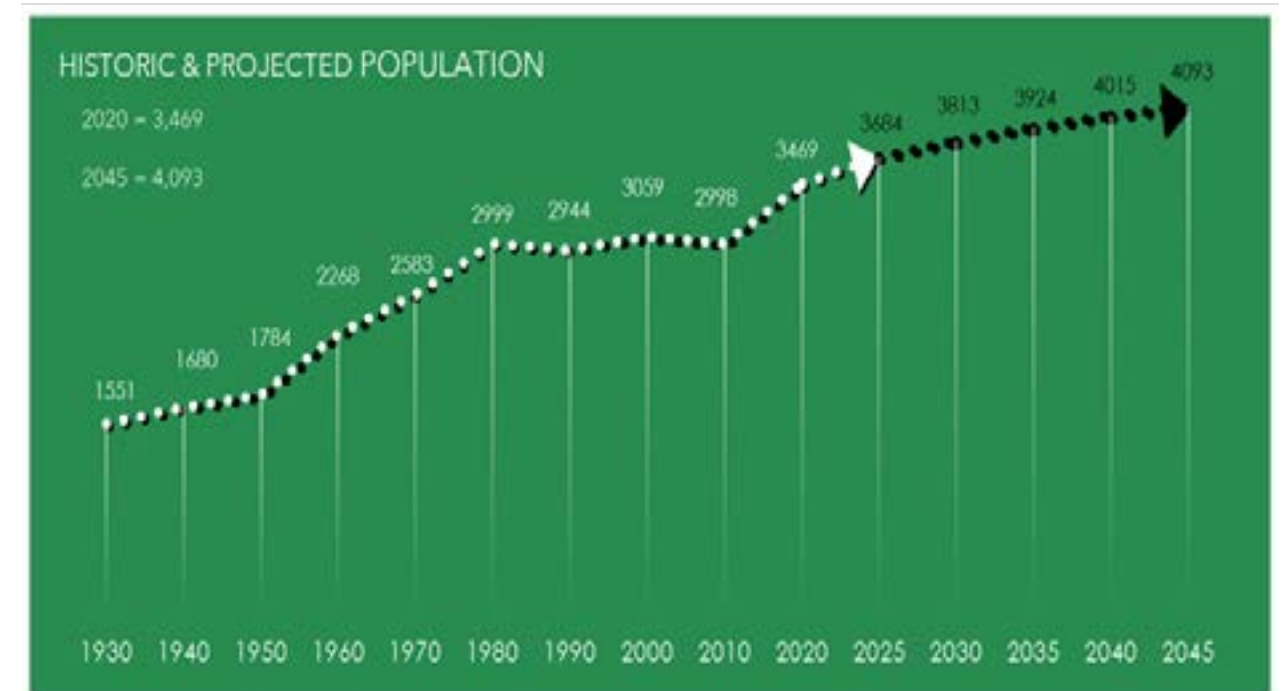


Median Household Income: \$80,571



Population

Projections, 2020 to 2045



Delaware Valley Regional Planning Commission (DVRPC) population projections estimate Malvern Borough may reach a population of 4,093 residents by 2045. DVRPC projects there to be 3,684 residents in the community in 2025. This modest increase in population, 409 persons over a 20-year time period, may be attributed to the developed nature of the Township and the limited amount of new development potential. Estimates suggest that the rate of population change will continue to slow over time, from 6.2 % between 2020 and 2025 to 1.9% between 2040 and 2045.

Population Change, 2010 to 2020

	2010 Total	2020 Total	2010 - 2020	
			# Change	% Change
Malvern Borough	2,996	3,469	473	15.8
East Whiteland Twp	10,665	14,270	3,605	33.8
Willistown Twp	10,495	11,214	719	6.9
Chester County	498,886	534,413	35,527	7.1

Historic Population Trends, 1930 to 2020



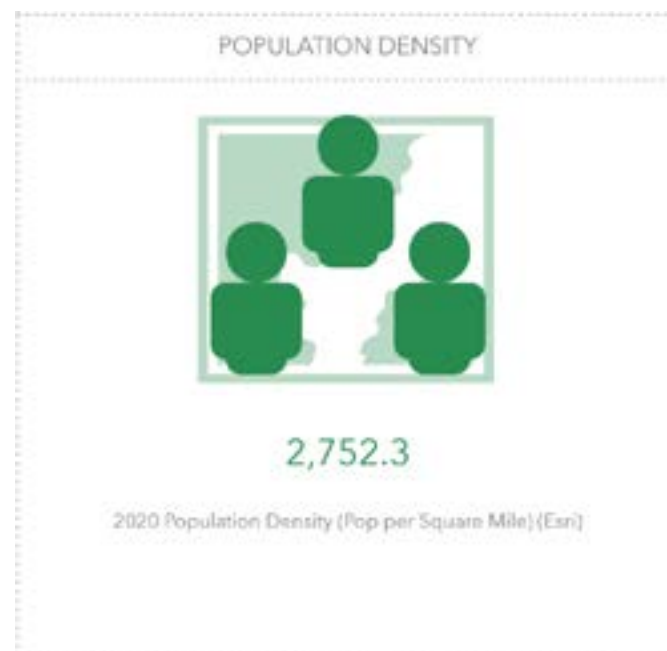


Population Density

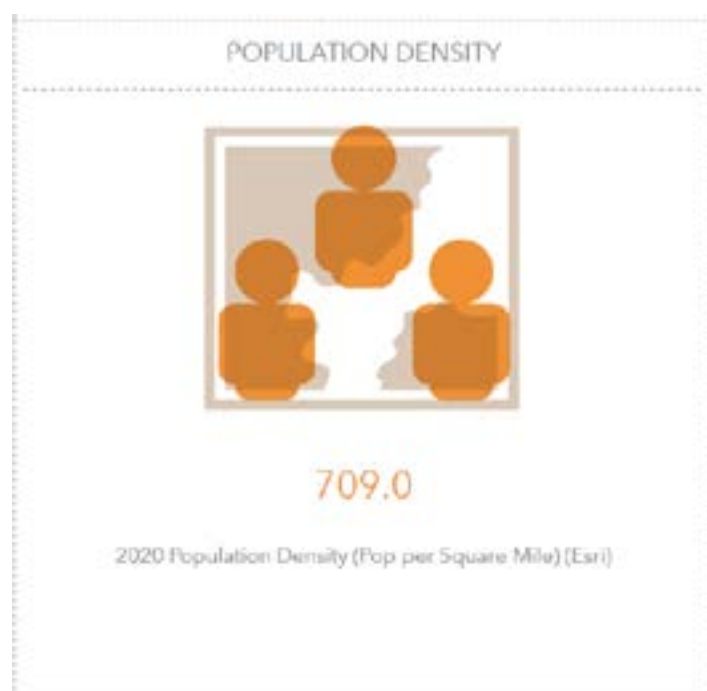
Population Density, Malvern Borough, 2020



As an urban core, Malvern Borough's characteristics are much different than the surrounding townships.



Population Density, Chester County, 2020

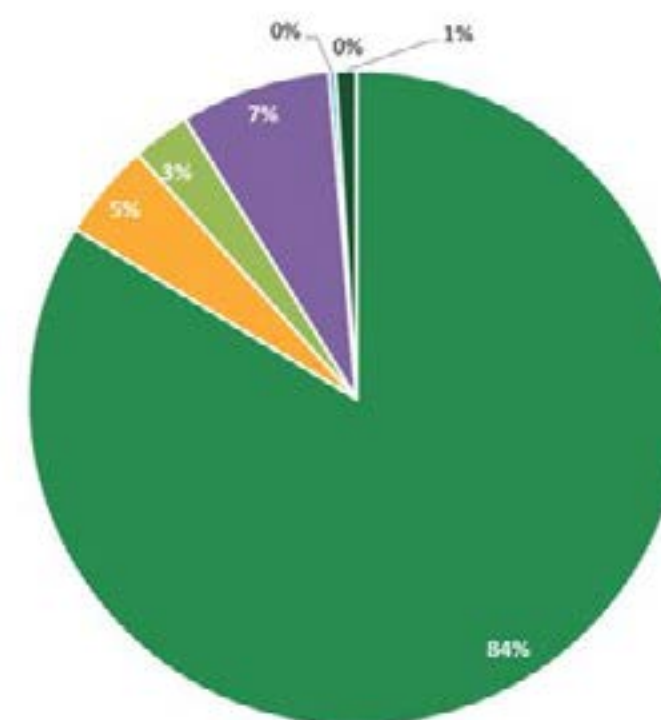


Borough	Density
West Chester	10,836.7
Phoenixville	5,316
Kennett Square	6,151.3



Population Diversity

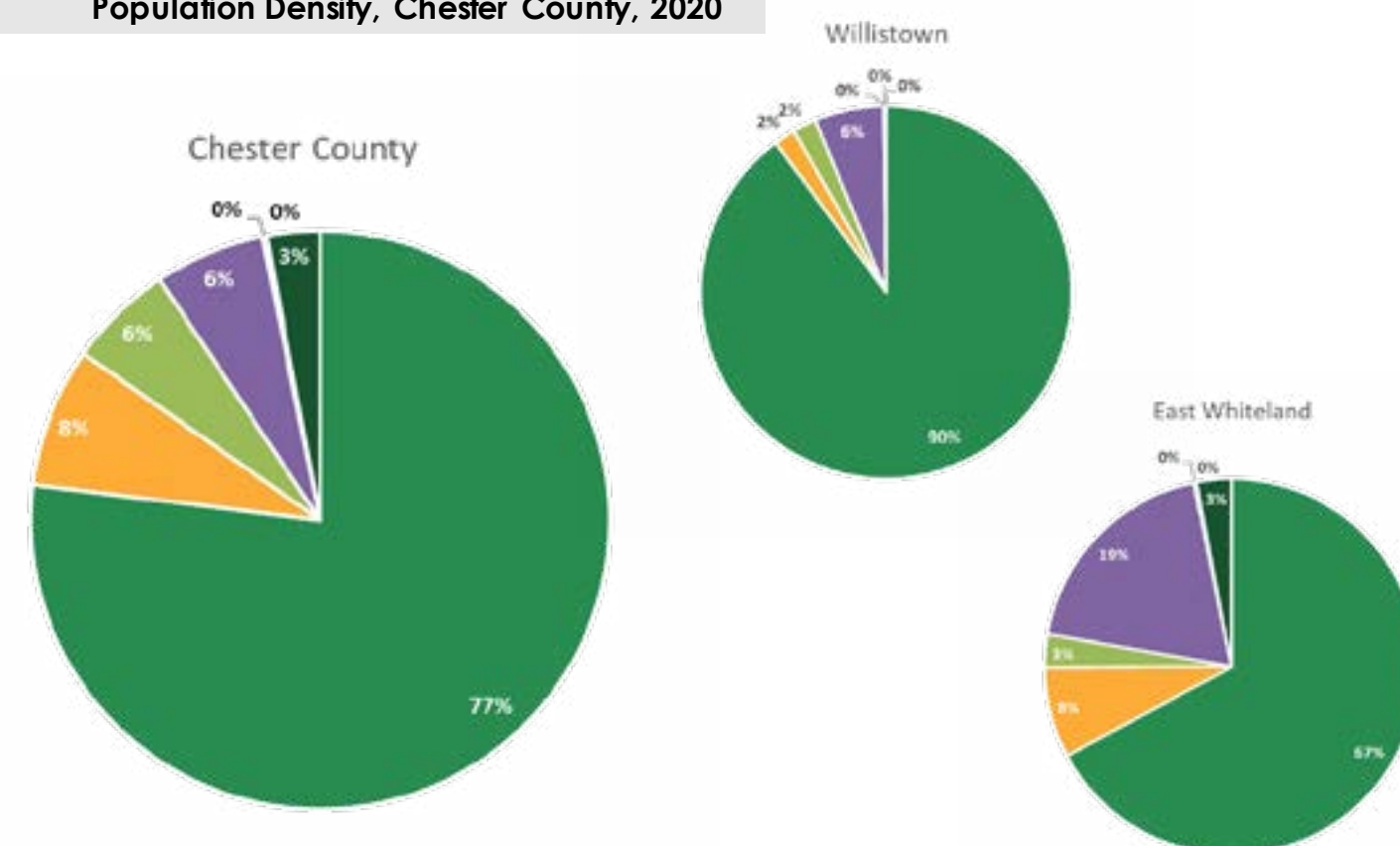
Population Diversity, Malvern Borough, 2020



The population of Malvern borough is predominately white, and similar in composition with Chester County. When compared to neighboring township, East Whiteland appears to be more diverse with only 67% of the population white, while Willistown is less diverse with about 90% of the population identifying as white.



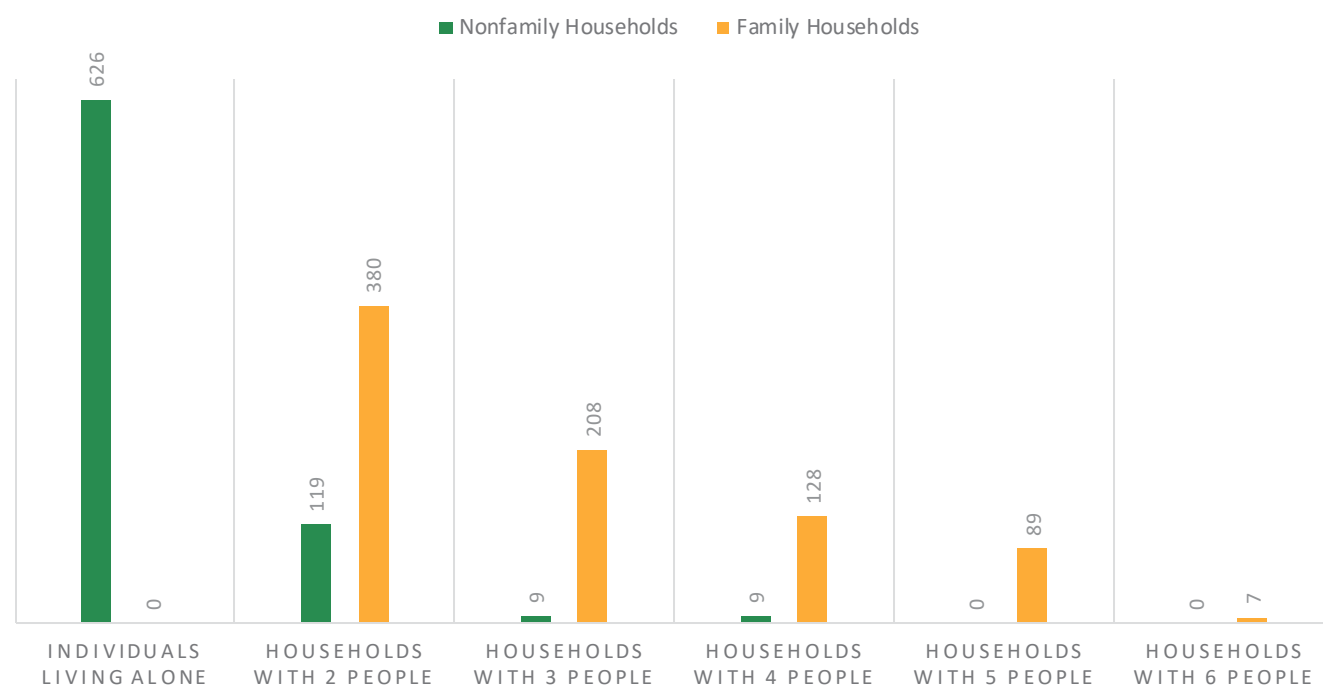
Population Diversity, Chester County, 2020



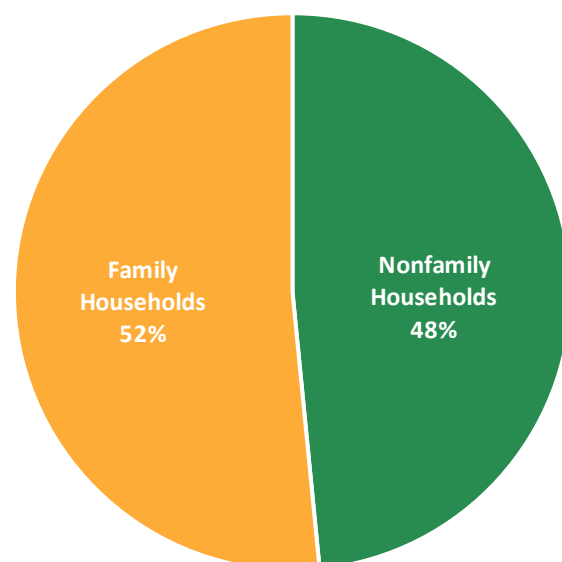


Population & Households

Population per Household, 2000, 2010, 2018



Family vs. Nonfamily Households



Average Household Size



2.23

2020 Average Household Size (Esri)

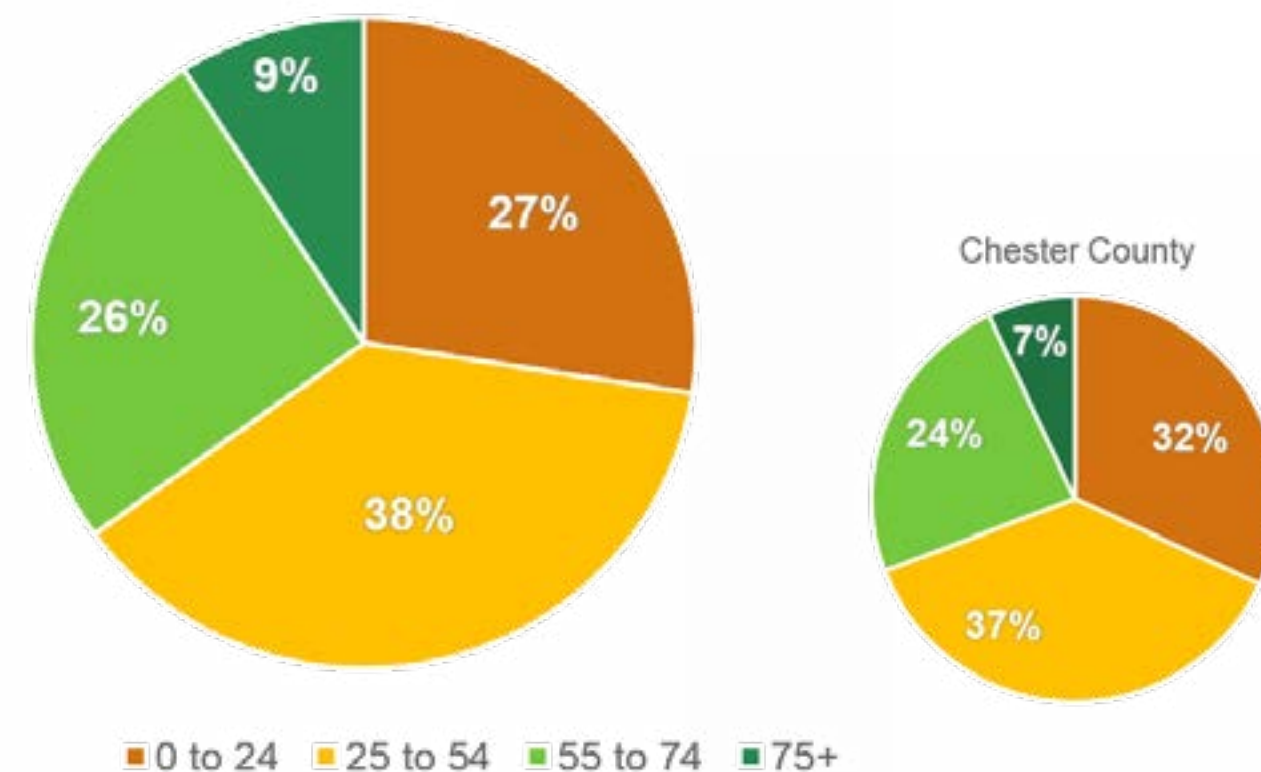
Average Household Size		
Municipality	2010	2020
Malvern Borough	2.22	2.23
East Whiteland Township	2.73	2.8
Willistown Township	2.43	2.41
Chester County	2.65	2.65



Age

Population by Age Group, 2020

Age Break Down



The **median age** in Malvern borough is **43.5**. When looking at age groups, which are divided into groups **children to college aged** (0-24), **economically active** (post college-early retirement, 25 to 54) and **eligible for retirement** (55 to 74 and 75+). These categories are relatively even with a slightly larger portion of the population between 25 to 54. These age distributions are generally consistent with Chester County.

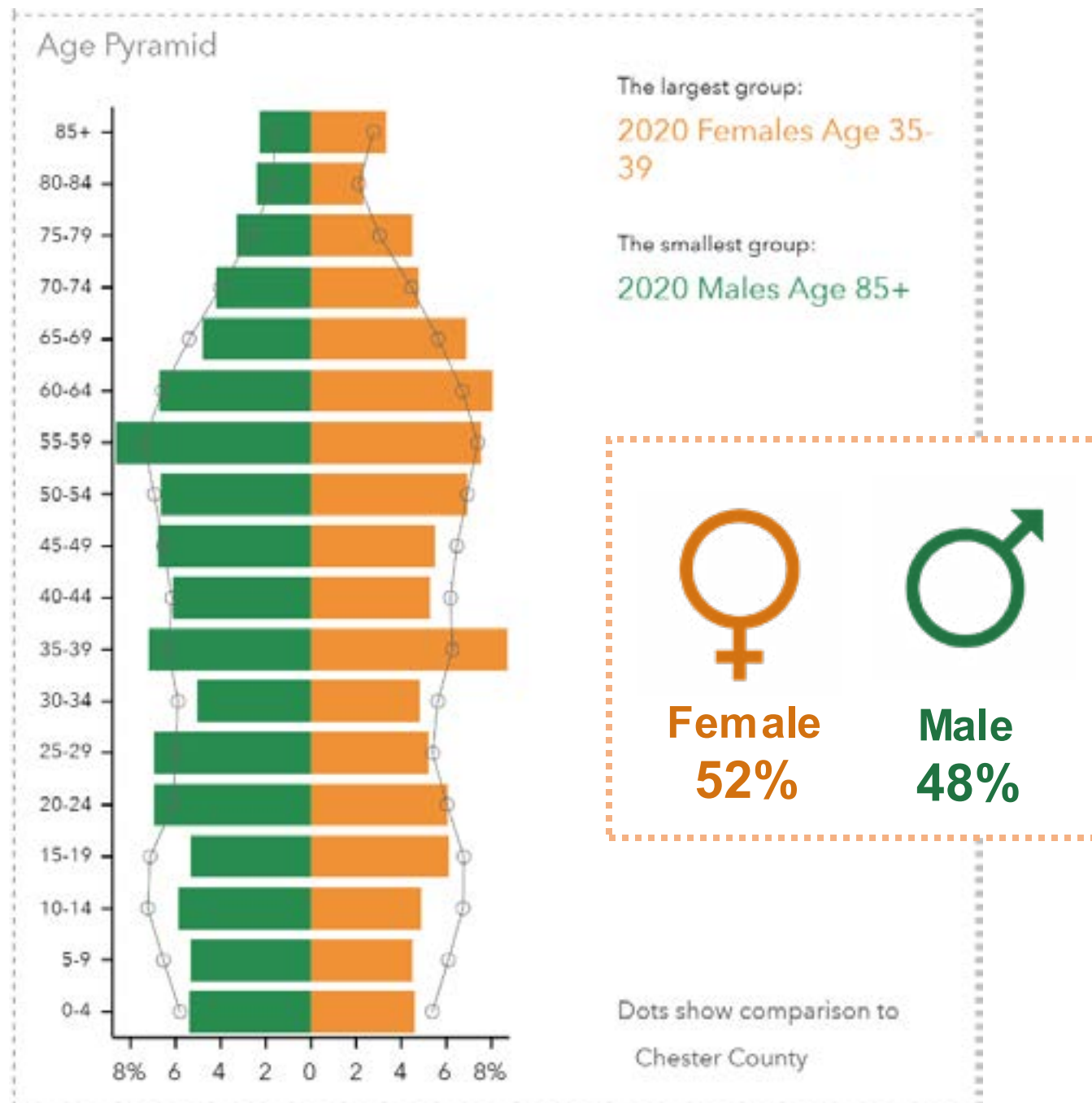
Median Age & Age Groups



Age

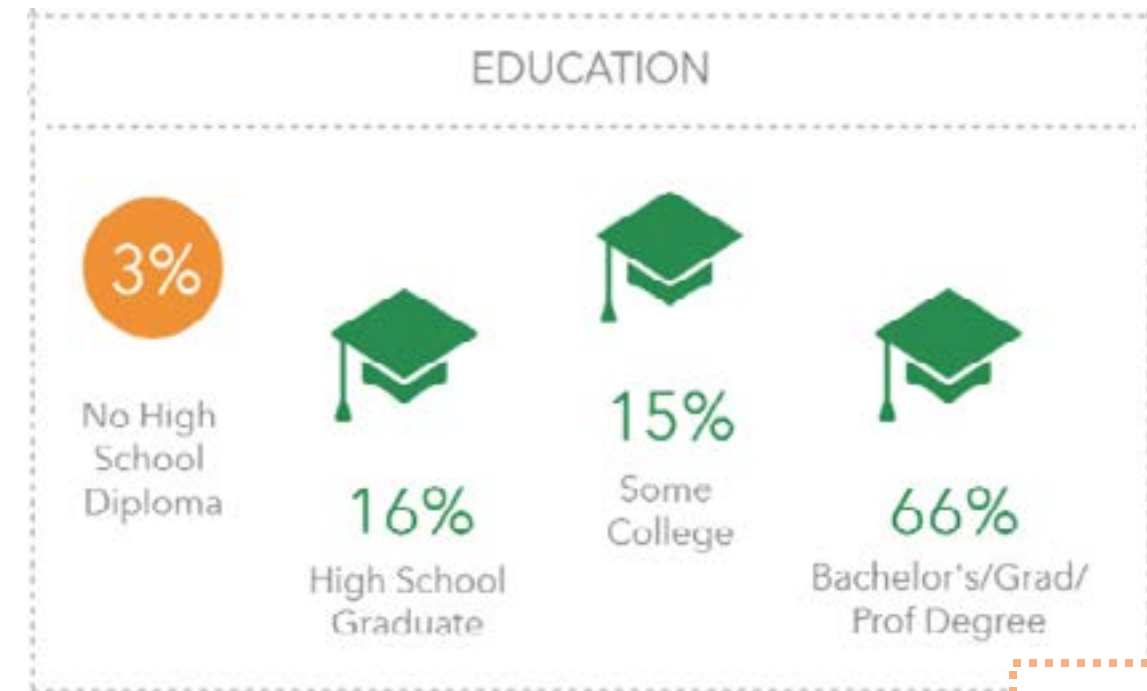
Population by Age & Sex, 2020

This age pyramid shows that there are generally speaking lower birth rates and death rates and high life expectancy. There is a large population that would be considered retirement age 55+. There is also a larger population of older millennials (ages 35-39). This population pyramid is generally consistent with Chester County (gray dotted line) however there are slightly fewer youth (kids-teenagers) compared to the County.



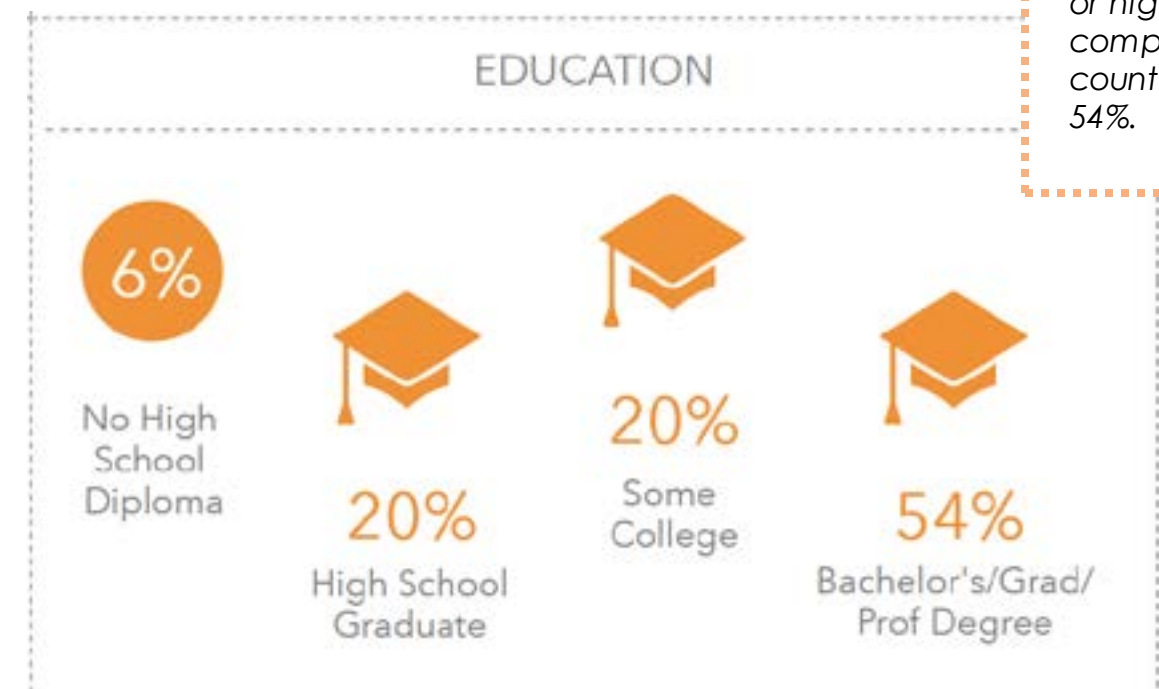
Education

Educational Attainment, Malvern Borough, 2020



Malvern Borough is highly educated with 66% of the population having a bachelors degree or higher, compared to the county average of 54%.

Educational Attainment, County Comparison, 2020

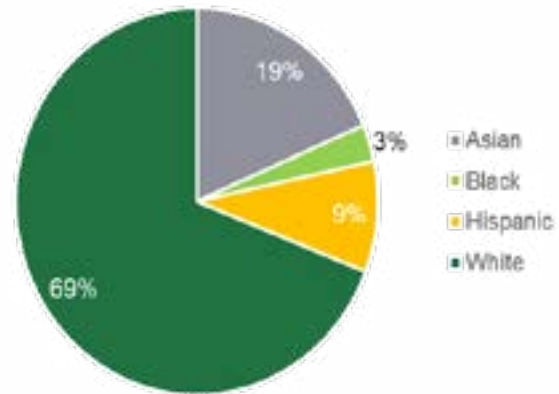




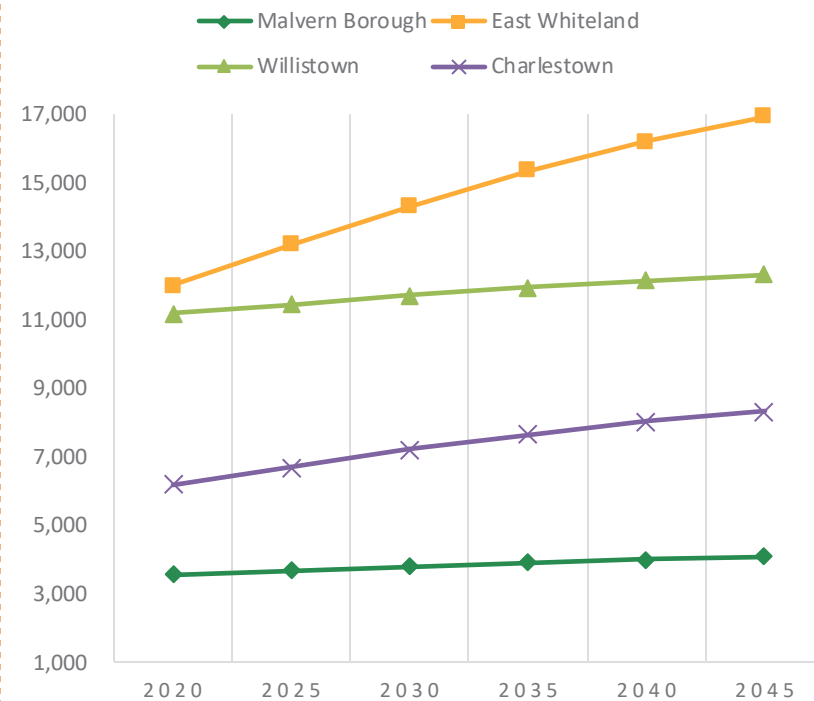
Education



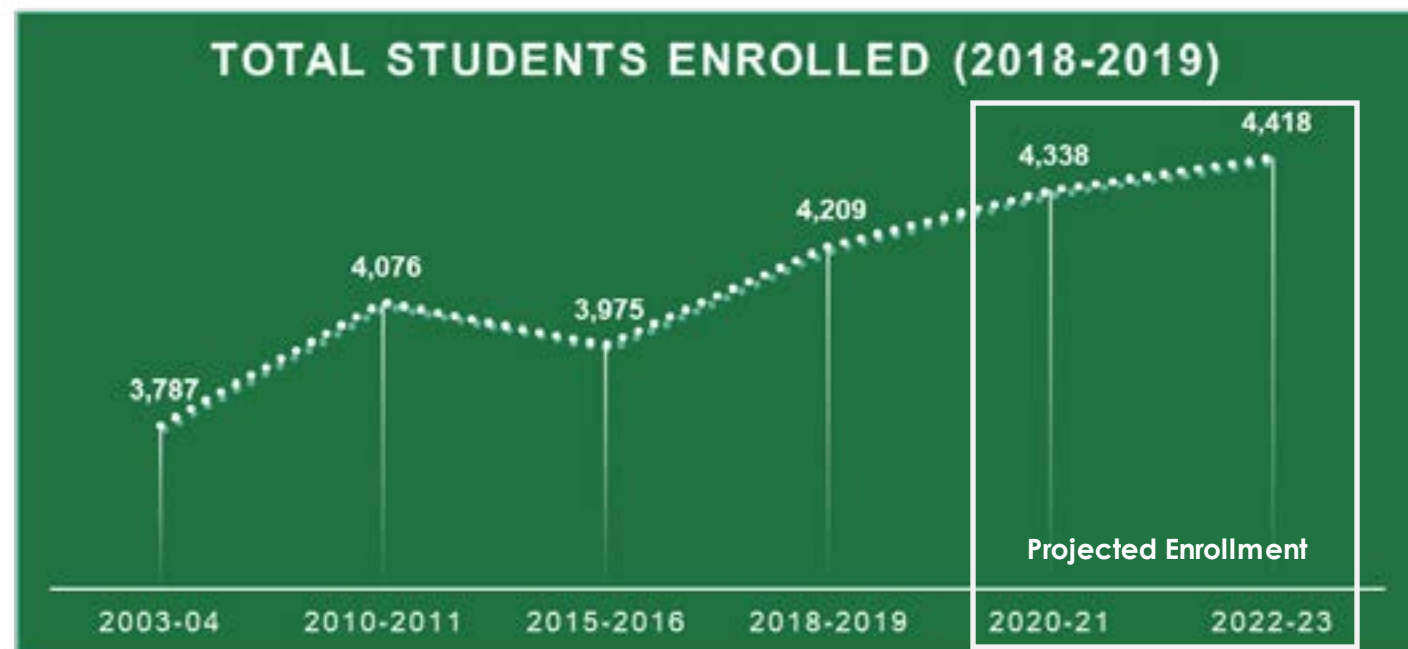
School Diversity



Population Projections

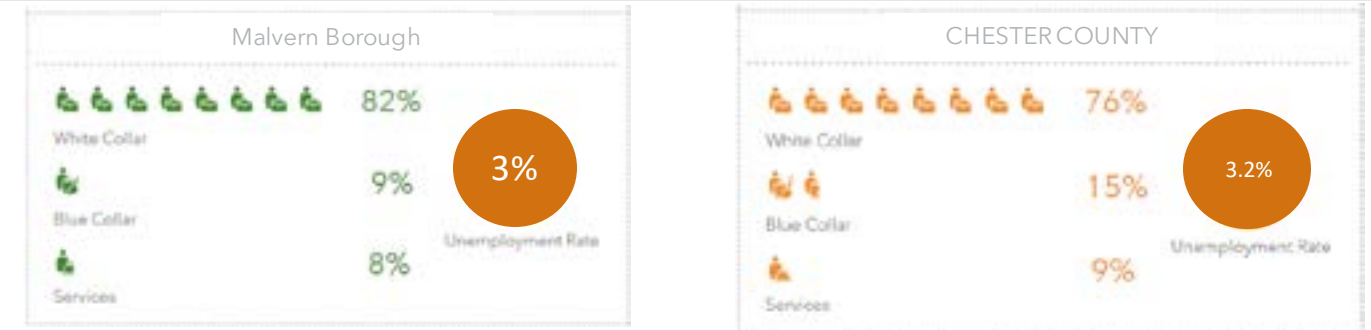


Public School Enrollment, 2020

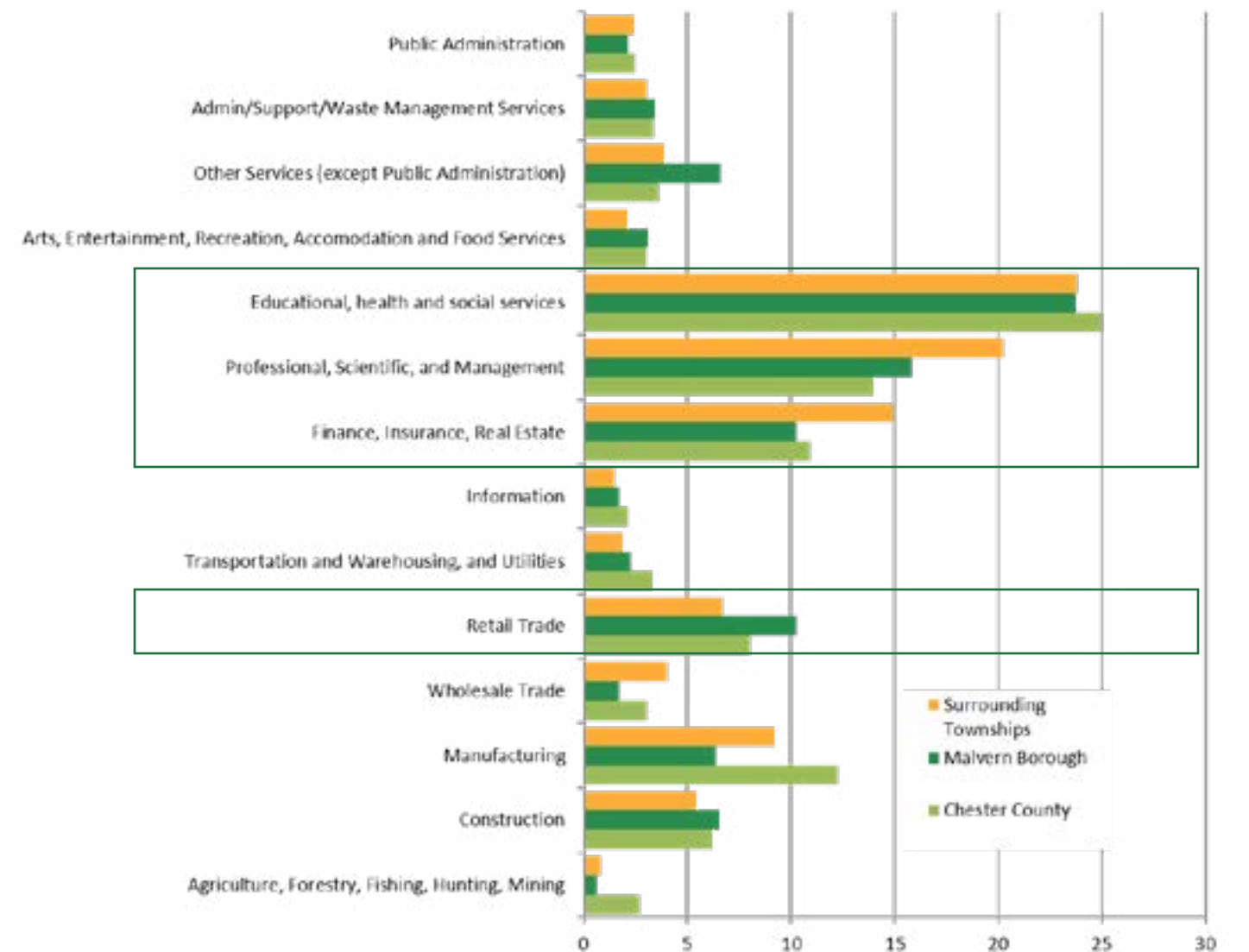


Workforce

Employment 2020



Employment by Industry 2018



Note: "Surrounding municipalities" includes Atglen, Londonderry Township, Parkesburg, West Fallowfield Township, and West Sadsbury Township.



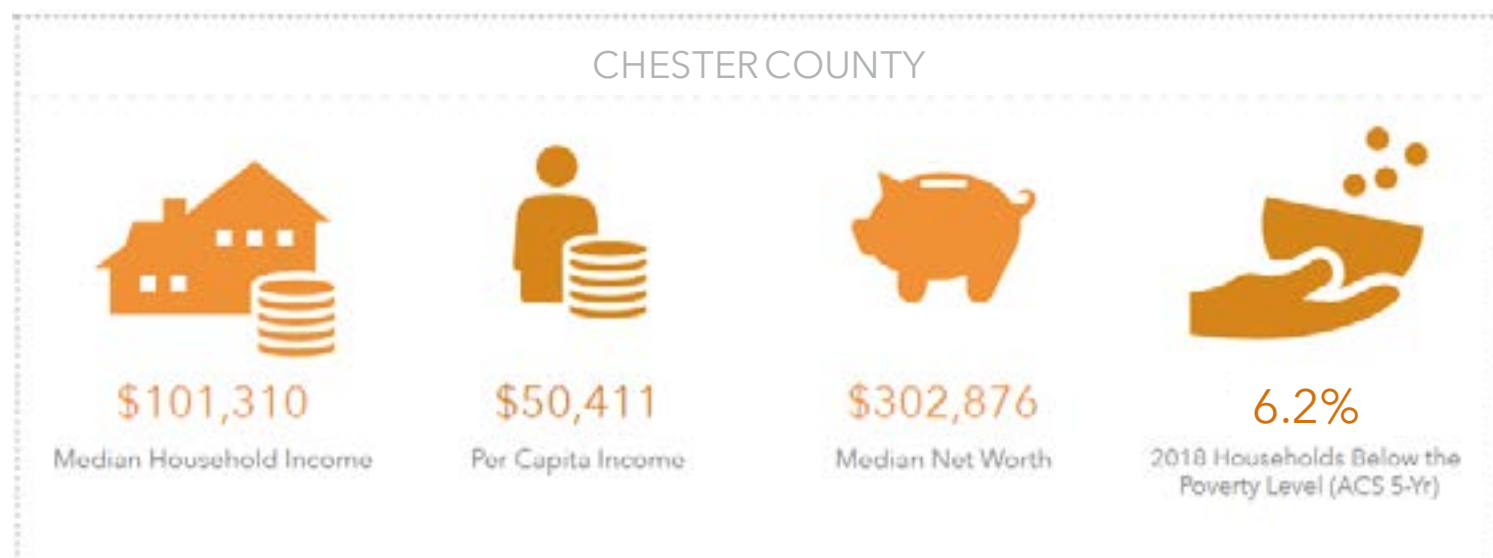
Income

Malvern Borough Income, 2020



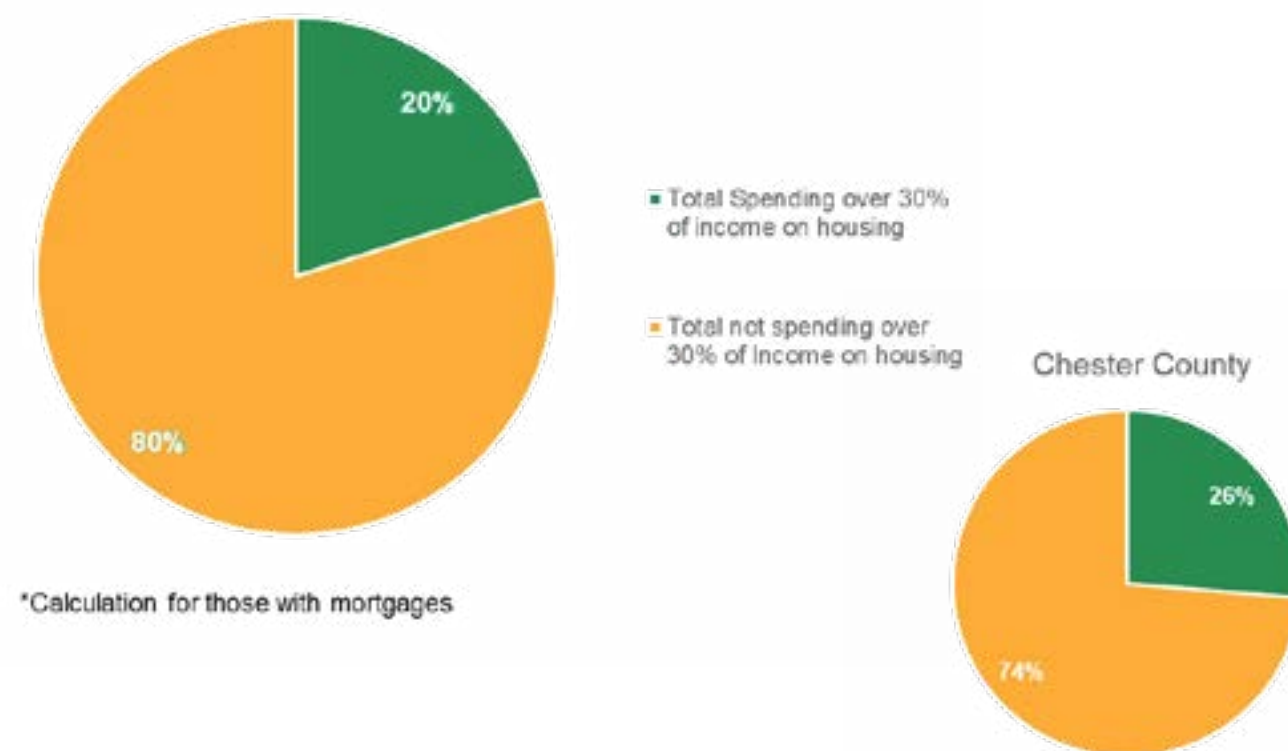
The median household income is lower than Chester County, while the per capita income is about the same as Chester County. The median household income may be lower in the borough if there are more single person households. Based on 2010 census data, about 16% of Malvern's population were living alone, compared to Chester County's 8.4%.

Chester County Income, 2020

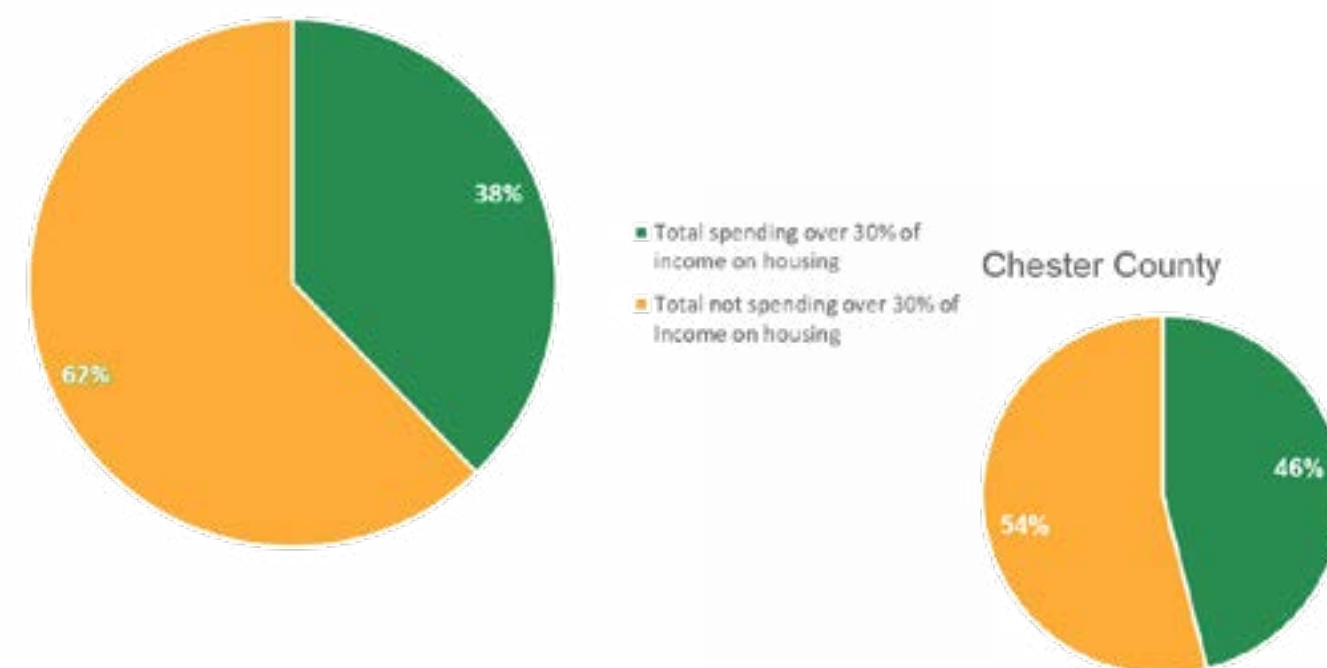


Housing Affordability

Homeowner Housing Affordability, Malvern Borough, 2020



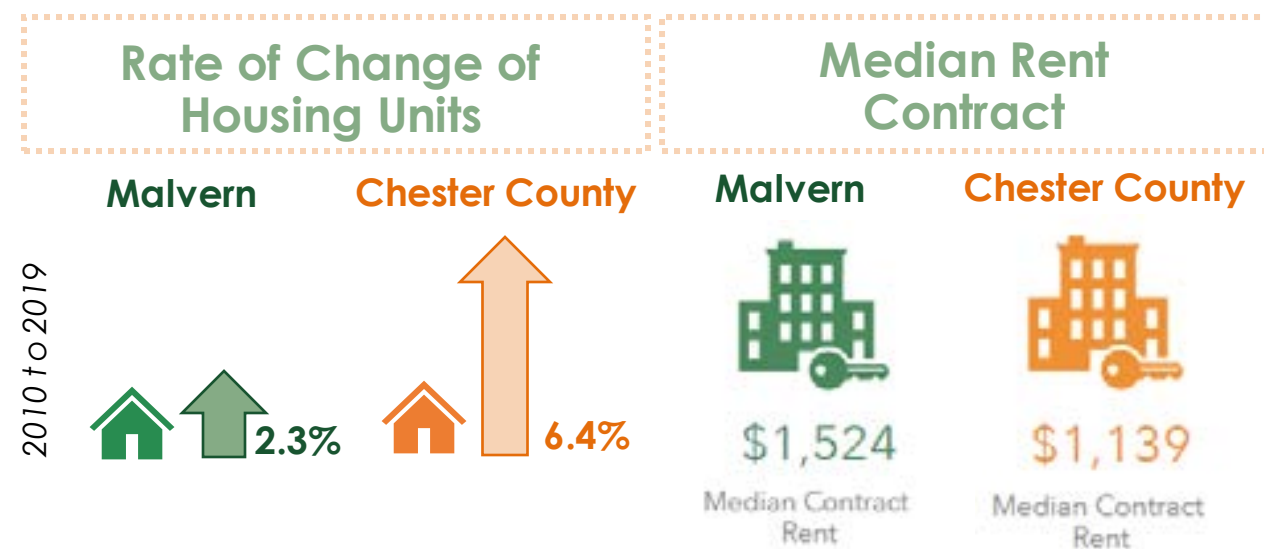
Rental Housing Affordability, Malvern Borough, 2020



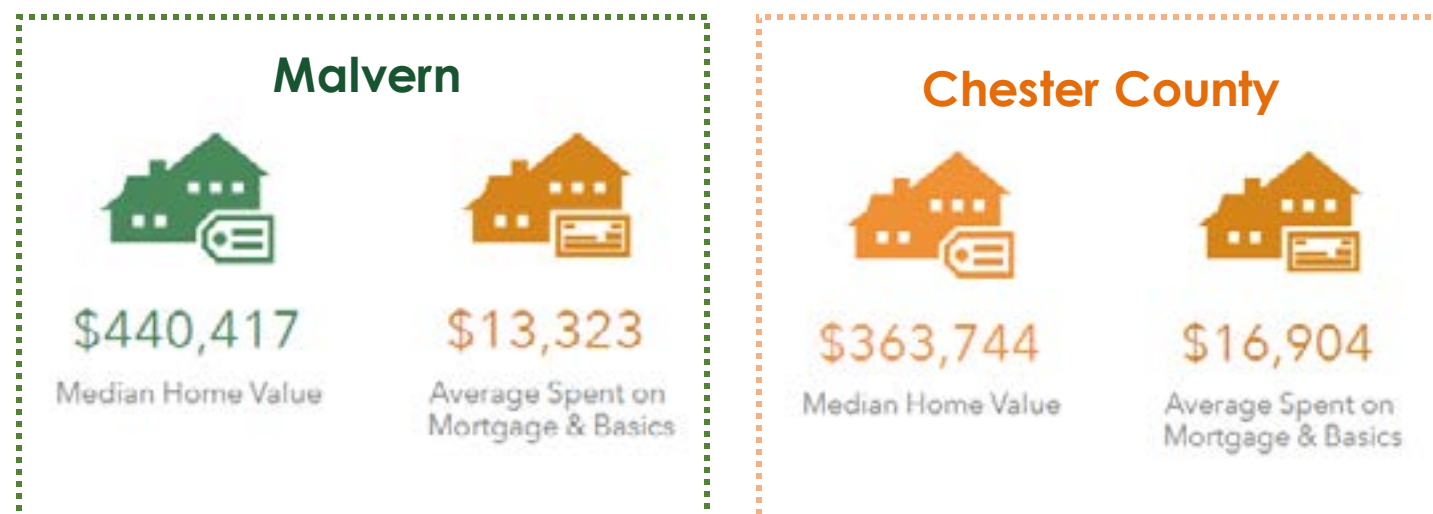


Housing

Malvern Borough saw an increase of **36 total housing units** between 2010 and 2019. In 2019, there were 1,574 housing units in the Township.

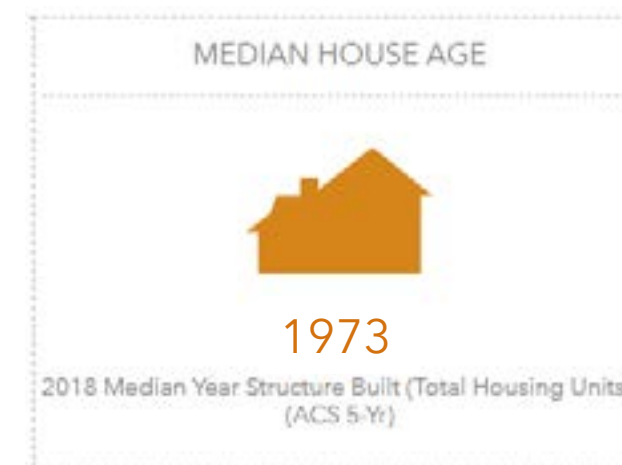
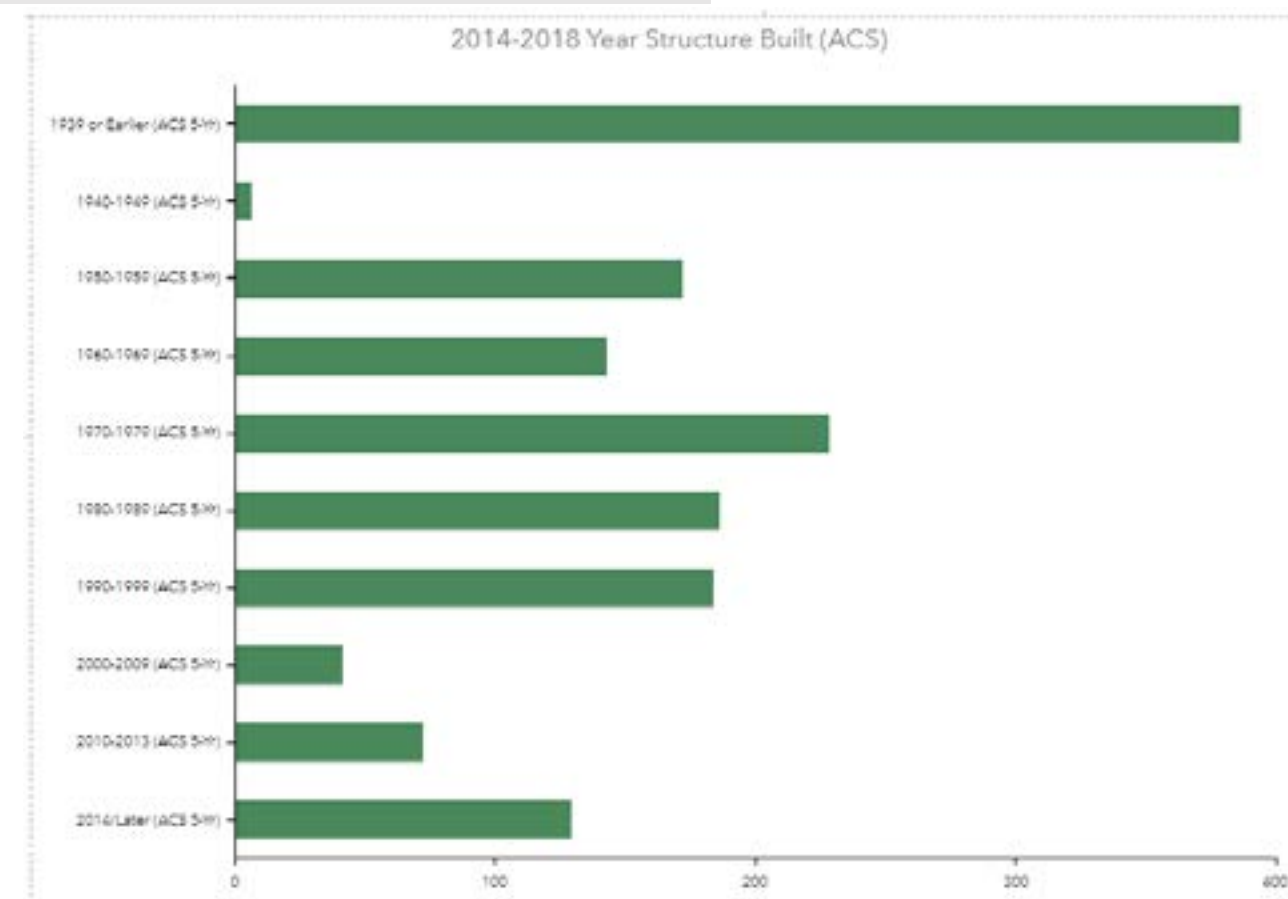


Median Value of Owner-Occupied Housing, 2020



Housing

Age of Housing Stock 2014-2018



The Median house age in Malvern Borough is 1973 however there is a large amount of structure built before 1939.

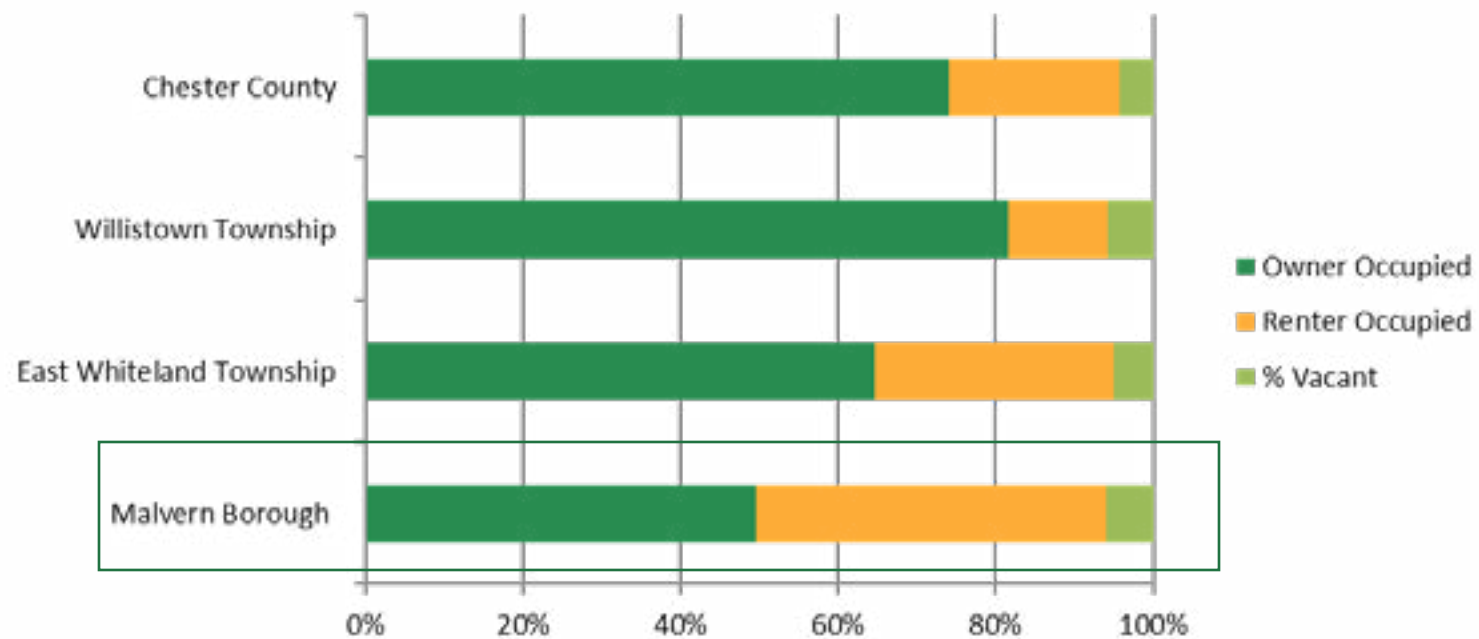


Housing

Housing Unit Characteristics, 2020



Housing Unit Characteristics v. Surrounding Municipalities, 2020



Malvern has almost an equal amount of owner-occupied housing units and renter occupied housing units. Compared with the surrounding municipalities and Chester County, there are more renters in Malvern Borough.

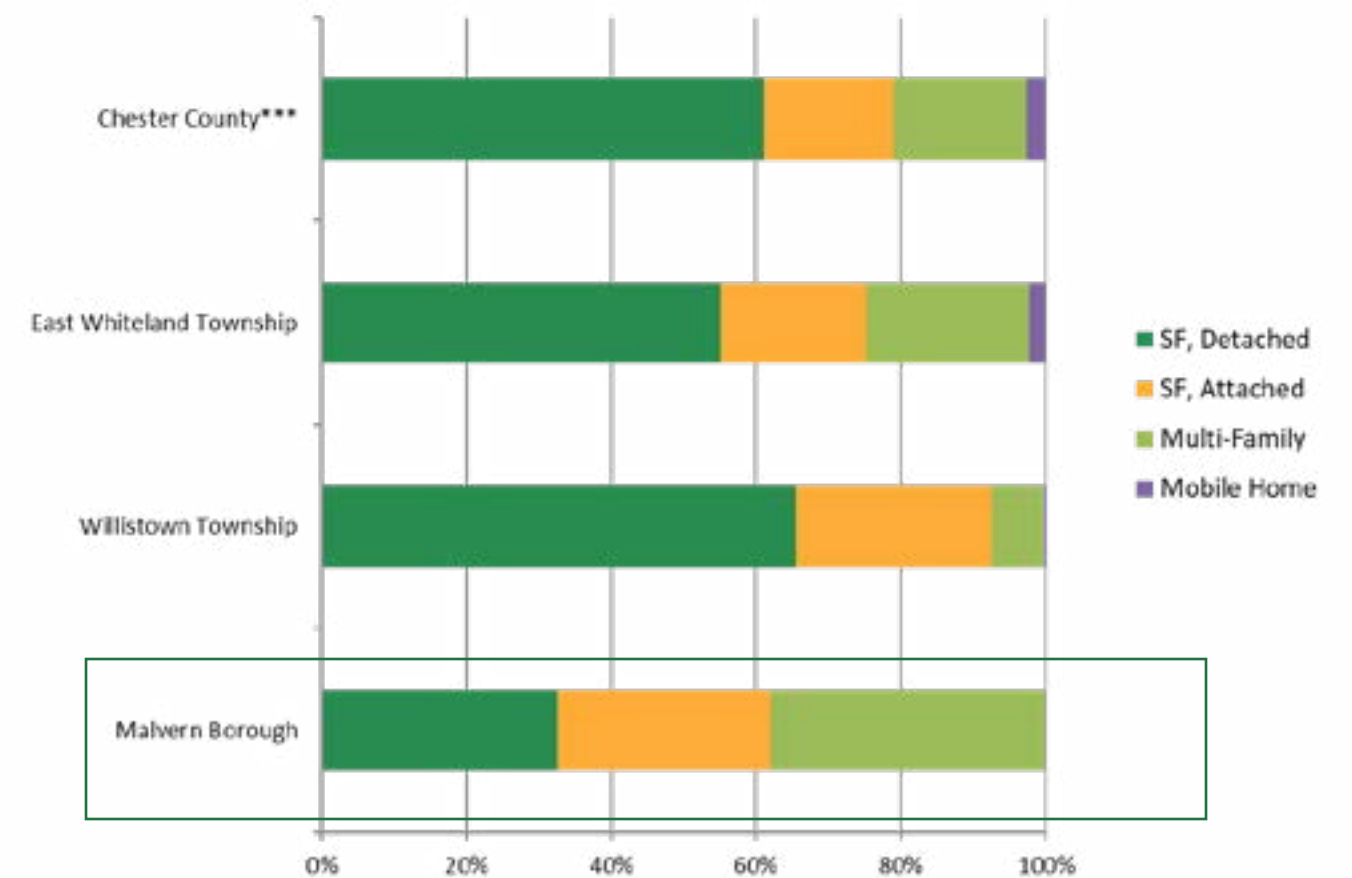


Housing

Housing Unit, 2020



Housing Stock Diversity, 2020



The housing stock in Malvern borough is very diverse, with equal proportions of single family detached, single family attached and multifamily dwellings.

Written Summary of Graphic Data

Malvern Borough's population increased by about 470 people from 2010 to 2020 and is estimated by DVRPC to increase by another 340 people by 2030. Compared with historic population growth in the borough, population growth is beginning to slow and is not expected to grow significantly in the next 20 years.

The Borough's population is largely comprised of older millennials between the ages of 35 to 39 and people approaching retirement between the ages of 55 and 60. Compared with Chester County as a whole, Malvern borough has slightly fewer children and teenagers.

Household sizes in Malvern Borough are slightly smaller than the surrounding communities and Chester County. The composition of households found in Malvern borough is split relatively evenly between families and nonfamily households. Of those nonfamily households, about 82% were comprised of individuals living alone, which contributes to the lower average household sizes.

Housing in Malvern Borough is slightly more affordable when compared to Chester County and there is an even ratio of homeowners to renters. The housing stock is also very diverse with an even distribution of single family detach, single family attached and multifamily dwellings. This housing diversity may contribute to the housing affordability, providing a mix of housing types and sizes.

Educational attainment rates in Malvern Borough indicate a highly educated citizenry with about 66% of residents having a bachelors degree or greater.

Much like the surrounding municipalities and Chester County as a whole, a large portion of Malvern residents work in education/ health or social services fields, followed by professional/ scientific and management. Finance/ Insurance and real estate is tied with retail trade for the third highest industry of residents in Malvern.

The median household income in Malvern Borough is lower than Chester County, however the per capita income is consistent with Chester County. This discrepancy may be explained by the larger percentage of single person households in the borough.

Data Sources

Data sources used in this report include the following:

1. *ESRI CommunityAnalyst **
2. *US Census and American Community Survey*
3. *Great Valley School District Enrollment Statistics*
4. *Delaware Valley Regional Planning Commission (DVRPC), 2016 Population Projections*
5. *Brandywine Conservancy GIS, 2020*

**ESRI, the leader of Geographic information system (GIS) software and has developed a tool that combines GIS capabilities with Demographic information called Community Analyst. This tool uses US Census data layered with American Community Survey information as well as private demographic sources to provide more up to date demographic estimates for a location.*

Appendix B
Malvern Urban Center Revitalization Plan
Checklist

Urban Center Revitalization Plan Checklist

The Malvern Borough Comprehensive Plan update also represents an update to the previously adopted 2009 Urban Center Revitalization Plan. A full overview of the planning process can be found in Chapter 1 of the Comprehensive Plan. The Checklist provided below focuses on recommendations that enhance future economic growth, provide redevelopment and reinvestment opportunities, and enhance community facilities.

Economic Development

Inventory

See: Chapter 3, pages 20-22 and Future Land Use Chapter 2, pages 13-15.

Economic and demographic data available in Appendix A.

Policy

FLU Goal 4, page 18: Ensure the continued economic and social vitality of the King Street corridor as the Borough’s central business district.

Econ Goal 1, page 23: Promote a healthy and diverse commercial economy that supports a stable tax base.

Econ Goal 2, page 24. Reinforce the identity and vitality of King Street as a thriving main street and community center.

Recommendations

Found on pages 17-18, and 23-25:

FLU Strategy 4-1: The Borough should identify and study vacant, underutilized and developed parcels along King Street that have the potential to redevelop over the next 10 to 20 years.

Econ Strategy 1-1: Review the zoning ordinance to ensure that standards reflect the current vision for the downtown and evolving trends in commercial districts.

Econ Strategy 1-2: Continue to support and coordinate with the MBPA.

Econ Strategy 1-3: Monitor the occupancy of the Malvern Business Park and if needed, consider small scale redevelopment.

Econ Strategy 1-4: Monitor emerging opportunities for redevelopment along King Street, including but not limited to the Malvern Shopping Center.

Econ Strategy 1-1: Explore and strongly consider hiring a Main Street Manager.

Econ Strategy 1-2: Address vacancies and focus on business recruitment along King Street.

Econ Strategy 1-3: Consider a cohesive and comprehensive marketing plan for the Borough and the downtown.

Econ Strategy 1-4: Continue to work with the MBPA, the Chester County Economic Development Council (CCEDC), the Chester County Chamber of Business & Industry and Great Valley Regional Chamber of Commerce on opportunities to network, market, and grow Malvern Borough’s economic development opportunities.

Housing

Inventory

See Chapter 3, pages 26-28.

More demographic data available in Appendix A.

Policy

FLU Goal 3. Page 17: Expand residential housing opportunities and price points so Malvern Borough can be a place for everyone.

Hsg Goal 1, page 28: Support and enhance healthy, safe, sustainable, and diverse housing options and vibrant neighborhoods for residents of all ages and income levels.

Recommendations

Found on pages 17-18, and 28-29:

FLU Strategy 3-1: Amend the Zoning Ordinance to permit accessory dwelling units (ADUs) on existing lots with single-family residential dwellings.

FLU Strategy 3-3: If and when the Light Industrial District is no longer attracting and maintaining suitable tenants/businesses, evaluate and amend where appropriate the district to permit the establishment of multi-family residential housing.

FLU Strategy 3-4: Evaluate and amend where appropriate the C1, C2, C3, and C4 Districts to encourage the development of live/work uses and mixed-use buildings which utilize upper floors for living quarters.

Hsg Strategy 1-4: Encourage the maintenance of existing housing types by supporting rehabilitation and investment.

Hsg Strategy 1-6: Consider addressing short-term rentals in the borough Ordinances.

Hsg Strategy 1-7: Participate in the County’s A+ Homes initiative and consider amending the zoning ordinance to incorporate affordable housing incentives or mandate.

Infrastructure and Public Services

Inventory

See Chapter 6, pages 50-53; and Community Facilities, Chapter 7, pages 57-61.

Policy

Parks and Rec Goal 1, page 53: Provide a variety of exemplary park and recreation facilities and programming so residents of any age and ability may enjoy nature, be active, and engage with the community.

Parks and Rec Goal 2, page 54: Increase opportunities for non-vehicular connectivity within the Borough to its Parks and municipal amenities and facilities.

Parks and Rec Goal 3, page 54: Develop lasting and cooperative partnerships that will support the implementation of a greenway network along the southern border of the municipality,

Comm Fac Goal 1, page 61: Provide cost-effective, efficient, and dependable community facilities and services that support a high quality of life, now and in the future.

Recommendations

Found on pages 53-54, and 61-62:

Strategy 1-1: Regularly evaluate Borough staffing and consultant needs

Strategy 1-2: Evaluate the feasibility of hiring or contracting with a grants coordinator to competitively position the Borough for receiving County, State and Federal grants that may help implement recommendations contained in this plan.

Strategy 1-3: Ensure the Borough’s Capital Improvement Plan (CIP) reflects this plans vision and goals.

Strategy 1-4: Continue to encourage civic involvement in local government and municipal Boards and Commissions.

Strategy 1-5: Evaluate existing public and private spaces that may offer opportunities as spaces where residents can seek refuge from extended periods of extreme heat.

Strategy 1-7: Continue to provide pertinent and timely educational and informative materials to Borough residents via social media outlets, the Borough newsletter, and the Borough’s website.

Strategy 1-8 Continue to support the operations and assist, where necessary, the strategic planning of the Malvern Fire Company as they implement the recommendations of the 2020 Chester County Fire and Emergency Medical Services Strategic Planning Study.

Strategy 1-9 Continue to coordinate land use planning in the Borough with sewage facility capacity.

Strategy 1-10 Identify and map critical stormwater issues within the Borough and seek solutions and funding to reduce stormwater and minimize or mitigate its impact on municipal facilities and the natural environment.

Strategy 1-11: Evaluate opportunities for the implementation of green stormwater infrastructure, improving energy efficiency, decreasing the consumption of fossil fuels, and reducing impervious surfaces.

Strategy 1-12: Ensure continued implementation of relevant items from the Valley Creek and Crum Creek watershed stormwater management plans.

Strategy 1-14 Periodically review the Borough’s solid waste ordinance and program to ensure alignment with best practices for recycling.

Strategy 1-15 Consider partnering with neighboring municipalities to evaluate options for providing a regular yard waste pick-up/composting facility.

Strategy 1-16 Work with Malvern Public Library to assess their facility needs and evaluate options for achieving those needs.

Transportation

Inventory

See Chapter 8, pages 64-65.

Policy

Trans Goal 1, page 65: Provide a safe and efficient multimodal transportation network that supports the movement of people and goods and reflects the character of Malvern Borough.

Trans Goal 2, page 67: Improve safety and operations at key intersections.

Trans Goal 3, page 68: Support safe conditions by reducing vehicle speeds and cut-through traffic (including cut through truck traffic) on local roadways.

Trans Goal 4, page 68: Expand and upgrade infrastructure and connections for walking, biking, and transit usage within Malvern Borough.

Trans Goal 5, page 69: Ensure Malvern Borough ordinances and policies for transportation infrastructure are aligned with the municipality’s goals and applicable standards.

Recommendations

Found on pages 65-69:

- Strategy 1-1: Maintain and update Malvern Borough’s capital improvement plan for municipal-owned roadways.
- Strategy 1-2: Continue to evaluate options to increase funds for roadway maintenance, including repaving, restriping, stormwater improvements, safety enhancements, and winter maintenance.
- Strategy 1-3: Coordinate with PennDOT and other agencies, as appropriate, regarding maintenance of non-municipal roadways/facilities to ensure that maintenance issues are addressed in a manner consistent with Malvern Borough’s vision and goals.
- Strategy 1-4: Advance the various recommendations in Action Plan of the Malvern Borough Multimodal Transportation Study.
- Strategy 1-5: Evaluate the siting of Electrical Vehicle (EV) charging stations with the Borough, including on Borough property, and ensure Borough ordinances promote and permit their installation at appropriate locations.
- Strategy 2-1: Submit priority transportation projects to the Chester County Planning Commission for inclusion on the Transportation Improvement Inventory (TII) and the Urban Center Improvement Inventory (UCII), as well as the Chester County Community Development’s Community Revitalization Program (CRP).
- Strategy 2-2: Complete engineering for key priority projects, seek agency approvals, as necessary.
- Strategy 2-3 Evaluate grant funding opportunities such as the Chester County Vision Partnership Program (VPP) and the Delaware Regional Planning Commission's Transportation and Community Development Initiative (TCDI) for future projects.
- Strategy 2-4: Coordinate with PennDOT and Willistown Township, monitor opportunities, and evaluate options to provide safety and capacity improvements at the constrained Paoli Pike and South Warren Avenue intersection.
- Strategy 3-1: Develop and establish a traffic calming policy and procedures that outlines how requests for traffic calming measures are reviewed, evaluated, and recommended for implementation.
- Strategy 3-2: Consider a focus on speed enforcement along key traffic corridors.
- Strategy 3-3: Coordinate with surrounding municipalities, Chester County, the Delaware Valley Regional Planning Commission (DVRPC), and PennDOT to address regional transportation issues and goods

movement particularly related to critical corridors surrounding the Borough or corridors that cross municipal borders.

- Strategy 4-1: Continue to support and advance completion of the Patriot’s Path project in order to provide multimodal connections to the region’s Chester Valley Trail.
- Strategy 4-2: Develop strategies to improve comfort levels for high (stress levels 3 and 4) Level of Traffic Stress (LTS) routes for bicycles.
- Strategy 4-3: Revisit, and update annually, the walkability study and sidewalk inventory developed in 2015 by the Planning Commission.
- Strategy 4-4: Work with neighboring municipalities to develop a regional bicycle and pedestrian plan focused on connecting residents and their neighborhoods to regional recreational and commercial centers.
- Strategy 4-5: Coordinate with neighboring municipalities to establish a bicycle map that identifies appropriate routes for bicyclists of varying skill/comfort levels.
- Strategy 4-6: Ensure sidewalk maintenance along existing facilities through municipal code enforcement.
- Strategy 4-7: Provide adequate amenities throughout the Borough, particularly in the downtown area, for pedestrians (i.e., signage, benches, trash cans, shade trees, planters, public restrooms, etc.) Provide upgraded bus shelters at existing bus stops where feasible.
- Strategy 4-8: Provide upgraded bus shelters at existing bus stops where feasible.
- Strategy 4-9: Collaborate with SEPTA and the local business community to ensure that existing parking supply is adequate, effective and meeting parking demands at the train station and downtown.
- Strategy 5-1: Review and update the Malvern Borough Zoning Ordinance, Subdivision and Land Development Ordinance, and other policies related to the planning and design of roadways, sidewalks, and trails. Provide consistent terminology.
- Strategy 5-2: Codify traffic impact study requirements within the Malvern Borough Subdivision and Land Development Ordinance that require new development or redevelopment to evaluate the project impacts to the multimodal transportation network.

Appendix C

Urban Center Revitalization Plan Capital Improvements Inventory

Malvern Borough Upcoming Capital Improvement Projects
2022 - 2026

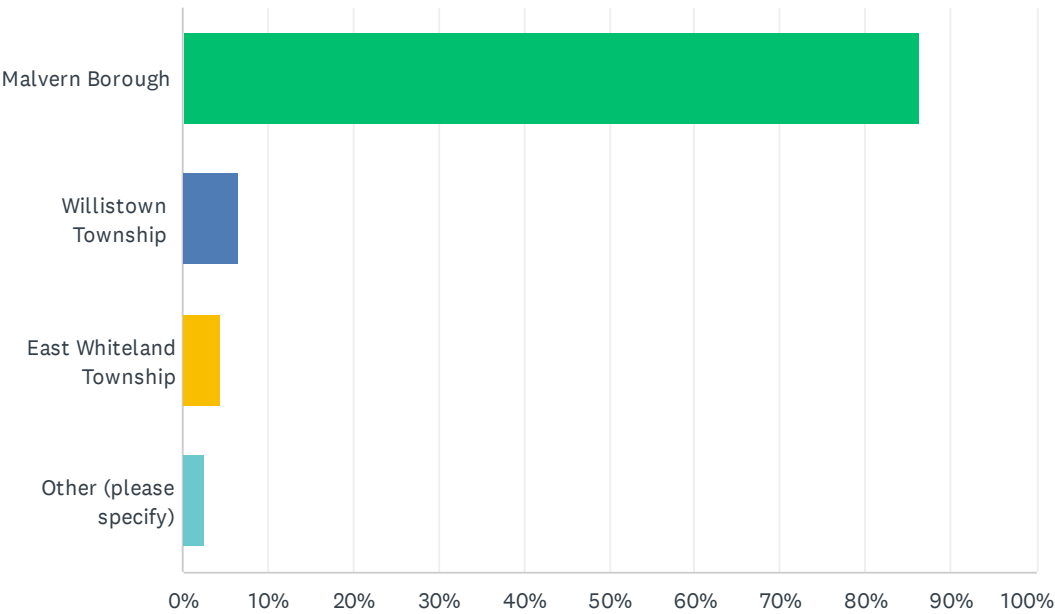
<i>Sewer</i>		<i>Notes & Grant Funding</i>	
Upgrades to Pump Station #1	\$	35,000	
Inflow & Infiltration Evaluation & Repair	\$	375,000	
Repair Sewer Mains	\$	51,000	
<i>Buildings and Vehicles</i>		<i>Total</i>	<i>Notes & Grant Funding</i>
Municipal Building Renovations (Maintenance & Repairs)	\$	200,000	
Municipal Building Fencing & Lighting for Security Purposes	\$	50,000	
Energy Efficiency & Air Quality Improvements	\$	40,000	
<i>Roads and Bridges</i>		<i>Total</i>	<i>Notes & Grant Funding</i>
Maintenance & Repairs - Streets	\$	1,415,000	
Bridge Repairs - Bridge Street Bridge	\$	90,000	
<i>Parks and Trails</i>		<i>Total</i>	<i>Notes & Grant Funding</i>
<i>Quann Park Improvements</i>	<i>\$</i>	<i>185,000</i>	
<i>Randolph Woods Development - Phase I</i>	<i>\$</i>	<i>750,000</i>	<i>\$250,000 received from DCNR In November 2021</i>
Randolph Woods Development - Phase 2	\$	500,000	Dependent upon grant funding
<i>Pump Track</i>	<i>\$</i>	<i>201,500</i>	<i>\$91,677 from Chester County's Park Preservation Partnership Program Grant</i>
Patriot's Path	\$	440,000	Joint project between Malvern Borough, E. Whiteland Twp., & Tredyffrin Twp.
Park Improvements	\$	130,000	Includes \$5,000 of ADA Park Equipment
Trail Construction	\$	100,000	Construction of trail to connect to the required pedestrian access for Malvern Prep
<i>Stormwater</i>		<i>Total</i>	<i>Notes & Grant Funding</i>
Old Lincoln Highway Improvements	\$	725,000	Drainage improvements
Drainage Improvements (Non-MS4)	\$	225,000	Action plan to be developed through Public Works Sub-Committee
Stormwater Infrastructure Improvements (MS4)	\$	450,000	
<i>Traffic and Pedestrians</i>		<i>Total</i>	<i>Notes & Grant Funding</i>
<i>Street Lighting</i>	<i>\$</i>	<i>70,000</i>	<i>DVRPC Regional Streetlight Program - upgrade to LED</i>
Sidewalk Improvements	\$	625,000	
Wayfinding Signs	\$	56,000	Retain a consultant to coordinate this project. Seek VPP grant for initial study . Not a priority
Streetscape Improvements	\$	80,000	

Appendix D

Community Survey Results

Q1 Which municipality do you live in?Click here to view a map showing the boundaries of Malvern Borough

Answered: 570 Skipped: 1



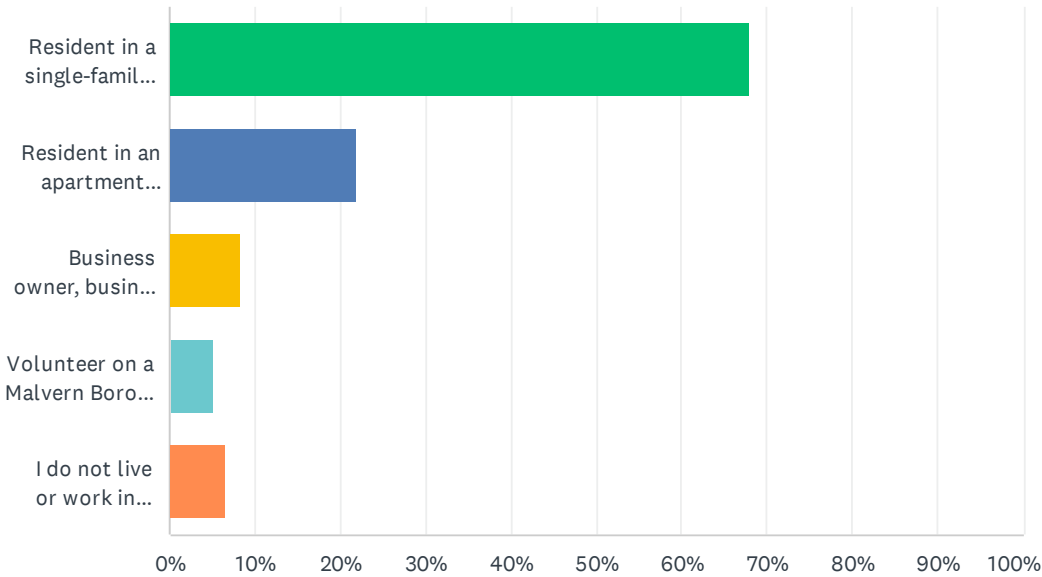
ANSWER CHOICES	RESPONSES	
Malvern Borough	86.32%	492
Willistown Township	6.67%	38
East Whiteland Township	4.39%	25
Other (please specify)	2.63%	15
TOTAL		570

#	OTHER (PLEASE SPECIFY)	DATE
1	Newtown twp	3/29/2021 8:02 PM
2	Tredyffrin Township	3/29/2021 5:33 PM
3	West goshen	3/25/2021 8:20 PM
4	West Whiteland Township	3/12/2021 12:11 PM
5	Charlestown	3/11/2021 5:21 PM
6	Chester County	3/11/2021 4:55 PM
7	Nether Providence, Delaware County	3/5/2021 2:29 PM
8	Charlestown Two.	3/4/2021 9:48 AM
9	Past Malvern Resident	2/25/2021 11:09 AM
10	East Goshen	2/15/2021 11:59 AM

11	East Fallowfeild Township	2/11/2021 12:01 PM
12	East goshen but Malvern mailing address	2/9/2021 11:22 AM
13	Kennett Square	2/5/2021 12:17 PM
14	Easttown Tredyffrin Township	2/4/2021 4:09 PM
15	Malvern, Charlestown Township	2/4/2021 3:11 PM

Q2 What is your affiliation with Malvern Borough? Select all that apply.

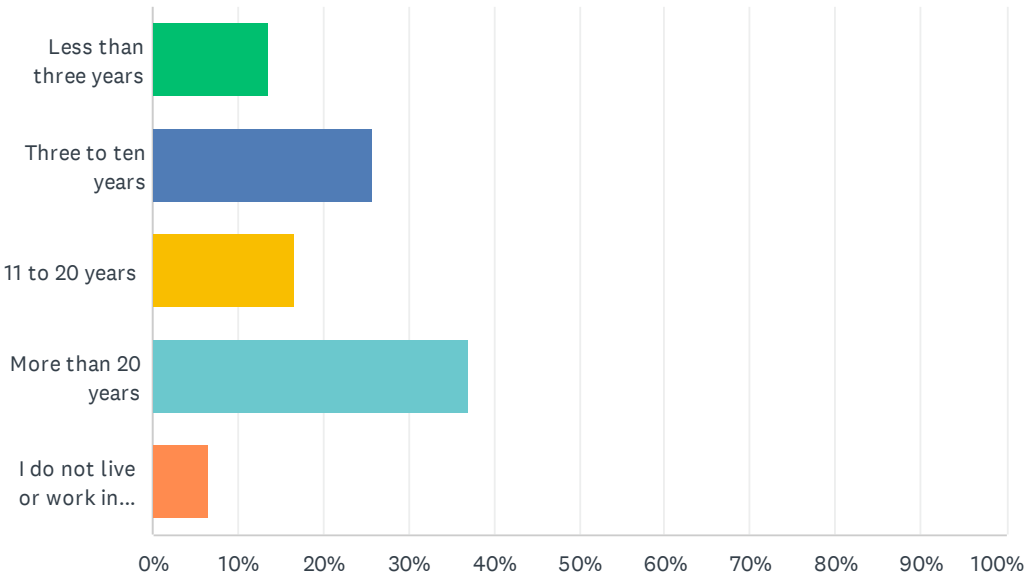
Answered: 571 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident in a single-family home or twin	67.95%	388
Resident in an apartment building, townhome, or condominium	22.07%	126
Business owner, business employee, or landlord	8.41%	48
Volunteer on a Malvern Borough committee or board	5.08%	29
I do not live or work in Malvern Borough	6.65%	38
Total Respondents: 571		

Q3 How long have you lived and/or worked in Malvern Borough?

Answered: 569 Skipped: 2



ANSWER CHOICES	RESPONSES	
Less than three years	13.71%	78
Three to ten years	25.83%	147
11 to 20 years	16.70%	95
More than 20 years	37.08%	211
I do not live or work in Malvern Borough	6.68%	38
TOTAL		569

Q4 How many people of each age group live in your household?

Answered: 563 Skipped: 8

ANSWER CHOICES		RESPONSES
0-11 years	28.77%	162
12-24 years	30.02%	169
25-44 years	37.12%	209
45-64 years	50.98%	287
65+ years	38.19%	215

#	0-11 YEARS	DATE
1	1	3/30/2021 12:34 AM
2	2	3/29/2021 8:05 PM
3	2	3/29/2021 7:27 PM
4	1	3/29/2021 2:47 PM
5	3	3/26/2021 4:53 PM
6	3	3/26/2021 4:39 PM
7	2	3/26/2021 2:28 PM
8	3	3/22/2021 3:08 PM
9	1	3/22/2021 11:06 AM
10	0	3/21/2021 8:25 PM
11	1	3/21/2021 1:57 PM
12	1	3/19/2021 11:16 AM
13	1	3/19/2021 9:29 AM
14	3	3/18/2021 8:54 PM
15	2	3/18/2021 12:51 PM
16	1	3/18/2021 11:52 AM
17	2	3/18/2021 11:44 AM
18	0	3/17/2021 3:06 PM
19	3	3/16/2021 7:57 PM
20	1	3/15/2021 8:00 PM
21	3	3/15/2021 1:35 PM
22	1	3/14/2021 8:32 PM
23	0	3/14/2021 8:14 PM
24	0	3/14/2021 3:53 PM
25	0	3/14/2021 9:35 AM
26	1	3/13/2021 6:45 PM

27	1	3/13/2021 10:03 AM
28	2	3/12/2021 10:02 PM
29	3	3/12/2021 9:59 PM
30	2	3/12/2021 7:31 AM
31	3	3/12/2021 7:27 AM
32	3	3/12/2021 12:09 AM
33	2	3/11/2021 10:12 PM
34	2	3/11/2021 10:08 PM
35	2	3/11/2021 8:34 PM
36	1	3/11/2021 6:15 PM
37	2	3/11/2021 6:06 PM
38	1	3/11/2021 5:21 PM
39	1	3/10/2021 10:06 PM
40	1	3/10/2021 7:34 PM
41	1	3/10/2021 1:10 AM
42	1	3/8/2021 11:49 AM
43	2	3/8/2021 9:25 AM
44	1	3/8/2021 9:19 AM
45	1	3/8/2021 8:09 AM
46	1	3/7/2021 5:46 PM
47	1	3/7/2021 1:52 PM
48	3	3/7/2021 11:21 AM
49	2	3/7/2021 11:10 AM
50	1	3/7/2021 9:13 AM
51	1	3/6/2021 3:08 PM
52	1	3/6/2021 12:22 PM
53	2	3/5/2021 5:04 PM
54	0	3/5/2021 4:54 PM
55	2	3/5/2021 11:52 AM
56	2	3/5/2021 8:00 AM
57	2	3/4/2021 6:55 PM
58	0	3/4/2021 4:48 PM
59	0	3/4/2021 4:12 PM
60	3	3/4/2021 2:29 PM
61	1	3/4/2021 1:10 PM
62	1	3/4/2021 8:38 AM
63	1	3/3/2021 9:47 PM
64	2	3/3/2021 9:22 PM

Malvern Borough Survey		SurveyMonkey
65	2	3/3/2021 9:14 PM
66	2	3/3/2021 9:03 PM
67	0	3/3/2021 6:35 PM
68	0	3/3/2021 5:18 PM
69	1	3/3/2021 4:03 PM
70	3	3/3/2021 3:38 PM
71	0	3/1/2021 2:29 PM
72	2	2/28/2021 9:49 AM
73	1	2/27/2021 10:13 PM
74	2	2/27/2021 3:00 PM
75	0	2/26/2021 5:18 PM
76	0	2/26/2021 2:30 PM
77	2	2/25/2021 3:21 PM
78	2	2/25/2021 1:48 PM
79	1	2/25/2021 12:06 PM
80	1	2/25/2021 11:48 AM
81	2	2/25/2021 11:45 AM
82	1	2/25/2021 11:28 AM
83	1	2/25/2021 11:27 AM
84	1	2/25/2021 11:26 AM
85	3	2/25/2021 11:16 AM
86	3	2/25/2021 11:08 AM
87	2	2/24/2021 8:19 PM
88	1	2/24/2021 12:11 PM
89	2	2/23/2021 2:17 PM
90	1	2/23/2021 12:47 PM
91	2	2/22/2021 11:45 AM
92	2	2/20/2021 3:23 PM
93	0	2/20/2021 7:52 AM
94	2	2/20/2021 1:55 AM
95	2	2/19/2021 4:54 PM
96	0	2/19/2021 8:19 AM
97	2	2/19/2021 6:36 AM
98	2	2/18/2021 8:34 PM
99	0	2/18/2021 7:23 PM
100	2	2/18/2021 6:21 PM
101	1	2/18/2021 5:59 PM
102	2	2/18/2021 5:59 PM

Malvern Borough Survey		SurveyMonkey
103	1	2/18/2021 4:17 PM
104	1	2/18/2021 4:05 PM
105	1	2/18/2021 1:49 PM
106	0	2/18/2021 1:39 PM
107	2	2/18/2021 1:33 PM
108	1	2/18/2021 12:13 PM
109	0	2/18/2021 11:34 AM
110	4	2/18/2021 11:30 AM
111	2	2/18/2021 11:23 AM
112	3	2/16/2021 8:45 PM
113	2	2/14/2021 11:35 AM
114	1	2/13/2021 4:09 PM
115	1	2/13/2021 12:49 PM
116	1	2/12/2021 10:51 AM
117	1	2/12/2021 6:57 AM
118	0	2/11/2021 6:25 PM
119	0	2/11/2021 1:52 PM
120	1	2/11/2021 1:10 PM
121	4	2/11/2021 12:47 PM
122	3	2/11/2021 12:36 PM
123	3	2/11/2021 12:05 PM
124	0	2/11/2021 11:22 AM
125	0	2/10/2021 6:32 PM
126	3	2/10/2021 1:04 PM
127	1	2/9/2021 11:22 AM
128	0	2/7/2021 10:46 AM
129	0	2/7/2021 12:00 AM
130	One	2/6/2021 12:08 PM
131	0	2/6/2021 10:09 AM
132	2	2/6/2021 9:56 AM
133	2	2/5/2021 11:41 PM
134	1	2/5/2021 10:38 PM
135	3	2/5/2021 8:46 PM
136	2	2/5/2021 6:26 PM
137	2	2/5/2021 5:09 PM
138	2	2/5/2021 5:00 PM
139	0	2/5/2021 4:53 PM
140	2	2/5/2021 2:58 PM

Malvern Borough Survey		SurveyMonkey
141	2	2/5/2021 1:34 PM
142	2	2/5/2021 10:43 AM
143	3	2/5/2021 10:35 AM
144	2	2/5/2021 10:24 AM
145	1	2/5/2021 10:16 AM
146	2	2/5/2021 7:57 AM
147	1	2/5/2021 12:12 AM
148	1	2/4/2021 9:33 PM
149	1	2/4/2021 8:11 PM
150	3	2/4/2021 8:07 PM
151	1	2/4/2021 4:47 PM
152	2	2/4/2021 4:31 PM
153	1	2/4/2021 4:14 PM
154	2	2/4/2021 4:09 PM
155	2	2/4/2021 3:48 PM
156	1	2/4/2021 3:39 PM
157	1	2/4/2021 3:31 PM
158	1	2/4/2021 3:24 PM
159	2	2/4/2021 3:19 PM
160	1	2/4/2021 3:17 PM
161	1	2/4/2021 3:16 PM
162	2	2/4/2021 3:14 PM
#	12-24 YEARS	DATE
1	2	4/2/2021 7:18 PM
2	1	4/1/2021 4:31 PM
3	2	3/31/2021 10:22 AM
4	1	3/30/2021 11:36 PM
5	2	3/30/2021 9:27 AM
6	1	3/29/2021 11:44 PM
7	1	3/29/2021 8:05 PM
8	1	3/29/2021 8:03 PM
9	2	3/29/2021 7:49 PM
10	1	3/29/2021 7:27 PM
11	1	3/29/2021 4:24 PM
12	1	3/29/2021 2:47 PM
13	2	3/28/2021 7:25 PM
14	2	3/28/2021 5:54 PM
15	3	3/28/2021 3:41 PM

Malvern Borough Survey		SurveyMonkey
16	2	3/28/2021 12:40 PM
17	2	3/27/2021 9:56 AM
18	2	3/26/2021 6:21 PM
19	1	3/26/2021 4:39 PM
20	2	3/26/2021 2:08 PM
21	2	3/23/2021 8:22 AM
22	1	3/22/2021 9:35 PM
23	2	3/22/2021 9:07 AM
24	3	3/21/2021 8:32 PM
25	2	3/21/2021 8:25 PM
26	3	3/21/2021 7:59 PM
27	3	3/20/2021 2:56 PM
28	1	3/19/2021 11:16 AM
29	1	3/18/2021 3:43 PM
30	0	3/17/2021 3:06 PM
31	1	3/15/2021 8:00 PM
32	3	3/14/2021 8:14 PM
33	0	3/14/2021 3:53 PM
34	3	3/14/2021 2:56 PM
35	2	3/14/2021 9:35 AM
36	2	3/13/2021 10:03 AM
37	1	3/13/2021 9:34 AM
38	2	3/13/2021 9:14 AM
39	3	3/12/2021 4:40 PM
40	1	3/12/2021 7:05 AM
41	2	3/11/2021 9:57 PM
42	1	3/11/2021 9:44 PM
43	2	3/11/2021 9:29 PM
44	2	3/11/2021 8:55 PM
45	3	3/11/2021 5:23 PM
46	2	3/11/2021 5:21 PM
47	3	3/11/2021 4:57 PM
48	2	3/11/2021 9:32 AM
49	1	3/9/2021 8:03 PM
50	2	3/8/2021 10:46 AM
51	1	3/8/2021 9:25 AM
52	2	3/8/2021 9:19 AM
53	2	3/7/2021 10:55 PM

Malvern Borough Survey		SurveyMonkey
54	1	3/7/2021 5:46 PM
55	1	3/7/2021 1:52 PM
56	1	3/7/2021 1:09 PM
57	1	3/7/2021 12:11 PM
58	0	3/7/2021 11:21 AM
59	3	3/7/2021 9:13 AM
60	2	3/7/2021 9:13 AM
61	1	3/6/2021 2:40 PM
62	2	3/6/2021 12:22 PM
63	1	3/5/2021 6:32 PM
64	3	3/5/2021 6:06 PM
65	0	3/5/2021 4:54 PM
66	1	3/5/2021 3:46 PM
67	2	3/5/2021 3:40 PM
68	2	3/5/2021 3:09 PM
69	1	3/5/2021 11:52 AM
70	1	3/5/2021 8:48 AM
71	2	3/5/2021 7:44 AM
72	0	3/4/2021 6:55 PM
73	1	3/4/2021 6:20 PM
74	2	3/4/2021 5:15 PM
75	0	3/4/2021 4:48 PM
76	0	3/4/2021 4:12 PM
77	2	3/4/2021 2:56 PM
78	3	3/4/2021 1:30 PM
79	2	3/4/2021 1:10 PM
80	1	3/4/2021 9:48 AM
81	2	3/4/2021 9:40 AM
82	2	3/3/2021 9:47 PM
83	1	3/3/2021 7:22 PM
84	2	3/3/2021 6:42 PM
85	0	3/3/2021 6:35 PM
86	0	3/3/2021 5:18 PM
87	2	3/3/2021 2:24 PM
88	1	3/3/2021 1:42 PM
89	2	3/2/2021 9:21 PM
90	0	3/1/2021 2:29 PM
91	0	2/26/2021 5:18 PM

Malvern Borough Survey		SurveyMonkey
92	2	2/26/2021 4:13 PM
93	3	2/26/2021 2:58 PM
94	0	2/26/2021 2:30 PM
95	3	2/25/2021 12:40 PM
96	1	2/25/2021 12:06 PM
97	1	2/25/2021 11:48 AM
98	3	2/25/2021 11:36 AM
99	1	2/25/2021 11:08 AM
100	2	2/24/2021 1:53 PM
101	3	2/24/2021 1:41 PM
102	2	2/24/2021 12:29 PM
103	2	2/21/2021 7:49 PM
104	3	2/21/2021 2:31 PM
105	2	2/20/2021 9:21 AM
106	0	2/20/2021 7:52 AM
107	0	2/19/2021 8:19 AM
108	1	2/18/2021 8:34 PM
109	0	2/18/2021 7:23 PM
110	2	2/18/2021 7:12 PM
111	1	2/18/2021 4:22 PM
112	1	2/18/2021 4:17 PM
113	1	2/18/2021 4:05 PM
114	0	2/18/2021 1:39 PM
115	2	2/18/2021 12:17 PM
116	0	2/18/2021 11:34 AM
117	1	2/18/2021 11:11 AM
118	2	2/18/2021 8:54 AM
119	3	2/16/2021 8:12 PM
120	2	2/15/2021 4:43 PM
121	1	2/15/2021 10:36 AM
122	1	2/14/2021 1:04 PM
123	3	2/13/2021 4:09 PM
124	3	2/13/2021 12:49 PM
125	2	2/12/2021 3:07 PM
126	1	2/12/2021 10:51 AM
127	1	2/11/2021 10:21 PM
128	0	2/11/2021 6:25 PM
129	0	2/11/2021 1:52 PM

Malvern Borough Survey		SurveyMonkey
130	0	2/11/2021 12:05 PM
131	2	2/11/2021 11:36 AM
132	2	2/11/2021 11:22 AM
133	3	2/10/2021 6:32 PM
134	2	2/9/2021 11:22 AM
135	2	2/9/2021 10:11 AM
136	1	2/8/2021 12:28 PM
137	2	2/8/2021 11:54 AM
138	1	2/8/2021 7:24 AM
139	2	2/7/2021 12:11 PM
140	0	2/7/2021 10:46 AM
141	0	2/7/2021 12:00 AM
142	2	2/6/2021 1:20 PM
143	1	2/6/2021 10:09 AM
144	3	2/6/2021 8:56 AM
145	1	2/5/2021 8:43 PM
146	3	2/5/2021 8:29 PM
147	2	2/5/2021 6:55 PM
148	1	2/5/2021 6:26 PM
149	1	2/5/2021 5:00 PM
150	1	2/5/2021 4:53 PM
151	1	2/5/2021 3:37 PM
152	2	2/5/2021 3:35 PM
153	1	2/5/2021 2:58 PM
154	2	2/5/2021 2:30 PM
155	1	2/5/2021 1:01 PM
156	3	2/5/2021 10:46 AM
157	2	2/5/2021 10:24 AM
158	1	2/5/2021 7:57 AM
159	2	2/4/2021 9:28 PM
160	2	2/4/2021 8:53 PM
161	1	2/4/2021 7:59 PM
162	1	2/4/2021 7:18 PM
163	1	2/4/2021 4:52 PM
164	1	2/4/2021 4:09 PM
165	2	2/4/2021 3:33 PM
166	2	2/4/2021 3:31 PM
167	2	2/4/2021 3:16 PM

Malvern Borough Survey		SurveyMonkey
168	2	2/4/2021 3:16 PM
169	1	2/4/2021 3:11 PM
#	25-44 YEARS	DATE
1	2	4/5/2021 11:42 AM
2	2	3/31/2021 12:29 PM
3	2	3/30/2021 2:47 PM
4	2	3/29/2021 8:48 PM
5	1	3/29/2021 8:05 PM
6	1	3/29/2021 7:49 PM
7	2	3/29/2021 7:32 PM
8	1	3/29/2021 7:27 PM
9	1	3/29/2021 5:33 PM
10	2	3/29/2021 4:24 PM
11	1	3/28/2021 5:54 PM
12	1	3/28/2021 3:41 PM
13	one	3/26/2021 5:57 PM
14	1	3/26/2021 4:54 PM
15	2	3/26/2021 4:53 PM
16	1	3/26/2021 4:39 PM
17	1	3/26/2021 2:28 PM
18	2	3/26/2021 2:27 PM
19	1	3/24/2021 9:13 PM
20	2	3/22/2021 11:06 AM
21	0	3/21/2021 8:25 PM
22	1	3/21/2021 7:04 PM
23	2	3/21/2021 1:57 PM
24	2	3/19/2021 10:16 AM
25	1	3/19/2021 9:29 AM
26	2	3/18/2021 8:54 PM
27	2	3/18/2021 12:51 PM
28	2	3/18/2021 12:40 PM
29	1	3/18/2021 12:17 PM
30	2	3/18/2021 11:44 AM
31	1	3/18/2021 11:28 AM
32	0	3/17/2021 3:06 PM
33	2	3/16/2021 7:57 PM
34	2	3/16/2021 1:03 PM
35	2	3/15/2021 8:00 PM

Malvern Borough Survey		SurveyMonkey
36	2	3/15/2021 1:35 PM
37	1	3/14/2021 9:59 PM
38	2	3/14/2021 8:14 PM
39	0	3/14/2021 3:53 PM
40	1	3/14/2021 9:35 AM
41	2	3/13/2021 6:45 PM
42	2	3/12/2021 10:02 PM
43	2	3/12/2021 9:59 PM
44	1	3/12/2021 4:40 PM
45	1	3/12/2021 2:52 PM
46	2	3/12/2021 7:31 AM
47	2	3/12/2021 7:27 AM
48	2	3/12/2021 12:09 AM
49	2	3/11/2021 10:12 PM
50	2	3/11/2021 10:08 PM
51	1	3/11/2021 9:44 PM
52	2	3/11/2021 9:29 PM
53	1	3/11/2021 8:34 PM
54	2	3/11/2021 6:15 PM
55	2	3/11/2021 6:06 PM
56	2	3/11/2021 4:55 PM
57	2	3/11/2021 12:01 PM
58	1	3/11/2021 9:32 AM
59	3	3/10/2021 7:34 PM
60	1	3/10/2021 2:40 PM
61	1	3/9/2021 8:03 PM
62	1	3/8/2021 9:25 AM
63	1	3/8/2021 8:09 AM
64	2	3/7/2021 4:31 PM
65	2	3/7/2021 11:21 AM
66	2	3/7/2021 11:10 AM
67	2	3/7/2021 9:13 AM
68	2	3/6/2021 3:08 PM
69	1	3/5/2021 5:04 PM
70	0	3/5/2021 4:54 PM
71	2	3/5/2021 9:59 AM
72	2	3/5/2021 8:00 AM
73	1	3/4/2021 9:01 PM

Malvern Borough Survey		SurveyMonkey
74	1	3/4/2021 7:41 PM
75	2	3/4/2021 6:55 PM
76	2	3/4/2021 6:15 PM
77	0	3/4/2021 4:48 PM
78	0	3/4/2021 4:12 PM
79	2	3/4/2021 4:09 PM
80	2	3/4/2021 2:29 PM
81	1	3/4/2021 1:19 PM
82	1	3/4/2021 1:17 PM
83	2	3/4/2021 8:38 AM
84	1	3/3/2021 9:22 PM
85	2	3/3/2021 9:14 PM
86	2	3/3/2021 9:03 PM
87	1	3/3/2021 7:22 PM
88	2	3/3/2021 7:04 PM
89	2	3/3/2021 6:35 PM
90	0	3/3/2021 5:18 PM
91	1	3/3/2021 4:42 PM
92	2	3/3/2021 4:03 PM
93	2	3/3/2021 3:38 PM
94	1	3/3/2021 2:59 PM
95	Two	3/3/2021 2:21 PM
96	1	3/3/2021 1:40 PM
97	1	3/3/2021 12:07 PM
98	1	3/3/2021 12:02 PM
99	0	3/1/2021 2:29 PM
100	1	3/1/2021 10:54 AM
101	2	2/28/2021 9:49 AM
102	2	2/27/2021 10:13 PM
103	2	2/27/2021 3:00 PM
104	1	2/27/2021 10:22 AM
105	1	2/26/2021 7:22 PM
106	0	2/26/2021 5:18 PM
107	0	2/26/2021 2:30 PM
108	1	2/26/2021 2:25 PM
109	2	2/26/2021 1:39 PM
110	2	2/26/2021 1:26 PM
111	1	2/26/2021 12:46 PM

Malvern Borough Survey		SurveyMonkey
112	2	2/25/2021 3:21 PM
113	2	2/25/2021 1:48 PM
114	1	2/25/2021 12:08 PM
115	1	2/25/2021 12:06 PM
116	2	2/25/2021 11:48 AM
117	2	2/25/2021 11:45 AM
118	1	2/25/2021 11:32 AM
119	2	2/25/2021 11:28 AM
120	2	2/25/2021 11:27 AM
121	1	2/25/2021 11:21 AM
122	2	2/25/2021 11:16 AM
123	1	2/25/2021 11:08 AM
124	2	2/24/2021 8:19 PM
125	1	2/24/2021 1:53 PM
126	2	2/24/2021 12:11 PM
127	1	2/24/2021 11:50 AM
128	2	2/23/2021 2:17 PM
129	2	2/23/2021 12:47 PM
130	2	2/22/2021 11:45 AM
131	2	2/20/2021 3:23 PM
132	2	2/20/2021 1:45 PM
133	2	2/20/2021 9:29 AM
134	0	2/20/2021 7:52 AM
135	2	2/20/2021 1:55 AM
136	2	2/19/2021 8:19 AM
137	2	2/19/2021 6:36 AM
138	2	2/18/2021 8:34 PM
139	2	2/18/2021 7:23 PM
140	2	2/18/2021 6:49 PM
141	2	2/18/2021 6:21 PM
142	1	2/18/2021 5:59 PM
143	1	2/18/2021 5:59 PM
144	1	2/18/2021 4:05 PM
145	0	2/18/2021 1:39 PM
146	2	2/18/2021 1:33 PM
147	1	2/18/2021 11:34 AM
148	2	2/18/2021 11:30 AM
149	2	2/18/2021 11:23 AM

Malvern Borough Survey		SurveyMonkey
150	2	2/16/2021 8:45 PM
151	1	2/16/2021 8:21 PM
152	1	2/15/2021 8:17 PM
153	1	2/15/2021 11:59 AM
154	2	2/14/2021 11:35 AM
155	3	2/13/2021 9:00 AM
156	2	2/12/2021 1:16 PM
157	2	2/12/2021 6:57 AM
158	2	2/11/2021 9:04 PM
159	0	2/11/2021 6:25 PM
160	2	2/11/2021 6:01 PM
161	0	2/11/2021 1:52 PM
162	2	2/11/2021 12:47 PM
163	2	2/11/2021 12:36 PM
164	1	2/11/2021 12:05 PM
165	0	2/11/2021 11:22 AM
166	2	2/10/2021 1:04 PM
167	0	2/7/2021 10:46 AM
168	0	2/7/2021 12:00 AM
169	1	2/6/2021 3:27 PM
170	1	2/6/2021 10:09 AM
171	2	2/6/2021 9:56 AM
172	2	2/5/2021 11:41 PM
173	2	2/5/2021 10:38 PM
174	3	2/5/2021 9:46 PM
175	2	2/5/2021 9:19 PM
176	2	2/5/2021 8:46 PM
177	1	2/5/2021 8:43 PM
178	1	2/5/2021 6:55 PM
179	2	2/5/2021 5:09 PM
180	2	2/5/2021 3:51 PM
181	1	2/5/2021 2:58 PM
182	1	2/5/2021 2:50 PM
183	2	2/5/2021 1:34 PM
184	2	2/5/2021 10:43 AM
185	1	2/5/2021 10:35 AM
186	2	2/5/2021 10:27 AM
187	2	2/5/2021 10:24 AM

Malvern Borough Survey		SurveyMonkey
188	2	2/5/2021 10:16 AM
189	2	2/5/2021 9:33 AM
190	2	2/5/2021 7:57 AM
191	2	2/5/2021 12:12 AM
192	2	2/4/2021 11:31 PM
193	2	2/4/2021 9:28 PM
194	2	2/4/2021 9:04 PM
195	2	2/4/2021 8:11 PM
196	2	2/4/2021 8:07 PM
197	2	2/4/2021 7:59 PM
198	1	2/4/2021 5:18 PM
199	2	2/4/2021 4:31 PM
200	2	2/4/2021 4:14 PM
201	2	2/4/2021 4:09 PM
202	2	2/4/2021 4:09 PM
203	2	2/4/2021 3:48 PM
204	2	2/4/2021 3:39 PM
205	2	2/4/2021 3:19 PM
206	2	2/4/2021 3:17 PM
207	2	2/4/2021 3:16 PM
208	2	2/4/2021 3:16 PM
209	2	2/4/2021 3:14 PM
#	45-64 YEARS	DATE
1	2	4/2/2021 7:18 PM
2	2	4/1/2021 4:31 PM
3	1	3/31/2021 11:06 AM
4	2	3/31/2021 10:22 AM
5	2	3/30/2021 11:36 PM
6	1	3/30/2021 9:27 AM
7	1	3/30/2021 12:34 AM
8	1	3/29/2021 11:44 PM
9	1	3/29/2021 8:05 PM
10	2	3/29/2021 8:03 PM
11	1	3/29/2021 5:33 PM
12	1	3/29/2021 2:47 PM
13	2	3/28/2021 7:25 PM
14	2	3/28/2021 5:54 PM
15	2	3/28/2021 3:41 PM

Malvern Borough Survey		SurveyMonkey
16	2	3/28/2021 12:40 PM
17	1	3/27/2021 7:19 PM
18	2	3/27/2021 9:56 AM
19	1	3/26/2021 10:43 PM
20	2	3/26/2021 6:21 PM
21	2	3/26/2021 4:54 PM
22	1	3/26/2021 4:39 PM
23	2	3/26/2021 2:27 PM
24	2	3/26/2021 2:08 PM
25	2	3/25/2021 8:20 PM
26	2	3/25/2021 7:22 PM
27	2	3/24/2021 9:13 PM
28	2	3/23/2021 8:22 AM
29	2	3/22/2021 9:35 PM
30	2	3/22/2021 9:07 AM
31	1	3/21/2021 10:17 PM
32	2	3/21/2021 8:32 PM
33	2	3/21/2021 8:25 PM
34	2	3/21/2021 7:59 PM
35	2	3/21/2021 7:04 PM
36	2	3/21/2021 6:22 PM
37	2	3/21/2021 5:10 PM
38	2	3/20/2021 2:56 PM
39	2	3/19/2021 11:16 AM
40	1	3/19/2021 2:41 AM
41	1	3/18/2021 7:24 PM
42	1	3/18/2021 3:46 PM
43	2	3/18/2021 3:43 PM
44	2	3/18/2021 12:40 PM
45	1	3/18/2021 12:17 PM
46	1	3/18/2021 11:52 AM
47	1	3/18/2021 11:28 AM
48	1	3/18/2021 11:14 AM
49	2	3/17/2021 3:06 PM
50	1	3/16/2021 8:10 PM
51	1	3/16/2021 10:50 AM
52	2	3/15/2021 10:39 AM
53	2	3/14/2021 8:32 PM

Malvern Borough Survey		SurveyMonkey
54	2	3/14/2021 8:14 PM
55	2	3/14/2021 6:35 PM
56	1	3/14/2021 3:53 PM
57	2	3/14/2021 2:56 PM
58	2	3/14/2021 9:35 AM
59	1	3/13/2021 6:45 PM
60	1	3/13/2021 11:01 AM
61	2	3/13/2021 10:03 AM
62	2	3/13/2021 9:45 AM
63	1	3/13/2021 9:34 AM
64	1	3/13/2021 9:14 AM
65	1	3/12/2021 9:28 PM
66	1	3/12/2021 4:40 PM
67	1	3/12/2021 3:14 PM
68	1	3/12/2021 2:52 PM
69	2	3/12/2021 12:11 PM
70	2	3/12/2021 7:05 AM
71	2	3/11/2021 10:27 PM
72	2	3/11/2021 9:57 PM
73	2	3/11/2021 9:44 PM
74	1	3/11/2021 9:41 PM
75	2	3/11/2021 8:55 PM
76	1	3/11/2021 8:34 PM
77	2	3/11/2021 5:23 PM
78	2	3/11/2021 5:21 PM
79	2	3/11/2021 4:57 PM
80	2	3/11/2021 9:32 AM
81	2	3/10/2021 10:06 PM
82	1	3/10/2021 5:18 PM
83	2	3/10/2021 1:10 AM
84	1	3/9/2021 8:03 PM
85	8	3/9/2021 2:28 PM
86	1	3/8/2021 11:49 AM
87	2	3/8/2021 10:46 AM
88	1	3/8/2021 10:43 AM
89	1	3/8/2021 9:25 AM
90	2	3/8/2021 9:19 AM
91	1	3/8/2021 8:09 AM

Malvern Borough Survey		SurveyMonkey
92	2	3/8/2021 7:06 AM
93	2	3/7/2021 10:55 PM
94	2	3/7/2021 5:46 PM
95	1	3/7/2021 4:02 PM
96	1	3/7/2021 2:53 PM
97	2	3/7/2021 1:52 PM
98	1	3/7/2021 1:09 PM
99	2	3/7/2021 12:11 PM
100	0	3/7/2021 11:21 AM
101	2	3/7/2021 9:13 AM
102	1	3/6/2021 2:40 PM
103	2	3/6/2021 2:30 PM
104	2	3/6/2021 12:22 PM
105	2	3/6/2021 9:33 AM
106	2	3/6/2021 9:12 AM
107	2	3/6/2021 7:35 AM
108	2	3/5/2021 6:32 PM
109	2	3/5/2021 6:06 PM
110	2	3/5/2021 5:14 PM
111	1	3/5/2021 5:04 PM
112	2	3/5/2021 4:54 PM
113	2	3/5/2021 3:46 PM
114	2	3/5/2021 3:40 PM
115	1	3/5/2021 3:09 PM
116	2	3/5/2021 1:42 PM
117	1	3/5/2021 12:42 PM
118	2	3/5/2021 11:52 AM
119	1	3/5/2021 11:19 AM
120	2	3/5/2021 11:12 AM
121	2	3/5/2021 8:48 AM
122	1	3/5/2021 7:44 AM
123	1	3/4/2021 9:01 PM
124	0	3/4/2021 6:55 PM
125	2	3/4/2021 6:20 PM
126	2	3/4/2021 5:15 PM
127	0	3/4/2021 4:48 PM
128	0	3/4/2021 4:12 PM
129	2	3/4/2021 3:51 PM

Malvern Borough Survey		SurveyMonkey
130	2	3/4/2021 2:56 PM
131	2	3/4/2021 1:17 PM
132	2	3/4/2021 1:10 PM
133	2	3/4/2021 11:48 AM
134	1	3/4/2021 11:28 AM
135	2	3/4/2021 9:48 AM
136	2	3/4/2021 9:40 AM
137	2	3/3/2021 9:47 PM
138	1	3/3/2021 9:22 PM
139	1	3/3/2021 7:07 PM
140	2	3/3/2021 6:42 PM
141	0	3/3/2021 6:35 PM
142	1	3/3/2021 5:28 PM
143	1	3/3/2021 5:18 PM
144	2	3/3/2021 4:42 PM
145	1	3/3/2021 3:40 PM
146	1	3/3/2021 3:13 PM
147	1	3/3/2021 2:33 PM
148	1	3/3/2021 2:24 PM
149	2	3/3/2021 1:48 PM
150	1	3/3/2021 1:42 PM
151	1	3/3/2021 1:40 PM
152	1	3/3/2021 12:07 PM
153	2	3/3/2021 12:02 PM
154	2	3/2/2021 9:21 PM
155	0	3/1/2021 2:29 PM
156	1	2/27/2021 12:07 PM
157	1	2/26/2021 5:18 PM
158	1	2/26/2021 3:32 PM
159	2	2/26/2021 2:58 PM
160	1	2/26/2021 2:30 PM
161	1	2/26/2021 12:47 PM
162	2	2/25/2021 12:40 PM
163	1	2/25/2021 12:06 PM
164	1	2/25/2021 11:46 AM
165	2	2/25/2021 11:36 AM
166	2	2/25/2021 11:32 AM
167	2	2/25/2021 11:26 AM

Malvern Borough Survey		SurveyMonkey
168	1	2/25/2021 11:21 AM
169	1	2/25/2021 11:08 AM
170	2	2/24/2021 5:56 PM
171	2	2/24/2021 1:53 PM
172	2	2/24/2021 1:41 PM
173	2	2/24/2021 12:29 PM
174	1	2/24/2021 11:50 AM
175	1	2/23/2021 12:54 PM
176	2	2/21/2021 7:49 PM
177	2	2/21/2021 2:31 PM
178	1	2/21/2021 11:18 AM
179	1	2/21/2021 12:17 AM
180	1	2/20/2021 7:54 PM
181	2	2/20/2021 9:21 AM
182	3	2/20/2021 9:13 AM
183	0	2/20/2021 7:52 AM
184	2	2/19/2021 8:30 PM
185	2	2/19/2021 4:54 PM
186	0	2/19/2021 8:19 AM
187	1	2/18/2021 10:19 PM
188	2	2/18/2021 8:21 PM
189	0	2/18/2021 7:23 PM
190	2	2/18/2021 7:12 PM
191	1	2/18/2021 5:59 PM
192	2	2/18/2021 4:22 PM
193	2	2/18/2021 4:17 PM
194	1	2/18/2021 4:05 PM
195	1	2/18/2021 3:27 PM
196	1	2/18/2021 1:49 PM
197	1	2/18/2021 1:39 PM
198	2	2/18/2021 12:17 PM
199	2	2/18/2021 12:17 PM
200	2	2/18/2021 12:13 PM
201	2	2/18/2021 11:34 AM
202	1	2/18/2021 11:22 AM
203	2	2/18/2021 11:11 AM
204	2	2/18/2021 8:54 AM
205	1	2/16/2021 8:21 PM

Malvern Borough Survey		SurveyMonkey
206	2	2/16/2021 8:12 PM
207	2	2/16/2021 7:10 AM
208	2	2/15/2021 8:17 PM
209	2	2/15/2021 4:43 PM
210	2	2/15/2021 11:59 AM
211	2	2/15/2021 10:36 AM
212	2	2/14/2021 1:04 PM
213	2	2/13/2021 4:09 PM
214	2	2/13/2021 12:49 PM
215	2	2/12/2021 3:07 PM
216	2	2/12/2021 10:51 AM
217	1	2/12/2021 7:27 AM
218	1	2/11/2021 10:21 PM
219	0	2/11/2021 6:25 PM
220	1	2/11/2021 1:53 PM
221	0	2/11/2021 1:52 PM
222	2	2/11/2021 1:10 PM
223	1	2/11/2021 12:51 PM
224	2	2/11/2021 12:05 PM
225	2	2/11/2021 12:01 PM
226	2	2/11/2021 11:36 AM
227	2	2/11/2021 11:22 AM
228	2	2/10/2021 6:32 PM
229	2	2/9/2021 11:22 AM
230	1	2/9/2021 10:11 AM
231	2	2/8/2021 12:28 PM
232	2	2/8/2021 11:54 AM
233	1	2/8/2021 7:24 AM
234	2	2/7/2021 12:11 PM
235	0	2/7/2021 10:46 AM
236	0	2/7/2021 12:00 AM
237	Two	2/6/2021 9:34 PM
238	2	2/6/2021 1:20 PM
239	2	2/6/2021 1:01 PM
240	One	2/6/2021 12:08 PM
241	1	2/6/2021 10:09 AM
242	1	2/6/2021 9:03 AM
243	1	2/6/2021 8:56 AM

Malvern Borough Survey		SurveyMonkey
244	2	2/6/2021 8:45 AM
245	2	2/5/2021 8:29 PM
246	1	2/5/2021 7:43 PM
247	1	2/5/2021 6:55 PM
248	1	2/5/2021 6:43 PM
249	2	2/5/2021 6:26 PM
250	2	2/5/2021 5:00 PM
251	2	2/5/2021 4:53 PM
252	1	2/5/2021 4:24 PM
253	2	2/5/2021 3:37 PM
254	2	2/5/2021 3:35 PM
255	1	2/5/2021 2:58 PM
256	2	2/5/2021 2:30 PM
257	2	2/5/2021 2:30 PM
258	1	2/5/2021 1:41 PM
259	1	2/5/2021 1:01 PM
260	2	2/5/2021 12:53 PM
261	1	2/5/2021 11:45 AM
262	2	2/5/2021 11:20 AM
263	2	2/5/2021 10:59 AM
264	2	2/5/2021 10:46 AM
265	1	2/5/2021 10:26 AM
266	2	2/5/2021 9:33 AM
267	2	2/5/2021 8:26 AM
268	2	2/4/2021 9:28 PM
269	2	2/4/2021 8:53 PM
270	1	2/4/2021 7:59 PM
271	1	2/4/2021 7:18 PM
272	1	2/4/2021 6:43 PM
273	2	2/4/2021 4:58 PM
274	2	2/4/2021 4:52 PM
275	1	2/4/2021 4:47 PM
276	1	2/4/2021 4:24 PM
277	1	2/4/2021 4:22 PM
278	1	2/4/2021 4:20 PM
279	2	2/4/2021 4:11 PM
280	One	2/4/2021 3:35 PM
281	2	2/4/2021 3:33 PM

Malvern Borough Survey		SurveyMonkey
282	2	2/4/2021 3:31 PM
283	2	2/4/2021 3:24 PM
284	2	2/4/2021 3:16 PM
285	2	2/4/2021 3:16 PM
286	2	2/4/2021 3:16 PM
287	1	2/4/2021 3:11 PM
#	65+ YEARS	DATE
1	1	3/31/2021 8:19 PM
2	1	3/31/2021 11:06 AM
3	1	3/29/2021 8:05 PM
4	1	3/29/2021 2:47 PM
5	1	3/28/2021 5:12 PM
6	2	3/28/2021 9:40 AM
7	1	3/27/2021 7:19 PM
8	2	3/26/2021 7:06 PM
9	two	3/26/2021 5:57 PM
10	3	3/26/2021 3:45 PM
11	1	3/26/2021 3:08 PM
12	2	3/26/2021 2:53 PM
13	2	3/26/2021 2:27 PM
14	1	3/25/2021 12:54 PM
15	2	3/25/2021 8:57 AM
16	1	3/24/2021 4:13 PM
17	65 +	3/24/2021 10:49 AM
18	1 70 year old	3/23/2021 4:01 PM
19	1	3/21/2021 10:17 PM
20	1	3/21/2021 8:25 PM
21	1	3/20/2021 5:59 PM
22	2	3/19/2021 11:35 AM
23	2	3/19/2021 11:05 AM
24	2	3/19/2021 10:16 AM
25	1	3/18/2021 7:24 PM
26	2	3/18/2021 3:41 PM
27	Two	3/18/2021 3:15 PM
28	2	3/18/2021 2:29 PM
29	2	3/18/2021 12:41 PM
30	1	3/18/2021 12:17 PM
31	2	3/18/2021 11:43 AM

Malvern Borough Survey		SurveyMonkey
32	2	3/18/2021 11:07 AM
33	2	3/17/2021 9:26 PM
34	0	3/17/2021 3:06 PM
35	2	3/17/2021 10:43 AM
36	2	3/16/2021 11:24 PM
37	1	3/15/2021 12:12 PM
38	2	3/14/2021 8:34 PM
39	0	3/14/2021 8:14 PM
40	0	3/14/2021 3:53 PM
41	1	3/14/2021 3:04 PM
42	1	3/13/2021 6:21 PM
43	1	3/12/2021 9:28 PM
44	1	3/12/2021 4:40 PM
45	2	3/12/2021 3:51 PM
46	1	3/11/2021 9:41 PM
47	1	3/11/2021 5:38 PM
48	2	3/11/2021 3:40 PM
49	1	3/11/2021 12:02 AM
50	2	3/10/2021 9:59 AM
51	2	3/8/2021 10:08 PM
52	2	3/8/2021 6:56 PM
53	1	3/8/2021 4:00 PM
54	1	3/8/2021 10:43 AM
55	2	3/7/2021 11:36 PM
56	1	3/7/2021 3:20 PM
57	2	3/7/2021 2:03 PM
58	0	3/7/2021 11:21 AM
59	2	3/6/2021 6:03 PM
60	2	3/6/2021 2:40 PM
61	2	3/6/2021 1:48 PM
62	one	3/6/2021 11:47 AM
63	1	3/6/2021 11:02 AM
64	1	3/6/2021 9:50 AM
65	0	3/5/2021 4:54 PM
66	2	3/5/2021 3:09 PM
67	2	3/5/2021 12:42 PM
68	2	3/5/2021 11:19 AM
69	1	3/5/2021 11:11 AM

Malvern Borough Survey		SurveyMonkey
70	2	3/5/2021 10:10 AM
71	2	3/5/2021 10:09 AM
72	2	3/5/2021 10:03 AM
73	2	3/4/2021 9:01 PM
74	0	3/4/2021 6:55 PM
75	1	3/4/2021 5:35 PM
76	1	3/4/2021 4:48 PM
77	2	3/4/2021 4:12 PM
78	3	3/4/2021 3:14 PM
79	1	3/4/2021 1:19 PM
80	2	3/4/2021 11:21 AM
81	1	3/4/2021 11:17 AM
82	1	3/4/2021 9:12 AM
83	0	3/3/2021 6:35 PM
84	1	3/3/2021 5:28 PM
85	0	3/3/2021 5:18 PM
86	One	3/3/2021 4:54 PM
87	1	3/3/2021 4:51 PM
88	2	3/3/2021 4:17 PM
89	1	3/3/2021 3:40 PM
90	2	3/3/2021 3:25 PM
91	2	3/3/2021 2:59 PM
92	1	3/3/2021 2:51 PM
93	1	3/3/2021 2:33 PM
94	Two	3/3/2021 2:21 PM
95	2	3/3/2021 11:46 AM
96	1	3/1/2021 2:29 PM
97	Just myself	2/27/2021 11:03 AM
98	One	2/26/2021 6:25 PM
99	0	2/26/2021 5:18 PM
100	1	2/26/2021 4:12 PM
101	1	2/26/2021 3:32 PM
102	0	2/26/2021 2:30 PM
103	1	2/26/2021 1:04 PM
104	1	2/25/2021 4:52 PM
105	1	2/25/2021 12:34 PM
106	one	2/25/2021 12:23 PM
107	2	2/25/2021 11:32 AM

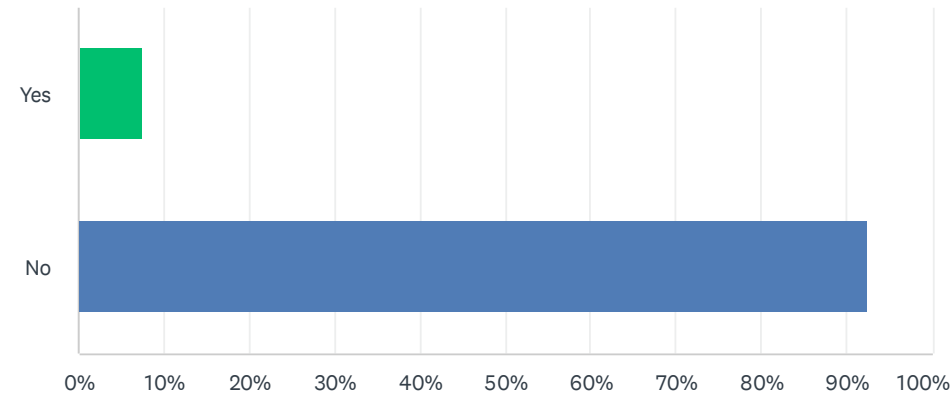
Malvern Borough Survey		SurveyMonkey
108	1	2/23/2021 12:54 PM
109	1	2/20/2021 3:23 PM
110	2	2/20/2021 1:45 PM
111	2	2/20/2021 8:47 AM
112	1	2/20/2021 8:41 AM
113	2	2/20/2021 8:31 AM
114	1	2/20/2021 7:52 AM
115	0	2/19/2021 8:19 AM
116	1	2/18/2021 10:19 PM
117	0	2/18/2021 7:23 PM
118	2	2/18/2021 5:12 PM
119	0	2/18/2021 4:05 PM
120	2	2/18/2021 3:46 PM
121	two	2/18/2021 2:19 PM
122	1	2/18/2021 1:39 PM
123	2	2/18/2021 1:24 PM
124	2	2/18/2021 1:23 PM
125	1	2/18/2021 12:17 PM
126	2	2/18/2021 11:58 AM
127	1	2/18/2021 11:39 AM
128	0	2/18/2021 11:34 AM
129	1	2/18/2021 11:22 AM
130	2	2/18/2021 11:21 AM
131	1	2/18/2021 8:54 AM
132	2	2/16/2021 4:01 PM
133	1	2/16/2021 11:11 AM
134	1	2/15/2021 5:34 PM
135	2	2/14/2021 11:53 AM
136	2	2/13/2021 9:00 AM
137	2	2/13/2021 6:38 AM
138	2	2/12/2021 5:36 PM
139	2	2/12/2021 1:52 PM
140	1	2/12/2021 7:27 AM
141	1	2/11/2021 10:21 PM
142	2	2/11/2021 10:08 PM
143	1	2/11/2021 6:25 PM
144	2	2/11/2021 2:11 PM
145	1	2/11/2021 1:53 PM

Malvern Borough Survey		SurveyMonkey
146	2	2/11/2021 1:52 PM
147	2	2/11/2021 1:21 PM
148	1	2/11/2021 12:51 PM
149	2	2/11/2021 12:38 PM
150	1	2/11/2021 12:20 PM
151	1	2/11/2021 12:05 PM
152	2	2/11/2021 12:04 PM
153	2	2/11/2021 11:29 AM
154	One	2/11/2021 11:24 AM
155	2	2/11/2021 11:23 AM
156	0	2/11/2021 11:22 AM
157	2	2/11/2021 10:18 AM
158	1	2/9/2021 3:27 PM
159	1	2/9/2021 10:49 AM
160	1	2/8/2021 3:45 PM
161	2	2/8/2021 11:03 AM
162	2	2/8/2021 10:38 AM
163	1	2/8/2021 9:32 AM
164	2	2/7/2021 7:02 PM
165	1	2/7/2021 10:46 AM
166	1	2/7/2021 12:00 AM
167	2	2/6/2021 4:10 PM
168	One	2/6/2021 12:08 PM
169	1	2/6/2021 10:24 AM
170	0	2/6/2021 10:09 AM
171	1	2/6/2021 9:03 AM
172	2	2/6/2021 8:45 AM
173	2	2/5/2021 9:21 PM
174	2	2/5/2021 8:43 PM
175	1	2/5/2021 7:43 PM
176	0	2/5/2021 6:55 PM
177	2	2/5/2021 6:53 PM
178	2	2/5/2021 6:47 PM
179	1	2/5/2021 6:43 PM
180	2	2/5/2021 5:55 PM
181	2	2/5/2021 5:35 PM
182	2	2/5/2021 3:32 PM
183	1	2/5/2021 1:41 PM

Malvern Borough Survey		SurveyMonkey
184	1	2/5/2021 1:01 PM
185	1	2/5/2021 12:17 PM
186	2	2/5/2021 11:57 AM
187	1	2/5/2021 11:45 AM
188	1	2/5/2021 11:17 AM
189	2	2/5/2021 10:50 AM
190	1	2/5/2021 10:24 AM
191	2	2/5/2021 7:59 AM
192	2	2/5/2021 7:52 AM
193	2	2/5/2021 7:26 AM
194	2	2/4/2021 11:07 PM
195	2	2/4/2021 8:01 PM
196	One	2/4/2021 8:00 PM
197	2	2/4/2021 7:53 PM
198	2	2/4/2021 6:40 PM
199	2	2/4/2021 6:15 PM
200	2	2/4/2021 5:57 PM
201	2	2/4/2021 5:50 PM
202	1	2/4/2021 5:42 PM
203	One	2/4/2021 5:41 PM
204	2	2/4/2021 5:39 PM
205	2	2/4/2021 4:42 PM
206	3	2/4/2021 4:26 PM
207	1	2/4/2021 4:24 PM
208	1	2/4/2021 4:22 PM
209	1	2/4/2021 3:54 PM
210	2	2/4/2021 3:48 PM
211	2	2/4/2021 3:43 PM
212	2	2/4/2021 3:38 PM
213	2	2/4/2021 3:35 PM
214	One	2/4/2021 3:35 PM
215	2	2/4/2021 3:28 PM

Q5 Do any members of your household have a disability as defined by the Americans with Disabilities Act (ADA)?

Answered: 568 Skipped: 3



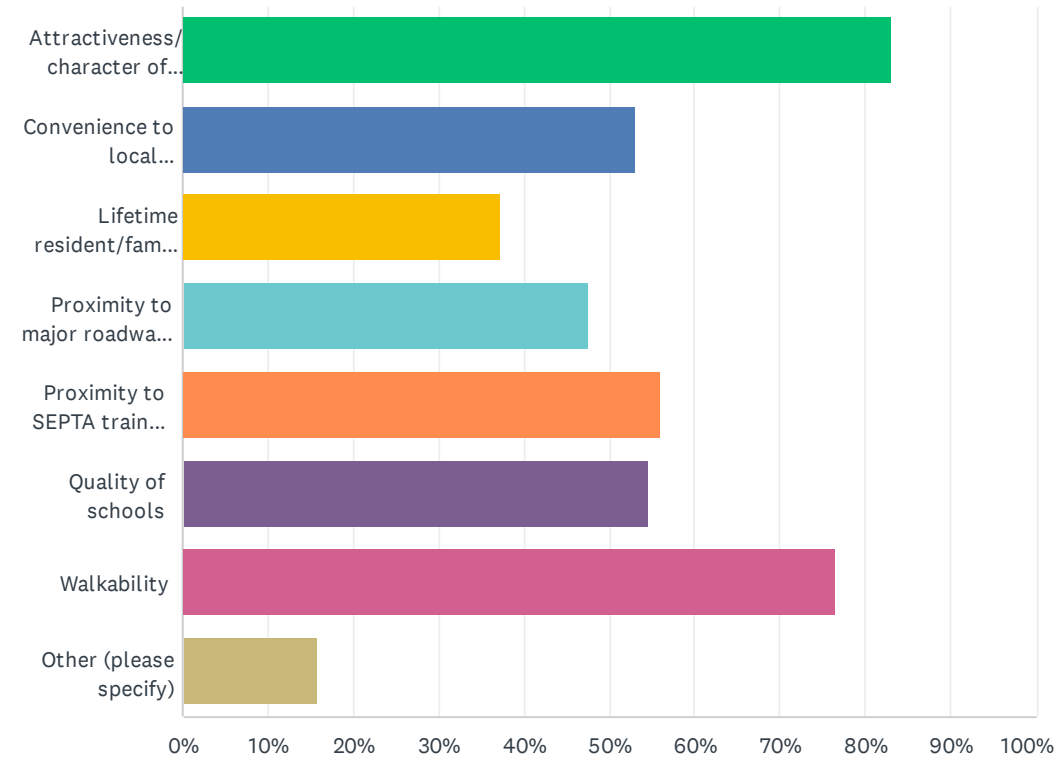
ANSWER CHOICES	RESPONSES	
Yes	7.39%	42
No	92.61%	526
TOTAL		568

#	IF YOU ANSWERED “YES”, WHAT TYPE OF PUBLIC ACCOMMODATIONS IN MALVERN BOROUGH ARE NEEDED TO SERVE PEOPLE WITH DISABILITIES IN YOUR HOUSEHOLD?	DATE
1	Traffic Safety, street car congestion, walk-ability safety is paramount. Crosswalks that are clearly marked and painted regularly, better access onto train. There is no way for a person in a wheelchair to access the actual train despite all the ramps at the station, those using canes or walkers etc. cannot get onto the train safely. All roads should have sidewalks. There are no sidewalks on First Avenue for a good portion of the street. The corner of King and Bridge is very dangerous for pedestrians, let alone anyone with a disability who is walking. Malvern has surpassed it's traffic saturation for pedestrian safety.	3/28/2021 5:54 PM
2	Ramps	3/28/2021 3:41 PM
3	N/A	3/25/2021 7:22 PM
4	Possibly walker or wheelchair in the near future	3/21/2021 8:25 PM
5	None ... at the moment.	3/18/2021 3:15 PM
6	Alzheimer's	3/18/2021 11:07 AM
7	we have ramps at the train station but no way for people in wheelchairs or people with many other physical disabilities to get onto the train. The steps are too steep	3/14/2021 8:14 PM
8	PTSD	3/11/2021 4:55 PM
9	Benches at bus stops: I would like to be able to sit down more when I wait for buses to take me to work.	3/10/2021 7:34 PM
10	Automatic doors would be super helpful.	3/10/2021 5:18 PM
11	Ability to use the train, for a person in a wheelchair!	3/6/2021 2:40 PM

12	No accommodation needed	3/5/2021 4:54 PM
13	None at this time	3/5/2021 11:19 AM
14	Allergy friendly activities when provided	3/4/2021 6:55 PM
15	rides to Dr. office that can take people with oxygen	3/4/2021 5:35 PM
16	none	3/4/2021 3:51 PM
17	Handicap parking - sidewalk access for wheelchair	3/4/2021 3:14 PM
18	More handicap parking.	3/4/2021 11:48 AM
19	Type 1 Diabetes	3/3/2021 7:22 PM
20	more seating around the streets in Malvern especially on King St.	3/3/2021 2:59 PM
21	For the most part the Borough is very accessible.	2/26/2021 4:12 PM
22	Handicap Parking	2/21/2021 12:17 AM
23	None	2/20/2021 1:45 PM
24	Wheelchair/mobility scooter access: ramps, good sidewalks, elevators, handicapped parking.	2/18/2021 1:24 PM
25	None	2/15/2021 10:36 AM
26	walkability	2/13/2021 9:00 AM
27	For our needs, everything is fine	2/11/2021 2:11 PM
28	Handicapped parking spaces; handrails	2/7/2021 12:00 AM
29	none	2/6/2021 1:01 PM
30	Safe speed limits, sidewalks	2/5/2021 8:43 PM
31	Cooling, autism friendly events	2/5/2021 6:55 PM
32	Wheelchair accessible facilities.	2/5/2021 10:16 AM
33	wheelchair accessibility	2/4/2021 6:40 PM
34	Ability to use wheelchair ramps - handicap accessible	2/4/2021 4:26 PM
35	Clear, well maintained sidewalks. No steps to enter buildings	2/4/2021 4:24 PM
36	Multiple life-threatening food allergies affect person's ability to breathe and eat. Need to keep safe from exposure to allergens on contact and in air.	2/4/2021 4:09 PM
37	ramps	2/4/2021 3:48 PM
38	ADA walkways	2/4/2021 3:43 PM
39	ramps	2/4/2021 3:31 PM

Q6 Here are some reasons that people may choose to live or work in Malvern Borough. Which of these are important to you? Select all that apply.

Answered: 568 Skipped: 3



ANSWER CHOICES		RESPONSES
Attractiveness/character of the area	83.10%	472
Convenience to local employment and attractions	53.17%	302
Lifetime resident/family in the area	37.32%	212
Proximity to major roadways such as 202 and the PA Turnpike	47.54%	270
Proximity to SEPTA train station and bus stops	55.99%	318
Quality of schools	54.58%	310
Walkability	76.58%	435
Other (please specify)	15.85%	90
Total Respondents: 568		

#	OTHER (PLEASE SPECIFY)	DATE
1	Family in neighboring county	3/31/2021 12:29 PM
2	For the most part it's pretty quiet & safe. Not much riff-raff.	3/30/2021 9:27 AM

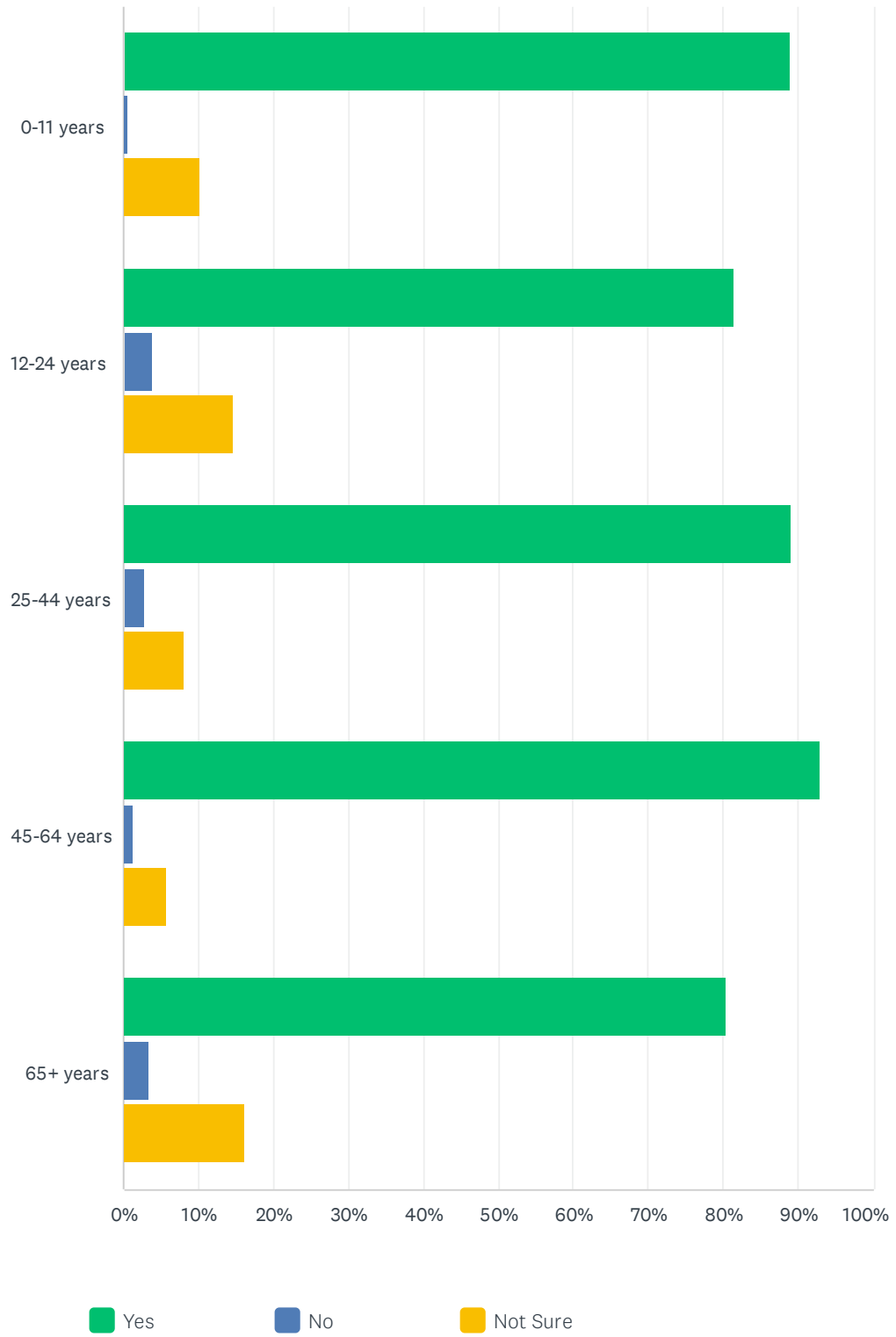
3	Open spaces and woods. Parks, trees and gardens.	3/28/2021 5:54 PM
4	Public sewers and Gas utilities	3/28/2021 5:12 PM
5	It's a safe environment.	3/25/2021 8:20 PM
6	N/A	3/25/2021 7:22 PM
7	Diversity	3/21/2021 8:32 PM
8	The charm, for lack of a better word to describe the culture. Knowing most if not all my neighbors thru shared local activities.	3/20/2021 5:59 PM
9	The ability to live in town and still have a backyard with wildlife and a view of greenery a forestry.	3/18/2021 11:44 AM
10	I like living in town.	3/17/2021 9:26 PM
11	Natural areas/preserves, parks, woodlands.	3/15/2021 1:35 PM
12	Great neighborhood and neighbors	3/14/2021 8:14 PM
13	History, it is a town that I describe as having Victorian houses and tree-lined streets. Inclusive & Thoughtful - from the great snow removal, farmers market, events, infrastructure (sidewalks program/ crosswalks) active community groups, accommodations (police parades/respectful enforcement/park maintenance), and lack of oppressive rules; it is a gem on the Main Line	3/13/2021 11:01 AM
14	Not overly political, or too many people belonging to one party. A good mix.	3/13/2021 9:14 AM
15	Up and coming. Sidewalks into town would improve the area	3/11/2021 10:08 PM
16	Safe	3/11/2021 5:23 PM
17	History of the area	3/11/2021 4:55 PM
18	Lived in Malvern 10 yrs. Willistown 32 yrs	3/11/2021 3:40 PM
19	Green space and small town feel.	3/11/2021 12:01 PM
20	My friends live here.	3/10/2021 7:34 PM
21	Randolph woods, Malvern retreat woods, Paoli battlefield and other OPEN SPACE	3/10/2021 1:10 AM
22	Located between two areas in which I have professional associations -	3/8/2021 6:56 PM
23	Near Paoli Hospital, my pup and dentist as well as close friends.	3/7/2021 3:20 PM
24	small, engaged neighborhood community	3/7/2021 2:53 PM
25	Proximity to my elderly parent who lives in Hersheys Mill	3/7/2021 1:09 PM
26	The people!	3/7/2021 11:10 AM
27	Proximity to our faith community	3/7/2021 9:13 AM
28	Attractiveness/ character of the area is going away rapidly! Too much growth/no longer a small town atmosphere! Too much traffic/especially the inability to exit Church Street due to too much traffic on King Street!	3/6/2021 2:40 PM
29	Small town friendly atmosphere	3/6/2021 11:02 AM
30	Ability to walk to the train station and other services was the primary reason I chose to live in the borough.	3/6/2021 7:35 AM
31	Has a comfortable home feel, not over crowded or over done.	3/5/2021 3:46 PM
32	Please raise our children well. I hope our parks don't serve as hangouts.	3/4/2021 5:35 PM
33	Small town life. Although with way too much commercial expansion this is disappearing.	3/4/2021 1:19 PM
34	Open space and preserved areas -Battlefield/Monument grounds/Malver Retreat/Malvern Prep.	3/4/2021 1:17 PM
35	Restaurants, pubs, retail shops	3/4/2021 1:10 PM

Malvern Borough Survey		SurveyMonkey
36	Potential of downtown area...needs work though	3/3/2021 9:47 PM
37	Small businesses restaurants and bars	3/3/2021 9:14 PM
38	Close to family, but that person has now passed away. We are now looking to leave Pa. The taxation and proposals are becoming oppressive.	3/3/2021 5:28 PM
39	Good medical facilities nearby.	3/3/2021 3:25 PM
40	Stores on and in vicinity of King Street and Warren Avenue.	3/3/2021 3:13 PM
41	Uniqueness of home... it is a duplex.	3/3/2021 2:21 PM
42	Preservation of the retreat center	3/3/2021 1:40 PM
43	Vibrant local business district	3/3/2021 12:02 PM
44	Proximity to retail support. Safety. Cleanliness. Proximity to church. Mix of young and old residents.	2/26/2021 4:12 PM
45	Parks and open space	2/25/2021 3:21 PM
46	Green space	2/25/2021 12:34 PM
47	The amazing community that I grew up loving and wanted to raise my family around. Plus the amazing small town with with ability to have some yard and privacy. Unfortunately unfortunately that seems to be very quickly changing with this pump park and the way the council has handled the entire situation. It's enough to make many of us want to consider moving. We feel like we are being forced out of our town and our homes. It's so heartbreaking to watch and listen to the way people are treating each other. It is not how we were raised nor is it how we teach our children to treat others.	2/25/2021 11:45 AM
48	The open areas and fields that are not developed with houses is the biggest reason for our family. Malvern isn't yet at the point of being overdeveloped, and keeping land open for just land, and not developing on it is what makes Malvern great!	2/24/2021 12:29 PM
49	Low crime, peace amongst neighbors, the spring and fall festivals, the Victorian Christmas celebration, farmers market, summer fair and Paoli battlefield preservation	2/23/2021 2:17 PM
50	Fairly quiet town although as a resident just outside the borough I have sadly seen many ongoing changes! Real estate grossly overpriced with Rennihan jamming in lego like ugly homes. The town's character is rapidly changing. Eastside Flats are ugly rows of monstrosities, not remotely suited to the fading character of the town!My property is within feet of the once quiet Randolph Woods trails. I walked, and continue to walk for the past 30 years,with noticeable change in number of people using the trails. A bike park would completely ruin the peace and serenity of the woods!	2/20/2021 8:41 AM
51	My friends live here	2/19/2021 8:30 PM
52	Safety Lower taxes with above average municipal services Small town feel with nice paths and trails to walk/run	2/18/2021 5:59 PM
53	Local stores and services	2/18/2021 5:12 PM
54	Good balance of home/buildings and nature	2/18/2021 4:22 PM
55	Small town feel	2/18/2021 4:17 PM
56	I love living in a town but being able to walk to woods and parks. In most other nearby municipalities, you would have to drive to enjoy these amenities.	2/18/2021 4:05 PM
57	When younger, we had 3 boys attending the schools in Great Valley. That was a big plus. Another reason for living here is the walkability to local businesses. The Borough has always been very good about clearing the roads in the winter as well as providing for trash pickup and leaf pickup. We live near the park on Monument which is another plus for the entire Borough. Nice to have so many parks and play areas in the Borough.	2/18/2021 2:19 PM
58	Randolph Woods and the Battlefield Woods	2/15/2021 5:34 PM
59	Vibrant business district that our customers enjoy doing business in	2/15/2021 11:59 AM
60	Sense of community - small town feeling	2/15/2021 10:36 AM

Malvern Borough Survey		SurveyMonkey
61	Malvern retains aspects of a small country town with lots of trees, little used streets, and beautiful green belt.	2/14/2021 11:53 AM
62	Living in a historic American Town off the famous Lincoln Highway.	2/13/2021 12:49 PM
63	Malvern Borough History	2/11/2021 1:52 PM
64	Convenience to local Restaurants and Grocery—all walkable	2/11/2021 12:51 PM
65	Safety of the area.	2/11/2021 12:01 PM
66	Affordability at time of purchase	2/11/2021 11:24 AM
67	natural areas and parks; open areas like Paoli Battlefield	2/8/2021 11:03 AM
68	What remains of the green space within Malvern is crucially important.	2/8/2021 10:38 AM
69	near the church of my choice	2/8/2021 9:32 AM
70	Local church	2/7/2021 12:00 AM
71	neighborliness/community/friendliness, greenspace	2/6/2021 10:09 AM
72	Less traffic; continued Holiday events/parades; library; open parks; safe community; Children's sports	2/5/2021 8:43 PM
73	Woods, fields and architecture	2/5/2021 6:43 PM
74	Significant tree and plant foliage, park areas, classic architecture	2/5/2021 5:55 PM
75	Sense of Community	2/5/2021 2:58 PM
76	Proximity to walking and biking	2/5/2021 2:30 PM
77	downtown walkable retail: shops, eateries, etc.	2/5/2021 1:01 PM
78	30 years resident, chose for friendliness	2/5/2021 12:17 PM
79	Parks, running areas, quiet safe	2/5/2021 11:20 AM
80	I love having access to learning about my town's history as I walk around. I love that our police officers continue to make my kids' bus stop a priority many mornings and afternoons to keep our borough a place that respects pedestrians (young and old)	2/5/2021 7:57 AM
81	Parks and green space	2/4/2021 8:07 PM
82	Safe	2/4/2021 8:00 PM
83	Ample open space for public events and private walkabouts.	2/4/2021 7:53 PM
84	TAXES ARE LOW & CLOSE TO HOSPITAL AND SHOPPING	2/4/2021 6:15 PM
85	Mom and pop shops and restaurants	2/4/2021 5:57 PM
86	safe from crime	2/4/2021 4:09 PM
87	Sense of community in malvern borough	2/4/2021 3:48 PM
88	Parks & Open space	2/4/2021 3:43 PM
89	local businesses- places to eat, shop, etc...	2/4/2021 3:31 PM
90	Convenient to shopping, lots of open space	2/4/2021 3:16 PM

Q7 Do you regard Malvern Borough as a good place for each of the following age groups to live?

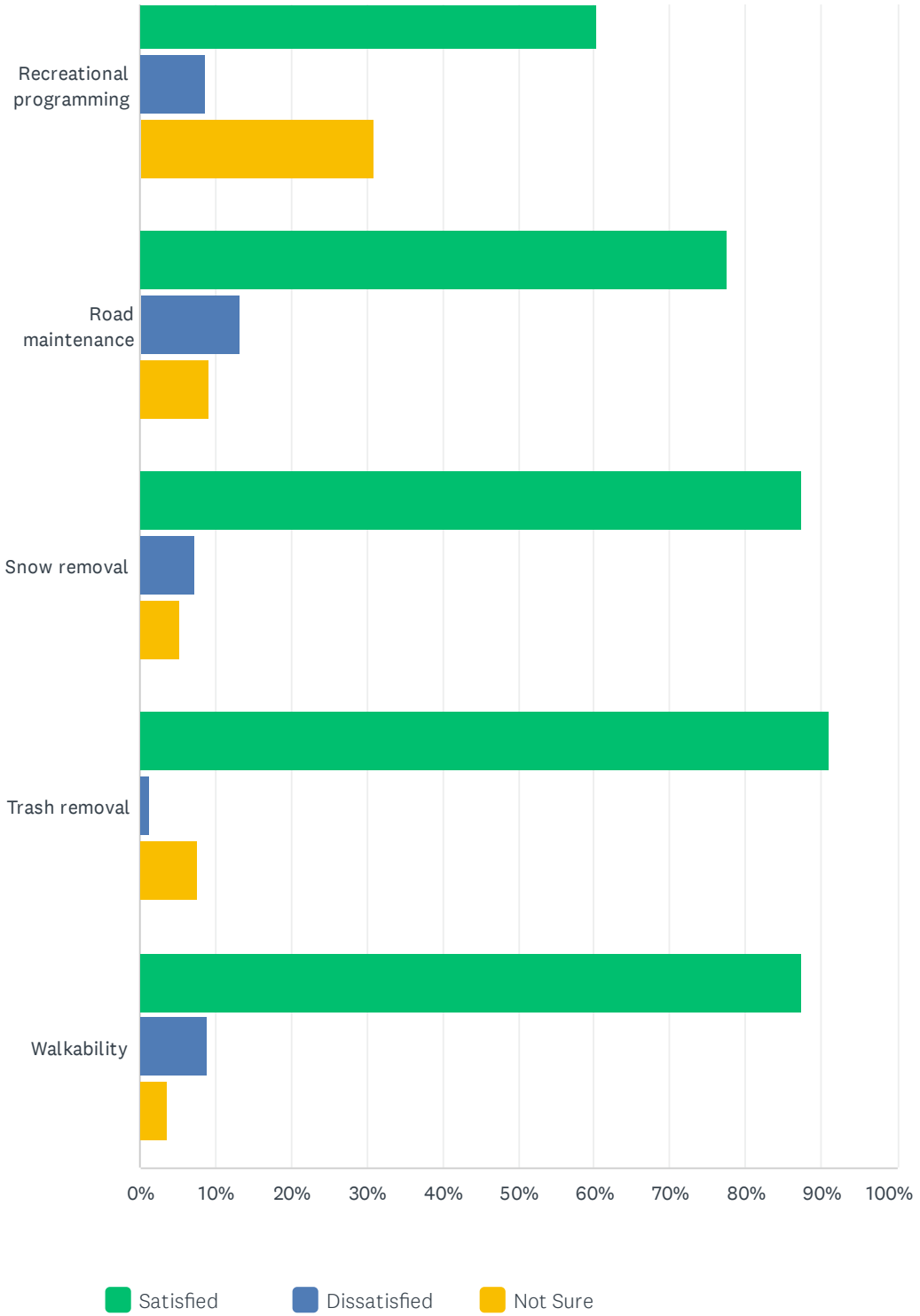
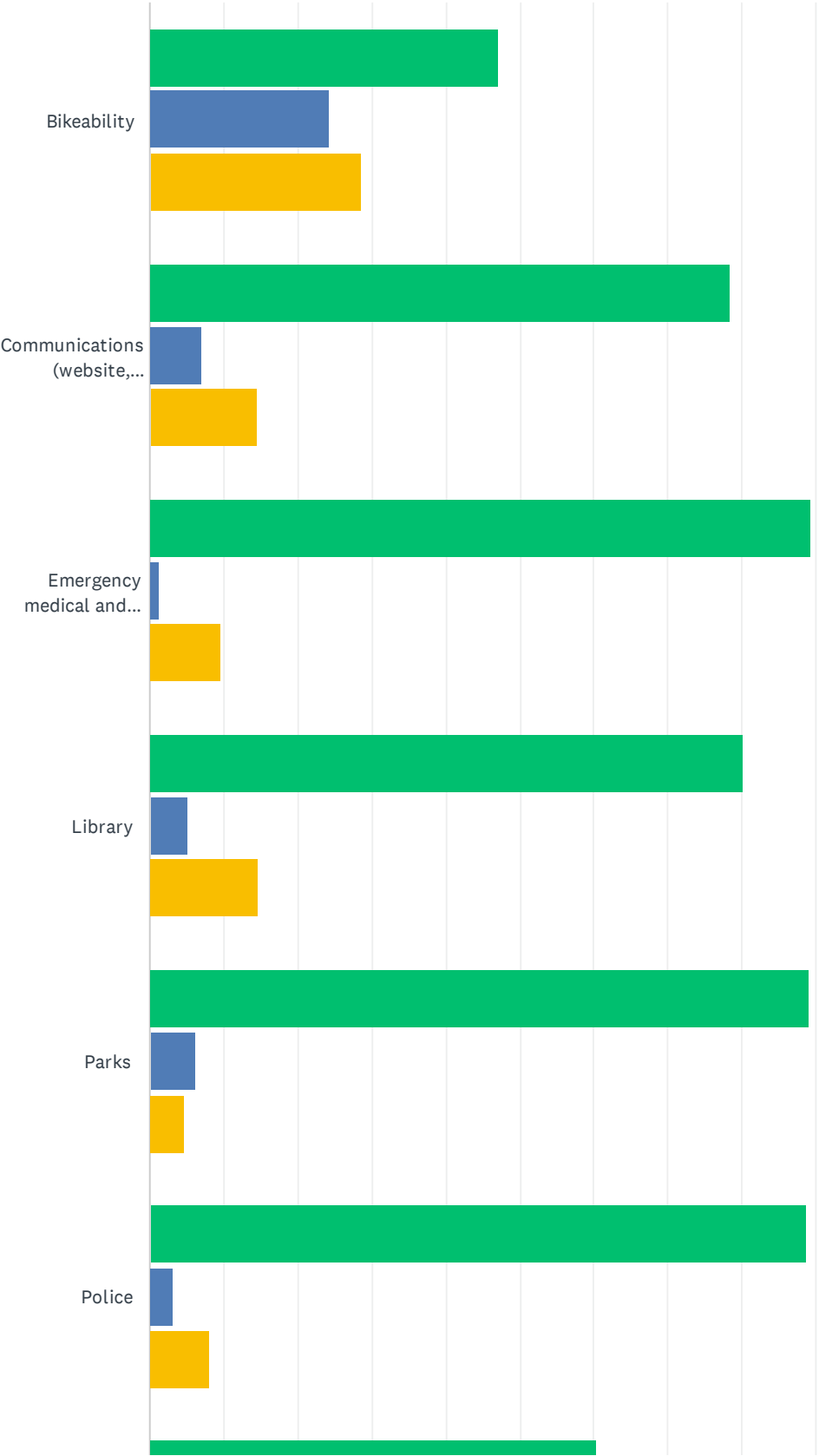
Answered: 568 Skipped: 3



	YES	NO	NOT SURE	TOTAL
0-11 years	88.99% 493	0.72% 4	10.29% 57	554
12-24 years	81.42% 447	3.83% 21	14.75% 81	549
25-44 years	89.17% 486	2.75% 15	8.07% 44	545
45-64 years	92.96% 515	1.26% 7	5.78% 32	554
65+ years	80.43% 444	3.44% 19	16.12% 89	552

Q8 How satisfied are you with the following within Malvern Borough?

Answered: 569 Skipped: 2



Malvern Borough Survey		SurveyMonkey			
		SATISFIED	DISSATISFIED	NOT SURE	TOTAL
Bikeability		47.07% 257	24.36% 133	28.57% 156	546
Communications (website, newsletter, Facebook, etc.)		78.49% 438	6.99% 39	14.52% 81	558
Emergency medical and fire		89.26% 507	1.23% 7	9.51% 54	568
Library		80.11% 451	5.15% 29	14.74% 83	563
Parks		89.20% 504	6.19% 35	4.60% 26	565
Police		88.61% 498	3.20% 18	8.19% 46	562
Recreational programming		60.36% 335	8.65% 48	30.99% 172	555
Road maintenance		77.58% 436	13.17% 74	9.25% 52	562
Snow removal		87.39% 492	7.28% 41	5.33% 30	563
Trash removal		91.02% 517	1.23% 7	7.75% 44	568
Walkability		87.43% 494	9.03% 51	3.54% 20	565

#	OTHER (PLEASE SPECIFY)	DATE
1	- A speed hump/bump is strongly recommended at the brick tunnel on North Warren Ave at the Malvern SEPA train station, as cars speed extremely fast on that stretch of road, making it dangerous for pedestrians leaving the train station and appropriately crossing at the crosswalk on North Warren Ave. - A calendar of events for Burke Park (or a more easily accessible/available one, if it already exists) so that community members and families can be aware of events in advance.	3/31/2021 12:29 PM
2	Would be nice to have a local greenhouse for the community to come together and grow food/flowers	3/31/2021 10:22 AM
3	Sidewalks downtown, particularly King Street, are dangerous and in need of repair.	3/30/2021 11:36 PM
4	Sidewalks have major tripping hazards that have needed to be addressed for years	3/29/2021 8:03 PM
5	Rent and housing prices are too high	3/29/2021 7:32 PM
6	I do not feel that the town is safe for little kids given the amount of increased traffic on our side streets. Also, too many cars are speeding. There is too much traffic in Malvern.	3/28/2021 5:54 PM
7	less density	3/26/2021 5:57 PM
8	There could be more done with our parks & rec programs to appeal to our teens. There are sidewalks that do not have handicap accessibility due to curbs. It should not be incumbent on the homeowners to fix that problem. Example: Nolan Dr. Because Malvern is small and one of the appeals of our town is walkability, the homeowners should not be responsible to clear snow from sidewalks.	3/20/2021 5:59 PM
9	One downside to walking is how flooded sidewalks get during heavy rains. King Street lacks drainage or storm sewers.	3/19/2021 11:05 AM
10	Walkability on North Warren Ave is not good/safe, yet way too many people do it.	3/19/2021 9:29 AM
11	Nice people and shops and fabulous restaurants! Love Paoli Memorial Park.	3/18/2021 3:41 PM

Malvern Borough Survey		SurveyMonkey
12	I think dumping tax dollars into a pump park in absolutely insane at a time like this. Especially when we need our sidewalks improved. Maybe bike lines, some parking solutions? Help for small businesses etc.. I have never seen our community so at odd with each other and torn as a whole as we are currently due to the handlings of our current borough council. It's heartbreaking to watch as a life long resident of such a wonderful community.	3/18/2021 11:44 AM
13	One suggestion Memorial Park should be one way driving.	3/17/2021 9:26 PM
14	We should have more eco and dog friendly ice salt for the winter, and also more wheelchair accessibility	3/14/2021 8:14 PM
15	It is a town that cares. Maintenance is not deferred. Contentious issues are discussed at Borough Council. People are actively involved in ensuring this town remains a great place to live and work.	3/13/2021 11:01 AM
16	Some of the sidewalks are not great for strollers. We try to walk around but it isn't a smooth ride. Also I wish the borough extended their sidewalks out towards Paoli ok King St farther. Both towns should work together to connect the borough of Malvern to that huge neighborhood of houses from Dufferyn to Beryl.	3/11/2021 10:12 PM
17	Way over developed, cease and desist all new construction and get rid of half of the new junk that has been built	3/11/2021 4:55 PM
18	Would love wider sidewalks and bike lanes on streets like Monument and King	3/11/2021 12:01 PM
19	Regarding snow removal, I live on Mountain Laurel Lane in Malvern Borough and the borough has never snow plowed or salted our street even though we all pay taxes. We have to pay someone to do it. The borough should provide this service.	3/11/2021 9:32 AM
20	It is hard to walk outside of a very small area, because you don't have sidewalks many places. Some of us disabled folks can't afford cars. It's a little scary to walk on King Street in the places where there is not a sidewalk. It would be nice to have wood chips on the trails in the woods so my shoes don't get all muddy this spring.	3/10/2021 7:34 PM
21	Street Cleaning: Why are the streets not cleaned on a consistent schedule? It seems some streets are done more frequently than others.	3/8/2021 9:19 AM
22	Would be great if sidewalks extended on monument and king	3/7/2021 9:13 AM
23	Depends on high traffic times.	3/6/2021 2:40 PM
24	Open space	3/6/2021 9:50 AM
25	We pay the same taxes as everyone else yet we pay extra to have our private drive snow plowed.	3/6/2021 9:33 AM
26	More walkways are needed	3/5/2021 5:04 PM
27	Would like to see a path leading continuing from KWF on King street into Paoli. Also a path/walkway in front of Malvern prep.	3/5/2021 3:46 PM
28	I love the summer yoga series - please offer this again!	3/5/2021 9:59 AM
29	Water runoff into my yard still needs yo be addressed.	3/4/2021 3:51 PM
30	Need sidewalk up Old Lincoln from Borough line to Bridge Street	3/4/2021 8:38 AM
31	There are some stretches of the Borough that could use walkability enhancements -- specifically, connecting to Rte 30 via King Road	3/3/2021 7:04 PM
32	Malvern borough needs to buy the lot at King and Bridge to turn it into park.	3/3/2021 4:03 PM
33	The snow removal for cars is fine but not the sidewalks at intersections.	3/3/2021 3:25 PM
34	Too many residents have plants and bushes grown into the sidewalk to the point that you can't get past them without walking in the street and codes are not enforced to cut them back	3/3/2021 1:48 PM
35	Mayor does not provide enough oversight of the police department/chief of PD. Poor checks and balance. There is concern for issues with the chief of police internally and externally; there is concern for harassment by PD to citizens with poor oversight of PD chief and PD by mayor. More funds from PD need to be allocated to other departments of the borough as too much of	3/3/2021 1:40 PM

Malvern Borough Survey		SurveyMonkey
	the borough budget goes to PD. There has been an increase in more violent crime (intruders, car theft etc.). Outsourcing to other PD may be more cost efficient and cost effective as current PD is not certified/accredited and has internal management issues.	
36	This area needs to be more walkable- and the roads that lead up to the area on king. We also need more parks and activities for kids, and an expanded library with tons more programming for all ages.	2/27/2021 3:00 PM
37	First, I wish zoning board was more meticulous in keeping the lovely "borough" nature of the downtown area. The new buildings including the new brew pub (while a fine restaurant neighbor) is very unattractive and is sorely out of place. Malvern could be very charming if it chose to be. The residents deserve better. Second the ridiculous number of garish pedestrian crossing signs in the downtown is confusing and distracting to drivers, is governmental overkill, and again takes away from the charm of the borough.	2/26/2021 4:12 PM
38	We need a dog park! More sidewalks and crosswalks!	2/26/2021 3:32 PM
39	Needs more sidewalks. Unsafe. Also- duffryn trail is probably one of my most favorite and unique things. Forestry for animals and humans alike	2/26/2021 1:39 PM
40	We need better visablity for walkers/bikers, especially children on bikes/scooters. A pump park in the proposed location is a dangerous idea. I live on that corner with small children. I am scared walking/biking with them to & from st pats for school every day. Especially with snow. Cars fly by. There's no bike lane or wide enough sidewalk to go to and on Ruthland with all of the trucks from the restaurants and shops plus residents cars it's almost impossible to ride our bikes just to scoops down our own street. Adding more traffic without fixing the original issue is a poorly thought out idea and frivolous way to spend our tax dollars in these times. A pump park in another location, however I think MANY residents will support. Perhaps in the picnic area of randolph where there is actually already parking??? All council has to do it change their own ordince, I believe?	2/25/2021 11:45 AM
41	I marked dissatisfied for snow removal because the trucks plow too fast and throw snow onto our sidewalks.	2/25/2021 11:32 AM
42	For walk ability and bike ability, I only said no because there aren't any sidewalks.	2/25/2021 11:28 AM
43	Not trash pick up or snow removal in front of our house.	2/24/2021 8:19 PM
44	I'd like to thank yesterday's snow plowers. They did a great job and plowed multiple times. Thank you!	2/23/2021 2:17 PM
45	Walkability feels safe within the borough, but we really wish there were safe walking options on King to connect to the borough. (Between Sugartown Rd. and 352)	2/23/2021 12:47 PM
46	Some of the side roads in Malvern really need to be re-paved. Currently, the road on the perimeter of our property is basically crumbling! Gets worse with every snow and maintaining the lawn is difficult because of all the rock that accumulates as the black top chips away. In addition, the irregularities between handicapped ramps from one corner to another makes walkability very difficult. As a family with little ones, I can see how much many young families would benefit from having uniformity between the handicapped ramps at each corner (rather than randomly placed throughout the borough). That being said, many of the existing sidewalks (and corners) need repair.	2/22/2021 11:45 AM
47	Lots of homes in the borough need repair. Likely occupied by struggling seniors. What can be done?	2/20/2021 9:29 AM
48	Love the idea of a pump park but HATE the idea of it being near/on Ruthland. Please find a new location	2/20/2021 1:55 AM
49	Not satisfied with ability to drive through borough without constant delays due to traffic relative to roads	2/18/2021 10:19 PM
50	Need more parks and play areas for kids	2/18/2021 4:17 PM
51	I think it is great that we have a bikeable town, but I am disheartened by the destruction bikers have initiated in the woodlands. We need designated bike areas, so our natural areas are not degraded by a recreation activity. An recreational activity should have minimal impact on our shared natural resources.	2/18/2021 4:05 PM
52	I think I covered above. Nothing mentioned about businesses. Why not? Businesses are	2/18/2021 2:19 PM

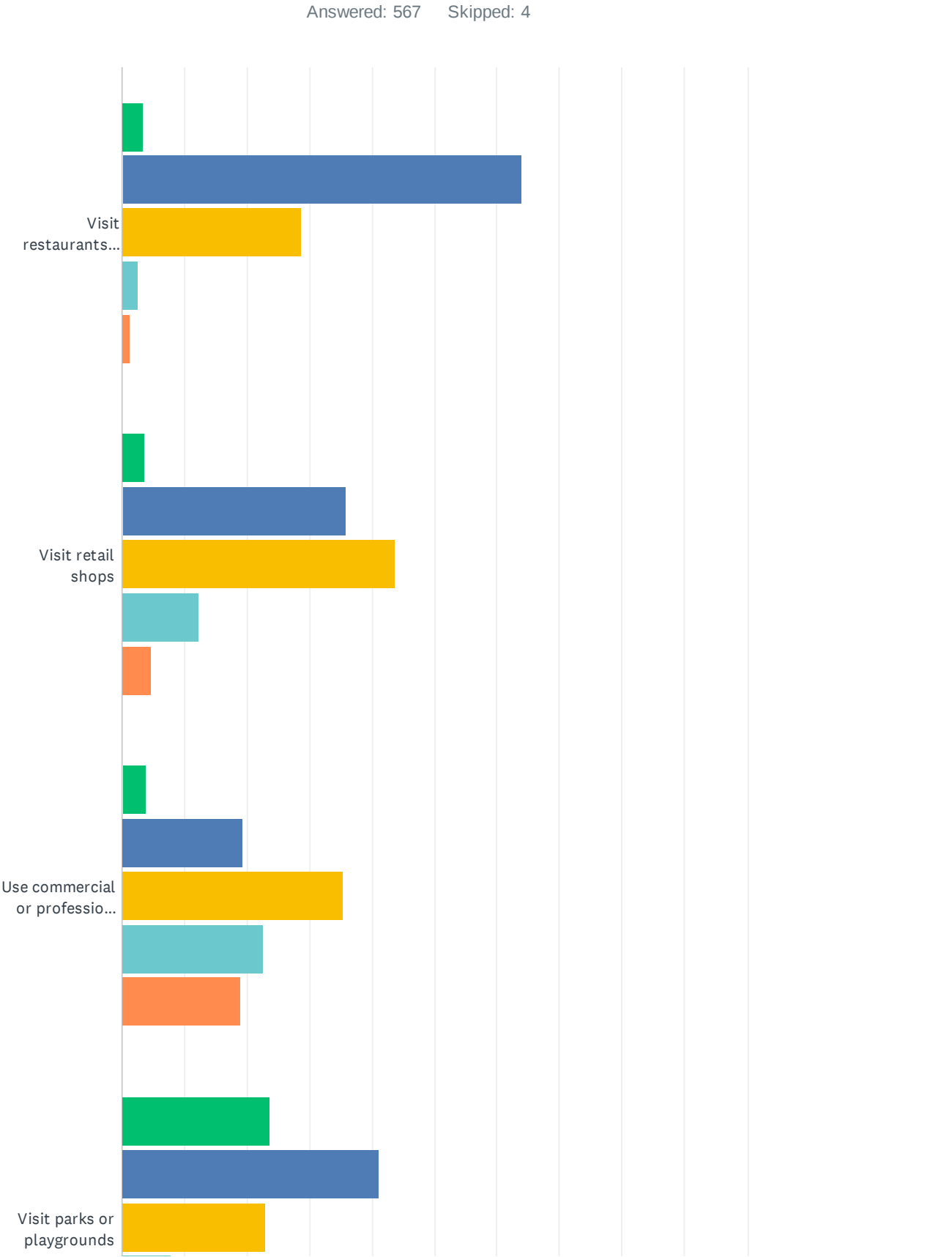
Malvern Borough Survey		SurveyMonkey
	another big draw for those living here but don't seem to get mentioned. Some have gone under because of Covid. Need to have more emphasis on them so Malvern does not become like Paoli has been in the last several years. Don't want to have a ghost town for business area.	
53	The small strip of Malvern along Paoli Pike is rather ignored. No sidewalks, no sewer. So not walkable at all from where we live.	2/18/2021 1:24 PM
54	Regarding bikeability and walkability, I would love to see a safe connection between Malvern Borough and The Chester Valley Trail and Wegmans/Target. Having to go under the train bridge over route 30 near 29 is death-defying.	2/18/2021 8:54 AM
55	Community feel	2/16/2021 8:21 PM
56	could use more sidewalks	2/16/2021 8:12 PM
57	Go to the Post office often	2/16/2021 11:11 AM
58	The Borough has done an excellent job of keeping the forest paths clear after storms creating fallen trees. The woods have been very important to residents during the pandemic.	2/15/2021 5:34 PM
59	Dissatisfied: Malvern is becoming more and more upper middle class and less diverse economically. Specifically, while we get larger homes and less interesting design, we are also becoming a more homogenous population.	2/14/2021 11:53 AM
60	There should be a focused effort to connect the Malvern Borough to the Chester Valley Bike trail. Riding bicycles in the Malvern Borough is not safe for children or adults.	2/13/2021 12:49 PM
61	The intangibles of village conveniences combined with lots of open and recreational space. Entering town from the south almost feels like happening upon a hidden gem nestled in the woods and meadows.	2/12/2021 5:36 PM
62	NOT SARISFIED: Malvern Borough should provide snow removal for private road, accept dedication of sewer line in the road and provide trash pick-up on private road.	2/11/2021 10:08 PM
63	Dissatisfied with storm water management, my driveway is under water with every heavy rainfall. Very poor drainage.	2/11/2021 1:52 PM
64	I would like the borough to be more pedestrian friendly. Crosswalk at King and Bridge is very dangerous. Also the intersection at Broad Street and Warren north of the Septa tunnel is very dangerous. Overall if you are South of King Street, you experience more pedestrian friendly roads and crosswalks. North of King it is very difficult to navigate.	2/11/2021 1:10 PM
65	Safety	2/11/2021 12:01 PM
66	Friendliness, uncrowded streets	2/11/2021 11:29 AM
67	Visionary leadership - dissatisfied	2/10/2021 6:32 PM
68	Paoli Battlefield is so important	2/8/2021 11:03 AM
69	Traffic congestion is a major issue!	2/7/2021 10:46 AM
70	All of the satisfied notes are very dependent on future changes to the Borough!	2/5/2021 8:43 PM
71	I would like to see more green space and preservation of nature (e.g., hiking, biking, running trails, native/wild gardens throughout the borough. I am greatly concerned with the fast pace of development in the area. I am concerned about the rapid housing development and the threat of potential removal of the forest/woods of the Malvern Retreat in order to make the way for more housing. I believe the essential health of our community (both physiological and mental) is directly linked to access to open space and nature.	2/5/2021 7:43 PM
72	Too much evidence of police presence with blinking lights and signs on King Street. It's the ugliest street in town	2/5/2021 5:55 PM
73	Bike routes dont connect to any other areas w/o taking life into your own hands.	2/5/2021 4:53 PM
74	As this only gives the binary answer of satisfied/dissatisfied, please note some areas (such as walkability) are good but could be improved upon	2/5/2021 2:50 PM
75	Looking forward to better options for bikes. New pump track!	2/5/2021 2:30 PM
76	Too much new construction. Renehan needs to stop.	2/5/2021 10:24 AM

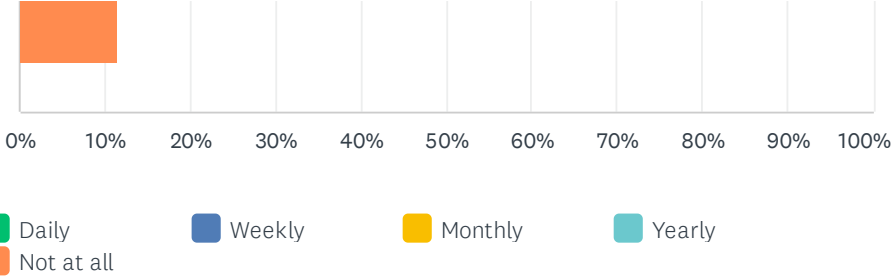
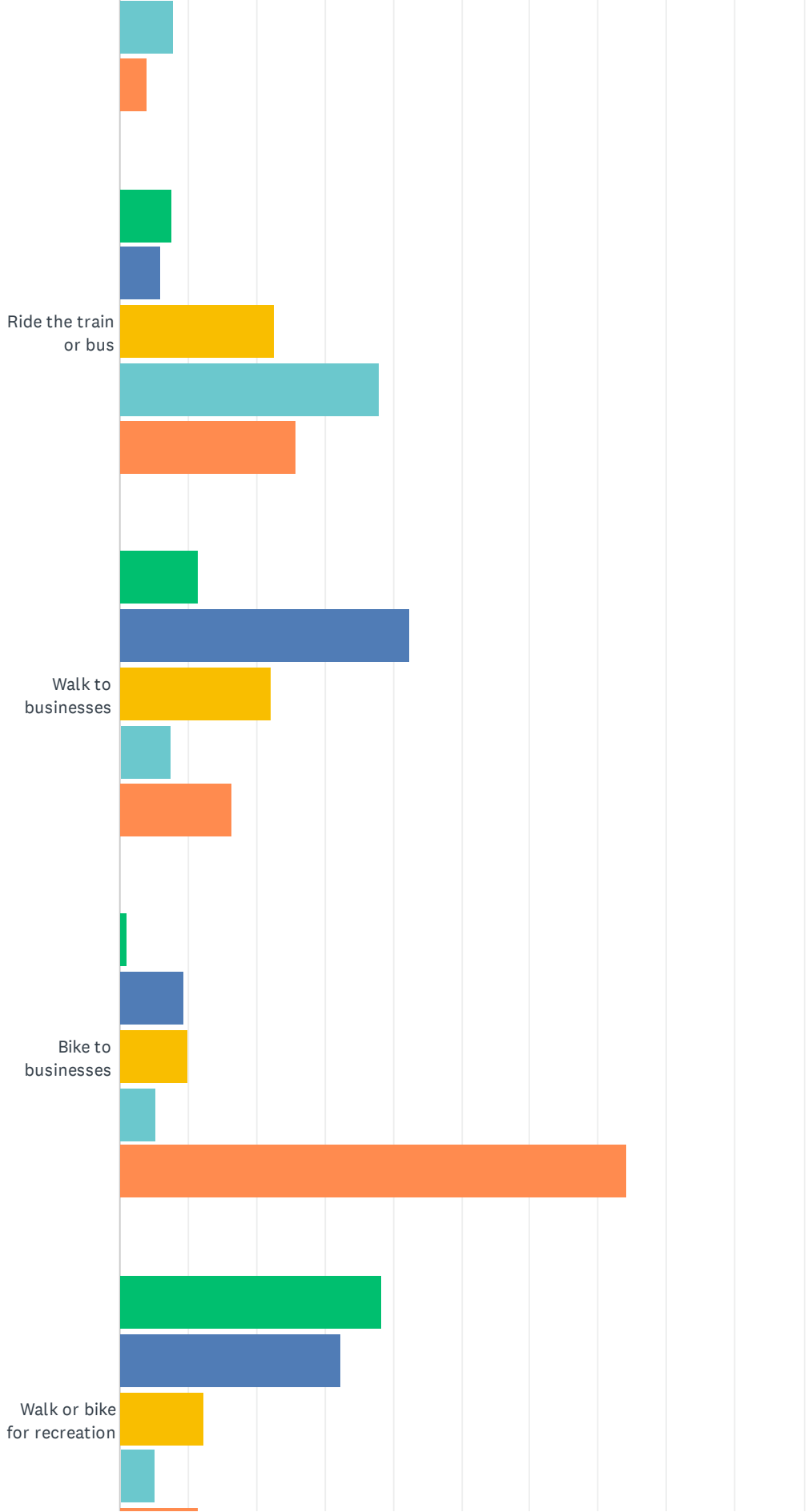
Malvern Borough Survey		SurveyMonkey
77	But walkability safety could be improved especially by adding sidewalks on streets in the borough that are without.	2/4/2021 8:07 PM
78	We love living in Malvern at Tidewater	2/4/2021 5:57 PM
79	Outside of the Borough walking and biking are outright dangerous. I'm certain that someone is killed while walking or cycling in Willistown/Malvern every year. Speeding is the main problem.	2/4/2021 4:47 PM
80	extremely disappointed with the way that borough council is handling this "pump park"idea that not many residents seem to be aware of. Those of us that have raised concerns have been completely disregarded. Very sad for the community.	2/4/2021 4:31 PM
81	There some areas that could use sidewalks, that dont need them. And there are other areas without sidewalks, that need them. Connectivity and safety need to have an equilibrium.	2/4/2021 4:14 PM
82	Traffic congestion not satisfied, too much grid lock. Main intersection is a major roadblock to getting through or around the borough.	2/4/2021 3:35 PM

Malvern Borough Survey

SurveyMonkey

Q9 Under normal (non-pandemic) circumstances, how often do you do the following in Malvern Borough?





Q10 What type of additional businesses and/or public facilities would you like to see in Malvern Borough?

Answered: 355 Skipped: 216

#	RESPONSES	DATE
1	Fenced dog park.	4/1/2021 4:31 PM
2	Larger library Up-to date computers in library Retail shops for people of average or modest income	3/31/2021 8:19 PM
3	- A speed hump/bump is strongly recommended at the brick tunnel on North Warren Ave at the Malvern SEPA train station, as cars speed extremely fast on that stretch of road, making it dangerous for pedestrians leaving the train station and appropriately crossing at the crosswalk on North Warren Ave. - A calendar of events for Burke Park (or a more easily accessible/available one, if it already exists) so that community members and families can be aware of events in advance. - At Paoli Battlefield Historical Park, a paved path (or extension of the sidewalk along Monument Avenue) would greatly enhance the experience so that walkers on the paved half-circle can walk in a loop rather than turning around at the ends of the paved half-circle, confusing drivers/traffic on Monument Ave. - Much of the playground equipment in parks around Malvern are aged and could use a refresh (e.g., , Theodore Rubino Memorial Park, Burke Park). - The King Street commercial corridor looks run-down when compared to other "Main Streets" on the Main Line (e.g., Bryn Mawr, Ardmore). - Too many empty storefronts on E King Street at Eastside Flats.	3/31/2021 12:29 PM
4	Community swimming pool, more parking facilities, seasonal business that can keep sidewalks ice free seen a few people slip and slide walking	3/31/2021 10:22 AM
5	Coffee Shop,	3/30/2021 11:36 PM
6	None. There are plenty of businesses. We don't need a single one more.	3/29/2021 11:44 PM
7	More bars	3/29/2021 8:48 PM
8	Na	3/29/2021 8:03 PM
9	Coffee Shop and Dog Park	3/29/2021 7:32 PM
10	Sidewalk eateries	3/29/2021 4:24 PM
11	Sidewalks to make walking easier. Protect and increase park land.	3/29/2021 2:47 PM
12	More restaurants	3/28/2021 7:25 PM
13	Community Center/meeting space/ mini movie theater Better restrooms at parks...no more porta potties.	3/28/2021 5:54 PM
14	It would be nice if one of the Malvern parks had restrooms-- like Battle of the Clouds does. Port a potties so disgusting. Full of flies.	3/28/2021 12:40 PM
15	Bike lanes, restaurants, more retail, trails, more sidewalks	3/27/2021 9:56 AM
16	Truly miss the Ma and Pa Drug Store.	3/26/2021 10:43 PM
17	Senior Center	3/26/2021 7:06 PM
18	a jewish deli	3/26/2021 5:57 PM
19	I'd like to see it more convenient for more/easier local rail travel between Malvern & it's immediate neighboring stops. If it were as convenient as driving, we'd be able to attract people (though more rail short trips) for Malvern walking traffic	3/26/2021 4:53 PM
20	Restaurant to replace Christopher's which was shut down due to the governors shut down of our economy	3/26/2021 4:39 PM

21	Restaurants, less empty storefronts where Eastside Flats is located	3/26/2021 3:45 PM
22	Gym, bar, entertainment	3/26/2021 2:28 PM
23	More restaurants	3/26/2021 2:08 PM
24	A pharmacy and a hardware would be great. Really miss the pharmacy.	3/25/2021 8:20 PM
25	Pharmacy	3/25/2021 12:54 PM
26	Drug store, hardware store	3/25/2021 8:57 AM
27	More restaurants and shops	3/24/2021 9:13 PM
28	Not sure	3/24/2021 10:49 AM
29	Drug store	3/23/2021 4:01 PM
30	coffee shop (not chain), restaurant to replace Christopher's, more activities for "tweens"	3/22/2021 9:35 PM
31	shopping center	3/22/2021 3:08 PM
32	more non-profit organizations such as learning centers, art schools and a Fine Wine and Good Spirits	3/22/2021 11:06 AM
33	Greater variety of restaurants and bars	3/22/2021 9:07 AM
34	Coffee shop; deli/sandwich shop; bakery	3/21/2021 8:25 PM
35	Skate park /Restaurants	3/21/2021 7:59 PM
36	Purchase lot (130 E King St) across from Bridge St and build a parking lot to support local businesses. Install "Welcome to Malvern" arch at entrance. First thing you'll see coming over bridge.	3/21/2021 7:04 PM
37	Pharmacy	3/21/2021 6:22 PM
38	Splash pad/community aquatic center, Pump park, vegan restaurant, bakery, seafood market, kids indoor playhouse, cannibus dispensary	3/21/2021 1:57 PM
39	Social gathering places.	3/20/2021 5:59 PM
40	More restaurants	3/20/2021 2:56 PM
41	I would like a book store and a quality shoe store. We don't need any more banks.To bring visitors to Malvern, we need "cute" stores and good parking.	3/19/2021 11:35 AM
42	More walking paths/bike paths on outer part of borough	3/19/2021 11:16 AM
43	FexEx/UPS and Pharmacy.	3/19/2021 2:41 AM
44	More parking	3/18/2021 7:24 PM
45	More restaurants and boutiques	3/18/2021 3:46 PM
46	A Better Library we deserve and the staff is wonderful and they deserve newer computers and new furniture in the reading room. We love the Malvern Library!	3/18/2021 3:41 PM
47	OK as is	3/18/2021 3:15 PM
48	Pharmacy.....Grocery store	3/18/2021 2:29 PM
49	More diverse downtown businesses, maybe another restaurant or coffee shop, work out studio, meeting place.	3/18/2021 12:51 PM
50	wine shop, cheese shop, Bakery	3/18/2021 12:41 PM
51	Coffee shop/tea house or Panini/ Gelatoria Karate studio	3/18/2021 11:52 AM
52	Safer ways to walk and bike around town as a family with the kids. Not a pump park in particular. Maybe some new stores and restaurants to get the community thriving again.	3/18/2021 11:44 AM
53	More retail	3/18/2021 11:43 AM
54	more restaurants, public parking, gym	3/16/2021 8:10 PM

Malvern Borough Survey		SurveyMonkey
55	Additional dining	3/16/2021 7:57 PM
56	A banquet hall for (post-COVID) gatherings, possibly with near/local overnight housing for guests. Could be used for large gatherings, weddings, corporate retreats, etc. Active park facilities for pre-teens/teens. Park facilities for infants/toddlers (tot-lots).	3/15/2021 1:35 PM
57	I'd like to see more restaurants, more shops, a hardware store would be great.	3/15/2021 12:12 PM
58	Better street paving and more sidewalks. More restaurants,	3/15/2021 10:39 AM
59	Coffee shop	3/14/2021 8:32 PM
60	A dog park would be awesome because there are so many dogs in malvern, and I would also like to see our parks spruced up a little with native plants and flowers and with more focus on the health of malvern as an ecosystem, so that birds, bees, and butterflies can pollinate and beautify our community. A community garden would also be amazing, and I think many people would participate. Crossing guards would also be great so that children can walk to school safely because there are many schools in the area	3/14/2021 8:14 PM
61	Community composting.	3/14/2021 6:35 PM
62	shops	3/14/2021 3:04 PM
63	Family-friendly restaurants, cafe	3/14/2021 2:56 PM
64	I miss the Pourhouse. The coffee shop/music venue. The Buttery is along those lines but we don't have an evening venue for conversation and entertainment. Looking forward to exploring the new Arts Center at the Baptist Church.	3/13/2021 11:01 AM
65	More restaurants/bars. Live music not just in the park..allowing restaurants to have music would be a benefit. A dog park somewhere in the borough would be an asset!	3/13/2021 10:03 AM
66	More restaurants	3/13/2021 9:45 AM
67	I like to see a Juice /Bowl place like playa bowels we have to drive to wayne for that	3/13/2021 9:34 AM
68	I would love to see more restaurants. Live music would be so nice to see once in awhile.	3/13/2021 9:14 AM
69	More restaurants	3/12/2021 10:02 PM
70	A few more restaurants, a new pharmacy, updated playground equipment, more hiking trails.	3/12/2021 9:59 PM
71	Park improvements	3/12/2021 9:28 PM
72	Chinese Restaurant State Store Dog Park	3/12/2021 3:14 PM
73	DISC GOLF COURSE. It was the fastest growing sport in the world before the pandemic and has only grown even more during the pandemic as it provides an excellent socially distant solution to getting exercise while having fun enjoying nature	3/12/2021 2:52 PM
74	Hardware store, additional restaurants, larger playground apparatus at Burke Park. Water fountains at the parks, restrooms at the parks (non portable). Better sidewalks! And please do NOT use the sidewalks with the brick façade, does a number on strollers, but I get they look nice, more outdoor dining space, less parking spots	3/12/2021 7:31 AM
75	More restaurants-Spanish tapas, Thai, Korean bbq, More shops- beauty and skincare Entertainment- movie theater	3/12/2021 12:09 AM
76	More restaurants	3/11/2021 10:27 PM
77	I really wish another 2+ restaurants came into town. I understand how difficult that is fine them now but since Christopher's leaving there could me options for restaurants/bars. Another facilities that would be very nice would be a kids camp run by the town at a park (I would run it. My email is allison.mongan@gmail.com if that is something we could run!)	3/11/2021 10:12 PM
78	More restaurants	3/11/2021 10:08 PM
79	Parks and restaurants	3/11/2021 9:57 PM
80	Dog park	3/11/2021 9:44 PM
81	Better bike lanes to connect Malvern Borough with route 29 shops, bike trail and further north	3/11/2021 9:41 PM

Malvern Borough Survey		SurveyMonkey
82	Restaurants, cute shops	3/11/2021 8:34 PM
83	Outdoor beer garden	3/11/2021 6:15 PM
84	Live work play type spaces like riverfront wilmington or downingtown, extob	3/11/2021 6:06 PM
85	Additional restaurants Bike lanes, possible connection to Chester Valley Trail	3/11/2021 5:38 PM
86	More seating and walking areas in the parks	3/11/2021 5:23 PM
87	More playgrounds, trails, community center	3/11/2021 5:21 PM
88	Less taxes, taxation is theft	3/11/2021 4:55 PM
89	Another restaurant in the Borough. Pharmacy	3/11/2021 3:40 PM
90	I would love to see community gardens for folks without yards to have a place to grow food. I think the Borough has ample park land to make this happen. Business wise, I think a wine bar would be great as would more restaurants that are affordable and every day type of places. An indoor year round farmers market would also be awesome!	3/11/2021 12:01 PM
91	1 or 2 more restaurants would be nice, especially since Christopher's has left town.	3/11/2021 9:32 AM
92	sidewalks :)	3/10/2021 7:34 PM
93	Only businesses such as retail dining self care drug store grocery, perhaps a kids recreational indoor place like old school roller skating and bowling, family oriented businesses to draw the community together	3/10/2021 1:10 AM
94	Grocery Store	3/8/2021 10:08 PM
95	I was excited for my kids and the pump track proposal and I am disappointed that the new homeowners were lied to and sold homes in front of the site without knowing it was in the works. The builder/real estate agent should be banned from the borough or sent a bill for the litigation this BS is creating.	3/8/2021 9:25 AM
96	Pumptrack	3/8/2021 9:19 AM
97	Wine store. Restaurants—fine dining. Burgers, breakfast & lunch.	3/8/2021 8:09 AM
98	more evening dinning places.....	3/7/2021 11:36 PM
99	More restaurant options, including healthy fast causal options (Honeygrow, Playa Bowls, etc.).	3/7/2021 4:31 PM
100	Nothing comes to mind.	3/7/2021 3:20 PM
101	more casual dining	3/7/2021 2:53 PM
102	More parking	3/7/2021 2:43 PM
103	Coffee shop, more restaurants	3/7/2021 1:52 PM
104	Diversity in restaurants, retail/clothing, attractions that would bring foot traffic. Better upsizing to accommodate growing population i.e. roads/traffic, schools, services.	3/7/2021 11:21 AM
105	Wine store. More restaurants.	3/7/2021 11:10 AM
106	Would very much like to see a new restaurant since we lost Christopher's.	3/7/2021 9:13 AM
107	Bakery	3/6/2021 6:03 PM
108	Not sure	3/6/2021 2:40 PM
109	Breakfast/Brunch restaurants, Bicycle shop, Gym	3/6/2021 2:30 PM
110	More restaurants	3/6/2021 1:48 PM
111	restaurants	3/6/2021 11:47 AM
112	Gift shops Restaurants	3/6/2021 11:02 AM
113	n/a	3/6/2021 9:33 AM
114	Regarding businesses, I think we already have the necessities plus lots of other cool stuff. For	3/6/2021 7:35 AM

Malvern Borough Survey	SurveyMonkey
	new businesses, I prefer to keep it local and avoid chain stores. Regarding public facilities, I'm a supporter of the Randolph Woods Master Plan.
115	Bike shop, coffee & bakery cafe, gourmet cookware and culinary specialty store, frame shop, camera shop, pet store.
116	Bar/restaurants and something for kids/young adults(arcade, bowling, skateboard park)
117	More restaurants. More parking for the people that visit the Borough.
118	We would walk/bike more if there were walkways
119	Healthy breakfast spot with juices, smoothies, salads...similar to Oasis that left Frazer.
120	More family restaurants
121	Usable walk ways on all ends of Old Lincoln Hwy.
122	Coffee shop, restaurant, retail
123	None
124	New drug store Perhaps a dog run for pet owners Sidewalks on First Ave. and Second Ave.
125	More drinking and dining options - make King Street a destination
126	Dedicated bike lanes by roads or next to roads
127	Roller Skating rink & Bowling Alley
128	SBA restaurant and coffee shop
129	Parking garage
130	Would like to see Christopher's back, or another family oriented restaurant.
131	I wish businesses would last longer ,more restaurants would be great
132	more diverse dining options
133	Safe spaces for tweens, teens and young adults to socialize and exercise
134	Nothing at this time
135	more restaurants & retail.
136	more kid friendly facilities (restaurants, parks, etc)
137	Additional restaurant to replace Christopher's. Dog Park. Open space for younger kids to ride there bikes versus on the busy roads. I walk my dog in the borough daily so More sidewalks.
138	No more commercial business! Addition of more public spaces if possible.
139	More small shops, more food choices(a cheese shop, a bakery)
140	not sure
141	More small businesses,, Not 1 business taking up half of the shopping center and parking.
142	book stores.
143	restaurants
144	Parking Garage
145	Restaurants, Shops, small grocery and food specialty shops
146	Retail wine store, micro brew, more non-chain restaurants, venue for live music with bar!!!
147	Bagel store
148	More restaurants, beer garden, coffee shop
149	Restaurants, activity/entertainment
150	Dog park

Malvern Borough Survey	SurveyMonkey
151	Pump park Bike/walking access to Chester valley trail Organized trips (NYC, Washington, DC) similar to East Goshen
152	Non-portable public restrooms.
153	More bike trails, more things to do. We are down to 3 restaurants and a breakfast place. I'm bored out of my mind.
154	East side flats is hurting. You need to do something to attract business to that area.
155	Coffee shop; Book shop
156	It would be great to have a hardware store again!
157	I'm happy with how Malvern is now. I do not want any more buildings built I do not want any more business or residential buildings built.
158	We need to buy the lot and king and bridge for a park
159	A good italian bakery.
160	More affordable housing for elderly...those on a limited income and mobility.
161	Public tennis courts w/o dues; better maintenance of basketball courts; connection to Uptown Worthington via walk/bike sidewalks/trail
162	Not sure
163	Dog park
164	Don't know
165	Public garden
166	Music venues! This is an arts desert when it comes to live music!
167	Book store, coffee shop
168	A bar or restaurant to take the place of Christopher's in Eastside Flats.
169	Encourage small businesses and restaurants to return to existing retail space
170	More restaurants
171	Starbucks
172	More small restaurants like Alba, Buttery, Julie Anne's. More space for outdoor dining.
173	Dog park. Bike trails that connect to the CVT, SRT or bike lanes.
174	More restaurants
175	More restaurants
176	Cocktail/nice wine bar
177	Coffee shop!! More hang out spots for a downtown
178	Book store
179	A sushi restaurant
180	More shopping and restaurants
181	Sushi restaurant, dog park, pharmacy
182	Restaurants and Bike trails
183	Men's Barber Shop Wine & Spirits Store
184	More trails for running/biking and pet playgrounds
185	A hardware store would be great.
186	I'd love to see the town become a safer place to ride bikes in general to the restaurant and

Malvern Borough Survey	SurveyMonkey
	shops for the whole community not just for a small age group to one park location. I used to live in Boulder Colorado for college and it was amazing how pedestrian friendly Boulder is in comparison to Malvern.
187	Fenced Dog park!! Recreational biking opportunities Sidewalks along king beyond the Borough Sandwich (not pizza) shop Mini-concert venue or amphitheater
188	more food options on king st. especially towards the Eastside flat apt area. Healthier options. examples: Juice Pod (located in Bryn Mawr & Sea Isle), Sweet Green, Byrn& danes. Any smoothie and juice shop. A fitness/yoga studio. Would also like to see the basketball courts on Old Lancaster Highway/Bridge St go from concrete to a more playable surface like the courts on 1st ave.
189	Dog park, fountain, community , better playground for kids,,garden, more picnic tables to sit, bigger library, more coffee shops, donut shop, more boutiques less houses on king street more restaurants and cafes, a cigar shop, a whiskey lounge, mini movie theater, book store, high end restaurants, teenage clothing store, smoothie bar, vitamin health store,, yoga center, pet store, shoe store, craft store, fudge candy store, a welcome center, gift shops more stores more restaurants rhe more you attract the more better for the community.
190	I would like a book store
191	Bike lanes, more restaurants, a coffee shop
192	More family friendly restaurants with outdoor dinning.
193	I would like to see another restaurant to replace Christopher's.
194	Dog park Beer garden
195	An open-air area for live music/entertainment More restaurants Pump track - areas to bike off road
196	Nothing I can think of
197	More park facilitiees/features for older children or larger playscapes
198	Dog park
199	storm drains on the west side of the borough would be helpful. Please consider moving the bike pump project to green tree park. The slated location sits very close to Randolph Woods and really does appear to be one in the same. Lastly, a trail connection to the Chester valley trail would be wonderful and allow safe distance running/biking.
200	Less building on every available space.
201	A "healthy" fast-casual food spot. A "toddler zone" type space for daily play sessions or parties. Additional restaurant options (really missing Christopher's!).
202	Breakfast/coffee shops! Love all of our unique, small businesses :) Do not commercialize Malvern!
203	a dog park - we need a place to have our dogs play "off leash". There are many dog owners in Malvern who would love to have their dogs play together in a contained area.
204	More restaurants
205	More sidewalk restaurants or outdoor eating areas
206	Less high density housing and less huge, ugly commercial buildings (i.e. Cube Smart, Meridian Bank) - development is ruining the beauty of the area
207	We need more restaurants. It would be nice to have more brunch and lunch spots
208	A family restaurant, bike shop, book store, more retails stores, places for teens to hang out such as a pump track at Randolph.
209	Wine and spirits shop. Trader joe's Restaurant
210	Dog park- fenced in where the dogs can run around together
211	NONE.Focus on existing businesses and public facilities

Malvern Borough Survey	SurveyMonkey
212	More restaurants.
213	More shops and restaurants
214	Randolphs woods. Walking down king street for the various outdoor activities.
215	Liquor Store
216	Pump track for kids Bike lanes Sidewalks on Paoli Pike More police stopping speeders on Paoli Pike Sidewalks along King st in areas that don't have them Bike trails Bike trails Bike trails
217	fill the open retail locations and continue doing so with non chain businesses
218	Coffee shops, small restaurants like Julians.
219	Bike pump track and/or dedicated bike lanes
220	Trader Joe's! Liquor store Cafe Hardware store
221	Non-chain starbucks
222	restaurants or clothing stores
223	More restaurants and recreational activities
224	More small restaurants and small retail shops.
225	Bakery / cheese shop would be nice. A replacement restaurant for Christopher's.
226	Independent Pharmacy
227	Bike trails, more playground especially at battlefield, more tennis courts
228	I would like to see a senior center/youth activity center. Young people and seniors need gathering places. Our retail sector is hurting with the pandemic, possibly because many of the businesses are non-necessity businesses. I would love to see Malvern offer a shop culture similar to that of smaller towns in Europe where people walk around for an afternoon taking care of their necessities and maybe enjoying a drink at an outdoor eatery in warmer weather. Because of the pandemic people may be more tolerant of being outside for more of the year.
229	Improved childrens playground. Walking paths.
230	pharmacy
231	More restaurants, bike shop, hardware, pharmacy and need to keep post office.
232	Coffee/tea shop, gelato/panini shop, mountain bicycle trail/park
233	Restaurants
234	Old Lincoln Highway is in dire need of repaying. Parts of it are sinking and it has been poorly patched and maintained.
235	More restaurants. More retail
236	I would like to see Malvern borough not try to supersize itself anymore. East side flats are horrible and they're not wearing well. And the sidewalks outside of Eastside Flats are stamped concrete and dangerous in snow or rain etc. Malvern would do well to remember she is a small town because that's what people love about Malvern
237	Hardware store, Toy store, Record Store, Book store, Pump Track, wine store, bike lane on King Street/King Road
238	I'd like a coffee shop and a gym
239	Book store (small, niche-type that serves drinks and snacks) Public swimming pool
240	Restaurants Additional Public Parking Maintain Natural Environment in Existing Open Spaces
241	restaurants, variety of shopping
242	Coffee and bagel shop Another restaurant

Malvern Borough Survey		SurveyMonkey
243	Please protect our natural wooded areas. Replace and/or plant trees along our streets to maintain canopy, and combat climate change and storm water runoff.	2/15/2021 5:34 PM
244	Restuarants, retail	2/15/2021 12:45 PM
245	I would like to see a wider variety of downtown shops and professional services within the borough. Attracting specialty take out food services, such as a candy store. Trying to think outside the box, like bike repair/sales, home products like interior design services. Chiropractor, specialty shops and more restaruants.	2/15/2021 11:59 AM
246	better sidewalks, benches and plantings in the business district. 4-way stop signs at all residential intersections (it doesn't matter that they are not "warranted" by PennDOT). An inexpensive way to keep traffic slow and discouraged from residential shortcuts.	2/14/2021 11:53 AM
247	Continue to support restaurants, outdoor seating at restaurants. A public pool.	2/14/2021 11:35 AM
248	path for walking and cycling connecting the borough shops and the trails. there is nowhere to bike in the borough especially if you live below king street More restaurants and a cinema or entertainment locally. have you thought about an electric self driving bus to move people from the shops to the target shops or different restaurants. this is very popular in europe.	2/13/2021 4:09 PM
249	Bike Shop, Pharmacy, Fitness Center, Rock Climbing facility, picture framing shop,	2/13/2021 12:49 PM
250	Bring back Amtrak stop	2/13/2021 9:00 AM
251	A public space in the empty lot at Bridge and King--sort of a public gathering hub in the middle of the commercial space. We have that at the Buttery but you feel compelled to buy some pricey coffee or eats in order to hang in their outdoor space.	2/12/2021 5:36 PM
252	Gym, Barbershop, Mexican restaurant, Brewery, bar-restaurant, pharmacy, co-working space, BBQ restaurant, liquor store, hardware store, outdoor/sporting goods store, urgent care facility and more walking paths in woodlands	2/12/2021 1:16 PM
253	Restaurant (sad to see Christopher's go) nice to have variety.	2/12/2021 10:51 AM
254	Farm Supply/Hardware store Grocery store	2/12/2021 7:27 AM
255	I would love to see the circle at monument have lifts installed. People walk there all the time and it is hard to see.	2/11/2021 10:21 PM
256	More cafes	2/11/2021 9:04 PM
257	Mom and Pop grocery store Pharmacy Would be a benefit for seniors	2/11/2021 2:11 PM
258	More nice restaurants, fewer auto repair shops. Connect us to the CVT in a SAFE way, ie create a dedicated path or bike lane between the Borough, down Warren or Bridge Street across Route 30 (and eg across Vanguard property and across or under the RR tracks)	2/11/2021 12:51 PM
259	Renovation of the borough center - the playground is small and outdated. The landscaping/grass is crude. This should be a beautiful place to enjoy with families.	2/11/2021 12:36 PM
260	Pharmacy	2/11/2021 12:04 PM
261	Cafes, craft stores, other small retail and gyms, etc.	2/10/2021 6:32 PM
262	More food and beverage options	2/10/2021 1:04 PM
263	Drug store	2/9/2021 3:27 PM
264	More restaurants, open space and less building of houses crammed into small Lots.	2/9/2021 11:22 AM
265	coffeehouse music venue	2/9/2021 10:49 AM
266	Hardware store, Pharmacy	2/8/2021 3:45 PM
267	increase shopping on the weekends more spaces to meet as a group- "gathering spaces"	2/8/2021 11:54 AM
268	satisfied	2/8/2021 11:03 AM
269	Fabric and needlework supplies; quiet informal brewpub/non-chain restaurant other than Italian (Flying Pig is far too noisy for conversation).	2/8/2021 10:38 AM
270	small local businesses only: traditional bakery, coffee shop, pharmacy (miss kohlermans)	2/8/2021 7:24 AM

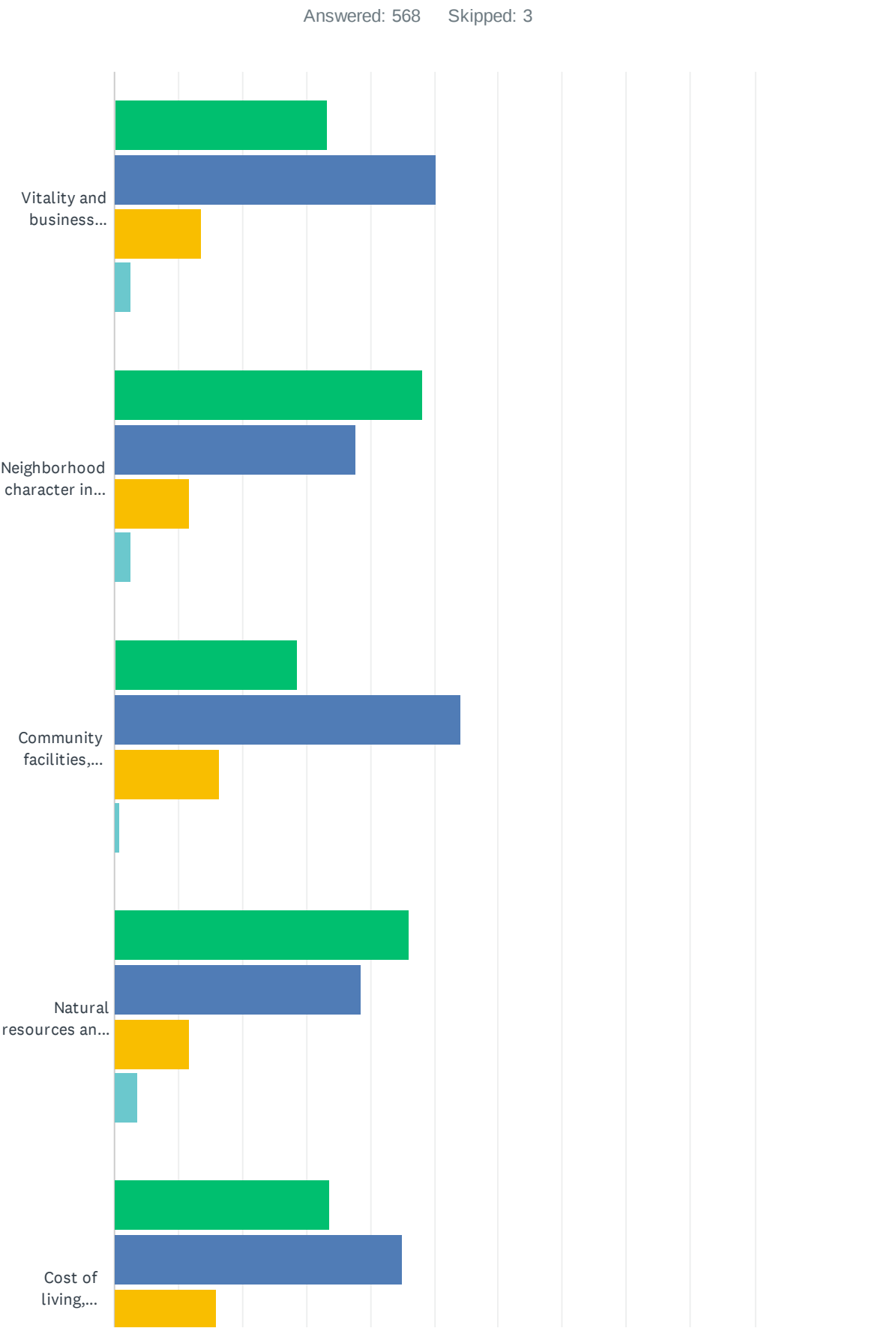
Malvern Borough Survey		SurveyMonkey
271	We are thrilled with Malvern as it is!	2/7/2021 7:02 PM
272	A new restaurant where christophers was	2/7/2021 12:11 PM
273	Getting in and out of the Borough on a bike is not very safe. Not sure anything can be done about this but we have the Chester Valley Trail (a great asset) about 1.5 miles away from the borough and no safe way to ride a bike to it. Unfortunately, the King St. corridor is so congested with traffic that it's hard to envision a way we can increase its vitality with small retail spaces, cafes, etc. Coupled with that, is the fact that many people who frequent the small businesses drive into the borough to do so. Parking areas (e.g., the Septa parking lot?) for evening and weekend activities need to be more clearly advertised on business' websites.	2/7/2021 10:46 AM
274	Barber shop	2/6/2021 9:34 PM
275	Additional restaurants. Sidewalks on 1st ave.	2/6/2021 1:20 PM
276	Pharmacy Restaurants	2/6/2021 1:01 PM
277	A few more restaurants and Mom and Pop retail outlets.	2/6/2021 12:08 PM
278	business/public parking area increased (esp. requirements for businesses and restaurants), flexible indoor space useable for teens/groups/etc.,	2/6/2021 10:09 AM
279	Sidewalks connecting to neighborhoods outside the borough	2/6/2021 9:56 AM
280	Malvern needs a lot of additional businesses to attract more outside foot traffic & more for its residents. Better and more affordable family restaurants, bakery, gift shops (not the high end ones!). Malvern needs to look at West Chester, Kennett, Phoenixville and Oxford - how their towns have revitalized the community!	2/6/2021 9:03 AM
281	None. We have enough	2/6/2021 8:45 AM
282	Kids park, sidewalk along entire king road, separated lane for bikers	2/5/2021 11:41 PM
283	Improvement of park on old Lincoln Highway	2/5/2021 10:38 PM
284	Resturants	2/5/2021 9:46 PM
285	More restaurants.	2/5/2021 9:19 PM
286	Restaurants/Bars	2/5/2021 8:46 PM
287	Maintaining the population so it does not get more crowded!	2/5/2021 8:43 PM
288	I would like to see the addition of green space and gardens. This is doable in a small town. I spent many years living in Swarthmore, PA and the quality of life there was greatly enhanced by the active efforts of the borough, the residents and the local horticultural club to create public gardens, flowers, native plantings and green unstructured recreational space throughout the borough. I don't mean to come across as disrespecting Malvern borough comparing it to Swarthmore, but I would encourage borough council and planning committee members to visit the borough hall area of Swarthmore to see the ways in which they have been able to create small gardens with native plants and lovely public gathering spaces with very little public space. I would love to see Malvern borough help spearhead an effort to create more green space for residents (children, families, young, old) to enjoy. For example, the current private lot for sale at the foot of Bridge and King street would be an ideal public park/garden space. I could imagine a fountain, plantings, and place for people to gather and enjoy King street and the local takeout food options. While I know the East side flats have been popular among some people, I am concerned by the height and dominance of those buildings and the amount of concrete and retail space springing up. I would like to see much stronger efforts made to preserve the open space and to create nature-based areas for people to enjoy. I believe it is essential to mental health for people to have room to walk, play, run, sit and enjoy natural surroundings.	2/5/2021 7:43 PM
289	Bike related amenities,	2/5/2021 6:55 PM
290	Senior Center Bike lanes Additional sidewalks Foot path from 1st Ave to Paoli Pike along S. Warren Ave	2/5/2021 6:53 PM
291	More green space (King Rd.?). More trees	2/5/2021 6:43 PM

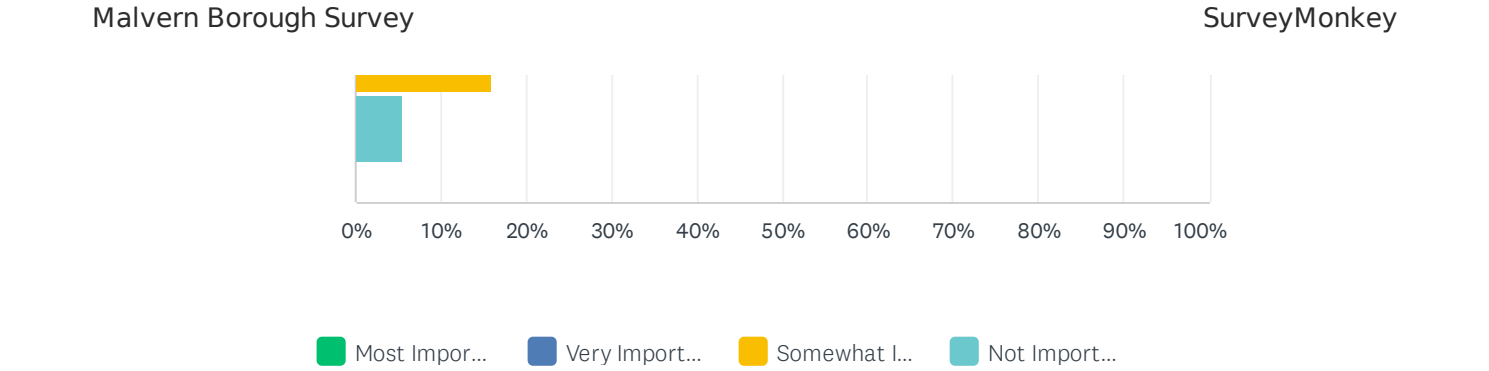
Malvern Borough Survey		SurveyMonkey
292	Coffee shop, eateries, bakery	2/5/2021 6:26 PM
293	Book store	2/5/2021 5:55 PM
294	Barber Shop, more dining choices coffee shop bakery	2/5/2021 5:00 PM
295	Bike path connections to other municipalities. Pickleball!!	2/5/2021 4:53 PM
296	All the retail here is kind of the same - women's clothes and home decor. Outside of the new Imaginatum (which I haven't been to yet), there's not much character in terms of books, movies, gaming, styles for anyone of a younger age, etc. There's also not a ton of programming that isn't primarily family-focused. I could be uninformed, but that's my sense. I do not think other interests and needs to be sacrificed, but different things could be reflected more.	2/5/2021 3:51 PM
297	Wine store	2/5/2021 3:37 PM
298	Bike lanes, bike trails, bike skills park	2/5/2021 3:35 PM
299	Areas for kids to bike, safe bike/walker access to Chester valley trail	2/5/2021 2:58 PM
300	Cant wait for the pump track would love to see biking allowed as passive recreation in the wooded areas	2/5/2021 2:30 PM
301	An modestly-priced family-type restaurant that is open for dinner as well as breakfast and lunch.	2/5/2021 2:30 PM
302	Bring Christophers back	2/5/2021 1:34 PM
303	Coffee shop; card store (hallmark type); simple eateries (e.g. Nudy style); ceramic craft shop (perhaps with light food or drink)	2/5/2021 1:01 PM
304	Bike racks near clusters of local businesses	2/5/2021 12:53 PM
305	More dining retail small craft stores and art workshops, places for kids to get hands on learning (pottery studios, cooking, sewing, general house maintenance) anything to get kids involved b/c they can walk or bike to town.	2/5/2021 11:20 AM
306	Restaurants and boutique shops.	2/5/2021 11:17 AM
307	Sad we lost Christopher's	2/5/2021 10:59 AM
308	Bakery, Small General store, need of pharmacy we can walk to	2/5/2021 10:50 AM
309	Dining establishments with outdoor/flexible seating; 24 hour gym m space; recreational leagues	2/5/2021 10:46 AM
310	Dog Park	2/5/2021 10:35 AM
311	Would love to see some additional dining options!	2/5/2021 10:27 AM
312	Splash park, swimming pool, dog park Composting and community garden plots Asian restaurant, mexican restaurant	2/5/2021 10:26 AM
313	More green space. Maybe a wreck center instead of more housing. More traffic calming measures on King. No new building at King and Bridge. It should be Borough property and residents should be given a say in what goes there. If it's the first thing people see when they enter the Borough, it should represent the community. New construction is causing over crowding and taking away from the charm of the Borough.	2/5/2021 10:24 AM
314	More recreational opportunities. We probably have enough antique and gift shops.	2/5/2021 10:16 AM
315	More small retail,, less restaurants taking up half the shopping center and other bigger buildings	2/5/2021 8:26 AM
316	Not sure	2/5/2021 7:59 AM
317	Wine tasting/ winery, bathroom (especially at the CVLL baseball fields at Monument where we spend all Fall and Spring!)	2/5/2021 7:57 AM
318	More restaurants. Would love to see Flying Pig more into the vacant Christopher's space. More retail shops, like the old Picket Fence.	2/5/2021 7:52 AM

Malvern Borough Survey		SurveyMonkey
319	Hardware store and cvs	2/5/2021 7:26 AM
320	Mom and pop hardware store, Pharmacy/general store, Brewery, Outdoor Outfitters, anther restaurant option	2/5/2021 12:12 AM
321	More “fun” retail stores. Places that sell nice greeting cards and candles, like paper source. It would be nice to have a boutique fitness studio like boxing. It would also be nice to have more restaurants. I think the borough has enough parks and green spaces. It would be nice to mix businesses off of Main Street. We love cottage flowers!	2/4/2021 11:31 PM
322	Bakery Wine store Coffee shop	2/4/2021 9:28 PM
323	A breakfast/ lunch restaurant. Funding given to the businesses to help support them through the pandemic.	2/4/2021 8:11 PM
324	More family friendly restaurants/eateries/coffee shops Practical shops, not only expensive boutiques, a small book store would be amazing	2/4/2021 8:07 PM
325	More restaurants, more bike paths	2/4/2021 8:00 PM
326	Urgent care office, pharmacy, art/history museum	2/4/2021 7:53 PM
327	More restaurants/pubs More green space	2/4/2021 6:43 PM
328	pharmacy.....a grocery store	2/4/2021 6:40 PM
329	BRING BACK THE PUBLIC SHOOTING RANGE	2/4/2021 6:15 PM
330	Movie Theater and Book store Bring Christopher's back!	2/4/2021 5:57 PM
331	Hardware store, restaurant to replace Christopher's, deli or take out food shop	2/4/2021 5:50 PM
332	Independent bookstore	2/4/2021 5:39 PM
333	More casual restaurants (byob).	2/4/2021 4:58 PM
334	Dedicated bike lanes, walking paths connected to major trails (i.e. Chester Valley Trail). A dog park.	2/4/2021 4:52 PM
335	Produce and deli shop/corner store. Gelateria/Panini/Espresso Shop. Tea house. Karate School.	2/4/2021 4:47 PM
336	More retail shops - perhaps a 55 and up community	2/4/2021 4:42 PM
337	more restaurant variety (non pandemic if they could survive :(more variety of shops or maybe a kids painting type place? The pandemic really changes things. Maybe a community gathering place year around with fountains/splash pads in summer/ fire pits/ice-skating in winter?	2/4/2021 4:31 PM
338	More restaurants.	2/4/2021 4:22 PM
339	Drug store, cultural restaurant	2/4/2021 4:20 PM
340	Brewery, but someone actually needs to take into consideration parking with these facilities. Brick and Brew (pre-pandemic) was an absolute nightmare with that parking situation. Clearly, the Borough looked the other way with sufficiently trying to plan for that space, as it pertains to the movement of vehicles and parking. If there is not adequate room for parking, then these facilities should not exist - bottom line.	2/4/2021 4:14 PM
341	Book store w/ room to work and study; allergy-friendly restaurants/stores (Kimberton, Christophers, Anthony's and Scoops are great for safe options.); bike paths; bagel shop	2/4/2021 4:09 PM
342	More restaurants and shops	2/4/2021 4:09 PM
343	Malvern borough needs to consider it's traffic situation as it expands and continues to be more attractive. More open space and areas for families and places to gather. Would love to see more thriving businesses and restaurants	2/4/2021 3:48 PM
344	Senior Center	2/4/2021 3:43 PM
345	More restaurants	2/4/2021 3:39 PM
346	Book store,	2/4/2021 3:38 PM

Malvern Borough Survey		SurveyMonkey
347	None until roads are improved so improved traffic flow is achieved. Parking along the main thoroughfare needs to be eliminated fo several blocks in both directions of the main intersection. Trucks making deliveries or going to or from the industrial park are much bigger today than 30 years ago and the roads with parking are a problem.	2/4/2021 3:35 PM
348	pharmacy	2/4/2021 3:33 PM
349	Healthy eating, small businesses,	2/4/2021 3:31 PM
350	Bike trails	2/4/2021 3:28 PM
351	Gym,	2/4/2021 3:24 PM
352	swimming pool	2/4/2021 3:19 PM
353	more restaurants, bars, and shops. Drastically need to improve King Street, its sad looking.	2/4/2021 3:16 PM
354	more restaurants	2/4/2021 3:16 PM
355	A theater, more restaurants and retail, more outdoor dining, bike paths	2/4/2021 3:11 PM

Q11 How important are the following to Malvern Borough’s future?





	MOST IMPORTANT	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Vitality and business opportunity in the King Street corridor	33.33% 188	50.35% 284	13.65% 77	2.66% 15	564	3.14
Neighborhood character in terms of building size and density	48.14% 272	37.70% 213	11.68% 66	2.48% 14	565	3.32
Community facilities, services, and recreation opportunities	28.60% 161	54.17% 305	16.34% 92	0.89% 5	563	3.10
Natural resources and green infrastructure	45.99% 258	38.68% 217	11.76% 66	3.57% 20	561	3.27
Cost of living, including housing affordability	33.63% 190	44.96% 254	15.93% 90	5.49% 31	565	3.07

Malvern Borough Survey

SurveyMonkey

Q12 Complete the following statement about what kind of community you hope the borough will be in the future: “In the future, Malvern Borough should seek to: ”

Answered: 398 Skipped: 173

#	RESPONSES	DATE
1	Robust like Wayne	4/2/2021 7:18 PM
2	Discourage developers who tear down modest houses to build huge ones that are incompatible with neighborhood	3/31/2021 8:19 PM
3	serve as a paradigm for other Main Line towns in terms of a vibrant and diverse community and commercial corrdior/"Main Street", healthy/active living, and resident satisfaction.	3/31/2021 12:29 PM
4	Get kids more involved in serving the community, have job posts and hiring opportunities help needed more available.	3/31/2021 10:22 AM
5	Limit in-fill/dense development	3/30/2021 2:47 PM
6	Make it more affordable for those with a low or moderate paycheck to afford a decent home because this neighborhood is very nice to live in.	3/30/2021 9:27 AM
7	Preserve the town	3/30/2021 12:34 AM
8	Provide affordable housing. \$2,000 for a 2 bedroom apartment is 25% more than I was paying 4 years ago. I know I couldn't afford a mortgage here.	3/29/2021 11:44 PM
9	Decrease housing costs	3/29/2021 8:48 PM
10	Controllable and fair rental apartments or townhomes	3/29/2021 8:05 PM
11	Create affordable housing	3/29/2021 8:03 PM
12	Maintain affordability and engage the community with more activities	3/29/2021 7:32 PM
13	An affordable place that's family friendly	3/29/2021 7:27 PM
14	Slowly redevelop the industrial park into a residential in order to cut down on commercial vehicle traffic among other things. This would significantly clean the town overall. There is no place for an industrial park in a charming small town such as Malvern.	3/29/2021 4:24 PM
15	Stop allowing the development of closely-packed large houses on green space. Malvern should also add parking for SEPTA users.	3/29/2021 2:47 PM
16	focus on the residents more than the business owners, focus on input from those who pay taxes versus those who are renting or may not have a vested interest in the community long term	3/28/2021 5:54 PM
17	Restrict all residential and commercial building	3/28/2021 3:41 PM
18	Keep affordable housing. More twins. Less big apartment buildings. And of course keep the green spaces/parks.	3/28/2021 12:40 PM
19	resist overbuilding just to expand tax base without regard to loosing town character	3/28/2021 9:40 AM
20	Limit housing size to existing sizes	3/27/2021 7:19 PM
21	Be a destination spot like Wayne with miles of neighborhood walking and shops	3/27/2021 9:56 AM
22	Look hard at what is happening regarding worker housing. Developers (note Rennahan here) must have an "in" with the Two. Smaller, more affordable residences are knocked down and high end behemoths are constructed, mature plantings and trees are sacrificed to accommodate the new construction. Rentals like Charleston Green this year have doubled the usual rent increases, with the explanation that we have to be "brought up to market", so longer	3/26/2021 10:43 PM

Malvern Borough Survey	SurveyMonkey
	term rental residents who have made a home a built businesses here are being pushed out - kind of a "We don't want/need people like you here anymore" message. Kennett Square started addressing worker housing over 2 years ago. Cozy welcoming character of the area is being lost.
23	strive to maintain our "small town atmosphere".
24	less density
25	Provide affordable housing options.
26	attract more walking/biking traffic.
27	Maintain its safe streets, rich character, and current population size
28	Attract growing families
29	improve parking
30	Allow residential building/construction to evolve with the neighborhood
31	Maintain its current course. It is a very pleasant town to live in and or visit.
32	Be vibrant with business but also self sufficient to the residents . So it would almost be possible to live without a car. Also, keep the town as safe as possible, very low crime rate.
33	ensure that everyone feels welcome
34	Lower the barriers for businesses coming in
35	Stop building and leave some open space. Too crowded.
36	Maintain their good standing
37	more character shops
38	one that keeps its historical and open space character.
39	continue offering a friendly family environment
40	Be a destination for non malvernites
41	Attract young professionals with restaurants, coffee shops, light entertainment venues, etc.
42	maintain its current charm.
43	Have a clean & diverse community
44	Make town more bike friendly and incorporate complete street improvements on King Street
45	be a family community that is a safe place to walk to the borough
46	Provide more family friendly spaces and a dog park
47	More parking/ buy some lots
48	Increase restaurant/shopping and sidewalks
49	Maintain its character
50	Diversify and become geared more towards younger families
51	be a highly walkable and bikeable town
52	preserve woodlands and natural habitats.
53	Not build huge apartment buildings
54	Encourage first time home ownership by supporting affordable housing opportunities
55	Strive to be a community that works together for the greater good of all not just a small select few. We need to stick together to thrive especially in times like we are in. Count on each other to look out for each other rather than cross the street when you see your neighbor coming to avoid a conversation. This is what is currently happen in our town. This is NOT the Malvern ice known my whole life. We need to get back to our roots.

Malvern Borough Survey	SurveyMonkey
56	maintain is old time character
57	continue to improve the Borough as they have been
58	Maintain its small town character
59	Maintain the character of the town -- that's what makes it attractive.
60	be like West Chester or Phoenixville
61	Update community park spaces (Rubino)
62	Have outdoor concerts once a month outdoors in the summer...maybe three
63	Have sidewalks all through the borough and have a safe place for kids to ride bikes.
64	Support development/business in commercial areas (King Street) while simultaneously becoming more environmentally-friendly and protecting woodlands.
65	Maintain a small town friendly atmosphere, while providing adequate local business and recreation opportunities. It should avoid too much growth, building and traffic that would alter its small town uniqueness.
66	be known as a clean, safe and inclusive community that values residents opinions.
67	Listen to the voices of the citizens who speak up against builders, and Not let builders do whether they want, and strive to preserve land for the sake of space, beauty, and the environment. They should also seek to make malvern more ADA accessible, especially for wheelchairs, and also have crossing guards so that children can walk to school more safely
68	Lessen the ridiculous traffic at rush hour, with too few access roads.
69	Add more side walks/bike lanes to Old Lincoln Highway for ease of access to bike trail near Wegmans
70	Maintain its current standards.
71	Keep an identity as a town center, not just a bedroom community
72	In the future, Malvern Borough should seek to retain its stature of a vibrant community of local businesses, local residents and local government working together to preserve the vitality, history, community and infrastructure that makes Malvern a great place to live, dine, shop, work and visit.
73	Develop an area for a dog park.
74	Maintain housing density. Don't add more!!
75	To become and even better community for families
76	Create a community of involved residents who know each other, and take pride in their community.
77	Offer more buisness and restaurants
78	be a family friendly, safe, pleasant place to live.
79	Maintain its small town atmosphere
80	retain charm and walkability and think creatively and plan 25 years out
81	be a place people are proud to call home, and also put in some disc golf baskets
82	Be a diverse, inclusive community that offers affordable housing opportunities and a wealth of recreational and commercial outlets for its residents and visitors.
83	Increase the value of the homes in Malvern borough by creating the best mix of home gentrifications, king street shops/restaurants, community events, parks and open space/walking trails, and investing in schools
84	A quiet community but not a commuter community
85	Remain family friendly.

Malvern Borough Survey		SurveyMonkey
86	Have more restaurants	3/11/2021 10:08 PM
87	Have More restaurants, better preservation of historical buildings and areas, provide effective and safe fire services	3/11/2021 9:57 PM
88	Continue to be affordable for hourly wage workers with a vital downtown district that is pedestrian and bicycle friendly	3/11/2021 9:41 PM
89	Create a more viable restaurant corridor on King with outside dining.	3/11/2021 9:29 PM
90	Get better retail stores	3/11/2021 6:15 PM
91	Move into the future while maintaining it's charm and small town atmosphere.	3/11/2021 5:38 PM
92	Attract more retaurants	3/11/2021 5:23 PM
93	Develop outdoor resources for people of all ages.	3/11/2021 5:21 PM
94	Back to its farming roots and get rid of overdevelopment which is killing the environment	3/11/2021 4:55 PM
95	Be a friendly family town center.	3/11/2021 3:40 PM
96	increase its sustainability and resiliency through local energy generation, affordable housing, and local food systems.	3/11/2021 12:01 PM
97	...maintain the amount of open and undeveloped space in the borough, not overcrowd.	3/11/2021 9:32 AM
98	Continue to revitalize King St with restaurants/bars/stores. Maintain the parks and open spaces.	3/10/2021 2:40 PM
99	Curb development.	3/10/2021 9:59 AM
100	A community in the true sense of the word where neighbors can park their car for the weekend and leave it until Monday because they have their needs for nature, recreation abd dining met here.	3/10/2021 1:10 AM
101	maintain established business in the industrial park..	3/9/2021 2:28 PM
102	We've only been here 3 months, so I can't speak to this -	3/8/2021 6:56 PM
103	Continue planning parks and open space.	3/8/2021 4:00 PM
104	be a good place for growing families based on safety, parks, activities, walkability, etc.	3/8/2021 10:46 AM
105	keep its small town charm	3/8/2021 10:43 AM
106	Welcome it's younger citizens outside to play and exercise without being kicked out of parks and woods for no good reason.	3/8/2021 9:25 AM
107	Friendly to all people	3/8/2021 9:19 AM
108	Retain its heritage, while evolving into a modern, family friendly, community with a mixture of residential and commercial zoning to encourage and build community and connection.	3/8/2021 8:09 AM
109	increase more shopping stores -used to have a variety of stores to walk to on a Saturday afternoon.	3/7/2021 11:36 PM
110	Listen to all residents concerns and make sure that as Malvern grows that all aspects can grow with it. For example, all the building is bringing in more and more people. However the parking and road structures are not accommodating to this growth	3/7/2021 10:55 PM
111	Maintain its traditions, affordability, safety, walkability, and friendly charm.	3/7/2021 4:31 PM
112	Be a place where all kinds of people can live.	3/7/2021 4:02 PM
113	Keep from increasing property taxes, making additions to parks and rec, we have plenty of space and activities youth as it stands.	3/7/2021 3:20 PM
114	I don't know how to answer this question. Way too vague/broad	3/7/2021 2:53 PM
115	Allow more businesses on king street	3/7/2021 2:43 PM
116	remember it's roots, remember why people want to live here. It is a community not a town.	3/7/2021 2:03 PM

Malvern Borough Survey		SurveyMonkey
117	create a walkable, bikeable, and sustainable community vitalized with independent restaurants, shops, and other small businesses.	3/7/2021 1:52 PM
118	Strengthen the school district to support growing population and maintain high standards	3/7/2021 11:21 AM
119	Be even more pedestrian-friendly.	3/7/2021 11:10 AM
120	retain its small-town charm and retain its green spaces	3/7/2021 9:13 AM
121	Maintain its community/small town reputation. I grew up in Lower Merion. Malvern reminds me of Narberth 30 years ago when I loved it most. We can do so much to maintain a thriving small town feel.	3/7/2021 9:13 AM
122	Same at it is now!!! Don't need any progressive and woke things turning Malvern anymore Liberal!! Enough with all the Hate signs I don't hate anyone!!	3/6/2021 6:03 PM
123	Keep it's small town size and structures.	3/6/2021 2:40 PM
124	continue to revitalize the King Street corridor	3/6/2021 1:48 PM
125	Improve traffic conditions	3/6/2021 12:22 PM
126	Diverse with affordable housing for teachers, librarians, single income families so we need to maintain the neighbourhood characteristics	3/6/2021 9:50 AM
127	Lower taxes of it's residents.	3/6/2021 9:33 AM
128	Connect the boro bike trails to the Chester Valley trail for families to enjoy.	3/5/2021 6:32 PM
129	Limit multi until and multi story dwellings.	3/5/2021 6:06 PM
130	Become a stronger community. Working together to make the Borough a great place to live and visit.	3/5/2021 5:14 PM
131	Build a more robust shopping/restaurant experience on King st, find creative solutions to enable more parking at the train station	3/5/2021 4:54 PM
132	Maintain the downtown charm of Malvern and the community by "recycling" existing spaces to move forward with future growth and progress.	3/5/2021 3:46 PM
133	Be more vibrant. Don't make everything about old times. (Eg add murals.)	3/5/2021 1:42 PM
134	return to times that embrace the common good rather than the cancel culture.	3/5/2021 11:19 AM
135	Take care of all residents.	3/5/2021 11:12 AM
136	Retain charming atmosphere. Remain safe for the residents.	3/5/2021 11:11 AM
137	Remain the quaint community from the past.	3/5/2021 10:10 AM
138	Limit further building.	3/5/2021 10:09 AM
139	Maintain character and charm, while encouraging business growth	3/5/2021 9:59 AM
140	Be a family friendly, safe community with well thought out zoning regulations	3/5/2021 8:00 AM
141	Remove tractor trailer traffic and connect to Chester valley trail	3/4/2021 7:41 PM
142	Retain restaurants	3/4/2021 6:20 PM
143	ensure we're as inclusive as possible, including racial/ethnic, LGBTQ, people with different abilities, etc.	3/4/2021 6:15 PM
144	Retain its small town character & original buildings	3/4/2021 4:48 PM
145	Continue being a welcoming community that aims to have a small town feel with activities and businesses	3/4/2021 4:09 PM
146	Stay small as is.	3/4/2021 3:51 PM
147	Not put in a pump park	3/4/2021 3:14 PM
148	Quite and charming setting	3/4/2021 2:56 PM

Malvern Borough Survey		SurveyMonkey
149	be a family town close to businesses	3/4/2021 2:29 PM
150	...be a wonderful community for all ages, that opens it arms to new residents, visitors and businesses and personally after living in Wayne, have that type of vibrant Main Street packed with shops and restaurants like similar to N Wayne Ave	3/4/2021 1:30 PM
151	Cultivate its present character. Too much commercial and residential expansion will inevitably lead to a degrading of that character. The borough is already too crowded with traffic and overflowing, choked parking on streets and in lots. Having lived on King street for 34 years I have experienced this vast increase in traffic; particularly commuters and commercial. This has led to a considerable diminution of what was once a wonderful living experience in the borough. A continuation of residential and commercial expansion will only lessen pleasurable livability within the borough.	3/4/2021 1:19 PM
152	Save it's small town charm.	3/4/2021 1:17 PM
153	limit the amount of development to keep the small town feel; limit housing development to reduce population density	3/4/2021 1:10 PM
154	green energy.	3/4/2021 11:28 AM
155	continue making Malvern a safe, family-friendly small town with interesting boutique shops, stores and restaurants with sidewalk/outside eating	3/4/2021 9:48 AM
156	maintain a small town feel.	3/4/2021 9:12 AM
157	Keep taxes low.	3/4/2021 8:38 AM
158	Have a music venue and add character	3/3/2021 9:47 PM
159	Address traffic	3/3/2021 9:22 PM
160	Distinguish itself as a community that has realized its full potential by focusing on the prime real estate of the king street corridor and has upgraded the look and feel of this street to have a more cohesive and welcoming feel and attract new businesses	3/3/2021 9:14 PM
161	Become a more walkable and green community.	3/3/2021 7:04 PM
162	Have more community events	3/3/2021 6:35 PM
163	Have minimal governmental intrusion on the lives of its citizens.	3/3/2021 5:28 PM
164	Keep small but interesting	3/3/2021 5:18 PM
165	Continue with the way it has been going .	3/3/2021 4:54 PM
166	Can't think of anything right now.	3/3/2021 4:51 PM
167	In the future Malvern should be preserved how it is now.	3/3/2021 4:42 PM
168	Safer community	3/3/2021 4:17 PM
169	Build a park at king and bridge	3/3/2021 4:03 PM
170	Retain its quaintness	3/3/2021 3:40 PM
171	Create more community activities (ie concerts, Christmas)	3/3/2021 3:38 PM
172	Improve the walkability by removing overhanging and encroaching vegetation. A walking community will support its businesses.	3/3/2021 3:25 PM
173	keep roads and properties clean, keep safe, keep noise level low which is NOT achieved when trains blow their horns several times day and night.	3/3/2021 3:13 PM
174	Retain its character	3/3/2021 2:51 PM
175	maintain small town character	3/3/2021 2:24 PM
176	Be a welcoming community to all genres to include cultures, ages & varying socio economic status.	3/3/2021 2:21 PM
177	Stop development of high density residential buildings!	3/3/2021 1:48 PM

Malvern Borough Survey		SurveyMonkey
178	listen to its citizens	3/3/2021 1:40 PM
179	Remain family and community focused.	3/3/2021 12:07 PM
180	Become a destination for arts, dining and shopping	3/3/2021 12:02 PM
181	Connect the surrounding townships/ communities safely via sidewalks and bike paths	3/2/2021 9:21 PM
182	be inclusive of all people.	3/1/2021 2:29 PM
183	Be the best small town in america	2/28/2021 9:49 AM
184	Stay as it is. Stop gentrification.	2/27/2021 12:07 PM
185	Reduce new construction	2/27/2021 10:22 AM
186	maintain green space and affordability	2/26/2021 7:22 PM
187	Improve home owners property	2/26/2021 6:25 PM
188	Be more inclusive and accepting of new residents	2/26/2021 5:18 PM
189	Be more diverse	2/26/2021 4:13 PM
190	Be accessible other than by car.	2/26/2021 3:32 PM
191	A quaint downtown with walkable place to go and clean and safe	2/26/2021 2:30 PM
192	Make home owners salt the sidewalk in front of their house	2/26/2021 2:25 PM
193	Expand small business and its walkability increasing its small town that has it all vibe.	2/26/2021 1:39 PM
194	Retain its rustic friendly neighborhood feel.	2/26/2021 1:26 PM
195	Bucolic	2/26/2021 1:04 PM
196	maintain walkability and small town atmosphere.	2/25/2021 4:52 PM
197	Maintain parks/open space, support community events and its business district.	2/25/2021 3:21 PM
198	Be accepting of change	2/25/2021 1:48 PM
199	Promote a small town feel where the borough and king street are gathering places for the area residents	2/25/2021 12:40 PM
200	Provide an environment that attracts young parents to raise their children.	2/25/2021 12:34 PM
201	Limit development of multi unit residential buildings	2/25/2021 12:23 PM
202	Increase sidewalks in the borough, add speed pumps on certain streets as folks use woodland to cut to Warren	2/25/2021 11:48 AM
203	Limit building, there are enough houses, and work on beautifying the town by getting rid of ugly power lines.	2/25/2021 11:46 AM
204	Thrive as a loving, caring inclusive community that works together for the grater good of the future of our community. We can make changes and grow as a thriving town without stripping away the charm of the town and without causing a complete divide in the community by being sneaky about something like an enormous investment in a pump park that will only benifit a very small portion of our community.	2/25/2021 11:45 AM
205	Have MUCH more affordable housing. Prioritize green space anywhere that there isn't already building. Change zoning laws so there is very limited new development- reuse buildings instead of building new. Have more outdoor recreation opportunities for all ages - dog park, biking areas, maybe a community pool?!?!?	2/25/2021 11:36 AM
206	Be more diverse and affordable.	2/25/2021 11:32 AM
207	Maintain the friendly small town feeling that drew me here twenty years ago.	2/25/2021 11:32 AM
208	Thrive	2/25/2021 11:28 AM
209	Be healthy, green clean and fun	2/25/2021 11:26 AM

Malvern Borough Survey		SurveyMonkey
210	In the future Malvern Borough should seek to provide accessible activities and programs for people in and out of the borough to share the wealth with those unable to fund activities themselves	2/25/2021 11:21 AM
211	add bike lanes to increase the bikeability	2/25/2021 11:16 AM
212	Better fund Emergency Services	2/25/2021 11:09 AM
213	Continue to be a great place to live, with easy access to the business district and public transportation.	2/24/2021 5:56 PM
214	Welcoming	2/24/2021 1:53 PM
215	Maintain the small-town feel while encouraging community and places to gather	2/24/2021 1:41 PM
216	not overdevelop houses and apartments on open land. In too many places of fields and open grass in Malvern, houses and townhomes have been built. Not only does this take away the beautiful openness of land, but it also overpopulates our schools and our town.	2/24/2021 12:29 PM
217	remain accessible for all types of people, not just the wealthy and privileged.	2/24/2021 12:11 PM
218	Maintain a balance of affordable housing and green space.	2/24/2021 11:50 AM
219	Preserve the opens spaces that we have	2/23/2021 2:17 PM
220	Eliminate apartment building plans like the eyesore on east king street.	2/23/2021 12:54 PM
221	serve families and offer local restaurants/attractions as alternatives to the city	2/23/2021 12:47 PM
222	Maintain its "small-town" vibe!	2/22/2021 11:45 AM
223	preserve green space, monitor new development to not detract from the small town feel, and encourage business development on King St. for more restaurants and bars (fewer thrift/secondhand stores and antiques stores - too many of them currently). Need more restaurants and bars.	2/21/2021 7:49 PM
224	should seek to integrate senior citizens into borough activities	2/20/2021 3:23 PM
225	stop overdevelopment and keep the area traditionally beautiful.	2/20/2021 1:45 PM
226	Attract the creative, you people.	2/20/2021 9:29 AM
227	Protect green space and not allow building homes on small lots.	2/20/2021 9:21 AM
228	Increase business' and parking along king street.	2/20/2021 9:13 AM
229	maintain its character of a small town. Check density growth to make sure that the people still feel like they are a neighborhood.	2/20/2021 8:47 AM
230	Restore the charm, affordability of housing and maintain its quiet existing recreational areas.	2/20/2021 8:41 AM
231	Attract more retail	2/20/2021 8:31 AM
232	Refurbish Randolph Woods with walking trails and directional signage.	2/20/2021 7:52 AM
233	become the "eco-friendliest community in PA"	2/19/2021 8:30 PM
234	Better biking opportunities and sidewalks	2/19/2021 4:54 PM
235	Bring the community together.	2/19/2021 6:36 AM
236	Continue to improve bike related offerings and the walkability of the Boro.	2/18/2021 8:34 PM
237	Not use every single green space for development! Parking is an issue already along Ruthland and Woodland. The more we cut down trees and develop every free inch the more trouble our wildlife has surviving, the more places water is forced to run and pool and the more citified we become. The charm of the Malvern Borough is its CHARM.	2/18/2021 8:21 PM
238	Become a walkable Main Street plaza, much like pheonixville or wayne.	2/18/2021 7:23 PM
239	be a friendly and safe place for the community	2/18/2021 7:12 PM
240	Be greener	2/18/2021 6:49 PM

Malvern Borough Survey		SurveyMonkey
241	Maintain historic character while growing a fun walkable sustainable town for families	2/18/2021 6:21 PM
242	Maintain a small town feel and stop building large apartment complexes and large buildings.	2/18/2021 5:59 PM
243	retain the small town feel of community involvement and friendliness.	2/18/2021 5:12 PM
244	maintain it's ratio of homes/businesses to nature and stay a walkable town	2/18/2021 4:22 PM
245	Have all the befits if a big town but with a small town feel	2/18/2021 4:17 PM
246	maintain its small-town feel with unique neighborhood architecture surrounded by a greenbelt. Malvern should be distinguishable from the surrounding suburban sprawl and should offer a range of residential choices to be more inclusive.	2/18/2021 4:05 PM
247	improve existing residential areas.	2/18/2021 3:46 PM
248	avoid high density housing and preserve green space.	2/18/2021 3:27 PM
249	have a completed project on King Street across from the Bridge. That is one of the main entrances into the Borough and this has been sitting there for a very long time. It is way past time to get that done.	2/18/2021 2:19 PM
250	Provide affordable home ownership opportunities	2/18/2021 1:49 PM
251	Not be over crowded: keep it quaint and safe.	2/18/2021 1:39 PM
252	Add a trolly system similar to Bethesda Md downtown. Cut down on through traffic and add more visibility to those commercial properties on King st.	2/18/2021 1:33 PM
253	Stay supportive and friendly.	2/18/2021 1:24 PM
254	Add additional restaurants and shops	2/18/2021 1:23 PM
255	Have king st look more professional	2/18/2021 12:17 PM
256	attract more young professionals	2/18/2021 11:39 AM
257	Add more restaurants/bars to king street	2/18/2021 11:23 AM
258	Limit the size of housing in the borough. Some of the new construction is too large and looks out of place.	2/18/2021 11:21 AM
259	Not supersize and overdevelop. Embrace the history and historic resources	2/18/2021 11:11 AM
260	have a more vibrant downtown	2/18/2021 8:54 AM
261	retain it's historic charm and character while continuing to move forward in growth that meets the ever changing needs of the community.	2/16/2021 8:21 PM
262	Keep as many of the older homes and buildings	2/16/2021 11:11 AM
263	be an oasis for safe living and shopping. clean streets, maintained roads and safe environment.	2/16/2021 7:10 AM
264	preserve the past by incorporating it into a dynamic, green, family-oriented future	2/15/2021 5:34 PM
265	stay down to earth and affordable	2/15/2021 4:43 PM
266	Support retail	2/15/2021 12:45 PM
267	continue to be small town with a strong community	2/15/2021 10:36 AM
268	revitalize King street	2/14/2021 1:04 PM
269	be a green country town while recognizing that we are connected to the larger world	2/14/2021 11:53 AM
270	Promote an environment where we can live, work, and play. Maintain walkability.	2/14/2021 11:35 AM
271	Preserve and maintain its open spaces and limit oversized or extensive housing/commercial development in order to keep the ambiance of a village.	2/12/2021 5:36 PM
272	get the word out about the charm of our town.	2/12/2021 3:07 PM
273	Encourage economic development of King Street with mixed-use commercial real estate and	2/12/2021 1:16 PM

Malvern Borough Survey	SurveyMonkey
	less restrictive zoning regulations while emphasizing the community with organized events, well maintained parks, roads and side walks,. The Borough should encourage the redevelopment of legacy properties to appeal to a the next generation of home owner interested in walkable live work, play communities with access to mass transit.
274	Prioritize vitality of king street2/12/2021 10:51 AM
275	Stop building mega mansions so close to one another. It is taking away the character of the town2/11/2021 10:21 PM
276	continue to be a friendly, family oriented, caring community.2/11/2021 10:08 PM
277	Maintain sustainable growth in all areas reflected in question 11.2/11/2021 9:04 PM
278	Be more culturally diverse.2/11/2021 6:25 PM
279	Stay the same wonderful place it is now.2/11/2021 2:11 PM
280	Keep it walkable - safe - and it's charm2/11/2021 1:53 PM
281	remain exactly as it is now with it's charm and character.2/11/2021 1:52 PM
282	Keep open spaces; be multigenerational2/11/2021 1:21 PM
283	remain a diverse community with a vibrant downtown.2/11/2021 1:10 PM
284	resist overbuilding jut to expand tax base without regard to loosing town charachter2/11/2021 12:38 PM
285	Remain a quieter more approachable high quality town2/11/2021 12:36 PM
286	Be affordable to stop driving out longterm residents2/11/2021 12:05 PM
287	maintain walkability, preserve green space & forested areas2/11/2021 12:04 PM
288	Ensure a vehicle brant and safe environment2/11/2021 12:01 PM
289	Preserve affordable housing2/11/2021 11:24 AM
290	Welcoming with community activities and a safe environment.2/11/2021 10:18 AM
291	1) Increase number of street trees. Malvern has dramatically lost tree cover in last decade due to development, storm events and aging trees. and 2) Malvern should protect wooded areas at the Malvern Retreat and Malvern Prep by designating these areas as open space on the Official Map and through conservation easements. Malvern should actively protect these areas to avoid new, dense housing and increased traffic.2/10/2021 6:32 PM
292	Modernize the king street retail corridor - to do so won't come without density issues or height variances. Simply too expensive to build if you can't create value over cost2/10/2021 1:04 PM
293	Maintain the character of a small town2/9/2021 3:27 PM
294	Stay Malvern and not try to become a Wayne or west Chester.2/9/2021 11:22 AM
295	welcome a bit more diversity.2/9/2021 10:11 AM
296	Not allow mega-houses with tiny side yards, Limit electricity use (too many lights/floodlights at night) in mega houses.2/8/2021 3:45 PM
297	Maintain it's "small town" feel and not become as crowded with homes and businesses like Ardmore2/8/2021 12:28 PM
298	increase the businesses on King Street-- and be open after normal business hours-- nights and weekends2/8/2021 11:54 AM
299	maintain its small town charm, be wary of McMansions2/8/2021 11:03 AM
300	Maintain and improve its quiet, green, pleasant, homelike small-town character.2/8/2021 10:38 AM
301	stay the same, as much as possible2/8/2021 9:32 AM
302	Continue to do as well as they have already!2/7/2021 7:02 PM
303	remain as charming as it is now2/7/2021 12:11 PM

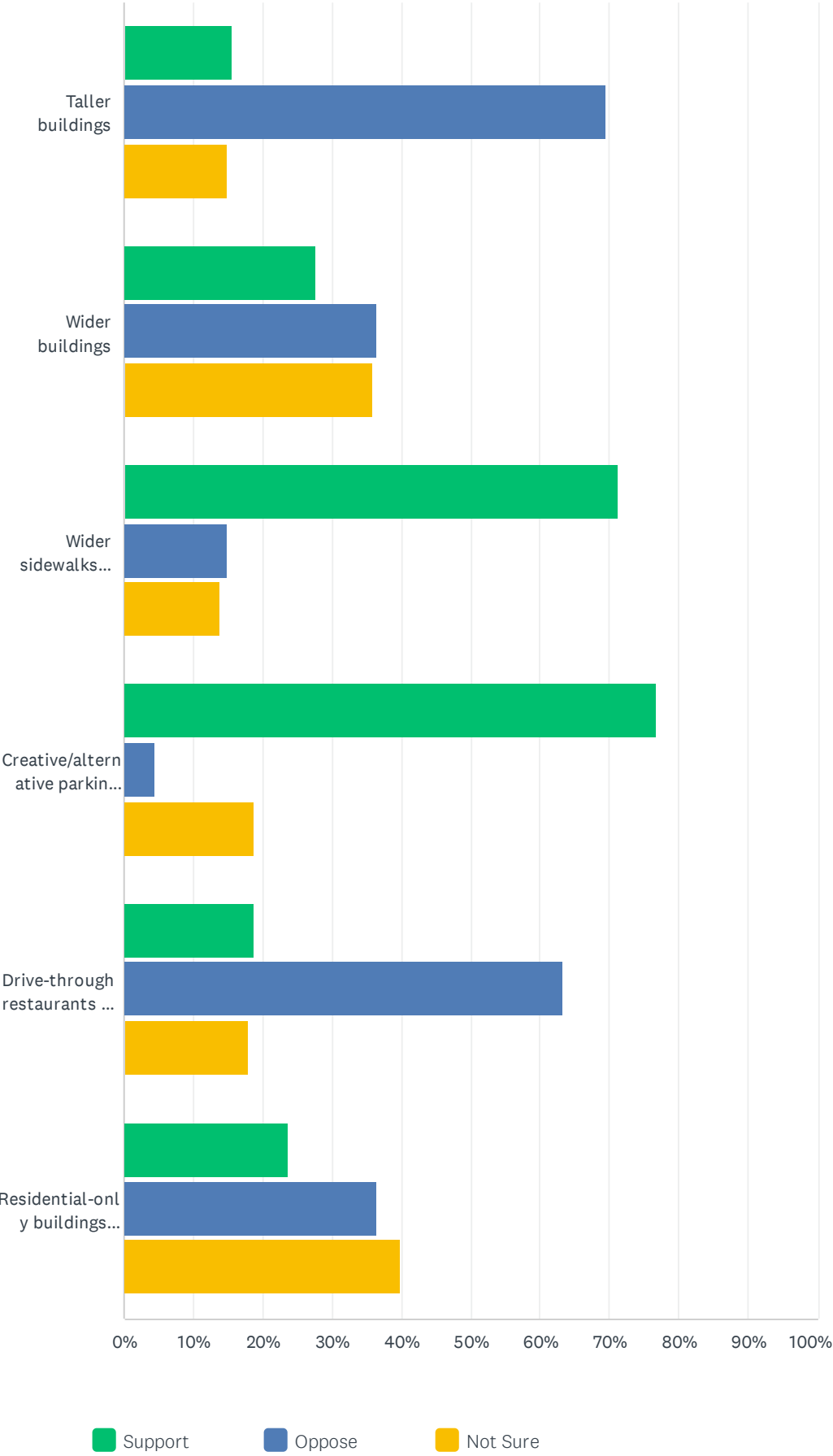
Malvern Borough Survey	SurveyMonkey
304	promote sustainability and maintain its undeveloped spaces2/7/2021 10:46 AM
305	Be friendly and accessible.2/7/2021 12:00 AM
306	Not allow development at Malvern Retreat or Phelps School property2/6/2021 9:34 PM
307	remain being Malvern; be a place for families that is safe and affordable.2/6/2021 3:27 PM
308	Limit home footprints like the home on Powellton that takes up 66% of the lot. I don't want to become Avalon.2/6/2021 1:20 PM
309	Stay small as is.2/6/2021 1:01 PM
310	Make the little downtown a go-to destination for people in the surrounding areas because of safe parks, dining, retail, and seasonal events.2/6/2021 12:08 PM
311	Continue to foster the small town environment.2/6/2021 10:24 AM
312	maintain an economically, socially, racially diverse population through maintaining affordability and walkability knitted together through community involvement and events2/6/2021 10:09 AM
313	become more safe for people to walk and bike around town.2/6/2021 9:56 AM
314	community/business oriented and a model for other towns in Chester County.2/6/2021 9:03 AM
315	make positive but thoughtful growth2/6/2021 8:56 AM
316	Stay as it is2/6/2021 8:45 AM
317	Stay similar to how it is today2/5/2021 10:38 PM
318	Active with a small town feel2/5/2021 9:46 PM
319	Maintain its character while expanding to accomodate more oppurtunities to live and work here.2/5/2021 9:19 PM
320	Keep the small town feel2/5/2021 8:46 PM
321	Maintain it's charm & SAFETY!2/5/2021 8:43 PM
322	expand and preserve open, green space. I strongly believe Malvern should limit new housing and commercial developments. While I understand that things like new restaurants, art spaces, galleries, cultural offerings can add vitality to a community, I am concerned when development seems to run rampant at the expense of the cultural life of a community. I would like to live in a town where there is a strong feeling of community and where residents celebrate the character, history and beauty of the area. If we continue to allow green space to be desecrated (for ex., by the threat that the Malvern Retreat woods could be sold to a developer), we lose something essential to community life. Nature, beauty, green space is essential for wellbeing. Please consider the ramifications of overdevelopment.2/5/2021 7:43 PM
323	Be bikeable2/5/2021 6:55 PM
324	Keep taxes low while providing low crime, green practices, and open space.2/5/2021 6:53 PM
325	Stay the way it is. No more development2/5/2021 6:47 PM
326	Limit development and maintain character and green space.2/5/2021 6:43 PM
327	Have more shops and restaurants in king2/5/2021 6:26 PM
328	Regulate traffic. Find another way to get trucks into the industrial park; heavy Bridge Street is bad2/5/2021 5:55 PM
329	Maintain its character lots of green space2/5/2021 5:00 PM
330	enhance the downtown king street corridor as without the walkable/shopping/dining experience the town will suffer. No demand exists to expand the retail corridor infact it should be condensed.2/5/2021 4:53 PM
331	be a safe community for families2/5/2021 4:24 PM
332	Keep the small, historic town feel.2/5/2021 3:51 PM
333	Allow biking in Randolph woods and paoli battlefield woods2/5/2021 3:37 PM

Malvern Borough Survey		SurveyMonkey
334	Connect to the CVT.	2/5/2021 3:35 PM
335	A healthy, vibrant community that encourages positive lifestyle choices like physical activity, connecting with others, and enjoying nature.	2/5/2021 2:58 PM
336	encourage community among the borough residents	2/5/2021 2:50 PM
337	Embrace diversity	2/5/2021 2:30 PM
338	Foster community activities that encourage people to meet/socialize with their neighbors.	2/5/2021 2:30 PM
339	Stop letting so many buildings being built, you are ruining the town.	2/5/2021 1:41 PM
340	Minimize development & amens zoning code for density & setbacks	2/5/2021 1:34 PM
341	be a vibrant, diverse, safe and clean community for all ages	2/5/2021 1:01 PM
342	be a welcoming, inclusive community for all people, be an environmentally sustainable community and maintain a small, thriving business community.	2/5/2021 12:53 PM
343	Not engage in any more building of multi resident housing!	2/5/2021 12:17 PM
344	Maintain a walkable, friendly community	2/5/2021 11:57 AM
345	Stay the course	2/5/2021 11:45 AM
346	Ensure that the family unit can access spots w/out the need for cars	2/5/2021 11:20 AM
347	Keep the Sam all town “feel” and minimize the signage that is beginning to clutter that feel.	2/5/2021 11:17 AM
348	Hold on to our small town charm.	2/5/2021 10:59 AM
349	Bring businesses to go back to a more quaint home town it has lost,	2/5/2021 10:50 AM
350	Have affordable options for young adults to move into town/remain in the area	2/5/2021 10:46 AM
351	Limit the amount of new residential construction.	2/5/2021 10:35 AM
352	Retain it's charm and economic diversity	2/5/2021 10:27 AM
353	build more sidewalks, plant more trees	2/5/2021 10:26 AM
354	In the future, Malvern Borough should seek to add diversity in its shopping and food offerings. Become a more walkable, less driven area. Cater to the needs of the people, especially children.	2/5/2021 10:24 AM
355	Maximize the value it provides to taxpayers.	2/5/2021 10:16 AM
356	limit the number of homes being built.	2/5/2021 9:33 AM
357	More friendly to the folks that have lived here a long time and are the roots of Malvern Boro	2/5/2021 8:26 AM
358	remain small, limited traffic, no major housing projects	2/5/2021 7:59 AM
359	Continue to be a community with people that welcome the new ideas while respecting the and preserving much the old (buildings, outdoor spaces etc)	2/5/2021 7:57 AM
360	Not lose the charm of the town by putting in mini-mansions in the borough	2/5/2021 7:52 AM
361	Add parking	2/5/2021 7:26 AM
362	Attract more diverse commerce to the town center	2/5/2021 12:12 AM
363	Attract creative, young people to fill in their Main Street. The future of small towns rests in attractive young generations.	2/4/2021 11:31 PM
364	Be a vital town, not congested, sense of community	2/4/2021 11:07 PM
365	Keep the quaintness but add business to support one another.	2/4/2021 8:11 PM
366	Be a friendly, community-based town that does not continue to become so busy that kids cannot safely play or that people can not safely walk in town.	2/4/2021 8:07 PM
367	Maintain its character.	2/4/2021 8:01 PM

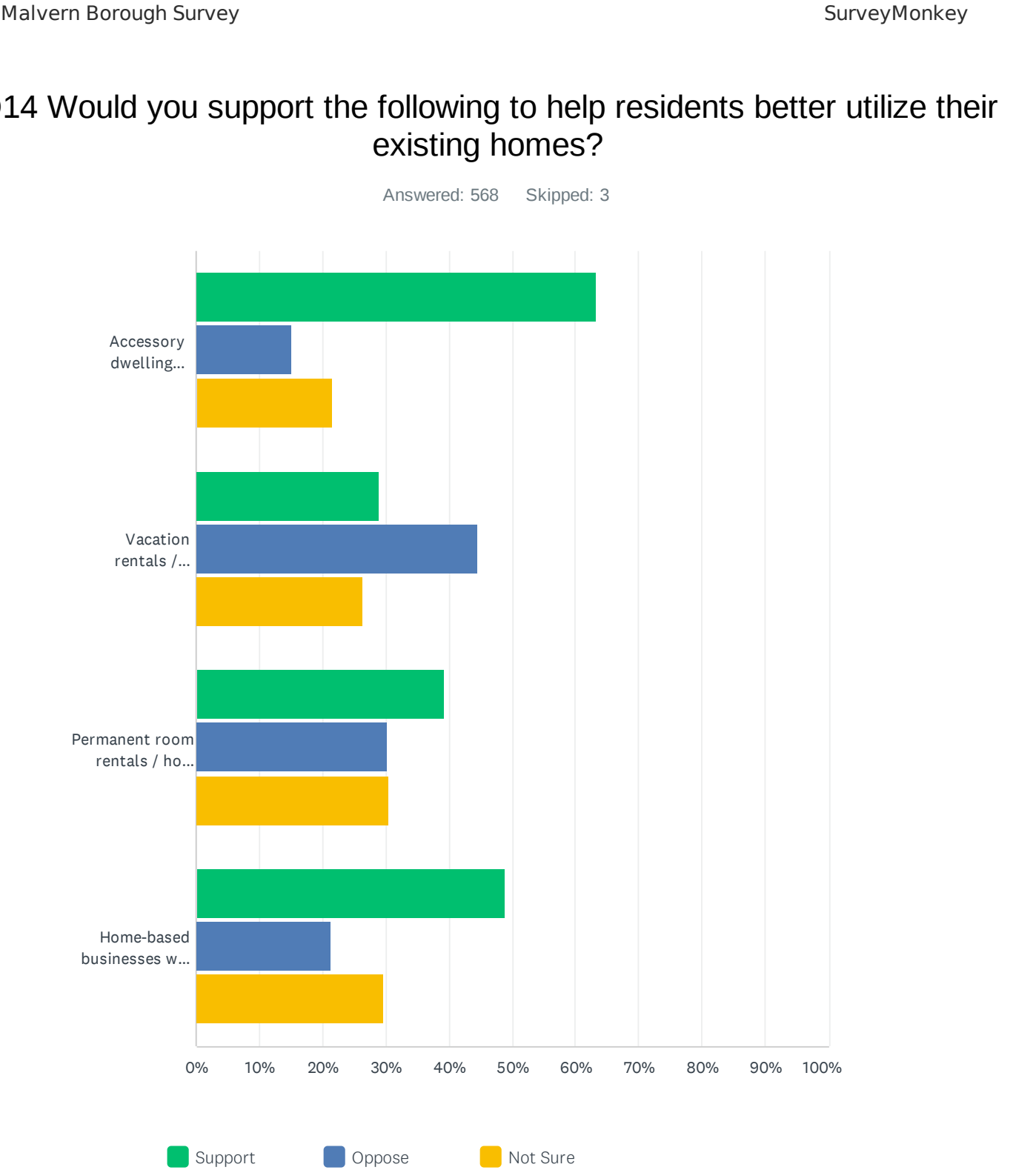
Malvern Borough Survey		SurveyMonkey
368	Keep growing	2/4/2021 7:59 PM
369	Limit new house construction size and density	2/4/2021 6:43 PM
370	Keep the hometown feeling.	2/4/2021 6:40 PM
371	RESIST LARGE COMMERCIAL DEVELOPMENT	2/4/2021 6:15 PM
372	Preserve the charm and patriotism and history and maintain the farmers market and eateries!	2/4/2021 5:57 PM
373	Add more shops on king street	2/4/2021 5:50 PM
374	Maintain PECO infrastructure	2/4/2021 5:39 PM
375	Balance commercial entities w/ more open space and parks	2/4/2021 4:58 PM
376	Encourage diversity in businesses, schools, housing, and government.	2/4/2021 4:52 PM
377	Promote affordable home ownership.	2/4/2021 4:47 PM
378	maintain its small town charm, character and economic diversity	2/4/2021 4:42 PM
379	Thrive as a loving, caring inclusive community that works together for the grater good of the future of our community.	2/4/2021 4:31 PM
380	Not overly populate our area with businesses that fill our street parking with their cars not allowing parking in front of our homes	2/4/2021 4:26 PM
381	Move into the future while keeping that small town vibe	2/4/2021 4:24 PM
382	continue to be a sought after location for residing.	2/4/2021 4:22 PM
383	Be inclusive of all types of people in all economic situations and be progressively green environmentally.	2/4/2021 4:20 PM
384	Listen	2/4/2021 4:14 PM
385	continue to be a safe, walkable, people-focused town with green space to enjoy	2/4/2021 4:09 PM
386	develop the commercial district	2/4/2021 4:09 PM
387	grow responsibly yet maintain it's community feel	2/4/2021 3:54 PM
388	Create a diverse and inclusive town for residents of all socioeconomic and racial backgrounds	2/4/2021 3:48 PM
389	have more green space	2/4/2021 3:48 PM
390	Maintain small town feel, improve parking, add charming shops, no more banks.	2/4/2021 3:38 PM
391	Keep it's small town appeal	2/4/2021 3:35 PM
392	Keep its charm to whatever it can without ignoring that change is inevitable and with change comes some sacrifice to be viable into the future.	2/4/2021 3:35 PM
393	make it attractive for more businesses to be here	2/4/2021 3:31 PM
394	Be walking traffic friendly	2/4/2021 3:28 PM
395	improve social activities and public facilities like library and swimming pool	2/4/2021 3:19 PM
396	More community oriented.	2/4/2021 3:16 PM
397	Maintain that small town feel but add more small businesses and restaurants	2/4/2021 3:16 PM
398	Be a charming destination	2/4/2021 3:11 PM

Q13 Would you support the following on the King Street commercial corridor?

Answered: 569 Skipped: 2



Malvern Borough Survey	SurveyMonkey				
	SUPPORT	OPPOSE	NOT SURE	TOTAL	WEIGHTED AVERAGE
Taller buildings	15.52% 88	69.49% 394	14.99% 85	567	3.01
Wider buildings	27.73% 155	36.49% 204	35.78% 200	559	2.92
Wider sidewalks and/or bike lanes	71.20% 403	15.02% 85	13.78% 78	566	3.57
Creative/alternative parking solutions	76.81% 434	4.42% 25	18.76% 106	565	3.58
Drive-through restaurants or retail	18.73% 106	63.43% 359	17.84% 101	566	3.01
Residential-only buildings with no commercial space	23.67% 133	36.48% 205	39.86% 224	562	2.84



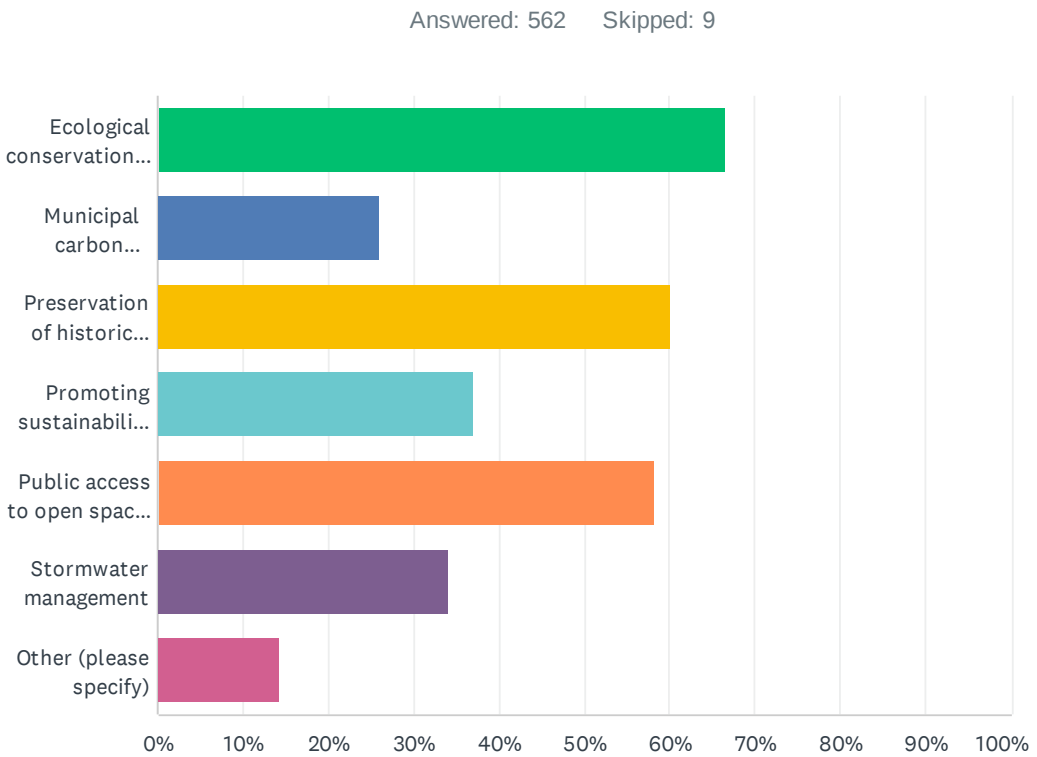
Malvern Borough Survey		SurveyMonkey		
	SUPPORT	OPPOSE	NOT SURE	TOTAL
Accessory dwelling structures on existing lots (“granny flats” / in-law units)	63.25% 358	15.19% 86	21.55% 122	566
Vacation rentals / Airbnb	28.95% 163	44.58% 251	26.47% 149	563
Permanent room rentals / home sharing	39.18% 221	30.32% 171	30.50% 172	564
Home-based businesses with on-site clients and/or employees	48.85% 276	21.42% 121	29.73% 168	565

#	OTHER (PLEASE SPECIFY)	DATE
1	Encouraging the use of existing homes as rental/temporary housing and/or places of business will irrevocably change the structure and sense of community. It will dissuade individuals from buying homes for individual/family dwelling which will drive down market value for existing properties in Malvern Borough. It will also encourage community turnover, eroding the attractiveness of Malvern Borough.	3/31/2021 12:29 PM
2	home based business would need to address parking issues	3/31/2021 10:22 AM
3	Better zoning for new homes. There are too many new homes being built without adherence to neighborhood scale and aesthetics.	3/28/2021 5:54 PM
4	These questions are pretty broad; answers largely dependent on scope	3/24/2021 9:13 PM
5	NO PUMP PARK ON THE FIRE EMERGENCY ROUTE. ITS A DANGEROUS LOCATION AND RUTHLAND AVE CAN NOT HANDLE ADDITIONAL TRAFFIC OR PARKING. PLEASE WE ARE BEGGING FOR YOU TO CONSIDER A DIFFERENT LOCATION.	3/18/2021 11:44 AM
6	Believe that if you pay taxes on your property you should be able to have a business but must only operate between 8 am and 8 pm	3/16/2021 10:50 AM
7	Malvern should allow chickens, just not roosters Malvern should not allow parking garages to be built along king street, if that is what is meant by alternative/creative parking solutions I do not think that would be healthy for the town as it would take away from the residential experience and over commercialize the town It would also make king street busier and more dangerous	3/14/2021 8:14 PM
8	Thanks for raising these options. I'm not sure of the implications for many so I don't have an answer. Looking forward to the discussion.	3/13/2021 11:01 AM
9	I would support the home based business if there were some type of unit on the number of employees. As far as taller and wider buildings, I am ok with Eastside Flats, but I feel like that was done well. I worry about a huge, very commercial building going in at the top of Bridge Street. Some of the newer buildings like the Renehan building is done so well and looks amazing. I would be fine with bigger and wider buildings if they looked like that and less commercial.	3/13/2021 9:14 AM
10	Driveway access to my property It is the only landlocked property in the borough	3/12/2021 3:14 PM
11	If the Borough has any restrictions on the number of people who are unrelated living in a domicile, those should be stripped There should be requirements that affordable housing be built in the borough that places an emphasis on assisting minorities.	3/12/2021 7:31 AM
12	Government needs to get out of peoples lives, too many fee and licenses required	3/11/2021 4:55 PM
13	Anything to help folks age in place in their home and would love to see local programs helping people transition to renewable energy and add electric vehicle charging capability.	3/11/2021 12:01 PM
14	It would probably help to have a program to help people "age in place" and put in accessibility features like ramps and chair lifts.	3/10/2021 7:34 PM
15	To the extent that codes make it possible for single elderly I support codes which allow non-related individuals to occupy dwellings.	3/8/2021 6:56 PM
16	re: home based businesses, this should be expected post-pandemic. However, traffic and	3/7/2021 2:53 PM

	Malvern Borough Survey	SurveyMonkey
	parking must be taken into account	
17	Would depend on size of business, parking on street versus in driveways, service of business to community	3/7/2021 9:13 AM
18	My "Not Sure" answers above are really "It Depends."	3/6/2021 7:35 AM
19	The items marked unsure need more clarifications.	3/5/2021 3:46 PM
20	The streets already can't handle the traffic. Adding more inhabitants and/or employees will require some regulation of traffic, like no through traffic.	3/5/2021 1:42 PM
21	Depends on Zoning district	3/5/2021 8:00 AM
22	Any new businesses should provide ample parking for their employees- not park in residential parking soots	3/4/2021 3:14 PM
23	Support home businesses with limited numbers of employees,, no businesses without the boro's knowledge very important.	3/4/2021 11:48 AM
24	Elimination of the on-site parking requirement and hopefully fewer cheap five-over-ones like the the Eastside Flats	3/3/2021 7:04 PM
25	Community broadband	3/3/2021 6:35 PM
26	No problem with accessory dwellings but they should meet existing building codes.	3/3/2021 3:25 PM
27	More home-based businesses would seem to fall in line as there is projected to be an upward trend of more people working from home after the pandemic.	3/3/2021 1:40 PM
28		2/26/2021 4:12 PM
29	Dog park please	2/26/2021 3:32 PM
30	I generally support above items as a right of homeowners but would not want malvern to become a renters town primarily.	2/25/2021 3:21 PM
31	Malvern is becoming overdeveloped. I do not think that more residences need to be built at the moment. Malvern needs more open land.	2/24/2021 12:29 PM
32	I strongly oppose more apartment buildings in Malvern or multiple use for single homes (multiple apartments in single homes). It takes away from our home value.	2/21/2021 7:49 PM
33	There is very limited parking on borough streets. Where would parking for at home business or granny flats go?	2/20/2021 9:29 AM
34	In the 19th and early 20th century, I believe you had many towns that had room rentals. I could see this being done in different parts of the town. Same with home sharing. On the home based businesses, I can see this being done also so long as it does not interfere with other people living in the neighborhood.	2/18/2021 2:19 PM
35	Two or three bedroom multi-story flats/condos	2/18/2021 1:49 PM
36	Support home based business but the number of clients and employees need to be limited. Also parking for clients and employees would need be addressed. I do not have a driveway so its all street parking. I don't want the clients and employees to constantly take our spots	2/18/2021 12:13 PM
37	Generally I am in favor of people being able to do what they want with their homes, but homeowners who live in their homes are usually more invested in the upkeep of their neighborhoods than renters, so there has to be a balance here.	2/18/2021 8:54 AM
38	1. supporting the above should not be an excuse for greater impervious lot coverage. 2. save old detached garages by encouraging repurposing, preserving, and a more creative design approaches.	2/14/2021 11:53 AM
39	Allow airbnb but tax it.	2/14/2021 11:35 AM
40	Home based businesses with clients and/or employees could be acceptable in limited cases.	2/13/2021 9:00 AM
41	That would depend on the business and amount of people.	2/11/2021 1:53 PM
42	would support hame based businesses with reasonable restrictions	2/11/2021 12:38 PM

Malvern Borough Survey		SurveyMonkey
43	Pools - let's let people make backyards more fun and recreational. Ease the treatment of permeable area for this.	2/11/2021 12:36 PM
44	in the case of more tenancy/business on site there should only be approval with a parking solution to accommodate.	2/8/2021 11:03 AM
45	Support of small home-based businesses with few on-site clients or employees.	2/8/2021 10:38 AM
46	Support people's rights for the above as long as it doesn't encroach on other residences property	2/6/2021 4:10 PM
47	Home based businesses should be subject to reasonable limitations (e.g. maybe no more than 3 EEs at any time?)	2/5/2021 10:16 AM
48	LESS REGULATION IS BETTER GOVERNMENT	2/4/2021 6:15 PM
49	Affordable flats for purchase to help students get on the path to homeownership.	2/4/2021 4:47 PM
50	The borough is to densely populated to allow for much of the options listed	2/4/2021 3:35 PM
51	creative use of home space as described above	2/4/2021 3:31 PM

Q15 Which of the following do you think are the most important for Malvern Borough to focus on? Select up to three.



ANSWER CHOICES		RESPONSES	
Ecological conservation (streams, wetlands, forests)		66.55%	374
Municipal carbon reduction (e.g., renewable energy in Borough-owned buildings)		25.98%	146
Preservation of historic sites and buildings		60.14%	338
Promoting sustainability on private property (e.g., shade trees, composting, renewable energy)		37.01%	208
Public access to open spaces and greenways		58.19%	327
Stormwater management		34.16%	192
Other (please specify)		14.23%	80
Total Respondents: 562			

#	OTHER (PLEASE SPECIFY)	DATE
1	Business growth	4/2/2021 7:18 PM
2	Just wanted to note that preservation of historic sites and buildings is important, but can be achieved through private philanthropy/organizations or local NGOs/historical societies vs. Borough oversight.	3/31/2021 12:29 PM
3	Residential density	3/30/2021 2:47 PM
4	Zoning requirements. The recent approval of a sign on 202 was very disappointing, particularly as the revenue from the sign is far below what could have been returned to the borough.	3/29/2021 2:47 PM

Malvern Borough Survey		SurveyMonkey
5	Listening to current residents before new construction, businesses and homes are built.	3/28/2021 5:54 PM
6	Malvern borough needs to get better at allowing new homeowners to build what they see fit for their properties. It's unfortunate we are getting a reputation that council does not welcome new builds which only help all residents with their property value.	3/26/2021 2:28 PM
7	More parking	3/18/2021 7:24 PM
8	Sidewalks	3/18/2021 3:46 PM
9	Keep Octoberfest and Carnival and Memorial Day Parade.	3/18/2021 3:41 PM
10	Maintenance/updating public outdoor spaces	3/16/2021 7:57 PM
11	Sidewalks throughput the borough	3/15/2021 8:00 PM
12	traffic	3/14/2021 3:53 PM
13	maintaining the character of the town with a blend of parks, forests, residential, retail, educational, religious, and commercial colocated and accessible.	3/13/2021 11:01 AM
14	I feel like we've already done eating good job on preserving the history in the borough. Would like to see that continue. Would also like to see some kind of community composting or ecological services. Once we do it as a community people might be interested in doing it on their personal property	3/13/2021 9:14 AM
15	Stop expanding till you can handle the traffic flow	3/11/2021 10:27 PM
16	Sidewalks into town outside of the boro	3/11/2021 10:08 PM
17	Stop over development and reverse the over population in the area	3/11/2021 4:55 PM
18	Safe walking town.	3/11/2021 3:40 PM
19	Complete streets: please put in sidewalks so we can feel safe getting places when we don't have cars. As a note: if you're going to preserve historic buildings, please take into account how old buildings are not accessible for many disabled people. (Wheelchair users especially.)	3/10/2021 7:34 PM
20	Prevent the sale of the Malvern retreat woods adjacent to Randolph woods and second avenue	3/10/2021 1:10 AM
21	Following through with the bike park,m	3/8/2021 9:25 AM
22	Please preserve and fix the historic wall around the cemetery	3/8/2021 9:19 AM
23	1	3/7/2021 3:20 PM
24	Keep parking lots cleaner!!!	3/6/2021 6:03 PM
25	Less Gov't spending. Carbon reduction is an unknown benefit, the climate has been changing long before humans had an affect.	3/6/2021 9:33 AM
26	Increase financial support for Fire and EMS	3/6/2021 9:12 AM
27	I think we already have excellent public access to open spaces and greenways. Also, it's so hard to say what's "most important" when so many things are important and everything is interconnected.	3/6/2021 7:35 AM
28	Promote small businesses on King Street	3/5/2021 6:06 PM
29	Updating Zoning regulations to prevent oversized houses on small lots.	3/5/2021 8:00 AM
30	Inviting more new businesses	3/4/2021 1:30 PM
31	Traffic on king	3/3/2021 9:22 PM
32	Ensure existing structures are in compliance with building codes and fire codes.	3/3/2021 3:25 PM
33	The effects of paving of roads and sidewalks can adversely effect property and more consideration should be given to how they interface.	3/3/2021 1:40 PM
34	Balanced livability .	2/26/2021 4:12 PM
35	Sidewalks!!! Never have I seen a “walkable” town with no regard for its walking population	2/26/2021 1:39 PM

Malvern Borough Survey		SurveyMonkey
36	I don't think we have to clear out ever inch of green space that the borough owns. Just bc this one small parcel of land is available does not mean it has to be torn down and turned into a dirt track.	2/25/2021 11:45 AM
37	Botanical gardens I	2/25/2021 11:26 AM
38	The walkability/bikeability of the town is important.	2/25/2021 11:16 AM
39	Emergency Services	2/25/2021 11:09 AM
40	Malvern needs to focus on not overdeveloping our town. Malvern needs to allow open land areas to stay open land areas.	2/24/2021 12:29 PM
41	Storm water mgmt on the west side of the borough is needed	2/23/2021 2:17 PM
42	Traffic reductions	2/23/2021 12:54 PM
43	Road/sidewalk maintenance	2/22/2021 11:45 AM
44	Business development on King Street - encourage more restaurants and bars and fewer thrift stores and antique stores - they are outdated and I feel, don't attract people to our community.	2/21/2021 7:49 PM
45	Reduce the number of properties that are being subdivided and built on	2/21/2021 2:31 PM
46	Keep open spaces and greenways exactly how they are -- open and green!	2/20/2021 1:45 PM
47	Update and ensure infrastructure is maintained to minimize flooding and power outages. Secure municipal networks.	2/18/2021 3:46 PM
48	Not to beat a dead horse, but the area across from the Bridge on King is necessary to get done. Must also help the businesses in town so that they are able to remain here and Malvern not becoming a ghost town. This is important from the standpoint of keeping Malvern a viable community and keeping the tax base at a good level. People will not want to move here when they see stores vacant and areas not utilized.	2/18/2021 2:19 PM
49	A comprehensive bicycle access to parks plan	2/18/2021 1:49 PM
50	Encourage family-focused businesses.	2/18/2021 1:33 PM
51	Preserve the Malvern Retreat Forest. If they want to sell off part of their woods, have a Conservancy buy it. We are losing contiguous wooded space at an alarming rate.	2/15/2021 5:34 PM
52	Cleaining up/improving King/Bridge street corner	2/14/2021 1:04 PM
53	Preserve the Retreat Forest	2/14/2021 11:53 AM
54	I would like to see some kind of benefit program for people to install solar. I would like you to study other countries with historic villages to see what they offer - example electric self driving bus. I would like to see more bike and walkways connecting the trails and parks - you have to drive to most locations. You cannot bike anywhere.	2/13/2021 4:09 PM
55	Create a network of bike/fitness trails which correlates with the public access to open spaces and greenways, but is not spelled out here.	2/13/2021 12:49 PM
56	Promote residential and commercial development	2/12/2021 1:16 PM
57	clean up king street. make King more attractive for businesses to come to town. Look at wayne as an example. bury the power lines find good parking for nights and weekends to support the businesses like the septa lot	2/11/2021 12:47 PM
58	all are important	2/11/2021 12:38 PM
59	Flexibility on beautifying backyards with pools. Need to ease restrictions to allow more pools. Backyard and neighborly communities and friendships will form.	2/11/2021 12:36 PM
60	Maintaining a vibrant, safe environment. Safety is imperative.	2/11/2021 12:01 PM
61	Invest in the King Street business district to attract new businesses and sustainability post Covid	2/11/2021 11:22 AM
62	Keep open, green space and severely limit further building density. In particular, it is absolutely vital that we preserve the woodland of the Malvern Retreat along Second Avenue.	2/8/2021 10:38 AM

Malvern Borough Survey		SurveyMonkey
63	Storm water is causing damage to our property.	2/6/2021 1:01 PM
64	help promote business to come to town. Make it easier to occupy spaces.	2/5/2021 4:53 PM
65	Community activities	2/5/2021 2:58 PM
66	More bike friendly	2/5/2021 2:30 PM
67	Beautifying and improving the King St corridor	2/5/2021 1:01 PM
68	Public access to walking/biking to malvern borough w/bike lanes on King street	2/5/2021 11:20 AM
69	Ensuring that the footprint of new home construction isn't disproportionate to property size.	2/5/2021 11:17 AM
70	Stop building.	2/5/2021 10:24 AM
71	Attract commercial amenities that encourage people to live here.	2/5/2021 10:16 AM
72	Wider sidewalks, mostly toward west end from Wawa to Charleston Green	2/5/2021 7:57 AM
73	Diversity of commercial and business entities	2/4/2021 7:53 PM
74	WE ALREADY DO THE ABOVE; WE DON'T NEED ANYMORE	2/4/2021 6:15 PM
75	Strict observance of speed limits	2/4/2021 5:57 PM
76	Designed walking, slow speed cycling, and battery powered scooter transit infrastructure. Narrow roads with sidewalks, one way street designations to discourage traffic through the Borough instead of 252 or 352.	2/4/2021 4:47 PM
77	bike lanes and wider sidewalks would be amazing for those of us living in town with children. its become very dangerous to ride bikes around with all of the cars.	2/4/2021 4:31 PM
78	Some of these are essentially the same things, said in different ways. E.g. by default trees planted by the shade tree commission, reduce carbon. No?	2/4/2021 4:14 PM
79	Improved traffic flow with left and right turning lanes at primary intersection	2/4/2021 3:35 PM
80	local businesses.....king street is loosing it's charm with places closing	2/4/2021 3:31 PM

Malvern Borough Survey

SurveyMonkey

Q16 Are there specific places or structures in the Borough that you believe should be updated or re-purposed? If so, tell us where they are and what changes you would like to see there.

Answered: 248 Skipped: 323

#	RESPONSES	DATE
1	Vacant lot on King Street across from bridge should be open space with trees, plantings, benches. Has been an eyesore for such a long time and nothing seems to be changing	3/31/2021 8:19 PM
2	- A speed hump/bump is strongly recommended at the brick tunnel on North Warren Ave at the Malvern SEPA train station, as cars speed extremely fast on that stretch of road, making it dangerous for pedestrians leaving the train station and appropriately crossing at the crosswalk on North Warren Ave. - A calendar of events for Burke Park (or a more easily accessible/available one, if it already exists) so that community members and families can be aware of events in advance. - At Paoli Battlefield Historical Park, a paved path (or extension of the sidewalk along Monument Avenue) would greatly enhance the experience so that walkers on the paved half-circle can walk in a loop rather than turning around at the ends of the paved half-circle, confusing drivers/traffic on Monument Ave. - Much of the playground equipment in parks around Malvern are aged and could use a refresh (e.g., , Theodore Rubino Memorial Park, Burke Park). - The King Street commercial corridor looks run-down when compared to other "Main Streets" on the Main Line (e.g., Bryn Mawr, Ardmore). - Too many empty storefronts on E King Street at Eastside Flats.	3/31/2021 12:29 PM
3	Better upkeep of the Paoli battle field	3/31/2021 10:22 AM
4	Better parking in the main Borough (near Malvern post office)	3/30/2021 9:27 AM
5	I believe the train station could be modernized	3/29/2021 8:48 PM
6	The empty lot on king st across from bridge st should be repurposed into public space with a gazebo, it would be very inviting if it's the first thing you see entering town. Another structure that should be addressed is the house on the corner of first and church. John Buckley's. The entire side of the house is falling off. It's really not safe.	3/29/2021 7:27 PM
7	The lot across from bridge st should become public parking. This would allow for widening of sidewalks and removal or reduction of on street parking.	3/29/2021 4:24 PM
8	Road maintenance is a constant challenge. I would appreciate much quicker response to large potholes.	3/29/2021 2:47 PM
9	Burke Park. Landscaping need to be updated. The gazebo is terrible and need to be removed and replaced just to list a couple of things.	3/28/2021 7:25 PM
10	Sidewalks on Warren down to Paoli Pike. Update our Post office building. Gazebo in Burke Park updated. Discourage cross through traffic by better signage and strict speed limits.	3/28/2021 5:54 PM
11	Home at the bottom of Bridge street - concerned about livability	3/28/2021 5:12 PM
12	The Butler house on Church Street. What a disaster. embarassment.	3/28/2021 12:40 PM
13	empty lot @ king & bridge st. there are a bunch of buildings/homes which need to have maintenance ordinances enforced (for example John Buckly's house) the horrific site at the end of bridge & old lincoln, the house/business on king near Malvern pizza) that is overgrown & dirty. we need to enforce poor maintenance	3/26/2021 4:53 PM
14	Empty lot at bridge st amd king	3/26/2021 3:45 PM
15	Dilapidated house on king street next to the kitchen and bath business	3/26/2021 3:39 PM
16	Wawa strip, post office, improved parks,	3/26/2021 2:28 PM
17	Can't think of any off hand	3/23/2021 4:01 PM

Malvern Borough Survey		SurveyMonkey
18	the school of dance building should be repurposed, and the entire area close to the train station should be updated	3/22/2021 11:06 AM
19	The open space entrance of Malvern at Bridge and King. Build a temporary park, plants, trees, something to make it look more welcoming. East Side Plats businesses - fill empty space by offering tax credits, etc to attract these businesses to set up in the Borough.	3/22/2021 9:07 AM
20	Randolph Woods needs serious cleaning of fallen trees	3/21/2021 8:32 PM
21	Purchase lot (130 E King St) across from Bridge St and build a parking lot to support local businesses. Install "Welcome to Malvern" arch at entrance. First thing you'll see coming over bridge.	3/21/2021 7:04 PM
22	Lot at King and Bridge street. Could be a community splash pad or a food truck picnic area.	3/21/2021 1:57 PM
23	Our buildings along King should be tastefully updated to reflect our past. Any of our original buildings that are structurally sound should be renovated to maintain their outward appearance. Curb appeal!!	3/20/2021 5:59 PM
24	The lot at Bridge and King streets that is the gateway to our borough should be welcoming with a sign and an attractive building or pocket park.	3/19/2021 11:35 AM
25	A home on King street near the dry cleaners. It's very run down with large bushes that take over the sidewalk. The small home that use to be a soap space in the basement. Now it's nothing.	3/18/2021 8:54 PM
26	At a later date. When we can go out and about. Don't you think.	3/18/2021 7:24 PM
27	The Library!	3/18/2021 3:41 PM
28	improve sidewalks on monument	3/18/2021 12:41 PM
29	Malvern needs an ice cream shop.	3/18/2021 12:40 PM
30	Preserve old buildings with whatever creative use is necessary	3/18/2021 11:43 AM
31	Some of the private homes should be better taken care of.	3/18/2021 11:07 AM
32	Update Rubino playground	3/16/2021 7:57 PM
33	The brick house on King between the renovated apts and Malvern flowers needs some TLC	3/16/2021 10:50 AM
34	When it becomes necessary to replace the playground at Rubino Park, perhaps it could also be updated to be ADA accessible and include play areas for younger children/infants (tot-lots).	3/15/2021 1:35 PM
35	Water accumulation and ice on the downtown sidewalks in front of the main shopping center have been a problem for years.	3/15/2021 12:12 PM
36	Comcast rental property should be developed with a small Malvern Village concept or single family housing. Think innovatively.	3/15/2021 10:39 AM
37	The basketball courts on first and warren need a sidewalk so that people can get access to the ramp It might also be nice if a dog park was added to the Randolph woods area High quality Public water fountains might be a nice addition to parks and community spaces as well	3/14/2021 8:14 PM
38	The big brick buildings on King should be torn down, they don't belong here.	3/14/2021 3:53 PM
39	I would like to see a few more sidewalks added to town on streets where there are none (First Avenue from the Battlefield to Randolph Woods). This request is influenced from a winter spent walking in town during the pandemic.	3/13/2021 11:01 AM
40	The lot at king and bridge. What is happening? Can we make that a green space with some benches like rad or did on route 30?	3/13/2021 9:45 AM
41	I'm not exactly sure what this question means. I'm not sure how to distinguish this question regarding borough property and private property. There are several private residences in the brow that need updating but I find it hard to tell people what to do on their own property. So much of Eastside flats sitting empty looks horrible, but again that's a private business so not sure with the borough reach is there. Very concerned about that empty lot at the top of Bridge Street and what will become of it. I am just hoping residents are made aware of things before any approvals are given.	3/13/2021 9:14 AM

Malvern Borough Survey		SurveyMonkey
42	Yes, the vacant lot at Bridge Street and King Street. The playgrounds could use updated play equipment.	3/12/2021 9:59 PM
43	Randolph Woods, Battlefield Park, Burk Park	3/12/2021 9:28 PM
44	Empty lot king and bridge streets to be an attractive town center park/square with seating and a fountain	3/12/2021 3:14 PM
45	Randolph Woods would be a great place to put some disc golf baskets (maybe a 9 hole course for people to practice and learn the sport)	3/12/2021 2:52 PM
46	Borough Hall and the Library could go for an updating, I think. Burke Park playground equipment can be enlarged. Look at East Goshen Park with that they did, thats a destination playground and brings people from all over. If something similar was created in Malvern, people would come to play on the playground then shop and eat in the community. It becomes an investment.	3/12/2021 7:31 AM
47	That underutilized lot at the corner of bridge and King street	3/12/2021 12:09 AM
48	There seem to be a handful of open buildings that could be restaurants/coffee shops, etc	3/11/2021 10:08 PM
49	The area where the dirt bike park was to be placed should be a community garden or native plant habitat	3/11/2021 9:57 PM
50	Part of Malvern's charm is that things are relatively basic. Maybe some more areas where dogs can run free off leash near the Paoli Battleground, but not a real priority.	3/11/2021 9:41 PM
51	Need a business, restaurant or small park built on the vacant lot across King st from the Flying Pig	3/11/2021 9:29 PM
52	There are many changes happening. I am pleased with the progress.	3/11/2021 5:38 PM
53	Path on the north side of monument park, connecting driveways, making a full walking circle with benches to attract people.	3/11/2021 5:23 PM
54	Recreation areas	3/11/2021 5:21 PM
55	The empty lot on King Street near Broad.	3/11/2021 3:40 PM
56	Yes- I would like to see a long term vision in two areas: 1) The Malvern Shopping Area and adjacent train parking (I think this area could be re-developed and that land could be better utilized and made more pedestrian friendly and condense the parking into a parking structure. Additional affordable housing could be added too if the shopping center were re-built.) 2) The industrial park area (I worry that with the value of land and development pressure as well as the proximity of that land to the train station, that this will be vulnerable to redevelopment. I think the Borough needs to plan for what it would like to see in that area if it moves away from commercial/industrial.)	3/11/2021 12:01 PM
57	Would very much like to see something done with the now open area at Bridge and King. Make this a nice park, maybe a dog park, or outdoor dining area, something. Was happy to see the dilapidated structures torn down a while ago, but now something further needs to be done to beautify that space.	3/11/2021 9:32 AM
58	Post Office needs renovation.	3/11/2021 12:02 AM
59	Sorry to reiterate, but I'd really like to see more sidewaks on King Street and other main roads. The commute I have now takes 20 minutes longer because I don't feel safe walking on King Street without sidewalks.	3/10/2021 7:34 PM
60	Would very much like to see something for teens, such as a pump track or other fun place	3/9/2021 8:03 PM
61	Unable to speak to this	3/8/2021 6:56 PM
62	Old Lincoln highway	3/8/2021 11:49 AM
63	The open lot at King and Bridge. Glad it's cleaned up, but it is not welcoming or nice to see.	3/8/2021 10:46 AM
64	The empty lot by the firehouse should be a pump track	3/8/2021 9:25 AM
65	The wall surrounding the cemetery. The Borough should pay for it to be protected and preserved.	3/8/2021 9:19 AM

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66	The open space on King Street, near Bridge.	3/8/2021 8:09 AM
67	Fix the architectural vandalism that is otherwise known as the Malvern Shopping Center. Ranks right up there in greatest Planning blunders of the 20th century , possibly worse than I95 in Philadelphia and Penn Station in NYC.	3/7/2021 5:46 PM
68	The Sheffield Furniture store could be repurposed with several retail/restaurant options to create a mini town center feel.	3/7/2021 4:31 PM
69	A community center would be wonderful. Perhaps the Baptist Church could be purchased and repurposed.	3/7/2021 2:53 PM
70	Empty lot at Bridge and King	3/7/2021 11:21 AM
71	The empty lot at the intersection of King and Bridge.	3/7/2021 11:10 AM
72	I would love to see the borough purchase the lot across from bridge street bridge. It could be used for food trucks and beer gardens on street festival days, on the third Thursday business nights, in summer, etc. food truck rentals on that property could bring revenue to Malvern and more food options to the town.	3/7/2021 9:13 AM
73	Don't care. Expect for the empty lot	3/6/2021 6:03 PM
74	Sidewalks that are well made! Intermittent bricks are extremely difficult for wheelchair & elderly maneuvering. Where telephone poles are in the middle of sidewalks, they need to be repositioned so the sidewalk does not become obsolete or a dangerous spot!	3/6/2021 2:40 PM
75	I would like to be able to walk/bike from the Borough to Uptown Worthington (Wegmans, Target, etc.) with paved sidewalk and bike lane.	3/6/2021 2:30 PM
76	The area behind the library needs a purpose. Would like to see that turned into skate park or a bike track	3/6/2021 12:22 PM
77	vacant lot on King Street intersecting with Broad Street	3/6/2021 11:02 AM
78	Of course the empty lot at King St. and Bridge St., but it's private property....	3/6/2021 7:35 AM
79	The lot at the bottom of Bridge Street on King is an eyesore and has the potential to grace our neighborhood by remediating it as an open space with boutique shoppes for our residents & guests who visit. Also, the properties at the bottom of Bridge & Old Lincoln Highway, especially the back property building, are dilapidated and questionable as to what exactly is going on there. I never see anyone going in or out of those properties.	3/5/2021 6:32 PM
80	Add a public bathroom in Monument/Memorial Park	3/5/2021 6:06 PM
81	TBD	3/5/2021 3:46 PM
82	Remove the substation on Old Lincoln Hwy. (And while you're at, the yellow atrocity of a building right next to it.)	3/5/2021 1:42 PM
83	I do not see any buildings in the Borough to be repurposed. Perhaps the Baptist Church Annex.	3/5/2021 10:10 AM
84	The retail space in Eastside Flats should be filled. Any opportunity for the Borough to take on some of that space for community activities?	3/5/2021 9:59 AM
85	All rundown structures on King	3/5/2021 7:44 AM
86	Industrial park should become office park	3/4/2021 7:41 PM
87	Lot at Bridge and King	3/4/2021 6:55 PM
88	Miner st. has Next to 242 Miner, a house that is a junk yard. ugly!!!!Trash and rats. I have tried to have Mr Willfong take care of it. His hands are locked. its been an eye sore for 20 years. We are a beautiful town. This should not exist!!!	3/4/2021 5:35 PM
89	Sidewalks with the older brick look should be updated. It's costly and the bricks don't stand the test of time	3/4/2021 4:09 PM
90	the main entrance to town across from the flying pig. been empty lot for years and looks awful driving in. would be great as open park bench space	3/4/2021 2:29 PM

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91	The eyesore at the intersection of king and bridge should be turned into something either retail/dining or office space. Work with the Naylor family to make it happen	3/4/2021 1:30 PM
92	The ones that are current eyesores are privately owned...not much can be done to change it.	3/4/2021 1:17 PM
93	it would be nice to have a community garden in the borough on empty lots that aren't being used.	3/4/2021 9:48 AM
94	Bring back the Transit Oriented Development on the North Side of the Train Tracks. Redevelop Pennsylvania Avenue	3/4/2021 9:40 AM
95	Some properties are run down. Not sure how to fix that! Trump house is horrible!	3/4/2021 9:12 AM
96	Need sidewalk up Old Lincoln from Borough line to Bridge Street	3/4/2021 8:38 AM
97	Wawa strip mall should be totally revamped with parking in back and businesses along the road. Strip malls are ugly.	3/3/2021 9:47 PM
98	1. Across from the flying pig. It should be retail or a restaurant. 2. The shopping center that has the wawa on king is outdated and needs a facelift	3/3/2021 9:14 PM
99	2 houses at intersection on bridge & old Lincoln highway - disrepair and an eyesore - needs major updates	3/3/2021 7:22 PM
100	Lot at end of the bridge in king street, sidewalks should be ADA compliment and a lot of streets there are no sidewalks	3/3/2021 7:07 PM
101	That vacant lot at the end of Bridge Street on King Street doesn't seem to ever be in a viable position for redevelopment as a commercial or residential structure. Perhaps a public green space is better suited there.	3/3/2021 7:04 PM
102	That weird Trump house is creeping me out. You know the one with a million Trump signs STILL in the windows on Church st.	3/3/2021 6:35 PM
103	How about maintaining the roads? Old Lincoln Highway and King Street are in terrible shape.	3/3/2021 5:28 PM
104	The empty lot across from Flying Pig.	3/3/2021 5:18 PM
105	The lot at the end of Bridge Street and King Street which is now just empty. It would make a great parking lot which the borough really needs.	3/3/2021 4:51 PM
106	I do not want changes. I prefer Malvern how it is. I do not want the parks changed and I do not want want any more buildings built.	3/3/2021 4:42 PM
107	Make a park at bridge and king st	3/3/2021 4:03 PM
108	The sidewalk is impassable in front of the house on the north side of King just east of Warren.	3/3/2021 3:25 PM
109	Speed bumps are ridiculous, do nothing for added safety and should be removed.	3/3/2021 3:13 PM
110	would like to see the property where the oasis bar was located built on with elderly housing with elevtors, off street parking, and easy access to the park. maybe using the alley for a foot path	3/3/2021 2:59 PM
111	Can't think of any.	3/3/2021 2:21 PM
112	Monument park to include a dog park	3/3/2021 1:48 PM
113	It would be nice to see the property at King and Bridge to go to good use.	3/3/2021 1:42 PM
114	The house on Church Street corner is an eye soar. It looks like it is inhabitable.	3/3/2021 1:40 PM
115	The house at the jct of old Lincoln Hwy and Bridge st (address is on Old Lincoln Hwy)	3/3/2021 12:02 PM
116	Improve business structures(equipment outside) trashy looking. Also, private homes... some have trash buildup on property!! Clean it up!	2/26/2021 6:25 PM
117	No	2/26/2021 5:18 PM
118	So much of the green space is private property. It's not accessible to the general public. We need a dog park. We need sidewalks on king, all of it.	2/26/2021 3:32 PM
119	Empty building where Christopher's was located	2/26/2021 2:30 PM

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120	If there are any in the area, I would love to see more historical sites highlighted. Also, there is a house on the corner of E 1st Ave and Church (I think) that looks like it should be classified as condemned or at least looked at from a safety perspective. I would also love the sidewalk on King St extended down to Lancaster Ave.	2/26/2021 2:25 PM
121	The empty field across from the flying pig next to Vince's garage should be used for something. It often looks a bit dirty and just abandoned.	2/26/2021 1:26 PM
122	Lot in front of bridge st and king and bottom of bridge st at stop light.	2/25/2021 3:21 PM
123	Property at the Bottom of the bridge - cleaned up Grounds near the Park by villa - cleaned up.	2/25/2021 1:48 PM
124	Empty lot at the bottom of bridge and king street needs a purpose so it isn't an eye sore as you come into the borough. Add recreational spaces for biking on trails.	2/25/2021 12:40 PM
125	I feel the library should expand and become a cultural center like Easton and Berwyn	2/25/2021 12:23 PM
126	The comcast location possible after their lease is up. No one is ever even there.	2/25/2021 11:45 AM
127	I would love to see the area on Ruthland closest to Randolph Woods (on the west and east side of the utility buildings but well before the pump house) be used in a more productive way.? Dog park? Add actual bathrooms to Monument park and maybe near the gazebo in the center of town? Update bball courts on Old Lincoln Hwy?	2/25/2021 11:36 AM
128	the area across from the flying pig needs to be addressed. It is just an unkept open space. It looks like something you would see in a neglected part of Phila. Would like to see a fence be put up on King covering the area until something is built there. or turn it into a park/green area. It is an eye sore and has been for well over 3 years.	2/25/2021 11:27 AM
129	Yes across from flying pig. Build a bunch of shops please	2/25/2021 11:26 AM
130	Nothing specific comes to mind, generally I think keeping some of the charm of malvern is important as a longtime resident.	2/25/2021 11:16 AM
131	Old Lincoln Hwy un-even pavement to be fixed.	2/24/2021 8:19 PM
132	Some buildings could use some updating. I like the character of older buildings but they have to be maintained.	2/24/2021 5:56 PM
133	The open area at the intersection of Bridge and King could be utilized in a fantastic way	2/24/2021 1:41 PM
134	Handicap ramps throughout borough, repaving of streets.	2/22/2021 11:45 AM
135	I would love to see a dog park where Malvern residents can bring their dogs to run and play together in a fenced in area. Maybe near Randolph Woods or Malvern Memorial Park, or any other open are in the Boro.	2/21/2021 7:49 PM
136	Find a use for the empty lot on King street across from the Flying Pig bar	2/21/2021 11:18 AM
137	Please no more "posh", overpriced, and ugly apartment buildings.	2/20/2021 1:45 PM
138	There a lot of homes in disrepair. Perhaps these belong to seniors who may be at risk? The borough should look into and offer assistance to this cause if needed.	2/20/2021 9:29 AM
139	Mess/hell hole at the bottom of Bridge St. - open area and the 2 dilapidated houses. Also, the open area at the top of Bridge across from the Flying Pig. Both eye sores that don't scream "welcome to Malvern."	2/20/2021 9:21 AM
140	Open spaces along king street.	2/20/2021 9:13 AM
141	Tear down Eastside Flats and ban Rennihan from building ugly unaffordable McMansions!	2/20/2021 8:41 AM
142	The empty lot (eyesore) on King Street . Across from Bridge Street.	2/20/2021 8:31 AM
143	Updating Burke Park would be awesome!	2/20/2021 1:55 AM
144	More activities in parks, so many kids,need safe places for biking. Skatepark would be great.	2/19/2021 4:54 PM
145	fill the empty store fronts	2/19/2021 8:19 AM
146	Something on the vacant land across from the flying pig saloon.	2/18/2021 8:34 PM
147	The Lot on king across from bridge street.	2/18/2021 8:21 PM

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148	Train station	2/18/2021 7:23 PM
149	no	2/18/2021 7:12 PM
150	I like the focus on updating and re-purposing vs. new construction, but there is nothing that I can specifically think of. I think many of the house re-models I've seen have been tastefully done, as well as some of the new houses. Other new houses seem a bit much for such small lots. I'm also not a fan of seeing 3 houses going up on a single tear-down lot. There seems to be a lot of open commercial space on King street, but that might just be the highly visible space below east side flats.	2/18/2021 5:59 PM
151	Unsightly house in disrepair next to Augustine-Schwartz Kitchen & Bath on King Street.	2/18/2021 5:12 PM
152	The empty lot on king street should be a park. Houses that need updating should be fined or supported to clean up	2/18/2021 4:17 PM
153	I would love to see residential units added above the Malvern Shopping Center. Making multilevel units would balance the development on the west side of town. We would need to be creative with parking, but the proximity to the train station could mean there would be less vehicle ownership. It has been very sad to see some of our most historic buildings neglected until there was no choice but to raze them. I would like to see greater protection of historic buildings that are worth saving. That being said, just because something is old, it may not be worth much if it will not be restored. There have been great efforts made to save some buildings that, in my opinion, do not add to the charm of the town. I would also like to see the area leading to Randolph Woods made more attractive. The maintenance sheds and cable buildings detract from the vista offered by the woods.	2/18/2021 4:05 PM
154	Would like to see new restaurant move into the former Christopher's space and something nice built in the vacant eyesore lot on King street across from Sheffield's. Several buildings on King need renovation - need a standard for upkeep. Prefer restaurants and retail over offices on King Street as that makes downtown more lively in the evenings.	2/18/2021 3:27 PM
155	Mentioned above across from the bridge on King.	2/18/2021 2:19 PM
156	Randolph Woods should be a mountain bike park with designated hiking trails	2/18/2021 1:49 PM
157	The empty space on King St as you intersect Bridge. Could be a great outdoor roller rink or ice skating rink. Something fun for families.	2/18/2021 1:33 PM
158	Entering Malvern from Bridge Street. Vacant lot...an attractively landscaped park with benches to enjoy while shopping ...not a playground. Also where existing basketball court is(corner of Bridge St. and Old Lancaster.	2/18/2021 1:23 PM
159	The empty lot on King across from Bridge Street needs something on it. A bookstore, hardware store, and record store in my opinion	2/18/2021 8:54 AM
160	The sidewalks on King and Monument don't all have ramps at intersections which makes walking with a stroller hard	2/16/2021 8:45 PM
161	I'm very disturbed by this question. Other than by ordinance, the Borough cannot tell a property owner what to do with their property. In general terms, I would be supportive of ordinances that allowed previous homes along King Street to become residences again, rather than sitting empty waiting for a business that could possibly use them. Personally, I am all for HELPING a property owner to update their historic property (finding grants, money, etc) and ordinances that would support out-of-the-box ideas for uses. I would also love to see ordinances that support specific building materials and style (the "look" of the building) for anything new being built.	2/16/2021 8:21 PM
162	the lot across from the Flying Pig needs to be developed. Borough council should have worked with the owner/developer on latest proposal. very short sighted to let that not happen.	2/16/2021 8:12 PM
163	The lot on the firehouse access road should remain a natural wooded environment.	2/16/2021 4:01 PM
164	Activities for teens	2/16/2021 11:11 AM
165	Ruthland ave. should be a one way street; it is dangerous as a two way. at times it is very crowded.	2/16/2021 7:10 AM
166	Some of the twin homes should be on King street. They look in very poor condition	2/15/2021 8:17 PM
167	Plant more trees in the Borough rights of way. Too many have been lost and not replaced.	2/15/2021 5:34 PM

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168	I believe the borough should take a second look at the parcel at the Bridge St. King St. intersection and make it a top priority to approve a building there. This vacant lot is a continued reminder of how unprogressive we are. The US post office builing is in need of a facelift for sure, but I realize its not public property. The Burke Parke gazebo is showing signs of aging and wear.	2/15/2021 11:59 AM
169	Something done with the eyesore when you come to the Bridge Street and King Street intersection. Maybe just a sign that says welcome to Malvern.	2/15/2021 10:36 AM
170	I would advise doing something at the King/Bridge street intersection 1st and then go from there.	2/14/2021 1:04 PM
171	The Light Industrial districts north of the tracks should allow and encourage some large multi-family structures with economically diverse rents and maximizing non-private car use. We could grant a developer trying to accomplish these goals zoning concessions re: more intensive land use.	2/14/2021 11:53 AM
172	Public park in lot at bridge St and king st intersection.	2/14/2021 11:35 AM
173	empty space opposite the flying pig. used to be a huge mess - better now but it is not clear what this is supposed to be.	2/13/2021 4:09 PM
174	On Old Lincoln down to Wegman and Target there should be a Bike/Fitness/Walking trail, the Borough should work with the neighboring Townships to make this happen. A bridge over route 30 or reactivation of an old tunnel. The connection to the Chester Valley bike trail and Wegman is the #1 Complaint from our 4 boys.	2/13/2021 12:49 PM
175	Enhance sidewalks on Monument Ave. -widen and bulb outs; continue efforts to encourage owners of England's shopping center to re-align and eliminate 1/2 of curb cuts	2/13/2021 9:00 AM
176	King and Bridge Street lot would make a perfect public space for shoppers and commercial employees/clients. Also, preserving the Malvern Retreat for environmental reasons and because it is such a beautiful, one of a kind asset abutting our village. Having witnessed the horrors of such properties being bought and overdeveloped in Newtown Square, I would not wish that on our charming town.	2/12/2021 5:36 PM
177	Modern library focused on computer labs and co-working/co-study space with work casual atmosphere.	2/12/2021 1:16 PM
178	Parks could stand to be freshened up	2/12/2021 7:27 AM
179	Lights at monument, playground updates, sidewalks in first Ave.	2/11/2021 10:21 PM
180	I think that they overhead wires are an eye sore and take away from the feel of the borough. Underground wires would enhance the visual appeal of the town.	2/11/2021 1:10 PM
181	Assuming the Borough can only update Borough property or facilities and not create disputes with private property owners, seems that the Borough is doing fine.	2/11/2021 12:51 PM
182	The empty lot just over bridge street needs to be developed. It should be something welcoming and representative of the town.	2/11/2021 12:36 PM
183	Empty lot across from basketball court on Old Lincoln	2/11/2021 11:24 AM
184	Please add BIKE LANES through out the Borough. Would like to see bathroom with plumbing at Monument Park ballfields. Would also like more sidewalk connectivity.	2/10/2021 6:32 PM
185	The furniture store, vacant lot on king	2/10/2021 1:04 PM
186	Empty lot across from Flying Pig and and fill empty existing retail spaces before trying to build more.	2/9/2021 11:22 AM
187	It's goofy but the white paint at all intersections is extremely slippery for pedestrians with even the slightest bit of moisture. The yellow paint on most speed bumps is not slippery at all. Is there a way to use non slippery white paint at the intersections?	2/9/2021 10:11 AM
188	Burke Park Pavilion. Update the stores-- more kid friendly , coffee house	2/8/2021 11:54 AM
189	1. The open lot across from the Flying Pig needs to be improved, best use would be residential atop retail with parking in the rear. 2. The Dance Studio on King should have a higher and	2/8/2021 11:03 AM

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	better use. 3. Harlan's is a long time structure, but the business operator could do more to make the business more attractive...so many neon signs.	
190	I'd like to see the currently vacant lot at King and Bridge turned into a park, with perhaps a small, low building occupying no more than half the area. Trees, grass, shrubs, benches, and perhaps a gazebo on the other half would help counter-act the ill effects of the dreadful Eastside Flats.	2/8/2021 10:38 AM
191	the property on King, across from bridge street, this has the potential to be a very welcoming spot for visitors entering from bridge st. Please carefully consider what is built there.	2/8/2021 7:24 AM
192	No.	2/7/2021 7:02 PM
193	that hideous empty lot across from king St. the owner is ridiculous at this point by keeping it like that all these years	2/7/2021 12:11 PM
194	We need to plan in advance to preserve the Malvern Retreat property. We have assumed it will always be there, in its woodland splendor. The reality is, however, that we need to plan now to do all we can to protect that space and preserve it from high-density development with oversized houses.	2/7/2021 10:46 AM
195	225 Church St	2/6/2021 3:27 PM
196	Allow developer to add non conforming building to lot adjacent to Flying Pig. Something is better than nothing as a gateway to our community.	2/6/2021 1:20 PM
197	Lot across from the Flying Pig.	2/6/2021 1:01 PM
198	The empty lot on King (near Bridge Street) - an ideal spot for more parking, a multi-RETAIL business structure or affordable family restaurant - no art studio! We need to bring more business and foot traffic into Malvern!!!	2/6/2021 9:03 AM
199	None	2/5/2021 11:41 PM
200	Bottom of Bridge Street.	2/5/2021 8:43 PM
201	I understand that the lot at the foot of Bridge and King is for sale. I would love to see the Borough purchase the space and use it to create a green-space based small pubic park/gathering space.	2/5/2021 7:43 PM
202	Shopping center. King &Bridge. Retreat Center.	2/5/2021 6:53 PM
203	Park at King and Bridge.	2/5/2021 6:43 PM
204	Multiple properties on King to add retail and dining and parking	2/5/2021 5:00 PM
205	The Warren Ave Church retreat property should be first on our list. the Arch Diocese is selling many assets to raise money and this might be able to be preserved with open space grants.	2/5/2021 4:53 PM
206	The empty lot across from Bridge Street! But it should not be taken over by a large residential + commercial building like Eastside Flats. Some small retail space, like an independent bookstore, or some community center with activities and green space.	2/5/2021 3:51 PM
207	Land across from the flying pig. Cafe with outdoor seating, garden.	2/5/2021 3:37 PM
208	Bike/skate park at monument park	2/5/2021 2:58 PM
209	Are you asking us to comment on privately-owned structures and have the borough enforce changes based on community input? That's a dangerous question. However, if you are asking about borough-owned structures, then there's already a plan to do something with (or at least look at) the pumping station at Randolph Woods. Also, the borough should think about what might/could happen to its road access from Wayne Ave to the Paoli Battlefield. That road (according to ChesCo Views) belongs to the house on the corner.	2/5/2021 2:50 PM
210	No ideas here.	2/5/2021 2:30 PM
211	Yes. The WaWa shopping plaza needs updating. The vacant lots on King need improvement. King St. sidewalks need updating and "charm;" Some of the older buildings on King are unkempt and need fix up. It would be nice not to have so many auto service shops on King.	2/5/2021 1:01 PM
212	Vacant lot on King across from the Flying Pig should be developed with parking in the rear	2/5/2021 11:57 AM

Malvern Borough Survey		SurveyMonkey
213	Existing parks need spruced up	2/5/2021 11:45 AM
214	A few of the larger apartment homes on King street & Monument Affordable living structures for those who cannot meet the economic standards currently & updating & home improvements or moving are not options. Refer to MEND - Moorestown Ecumenical Neighborhood Development, a town similar to Malvern w/affordable living townhomes/apartments, which basically rehabs older buildings in Moorestown that would otherwise fall into disrepair or sit idle. This concept is helping many families remain in the community or move into the township of quality education. Most of the funding is private donations or grants.	2/5/2021 11:20 AM
215	The empty lot at King and Bridge should be either nice little park with maybe a fountain, benches a peaceful garden without play equipment like a town square with a dozen parking spaces with 2 hour limit. Another one of my ideas is a town History/Museum. Lastly a retail building that could house a crafters/small retail business that can't afford a large store front but would a draw hometown folks and visitors alike.	2/5/2021 10:50 AM
216	Create an outdoor amphitheater at lot across from Bridge St bridge/Flying Pig; build more basketball courts at 1st Avenue; build a multipurpose sports field at Monument Grounds;	2/5/2021 10:46 AM
217	Post office enlargement	2/5/2021 10:35 AM
218	Industrial park has many hideous buildings and inadequate stormwater management. It should be updated and retrofitted.	2/5/2021 10:26 AM
219	King and Bridge. Should be an open green space. Something beautiful. Maybe a community garden.	2/5/2021 10:24 AM
220	Rubino Park could probably use some refurbishing, but it isn't that bad. We could probably make the basketball courts at Herzak a little more aestetically interesting since they're sort of a gateway up to the bridge.	2/5/2021 10:16 AM
221	shopping center,, post office	2/5/2021 8:26 AM
222	Why, is the Borough going to force folks to change or improve the location?	2/5/2021 7:59 AM
223	The property that you see as you go over Bridge Street would be aesthetically pleasing with any kind of beautiful landscaping, art, water fountain etc. with or without whatever establishment may be there in the future.	2/5/2021 7:57 AM
224	Empty lot across from flying pig would make a nice community park	2/5/2021 12:12 AM
225	There are a lot of really old homes that are in rough shape throughout the borough. I hope the occupants are safe and getting the support they need.	2/4/2021 11:31 PM
226	No	2/4/2021 11:07 PM
227	The lot across from The Flying Pig could be turned into a meter parking lot with some green space.	2/4/2021 9:28 PM
228	The sidewalks need support/ repairs. Need to be accessible for wheelchairs and strollers.	2/4/2021 8:11 PM
229	It would be nice to see the store fronts under east side flats become occupied. Is rent so high that no one can afford it? What wasted space and missed opportunities.	2/4/2021 8:07 PM
230	The former Herzak garage on Old Lincoln could become a small public museum, or "welcome center" for the recreational areas on the other side of the street.	2/4/2021 7:53 PM
231	Library	2/4/2021 6:43 PM
232	TAKE THE DAMN ISLANDS OUT OF THE MIDDLE OF KING ROAD THEY ARE UNSIGHTLY. WE HAVE ENOUGH STOP SIGNS FOR SAFETY.	2/4/2021 6:15 PM
233	Library having more funding for more magazines and newspapers!	2/4/2021 5:57 PM
234	Burke park needs updating, empty lot on king street needs to be repurposed	2/4/2021 5:50 PM
235	The Randolph Woods should be converted into a designated walking trail around a designed mountain biking pump course. It would be the only one in the area and is what would set the town apart from others.	2/4/2021 4:47 PM
236	Work to support the preservation and upkeep of older buildings - control the current tear down	2/4/2021 4:42 PM

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	and replace with bigger and much more expensive craze that seems to be gripping the borough.	
237	I think the library could use a little love. Again, some of the sidewalks or maybe adding bike lanes. There are some street lights out. Definitely maintaining the historical buildings and making all borough owned buildings with renewable energy sounds great!	2/4/2021 4:31 PM
238	There are some homes around the Borough that have defects that look unsafe and unsightly that take away for the charm of our small community. I would consider this an update through code.	2/4/2021 4:14 PM
239	The vacant lot at King and Bridge street is an eyesore, which everyone has discussed to death. It would be nice to have a rec center using either the old Baptist Church or another space where we could host fun Borough community events.	2/4/2021 4:09 PM
240	The empty lot at Bridge and King	2/4/2021 4:09 PM
241	There are some homes in the borough not being maintained properly and in very poor condition which hurts the image of the community community overall.	2/4/2021 3:54 PM
242	The open space at the corner of King and Bridge should be used for community purposes. Expand randolph woods.	2/4/2021 3:48 PM
243	empty lots downtown, buildings that need painting and repair downtown	2/4/2021 3:48 PM
244	The Randolph Woods Nature Preserve now has a Master Plan which should be implemented over next several years. It is exceptional for a borough the size of Malvern to have such a special place for all ages to enjoy.	2/4/2021 3:43 PM
245	Bridge and King should be an inviting entry to Malvern. Great sign: Welcome to Malvern.	2/4/2021 3:38 PM
246	a park or something attractive when you drive over the bridge...it's such an eyesore to see as you enter Malvern...	2/4/2021 3:31 PM
247	The property coming up on Bridge street to King street. Entrance to Malvern...awful!!!!	2/4/2021 3:28 PM
248	not sure	2/4/2021 3:16 PM

Q17 Please share any further comments below.

Answered: 155 Skipped: 416

#	RESPONSES	DATE
1	I do not favor a pump track in Randolph Woods	3/31/2021 8:19 PM
2	Thank you for valuing the voice of Malvern Borough community members and for the opportunity to provide input and feedback. We were attracted to purchase a single family home in Malvern Borough and wish to see the Borough continue to thrive.	3/31/2021 12:29 PM
3	Would be nice to have a sidewalk on both sides of bridge street , from Sheffeild side down, currently there is only one from the flying pig down the bridge	3/31/2021 10:22 AM
4	Please maintain the charm of Malvern. I would oppose widening of any of the streets (including King). I also oppose adding sidewalks beyond the main area of commerce, but believe the sidewalks that we have need repair and enforcement of repair.	3/30/2021 11:36 PM
5	I want to stress on the affordability of buying a home, townhome, etc for those with a low/moderate income.	3/30/2021 9:27 AM
6	I would love to see some sort of a functioning park at Randolph woods. It's a great asset for the borough but there's really zero to do there other than walk right through. Also it would be fantastic to get rid of the massive tv antenna there. A little bit of money isn't worth the unknown consequences of living under a massive antenna.	3/29/2021 4:24 PM
7	If we're going to add more residential homes, please focus on more affordable units rather than even more McMansions. Also, what to do about the deer and other wildlife that are being displaced? Lyme disease is a real concern as we have herds of up to 12 deer in our backyards.	3/29/2021 2:47 PM
8	No more new construction in Malvern, especially in the residential neighborhoods. Keep open space.	3/28/2021 5:54 PM
9	I believe stormwater management is a major issue here in the Borough and needs to be addressed before anymore construction is permitted. Too much water and no where for it to go.	3/26/2021 7:06 PM
10	The Borough should consider doing something that would discourage speeding on Old Lincoln Highway at the intersection of Broad Street near the Rubino Memorial Park.	3/26/2021 4:54 PM
11	As a resident iam disappointed with borough council and their resistance to allow for positive change to occur in the neighborhood. New zoning/building laws are a disgrace.	3/26/2021 2:28 PM
12	Hope Malvern wil not change too much...we love it the way it is!	3/25/2021 8:57 AM
13	We love the borough!	3/21/2021 1:57 PM
14	The "powers that be" do a fine job keeping up the character and condition of the Borough. Thank you very much for your work.	3/19/2021 11:35 AM
15	At a later time	3/18/2021 7:24 PM
16	I am strongly opposed to a bike park by the fire department.	3/18/2021 3:43 PM
17	WE are grateful to our Police and EMS	3/18/2021 3:41 PM
18	Generally I have been impressed with the quality of management in the Borough and the sensitivity to important issues to residents.	3/18/2021 3:15 PM
19	Anything that can be done to discourage thru traffic in the Borough and to reduce speed of traffic would instantly increase the quality of life for residents. Speed bumps and narrow road design are the engineering solutions to this problem. Curbs should be reconstructed to make elevated bicycle/scooter paths along the length of King from RT30 to Immaculata. The Borough is currently not tapped into the income stream of students who could easily commute without a vehicle and would be valuable renters/spenders in the Borough. Businesses are	3/18/2021 11:52 AM

	struggling to find enough demand so bringing more spending age population into the fold is the long term solution. Attractive rent to own opportunities for students specifically is the most sustainable plan for a low crime invigorated economy for our Borough.	
20	There is limit to growth -- something gets lost -- and for Malvern this should be a major concern. Look hard at the real cost of development.	3/16/2021 11:24 PM
21	Some of the road surfaces are badly in need of repaving - the ruts on Crest Ave have caused me several turned ankles. Also, complete sidewalks on Crest Ave and Malvern Avenue would be very helpful to those accessing Memorial Park. Finally, snow plowing should be done to allow crossing streets without having to climb over plowed snow banks.	3/15/2021 12:12 PM
22	I oppose the Pump Park due to the poor location choice. Please reconsider the location.	3/15/2021 10:39 AM
23	I do not want builders taking advantage of malvern. I have seen too much of it already. Some building up is good, but certain builders have gone too far. Malvern is such a great town though, and I am proud to live in it. thanks for everything you guys do!!!	3/14/2021 8:14 PM
24	Thanks for reaching out and asking for opinions! And thanks for the publicity around the survey (mail, posting at the post office and on social media)	3/13/2021 11:01 AM
25	Our town needs more restaurants/bars for walkability.	3/13/2021 10:03 AM
26	PLEASE cut the battlefield regularly. It is a high use space and looks terrible now. It was never cut at the end of the season. Thanks!	3/13/2021 9:45 AM
27	I absolutely love living and working within the borough. I loved raising my kids here where they could walk/ride to the park, walk/ride to the library walk/ride to Wawa and walk/ride to friends' houses. My kids are now in their 20s and it's hard to keep them here. They are more drawn to Westchester and Manayunk. But I think it's the kind of place that they would come back to. I love knowing all of my neighbors and the community feel. I love seeing people out and walking downtown for ice cream or a drink at the Pig, dinner at Alba. I think a few more shops would help people come on a Saturday afternoon for shopping and lunch. The parks offer so much with little league, basketball leagues, tennis for people who want to join, playgrounds, even the kickball league was a ton of fun. Malvern Borough has a feel where people are invested in the community.	3/13/2021 9:14 AM
28	Remove unused, unnecessary wiring and misc. items from utility poles on King St. Put utilitie poles behind buidings or redo arial utilities by placing them under ground. Build multi level parking on the north side of SEPTA station.	3/12/2021 4:40 PM
29	Very happy living in Malvern Borough	3/12/2021 3:51 PM
30	Halloween Parade should go back to marching down King Street. Keep a 75 year tradition and attract more people to the "King Street Corridor"	3/12/2021 3:14 PM
31	Disc Golf is the fastest growing sport and Malvern residents have to drive 20-30 minutes away just to play. It's a great family friendly activity that is exploding in popularity as we speak. This town would be perfect for a small course! (Colin 445-444-0065 if you would like to discuss further)	3/12/2021 2:52 PM
32	People want to live in the Borough so they can walk to businesses and the train station. Priority should be placed on building good sidewalks and keeping the community walkable.	3/12/2021 7:31 AM
33	Instead of allowing for overbuild and tearing down our limited forests and greens, allow for gentrification of homes that are in disrepair.	3/12/2021 12:09 AM
34	Sidewalks into the borough would be amazing	3/11/2021 10:08 PM
35	Thank you for doing this survey.	3/11/2021 9:57 PM
36	Except for trail maintenance and erosion control, don't touch Randolph Woods. We don't need a bunch of "improvements" that will only require more taxpayer supported costs to maintain in the long run.	3/11/2021 9:41 PM
37	I thoroughly enjoy my move to the Eastside Flats after home ownership in Willistown and home sharing in East Whiteland.	3/11/2021 5:38 PM
38	Baseball fields and surrounding areas should be updated. More trees planted	3/11/2021 5:23 PM
39	Stop all new development and reverse the damage done, those new houses by the bridge are	3/11/2021 4:55 PM

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	death traps and an eyesore	
40	I didn't answer number 11 because I don't know what specifically will help Malvern's future.	3/10/2021 7:34 PM
41	Malvern borough is home to me. Here and Chadds Ford - the two best places I have lived in.	3/10/2021 5:18 PM
42	Old Lincoln specifically old Lancaster to bridge is a gateway into the borough. Looks shoddy, can we clean area up get walking paths	3/8/2021 11:49 AM
43	The shade tree commission should contact people who remove mature trees (by the sidewalks). Many trees on Raffaella Drive have come down and nothing is done, no notice is given and the people DON'T KNOW that there is even an ordinance firbidding their removal without replanting. Meanwhile, others in the borough are being told they will be fined. There needs to be equality for all streets in the borough.	3/8/2021 10:46 AM
44	I would like the borough to reduce the noise from commercial lawn mowing services, leaf blowers, etc.	3/7/2021 9:13 AM
45	We have lived here for just 8 months but have been community members due to our parish and school for 9 years. We love Malvern and moved because it's where we wanted to be. I would love a dog park but am thrilled to have sidewalks and doggie bags available for walking my dogs. This is a wonderful place to live.	3/7/2021 9:13 AM
46	Would like to see more sidewalks and updates to existing sidewalks. Too many residents leave their trash outside all week. Causes an eyesore and debris when it is windy.	3/6/2021 12:22 PM
47	You are doing a great job of preserving the integrity of Malvern Borough and continuing to make it a friendly, comfortable and fun place to live. However, there are too many sign going up which take away from the sense of a small community.	3/6/2021 11:02 AM
48	Please maintain the building size in the borough, do not let McMansions squeeze out the smaller affordable housing	3/6/2021 9:50 AM
49	A terrible trend in my opinion in certain areas of the borough is the proliferation of giant box-shaped houses on the smaller lots, that extend straight up from the building setback lines. These houses prevent light from passing between the buildings and block any snippet of view the surrounding area might have. On a positive note, I think the zoning or SDLO ordinance was recently changed to prevent this type of structure in the future. Also, as already mentioned, I find it impossible to say what is "most important" when so many things are important and everything is interconnected. I think the Borough needs to take a holistic approach to whatever they do.	3/6/2021 7:35 AM
50	Bring back the Victorian Christmas celebration, with King St. Closed to traffic, at night as it was previously, with indoor and outdoor events. It is currently a non-event that draws no one.	3/5/2021 6:06 PM
51	Progress is important, we just need to be creative on how we marry progress and maintaining community charm together.	3/5/2021 3:46 PM
52	Walking/biking access to the Wegmans shopping area is important and overdue.	3/5/2021 1:42 PM
53	It's a lovely town. Thank you for allowing the residents to have input, via this survey.	3/5/2021 11:11 AM
54	Think this is a great place to live because it is not overcrowded. Additional commercial residential properties and large developments could ruin the charm of the Borough and what attracts people here right now. Road infrastructure must be strongly considered if a large number of residential properties are being considered.	3/4/2021 6:55 PM
55	I love Malvern! Hate the junk yard.	3/4/2021 5:35 PM
56	would love to see more family friendly restaurants in town like Christopher's used to be!	3/4/2021 2:29 PM
57	Connectivity to the Chester valley trail someplace within the borough would be a great idea I think.	3/4/2021 1:30 PM
58	Too much of what certain people think would be good for the borough ie. Continued commercial and residential expansion will only lead to the destruction of the small town character that was/is the reason people seek to live here!	3/4/2021 1:19 PM
59	I vote no on a bicycle pump park. i see this as a fad that the age group it is intended for will outgrow it. A dirt track will need a high level of mainenance. i see the T ball league Dads out at the ball fields pulling weeds and getting the fields ready to play on. Are the families that want	3/4/2021 1:17 PM

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	this park prepared to do the care? I find the proposed costs, even with a grant prohibitive and the location too close to existing homes. When skateboarding became poular, the UMLY built a skate park. Ideally, htat's where something like this project should be located and let them pay to use it. Alternatives could be a site chosen along the CV bike trail, where there are a number of biking and parking locations along the trail.	
60	Need sidewalk up Old Lincoln from Borough line to Bridge Street	3/4/2021 8:38 AM
61	Live music venue!! With a bar.	3/3/2021 9:47 PM
62	Malvern borough is a great place, it has so much potential and with some fresh thinking and momentum it can realize this potential	3/3/2021 9:14 PM
63	More sidewalks, better snow plowing on Miner St & Valley View. Make it mandatory for cars to be removed from the street so plow trucks can get by & make it illegal to park in front of driveways	3/3/2021 7:22 PM
64	Government in Malvern leaves a lot to be desired. I see lots of waste. Those crossing lights on King Street, Large dollar park proposals during a pandemic while businesses are closing their doors. The ship is sinking and the borough govt is rearranging the deck chairs!	3/3/2021 5:28 PM
65	Stop Saint Patrick's from destroying anymore historic resources and expansion.	3/3/2021 4:54 PM
66	I have lived in Malvern for 33 years and it is a great town. I don't want to live anywhere else. I have seen many changes in those 33 years and the town has made great improvements. Thank you!	3/3/2021 4:51 PM
67	Keep Malvern preserved!	3/3/2021 4:42 PM
68	Need parking for businesses!	3/3/2021 4:17 PM
69	The layout of the gas station needs to change. Cars getting fuel are parked on the sidewalk and the sidewalk is never cleared of snow.	3/3/2021 3:25 PM
70	As mentioned above, trains blowing their horn day and night is very upsetting/jarring and severely diminishes quality of life. Talks should be arranged between those on the Malvern Borough board and SEPTA and AMTRAK in order to come to a solution to bring peace to center Malvern in the area of the Malvern train station.	3/3/2021 3:13 PM
71	Please keep working on the budget to keep spending under control and making sure the borough maintains its homey and welcoming atmosphere. My great-grandparents lived on Miner St, my grand-parents lived on Broad St. my family has so much history here I would like to see it continue to be for working class families and affordable for everyone. However, I feel the current climate is detrimental to young families to move here. I know we need the tax base needs to be maintained.	3/3/2021 2:59 PM
72	borough council needs to be more transparent with the public when they meet with developers; borough should cite properties that are hazardous (i.e., sidewalks and buildings that need repair)	3/3/2021 2:24 PM
73	I fell in love with the Malvern Borough when I was 16 years old. That is over 50 years ago!! I always wanted to live on Monument Avenue and I do! I haven't always agreed with the Borough Council. As I look at retirement I'm going to stay here —it's a great place for location, convenience, charm & safety!	3/3/2021 2:21 PM
74	You should embrace new ways to reach people including text communication	3/3/2021 12:02 PM
75	I'd like to see unnecessary signage in front of rental homes, specifically those owned by Renehan, only be temporary signs for the period of time that a rental is available. They have a business location on King already and now they've put up permanent signs in front of 120 W King and 116 E King.	3/2/2021 9:21 PM
76	None	2/26/2021 5:18 PM
77	Reduce the needless street signs. Pay meticulous attention to zoning to make the most of the historic charm and safety of Malvern. Encourage (and make it worthwhile) for people to stroll the commercial corridor on King Street, supporting small, unique businesses, providing jobs and revenue for the town.	2/26/2021 4:12 PM
78	None	2/26/2021 2:30 PM

Malvern Borough Survey		SurveyMonkey
79	Would love to see the borough better advertise what they are working on	2/25/2021 1:48 PM
80	I am an advocate of increased biking within the community, both on the street and trails/parks.	2/25/2021 12:40 PM
81	Parking has become a major issue. There are people using public streets as a parking lot. One house on Broad Street has 4 cars and they don't move three of them.	2/25/2021 12:23 PM
82	Borough Council should be a little bit more respectful of the community and residents. There was so much negative feed back after the last couple of meetings. It's becoming a very different type of place to live. So very sad.	2/25/2021 11:45 AM
83	We love the Malvern Borough and the parks, recreational space especially the Battlefield and the park on monument. We would love to see the retail area at eastside flats fill up. Losing Christopher's was a big hit to the borough as it was a nice family restaurant with great outdoor dining/bar area. Those retail areas have been empty since the apts were built in 2014/15. Probably because of the pricing.	2/25/2021 11:27 AM
84	Make Burke Park better please add a Central fountain	2/25/2021 11:26 AM
85	People need to chill w the bike stuff but I know yall can't do anything about that lol	2/25/2021 11:21 AM
86	Living in the borough for safety I would love wider sidewalks and bike lanes added. I think the walkability/bikeability of the town is very important	2/25/2021 11:16 AM
87	Malvern needs to stop overdeveloping on open land.	2/24/2021 12:29 PM
88	Do not commercialize Malvern! Keep our small businesses strong!	2/22/2021 11:45 AM
89	I would also love to see the zoning changed to disallow using single homes for multiple apartments - we have a few on Highland Avenue, and it detracts from the value of our homes.	2/21/2021 7:49 PM
90	Just want to reiterate that a new location for the pump park would be greatly appreciated.	2/20/2021 1:55 AM
91	Develop a plan to get traffic flowing in a reasonable manner on both King & Warren to move traffic through town. Repair King just west of Warren by the post office and eliminate parking on King for two blocks East & West of Warren. Large trucks moving cargo and to/from the industrial park can make the turns and take up the entire road in those areas. Need to improve to stay up with the future.	2/18/2021 10:19 PM
92	no	2/18/2021 7:12 PM
93	Malvern does not need any more residential buildings. Instead of building more, you need to take care of the current residents, many who have lived here for over 50 years. An area of Highland Ave, Malvern Ave and Goshorn Drive gets flooded every time there is a heavy rain. You need to focus on this instead of building more sidewalks around town. Malvern used to be a charming, small town. It is getting ruined by all the building. East side flats should NEVER have been approved to be as high as it is. Repurpose buildings instead of building more. We don't need any more people in this town. King Street/Bridge Street is already a mess during rush hour, don't make it any worse.	2/18/2021 5:59 PM
94	I lived in Wayne about 20 years ago and the feel there is unfortunately much, much different there now in the name of progress. Traffic is insane, and the influx of people and commercial space has greatly changed the culture and community. I fear Malvern is susceptible to the same fate. Is there a goal as to how many residents we want in the borough? How many commercial spaces? Or is the goal to just keep growing and expanding indefinitely? I love it here and would gladly pay more in taxes if it meant less traffic, and only the re-purposing the current residential and commercial footprint space.	2/18/2021 5:59 PM
95	In recent years, the feel and charm of Malvern has been subtly undermined. If we cannot find ways to integrate new residential development (that is mostly occurring in place of old development), Malvern will become indistinct, just another bedroom community that fades from the memory of visitors. Malvern is over 100 years old. When people come to our community, they should get the distinct feeling that they are in a singular place. When they leave, they should have the feeling that they have been somewhere. This is called place-making, and Malvern has the opportunity to do this now. In ten years, the opportunity may no longer exist. Additionally, Malvern used to have one of the highest percentages of workforce housing in the County. That is no longer the case, which makes it difficult to have a community that is welcoming to all. We need a range of housing options, so our community can accommodate the diverse needs of those who want to live and work in the area.	2/18/2021 4:05 PM

Malvern Borough Survey		SurveyMonkey
96	Have heard rumor that high density housing is planned for Malvern Retreat - would adamantly oppose that due to traffic congestion. Also would like something done to stop high speeds on S. Warren between 1 st Ave and Paoli Pike (another stop sign or speed bump?) as cars are racing down that stretch.	2/18/2021 3:27 PM
97	Several years ago there was a discussion about a parking garage on the north side of the tracks at the train station. That may need to be looked at again after Covid to see how much the train is being used and keep cars off the streets in town if the train becomes utilized as much as before Covid. I do not live on Ruthland Avenue or anywhere near the proposed bike "ramp" or whatever it is called, but is that really necessary in the Borough. The cost appears to be prohibitive and the need is very questionable. Not to mention the effect it would have on the people living in the homes on Ruthland. I think the funds for that could be better utilized to help the businesses or the other parks in the Borough. The park on Monument is privately owned by the Paoli Memorial Association but needs the assistance of the Borough to help maintain it and is an important historical site. In 13 above, you placed drive through restaurants and retail together. I do support retail but not drive through restaurants. They should not be put together.	2/18/2021 2:19 PM
98	Affordable home ownership is the long term solution to a nice community and reducing automobile traffic is the key to a better quality of life	2/18/2021 1:49 PM
99	Please do not overbuild the downtown area and take care to ensure New buildings like restaurants are attractive in their design and appearance. The some what recent restaurant on King is very unsightly and way to large. I am concerned that if that business fails who would like that building. Very inaccessible with all the stairs etc. I'm sure you've had other complaints I just want to make sure in the future buildings are vetted more carefully so that they blend into the neighborhood that we all take such pride in.	2/18/2021 1:39 PM
100	It would be great to see more speed cameras or other safety (sidewalks) measures installed. My children's bus stop is on Old Lincoln Hwy and Mtn Laurel Ln and the amount of motorists that speed or try to pass bus is unacceptable and dangerous. Also when turning right onto Old Lincoln from RT 30 people need a no turn on red or a camera needs to be installed to curb reckless driving through a residential area.	2/18/2021 1:33 PM
101	Although for further development. This has become a desirable place to live and there are many people who are trying to halt that (despite thinking they are helping). These people will drive the growth away from the borough. This growth would only help the businesses on King Street. Continue to grow local businesses on King Street. This is what attracts so many people to the borough. The pandemic has hit these businesses so hard as well all know, so we need to do anything we can to retain the existing businesses and draw new businesses to fill the vacant places in the borough.	2/18/2021 11:30 AM
102	I hate the look of vinyl siding and wish it could be banned. Our town would look so much nicer if the exterior of houses could be of natural materials: wood, brick, stone, etc.. Not plastic.	2/18/2021 8:54 AM
103	Diversity in building. I like the old homes, buildings from different ages and would like to see different builders when new buildings are added	2/16/2021 11:11 AM
104	stop the pump park behind Ruthland Ave. very inconsiderate of the residents there. also make Ruthland a one way street. it is dysfunctional as a two way.	2/16/2021 7:10 AM
105	We need to shut streets down in the summer one night and have dining under the stars	2/15/2021 8:17 PM
106	Preserve the Malvern Retreat Forest which connects the Battleground Forest to Randolph Woods. Protect our native flora and fauna--our future depends on it.	2/15/2021 5:34 PM
107	More support for the retail district! Like phoenixville. Bring more events to town. As a retail owner I do not feel that you support us. We are a asset for attracting home owners to raise there family here.	2/15/2021 12:45 PM
108	The property at the east end of King St. that enters onto Rt 30 has long been sought after as a great place to advertise the borough. The MBPA erected a small sign there years ago, but the borough would be doing a large service to itself by working with the property owners to establish larger signage to direct people to the borough. Malvern borough does very little to actually help the business in town by attracting people to town. Many other municipalities and boroughs have a paid staff member to be the main street manager. This will be a crucial step after the pandemic passes to revitalize the district. Without help from the borough more businesses will fail, leaving unrented storefronts. This will in turn make the town a non destination. Which will in turn make properties less valuable due to other more desirable	2/15/2021 11:59 AM

Malvern Borough Survey		SurveyMonkey
	walkable communities who have spent the resources on keeping the business community healthy. When property values drop, the borough will suffer tax base. The obvious circle of doom is straight ahead. Do something now to avoid it. Thank you	
109	I am enjoying the addition of the sidewalk on Warren Ave to 2nd Ave. It makes walking to the Retreat House much easier and safer. I love walking around town.	2/15/2021 10:36 AM
110	1. The town must find a way to conserve the Retreat Forest. 2. Downtown we have way too much under-utilized asphalt parking parking. Encourage more creative architecture in residential and businesses. 3. Borough-wide green education through multi generational fun events can improve climate outcomes as well as pull together a community wide effort.	2/14/2021 11:53 AM
111	Idea for public pool for malvern borough residents in the area close to randolph woods.	2/14/2021 11:35 AM
112	Add bike and walking paths that connect to the trail and the borough and the parks. you should be able to walk or bike to the parks and entertainment. for example you should be able to bike to target (hopefully a cinema or more restaurants there) - or up to the area around chickfila - lots of fun places opening but you have to drive to everything. study other historic villages that have also modernized and share tips. add an incentive for the houses to goto solar. what incentives do you have for electric cars	2/13/2021 4:09 PM
113	The water management on Old Lincolns downhill to route 30 should be improved, the road is very bumpy and seems to have no appropriate water management installed. The truck traffic via Bridge street should get rerouted. The road down the hill from Warren Ave needs also improved water management.	2/13/2021 12:49 PM
114	With respect to question # 8- Private networks, i.e. Facebook, should not be utilized by our government.	2/13/2021 9:00 AM
115	We moved in just before Eastside Flats were built. It still seems an oversized blot on the landscape, but more upsetting is the fact that so much of the commercial space remains empty even before the pandemic. Clearly such enterprises look enticing on paper but when it comes to the very high rental costs, small businesses just can't afford to set up shop. City type edifaces with large commercial spaces just don't seem to mesh with the village ambiance and I would be sorry to see any such future projects approved.	2/12/2021 5:36 PM
116	Lived here for 18 months and love it. I see the potential for the Borough everyday. With walkability, safety, access to mass transit/major routes/highways and a commercial corridor (King Street) it has all the fundamentals to become the "it" place to live in Chester County but it needs more a balance when it comes to young families and professionals. The development/growth of Collingswood, NJ is a great example of the direction the Borough should head in.	2/12/2021 1:16 PM
117	Take caution on shrinking lot sizes	2/12/2021 10:51 AM
118	I love living in the Borough and along with growth comes change however I believe it is important to protect the character & charm of our town. I believe a property owner has the right to develop their property according to the zoning that is in place and should seriously consider their actions when allowing variances that will change the character of the town.	2/11/2021 1:52 PM
119	I was attracted to Malvern for it's walkability, access to public transportation and business district. I think that Malvern should commit to remain an affordable place to live that attracts a diverse community. The small town feel, community gatherings, and recreational opportunities make Malvern a special place to live. I have been a resident for over 15 years and overall enjoy the growth of the business district but am concerned about cost to live here. I like the socio-economic mix of residents and the ability for people to stay and raise families in this great community.	2/11/2021 1:10 PM
120	The Borough needs to uniformly apply its laws, rules and requirements, not selectively apply those laws and standards. There is too much of a hodge-podge of rule enforcement, overtly visible to anyone, eg New fences built in Public Right of way, encroachment of buildings and driveways into public alley ways , tractor trailer equipment parked on the same street unmoved for over three years (and causing visible damage to the road due to its weight), and other violations that are disregarded for some but stringently enforced for others. Seems illegal at a minimum. Every property owner should be held to the same standards with consistent enforcement of code requirements. (And those comments are not intended as a ding toward our code enforcement officer- she does her job well.)	2/11/2021 12:51 PM

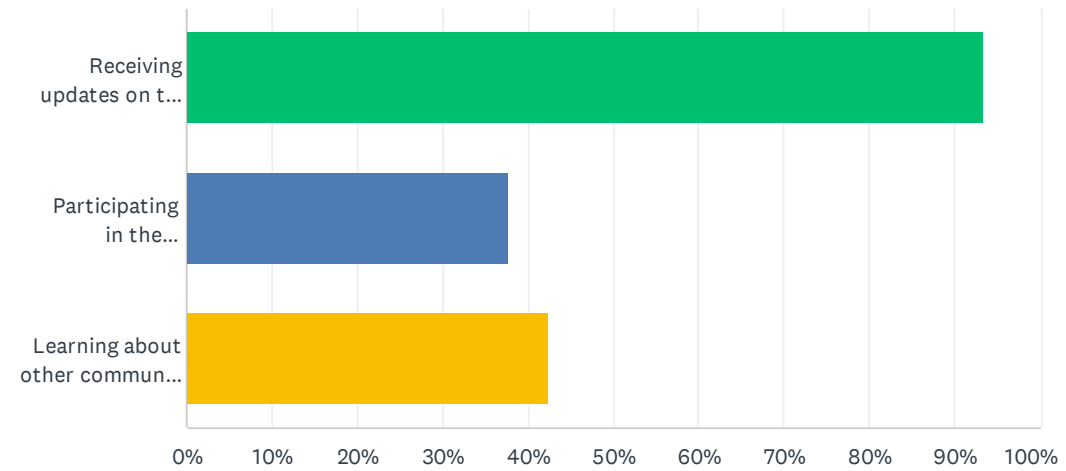
Malvern Borough Survey		SurveyMonkey
121	Yards need to be cleaned up of old trucks and trash. Let’s clean up this town.	2/11/2021 12:36 PM
122	Stop adding things to make Malvern a destination we have enough visitors and enough to do	2/11/2021 12:05 PM
123	You are asking lots of good questions here, but you did not ask opinions about current Borough Manager. Bayshore is reactive, not proactive. He's on an annula contract. Don't renew! Instead, let's hire a Borough Manager that understands the environmental concepts in this survey, cares about protecting the nature of the small-town nature of the Borough and is not deferential to developers. From my own experience in observations and interactions, he is just a bureaucrat and we can do better. Much better. 2) I would like to see very stiff fines imposed for littering and people who drop their bagged dog droppings around the Borough. This is becoming more problematic, so stronger penalties would be helpful.	2/10/2021 6:32 PM
124	Just a shout out to all the employees who have done such a wonderful job clearing all this snow and keeping our roads clear this winter. We really appreciate them!	2/9/2021 10:11 AM
125	I am concerned with the possibility with the Malvern Retreat property being sold and made into a housing development or apartment complex which would cause us to loose beauty, habitat and add a lot of traffic congestion. I can only imagine what the Covid restrictions has done to the financial viability of the Retreat program. I'd like to see the Borough enter a "right of first refusal" agreement with the property. This would do two things, 1. allow the Borough and it's residences the opportunity to shape future use, and, 2. give the Borough a chance to find ways to purchase and/or otherwise save this important habitat and beauty.	2/8/2021 12:28 PM
126	1. The Battlefield site is a treasure, but has become a glorified dog park, and despite efforts dogs run free and make their deposits on private land, I should know I am one of them cleaning up weekly. Disgusting. That's on dog owners, who don't have basic consideration skills. 2. Septa parking lot is striped too tight...understand the logic but shortsighted, causes lots of door dents. The parking lot is also too small, causing... 3. Septa overflow parking on side streets like Monument is a disgrace to the local community. Allowing parking at the speed humps, on both sides of the street, causes a squeeze and could have been better planned. But why? Could a remote lot be added on the north side of the station? 4. Do we have thoughts on deer remediation in the park and Battlefield, they are overrunning the neighborhood. 5. The Battlefield fencing along the Pennwyck neighborhood (of which I am one) has deteriorated in many places and fallen down in many places. Is this the face of Malvern we want to share with tourists to this park? 6. Sidewalks, at least one side, along Monument across from the ballfields would make for safer walking/biking.	2/8/2021 11:03 AM
127	I think that the small-town, peaceful, green, and old-fashioned character of Malvern is by far its most essential and attractive feature. I'm saddened to see that character being destroyed by ever-increasing density and urbanization. I also increasingly have the feeling that the police chief and the borough manager think of themselves as the rulers rather than the servants of the citizens.	2/8/2021 10:38 AM
128	I love Malvern, grew up in the borough and now just over the border in Willistown. Thank you for taking care of our town.	2/8/2021 7:24 AM
129	We are proud to live in Malvern. Having worked our way from Ardmore, through Haverford, St. Davids, Wayne, Radnor, Berwyn...we are enjoying our home in Malvern (2 yrs now) and believe you are doing a fantastic job!	2/7/2021 7:02 PM
130	I think many people who choose to live in Malvern do so --this is certainly true for me --because of the small-town character of the town. I raised my family here and value the fact that (when they were old enough) they could walk a few blocks to the library, run errands for me, play outside without concern. Now, traffic on my street has become frequent enough, and drivers are heedless of children at play, that these qualities are at risk. I see traffic management and overdevelopment as the biggest challenges we face.	2/7/2021 10:46 AM
131	Plow closer to the curbs!	2/6/2021 4:10 PM
132	I don't care about how large a home is, but it must maintain envelope restrictions. If not, we will start to look like the jersey shore where "my house is bigger than your house" starts and begins to erode our stormwater mgmt. infrastructure.	2/6/2021 1:20 PM
133	I love Malvern & have lived here all my life!! Besides a well maintained town, affordable taxes, great police/fire/administrative services/schools - we need to make our town more retail business oriented.	2/6/2021 9:03 AM

Malvern Borough Survey		SurveyMonkey
134	None	2/5/2021 11:41 PM
135	Preserve the malvern retreat house forest!	2/5/2021 6:26 PM
136	Keep the retreat house and Randolph Woods as green space undeveloped!!	2/5/2021 5:00 PM
137	Great place to live and work but want to see it get better. Post Covid will take a toll on King St. business and we need to promote our king street district.	2/5/2021 4:53 PM
138	There should be a bit better enforcement of sidewalks. Some sidewalks are terribly maintained and people in wheelchairs cannot navigate them.	2/5/2021 3:51 PM
139	You asked about community facilities and recreation and then didn't follow up on that. It would be great if permanent restroom facilities were at Quann Park, Burke Park, Randolph Woods, and the Battlefield.	2/5/2021 2:50 PM
140	It's difficult to choose between "wider sidewalks" and "bike lanes" since our streets are limited in width; you can't have one of those two choices and the other too. That said, I think bike lanes might be the better choice since it would help make drivers more aware that there are bikers sharing the roads and make biking in Malvern safer.	2/5/2021 2:30 PM
141	Our borough is wonderful and could be much improved (improving our home values) with beautification and improvement to King St corridor. I would support some tax credits to encourage home and business owners to achieve these improvements.	2/5/2021 1:01 PM
142	WiFi hot spots (large group areas for HS - MS kids to congregate for school projects) Community areas for school age kids w/activities Improve the curb appeal of the eastern end of King Street The need to assist areas starts w/the members of the community & businesses.	2/5/2021 11:20 AM
143	In my opinion Eastside Flats was a poor choice, as a longtime resident many of my visitors are taken back with that building and the response is what a shame. We needed progress in this town but this building is to overwhelming for the town. We need retail to keep our residents money here in town.	2/5/2021 10:50 AM
144	Would like to see handicap/stroller accessible ramps at King Street and Monument Ave intersections with side streets where they do not currently exist	2/5/2021 10:43 AM
145	Encourage owners to plant more native trees and shrubs and reduce lawns. Discourage use of lawn chemicals. Encourage creation of natural habitat areas throughout the Borough. There should be more birds! Lawns are BAD.	2/5/2021 10:26 AM
146	Continue to update the streets with storm drains, add sidewalks, street lights, improve the speed bumps like the ones on Central ave. in Paoli.	2/5/2021 7:59 AM
147	No pump track. Creat a community garden or an outdoor gym.	2/4/2021 11:31 PM
148	Do not put a pump park by fire station. It is not a safe location.	2/4/2021 8:11 PM
149	I would be happy to donate the materials for a small "log cabin" at the Herzak property, if the Borough retained ownership and I could have a primary role in its design.	2/4/2021 7:53 PM
150	KEEP OUR LAWS AND ZONING IN THE BORO. DON'T CEDE IT TO THE COUNTY OR REGION.. BECAUSE WE'LL BE GOVERNED BY PEOPLE WE DIDN'T ELECT. KEEP OUR GOVERNMENT LOCAL WHERE WE ALL CAN HAVE A SAY IN IT.	2/4/2021 6:15 PM
151	Preserve this beautiful Borough where we feel safe and protected and close to Paoli Hospital and fabulous restaurants and shops beauty parlors and great Police and Firefighters and The Carnival in summer. Thank you for your thoughtfulness. Sincerely Carl and Carolyn Hoyler	2/4/2021 5:57 PM
152	Thank you for your commitment to helping to make Malvern the best it can be.	2/4/2021 4:09 PM
153	Keep malvern affordable and accessible	2/4/2021 3:48 PM
154	PLEASE PLEASE make it more attractive for local businesses. Thank god for the buttery, brick and brew, KWF, alba, and the boutique shops. Rent is so expensive...it needs to be more affordable and attractive...so sad that Christophers closed...a HUGE loss.	2/4/2021 3:31 PM
155	No Pump Park for the borough. We need to focus on our current parks, facilities, property, buildings, streets, etc. The main concentration other than improving the infrastructure should be king street. This should be more like a mini downtown Phoenixville or West Chester. Instead, it look like a deserted town in the middle of the Arizona desert - sad looking. Focus	2/4/2021 3:16 PM

Malvern Borough Survey	SurveyMonkey
	our efforts, time, and money on things that matter. Not a pump park that is expensive, maintenance, and liability nightmare which will only be used by a few kids.

Q18 Please let us know if you are interested in the following:

Answered: 257 Skipped: 314



ANSWER CHOICES	RESPONSES	
Receiving updates on the comprehensive planning process	93.39%	240
Participating in the comprehensive planning process	37.74%	97
Learning about other community and government volunteer opportunities	42.41%	109
Total Respondents: 257		

Appendix E

Community Visioning Sumary

VOTING BOARD RESULTS

Vision Statement Board

	Votes	Comments
Malvern Borough aims to preserve its historic small-town character, protected natural lands, economic opportunity for local business, and equal access to housing, while welcoming and guiding growth to create a more diverse community.	9	
Malvern Borough is a welcoming community that strives to celebrate our past and diversity as we work toward a sustainable future in which development complements our natural and environmental resources.	1	
Malvern is unique: a small town with history, large green spaces, varied residential districts, a vibrant business downtown, and convenient access to nearby corporate, commercial, and rural areas. We will carefully manage growth to maintain and enhance these valuable community assets while welcoming diverse newcomers and strengthening our connections to the region and the world.	15	This is not happening now no matter what is said. King Street needs to be more user friendly New development is out of sync with the existing character of housing
Other: I do not choose any of these statements. <i>Comments:</i> I don't choose any of these because they all put too much emphasis on growth and development. I am happy to welcome a diverse population – one of the great things about Malvern is its friendliness- But I think keeping small houses allows for more access to housing. Knocking down small houses to replace them with pretentious large houses does not help encourage affordable housing.	4	(See left)

VOTING BOARD RESULTS

Non-Transportation Planning Issues

	1	2	3	Total	Comments
Encourage more local shopping and dining opportunities	7	-	7	14	Fill East Side Flats shops; Make it very attractive for local businesses to come to the borough
Preserve historic sites and buildings	3	4	3	10	
Create more opportunities for walking and biking	2	8	4	14	Not in the form of a pump track
Protect remaining open space	11	7	3	21	Keep the country village feel of our village
Improve parks and rec facilities	-	3	3	6	
Encourage more affordable housing opportunities	2	-	2	4	Tough for people to buy/rent in Malvern due to cost
Promote environmental sustainability and green building practices	2	2	9	13	
Provide housing options for aging population	1	-	3	10	
Maintain and enhance small town character	10	5	3	29	Bring festivals back; Victorian Christmas
Other	0	0	0		None listed

VOTING BOARD RESULTS

Parks and Recreation Planning Issues

	1	2	3	Total	Comments
Updated playground equip	1			1	
More walking trails	4	3	2	9	
Better sidewalk connections to parks	4	4	4	12	
Splash pad	1	1		2	
Community center	1	1	5	7	In existing building; use Malvern Arts-an existing community center
Community garden/composting	7	2	3	12	
Basketball		2		2	
Tennis		4		4	
Pump track			4	4	Not needed (2)
Dog park	5	6	0	11	Dogs/owners need to be more considerate before enlarging their footprint
Multiuse fields		2		2	
Environmental education	1		1	2	
Rec programs for adults	4	2	6	12	
Rec programs for youth		2	1	3	
Community events	1	2	3	6	Concerts/beer garden
Park amenities	2	3	2	7	
Other				3	Anything that preserves open space

Sidewalk Gap Priorities

	1	2	3	Total	Comments
1. Highland Ave, Malvern Ave, Crest Ave	4	5	2	11	Not highland, but yes to others (1)
2. Nolan Drive & Griffith Ave	1	1	4	6	
3. Wayne Ave, W 1 st Ave, Prospect Ave	10	5	3	18	No (1); Yes to W 1 st (2); No to W 1 st (1)
4. E 1 st Ave, 2 nd Ave, Ruthland Ave, Raspberry Ave	2	5	3	10	No sidewalks on outer streets like 1 st and 2 nd ; maintain ambiance of lanes. People already choose these over streets with sidewalks because of peaceful, attractive and calming (2)
5. Pennsylvania Ave, Quaker Ln, N Warren Ave	-	-	4	4	
6. Margaret Ln, Longford Ave, Old Lincoln Highway, E Broad Street	5	1	4	10	

VOTING BOARD RESULTS

Transportation Planning Issues

	1	2	3	Total	Comments
Bike/Ped to Chester Valley Trail	9	6	6	21	Would disturb the peace of the area-unnecessary! Bikes are u sed to driving to trail heads. Paving paradise?
Bike/Ped along King Street	4	4	8	16	This would be for Willistown and East Whiteland to do; More sidewalks; Bikes are problematic (se downtown Phila); Bicycles family (unreadable) are great; Bike lanes at the expense of car roadway + losing proposition long term
Address parking issues	2	1	2	5	
Traffic calming to reduce speeds	7	7	1	15	Trucks speeding on Powelton
Reduce cut through traffic	4	1	5	10	Stop cut through tractor trailer traffic through Malvern; 1 st Ave cut through needs to be addressed (2)
Improve transit stops	-	2	3	5	
Maintain & improve road conditions	5	6	2	13	More repaving & not just patching
Improve traffic flow and safety	4	4	4	12	
Other	2			2	

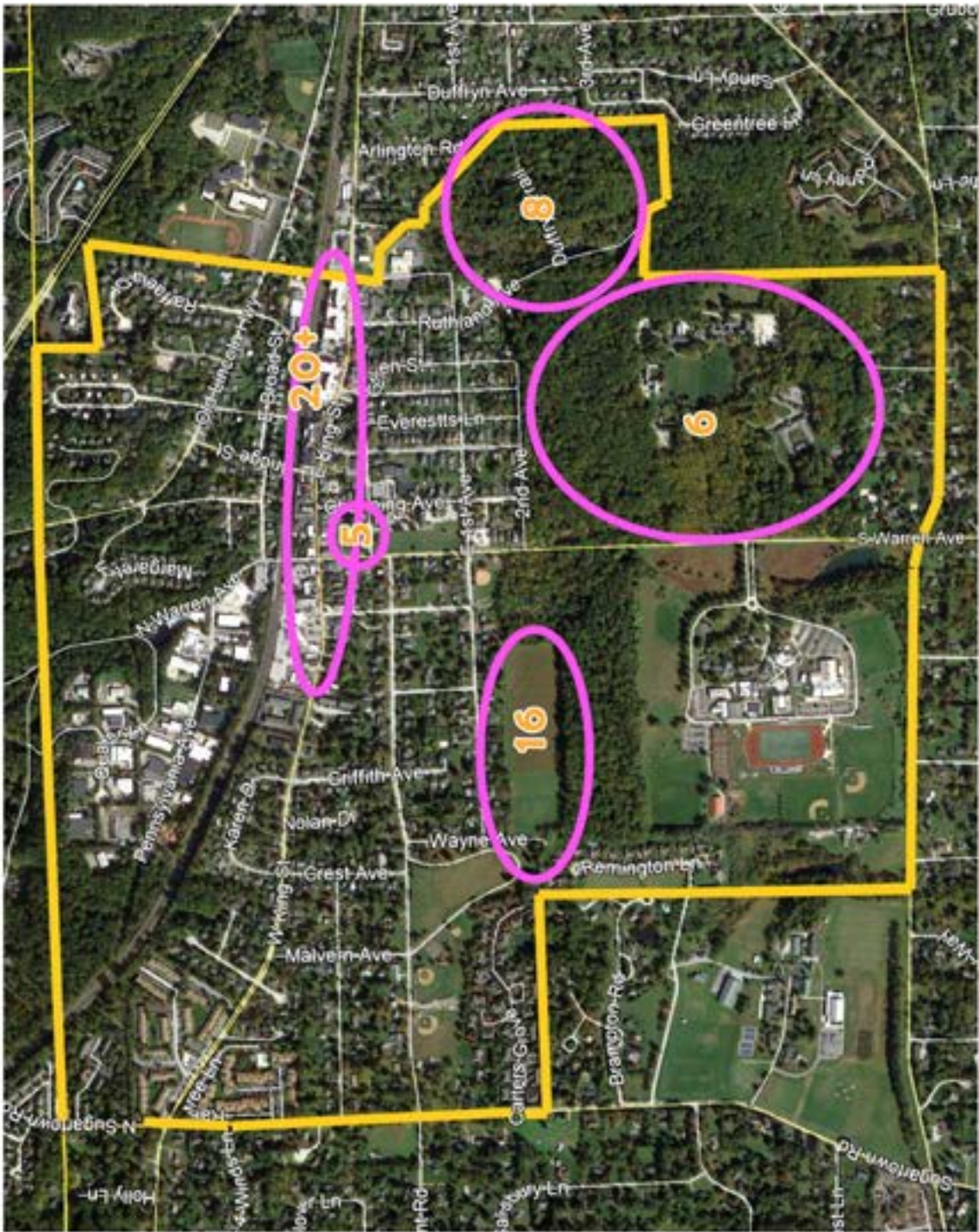
King Street Building Heights Board

Stories	Votes	Comments
1	½	
2	6	2 story south side
3	15	3 story north side
4	4	
5	0	
Other	7	2-4, depends on area; 3 max (4); East Side Flats is too high (3); aesthetic is what matters

SPENDING PRIORITIES RESULTS

Spending Category	Total	Comments & specific mentions (with amount included in total)
Open space preservation & natural resource protection	\$700	\$20 Malvern Retreat
Downtown business attraction & retention	\$640	\$80 downtown retention
Downtown beautification & events	\$620	\$60 Victorian christmas
Bike & ped circulation improvements	\$520	\$20- Patriots Path \$20- more bike paths connecting to other municipalities \$20- sidewalks on 1 st Ave
Parks & Rec improvement	\$340	\$20- passive parks
Infrastructure other than roads	\$200	
Road improvements	\$100	
Other		\$100 – dog park \$20- park for animals \$20 – poor & homeless \$40- arts in Malvern
Total		\$3,300 (33 people)

What are the Places You Love and the Places that Need Improvement in Malvern Borough?



What are the places you LOVE in Malvern Borough? Circle on the map and list a maximum of 3 places here.

RESULTS:

King Street & businesses- 11 overall plus:

- Anthony's (4)
- Brick n Brew (3)
- Train station (3)
- Flying Pig (3)
- Wawa (2)
- Buttery
- Kimberton Whole Foods
- Compli Photos
- Sheffield Furniture
- Malvern Pizza

Pool Battlefield (16)

Randolf woods & Duuffryn Trail (8)

Retreat House (6)

Burke Park (5)

Monument Park (4)

Parks & Playgrounds (2)

Farmers market (1)

Woodland & Channing neighborhood

Old homes

Malvern Prep grounds

Natura areas & woods

Appendix F

Existing Land Use and Zoning Analysis

Existing Land Use and Zoning Analysis

Existing Land Use:

Malvern Borough has a diverse mix of residential, commercial, industrial, institutional, recreational, and transit-oriented land uses. As shown on Map D1, Existing Land Uses, residential land uses comprise thirty-three percent of the Borough’s total land area, and include single-family homes on individual lots, duplexes and twins, multifamily dwellings such as townhouses and apartments, and mobile homes. Housing ranges from 100+ year old historic structures to new residential homes built within a tract subdivision or resulting from single-lot redevelopment. The lowest residential densities are generally found in the southern half of the Borough, while higher residential densities exist in the northern half.

Commercial land uses are concentrated in the northern half of the Borough, making up just over two percent of the Borough’s total land area. Retail and personal service shops, restaurants and cafes, professional offices, and a few auto-oriented businesses line both sides of King Street between Griffith Avenue to the west and Arlington Road to the east, and form the Malvern Borough Central Business Corridor. Warren Avenue is the largest intersecting street of this corridor, and the only signalized intersection on King Street. An older commercial shopping center with restaurants, shops, a quick-service food store, and off-street, surface parking is located on the north side of King Street. Lying just west of South Warren Avenue is the historic Malvern Train Station, owned and operated by SEPTA for regional rail and AMTRAK services. The Station’s adjoining park and ride lots straddle both sides of the tracks.

The East Side Flats mixed-use development lies primarily on the north side of East King Street, and serves as an eastward extension of the Borough’s central business district. It is the largest redevelopment to take place in the Borough in recent years, and consists of thirty luxury apartments on three levels with structured parking, two street level restaurants, and a limited amount of on- and off-street parking. This fairly intense development included King Street frontage, streetscape, and crosswalk improvements. Further to the east, but lying just outside of the Borough, is a Kimberton Whole Foods grocery store.

Industrial land uses are clustered in the northwest corner of the Borough on the north side of the SEPTA regional rail lines, and make up slightly more than three percent of the Borough’s total land area. This is the Malvern Business Park, a mix of light industrial and heavy commercial businesses, and institutional uses. Access within the park is from Pennsylvania Avenue and Quaker Lane; access to and from the park is from Spring Street and North Warren Avenue.

Several large institutional uses occupy a large share of the Borough’s southern half and include the Malvern Retreat Center on the east side of South Warren Avenue and the Malvern Preparatory School on the west side. These institutional uses, as well as several churches, a private school, the Borough library, and Borough municipal buildings comprise roughly twenty-seven percent of the Borough’s total land area. In addition, the Paoli Memorial Grounds and Battlefield Historical Park are located just north of the Malvern Prep School property, and the

relatively new Randolph Woods Park is located on the Borough’s eastern boundary. Just under nineteen percent of the Borough’s total land area is used for public parks, open space, and HOA lands.

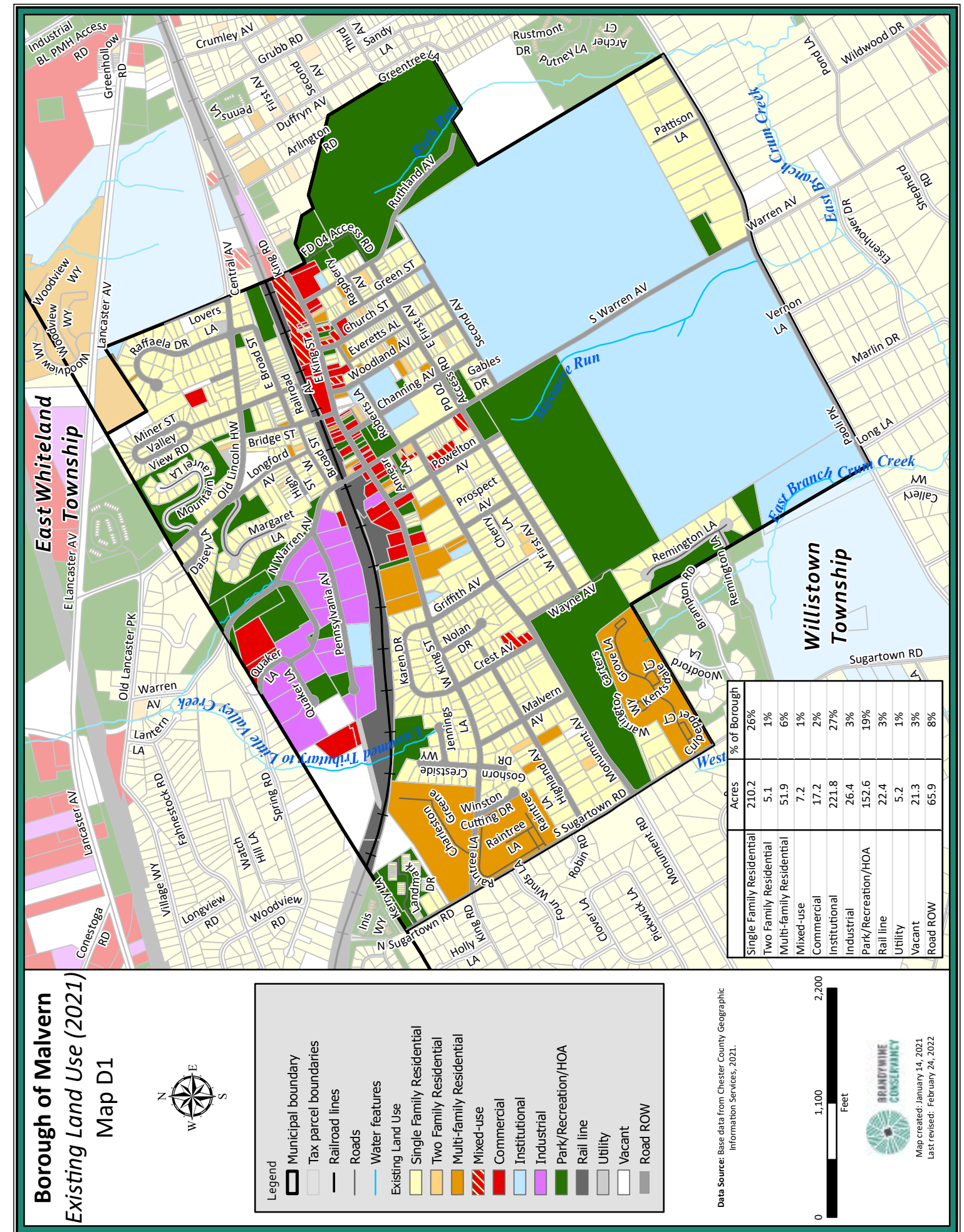
Zoning Analysis:

As shown on Map D2, Zoning, forty-five percent of the Borough is zoned primarily for principal and accessory residential uses. This includes the R1, R2, R3, R4, R5, R6 and R7 Districts. Generally, the R1 and R2 Districts apply to the low to medium density residential areas of the Borough. The R1 District permits only single-family detached dwellings and has a one-acre minimum lot size that can accommodate on-lot water and sewer, while the R2 District permits both single-family detached and two-family dwellings, and has a 15,000 sq.ft. minimum lot size. The R3 and R4 Districts are used for the medium density residential areas of the Borough, with the R3a and R3b subdistricts distinguished by minimum lot size for single-family detached dwellings. The R3a subdistrict has a 12,000 sq.ft. minimum lot size for single-family detached dwellings, and a 10,000 sq.ft. minimum lot size for each unit in a twin or duplex. The R3b subdistrict only has a 10,000 sq.ft. minimum lot size, regardless of permitted dwelling type. The R4 District permits both single-family detached and two-family dwellings on lots of at least 7,000 sq.ft. in size. The R5, R6, and R7 Districts apply to the Borough’s higher-density residential areas. The R5 District permits single family detached and two-family dwellings on lots as small as 4,250 sq.ft., while both the R6 and R7 Districts permit a mix of single family detached and attached dwellings, and apartment complexes. A minimum lot size of 5,000 sq.ft. is required in these two districts for all types of dwellings except multi-family, which must have a lot size of at least 4,000 sq.ft. per unit.

As shown on Map D2, Zoning, three and a half percent of the Borough is zoned primarily for principal and accessory commercial uses. This includes the C1, C2, C3 and C4 Districts. The C1 Commercial District is intended for businesses oriented to vehicular or pedestrian traffic, and has a one acre minimum lot size requirement. The C2 Adaptive Re-Use Commercial District was established to provide for the conversion of residential buildings to commercial businesses, and requires a 4,000 sq.ft. minimum lot size. The C3 Town Center Commercial District applies to a portion of the Borough’s central business district, and provides for businesses oriented primarily to pedestrian traffic. This District’s required minimum lot size is 3,000 sq.ft. The C4 High Intensity Commercial District has several purposes, including accommodating large-scale and auto-oriented commercial uses, and supporting redevelopment on parcels outside of, but related to, the C3 Town Center Commercial District. Within the C4 District, multi-shop redevelopments have a one-acre minimum lot size requirement, while all other uses have a 4,000 sq.ft. minimum lot size requirement. All uses permitted in these four districts must meet the Olde Town Malvern Design Standards of the Borough’s Subdivision and Land Development Ordinance as well as access management standards included in the Zoning Ordinance.

A little over nine percent of the Borough is zoned industrial, as shown on Map D2, and almost evenly split between the LI and LI1 Districts. These two districts are nearly identical in terms of permitted uses and area and bulk requirements. However, the LI1 District permits mobile home

The areas shown on Map D2 as POSC, or Public Open Space and Conservation District, apply to public parks, open space, and Homeowners Association (HOA) lands. This District is applied to roughly twelve percent of the total Borough land area.



Borough of Malvern

Zoning Map with
Historic Overlay District

Map D2



Legend	
	Historic Overlay
	Floodplain Overlay District
	Zoning district
	Municipal boundary
	Railroad lines
	Bodies of water
	Water features
	Tax parcel boundaries
	Roads
	R1 - Residential
	R2 - Residential
	R3a - Residential
	R3b - Residential
	R4 - Residential
	R5 - Residential
	R6 - Residential
	R7 - Residential
	C1 - Commercial
	C2 - Commercial
	C3 - Commercial
	C4 - Commercial Residential
	I1 - Institutional
	I2 - Institutional
	I3 - Institutional
	I4 - Institutional
	LI - Limited Industrial
	LI1 - Limited Industrial
	POSC - Public Open Space and Conservation

Data Source: Base data from Chester County Geographic Information Services, 2021.



Map created: June 15, 2021

**East
Whiteland
Township**

**Willistown
Township**

Appendix G

Malvern Fair Housing Overview and Anlysis

1. Introduction

In 1977, the Pennsylvania Supreme Court decided the landmark case, *Surrick v. Zoning Hearing Board of Upper Providence Borough* 776 Pa. 182, 382 A.2d 105. This case established an accepted methodology for determining whether a municipality is meeting its housing obligation or if it is excluding any housing types, particularly multi- family dwellings. While the case law following Surrick has provided some general guidelines, there are no clear standards for meeting fair share. In fact, even with the three-tier Surrick test, “the question of whether or not a zoning ordinance is exclusionary in its effect...always depends on the unique facts in each case and, thus, can only be decided on a case-by-case basis.”¹¹

This high-level analysis addresses the three factors established by the Surrick Test to assesses whether Malvern Borough provides for a “fair share” of housing. The three tiers are:

- A. Is the municipality a logical area for population growth and development? (i.e., is it in the path of growth?)
- B. Is the municipality a developed or developing community?
- C. Is the amount of land available for multi-family development disproportionately small, in relation to population growth pressure and present level of development?

2. Surrick Analysis

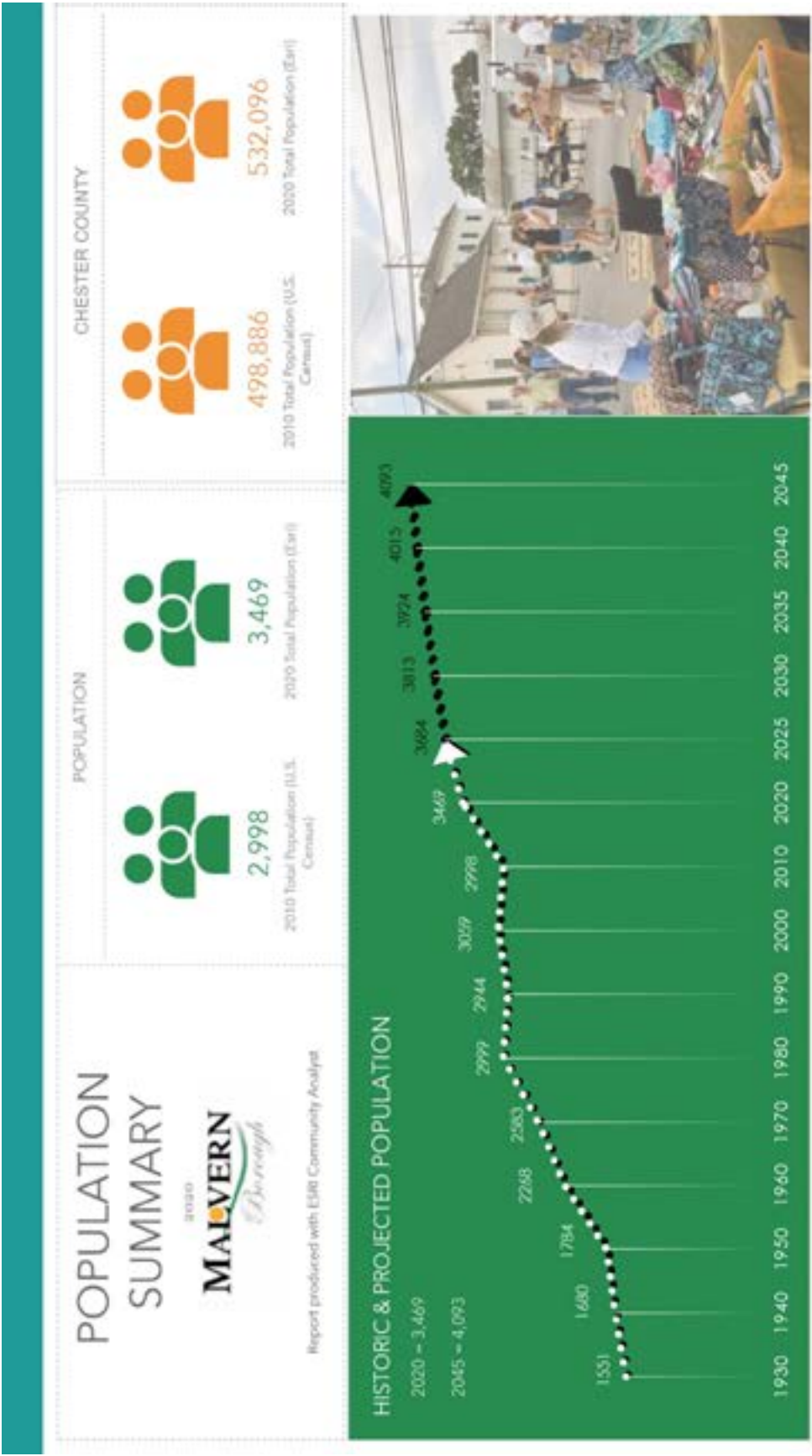
A. Is the Borough in the Logical Path of Growth?

The first trial of the Surrick test examines whether a community is a logical area for development and population growth and therefore “in the path of growth.” There are several factors to consider: the community’s past and projected population is a factor in the Tier 1 analysis. Another growth factor is the transportation network and accessibility to the Region and surrounding area.

Given the demographic information that the Malvern Borough Comprehensive Plan task force has already looked at and that is included below, it is a foregone conclusion that the Borough is indeed within “the path of growth”. This data includes population trends and projections at both the municipal and the County level.

¹¹ Kaiserman v. Springfield Township, 22 Pa. Cmwlth. 287, 348 A.2d 467 (1975) at 470.

Population Trends and Projections for Malvern Borough



Summary. Taking the above factors into account, it can be concluded that Malvern Borough should be considered to be within the path of growth.

B. What is the present level of development within the community (is the community “developing” or “developed”) and what proportion of land is already allocated to the particular land use?

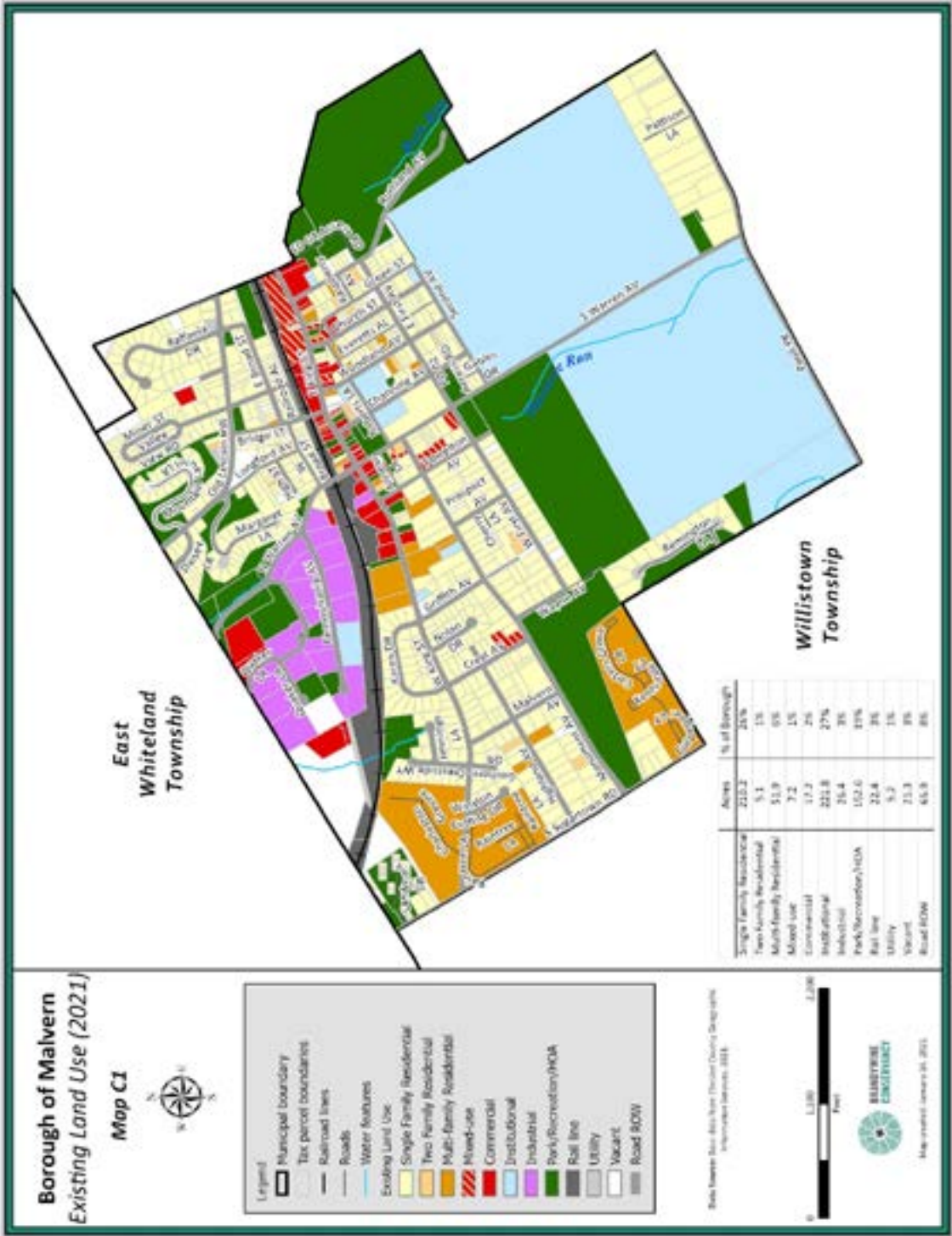
The next tier of the Surrick analysis examines the present level of development within the Borough, including:

- 1) The percentage of remaining developable land, which essentially shows the degree to which the Borough is “built out.”
- 2) Existing and potential multi-family housing units and projected housing needs.
- 3) The amount of land available for multi-family development.

Again, based on the data and analysis already conducted for the Task Force, we know that:

- 1) Developable Land: The remaining developable land within the Borough stands at approximately 21.26 acres or 2.6% of the Borough (See Existing Land Use Map and Table, pages 4 & 5). Courts have held that, until a community is almost fully developed (i.e., 95% plus), it is still a developing community and, therefore, obligated to provide for its fair share of multi-family housing. The Borough would be considered fully built out.
- 2) Multi-family units: At 38%, multi-family units comprise the largest segment of the housing stock. (See Housing Stock Diversity, page 6)
- 3) Amount of land available for multi-family development: Of the 21.26 vacant acres in the Borough, 9.78 acres are residentially zoned and allow for upper floor apartment units.

Malvern Borough: Existing Land Use Map, 2021



Malvern Borough: Existing Land Use- Acres, 2021

LUC from Chester County 2021 parcel classes		
	Acres	% of Borough
Commercial	17.23	2.1%
Industrial	26.43	3.3%
Institutional	221.76	27.3%
Mixed-use	7.19	0.9%
Mobile Home	0.31	0.0%
Multi-family Residential	51.92	6.4%
Park/Recreation/HOA	152.56	18.8%
Rail line	22.36	2.8%
Single Family Residential	209.86	25.9%
Two Family Residential	5.11	0.6%
Utility	5.21	0.6%
Vacant	21.26	2.6%



C. Does the ordinance effectively exclude particular uses?

Permitted Residential Uses by Zoning District and Acres available for Development

Zoning District	Permitted Uses	Acres Available for Development	% of Total Acreage
R-1/R-2	Single-family detached Supplemental Apartment Unit	0.39	0.05%
R-3/R-4/R-5	Single-family detached Two-family dwelling Supplemental Apartment Unit (R-3 only)	5.60	0.69%
R-6/R-7	Single-family detached Two-family dwelling Multi-family units (by Special Exception)	3.30	0.41%
C-1/C-2/C-3	Upper floor apartments	0.49	.06%
C-4	Upper Floor Apartments Multi-use Development	0	NA

3. Overall Summary

In regards to the three-pronged Surrick Test for providing a fair share of housing:

1. It can be concluded that Malvern Borough is within the path of growth, but with only 2.6% of its land available for development, it is considered “fully developed”.
2. As is typical for many boroughs in Chester County, Malvern Borough boasts a diverse housing stock that can attract a wide variety of household types, including 589 multifamily units, or 38% of its total stock. This latter fact would mean that the Borough does not meet the Surrick Test threshold for having an obligation to provide for a fair share of housing.
3. Finally, Malvern’s zoning ordinance allows for the full range of dwelling types, even on the small amount of acreage remaining for development

While only the courts can truly determine a community’s need to provide a fair share of housing, and there is no guarantee that the Borough has met its fair share. There are several factors that weigh in the Borough’s favor in this regard, including:

- the lack of available land for development;
- the proportion of existing units that are multi-family (38%); and
- the proportion of available land that could be developed as multifamily.

Therefore, in regard to the Surrick Test for Housing Fair Share, Malvern has an exceedingly low risk of a legal challenge. However, this determination is not a replacement for comprehensive and value-driven housing policy that address the needs of future Borough residents. Nor should it be confused with the issue of housing affordability, which is a rising issue in the County and the Country, deserving consideration on its own merit.

Appendix H

Malvern Historical Resources

SITE #	STREET ADDRESS	DESCRIPTION	ARCHITECTURAL STYLE OR TYPE	YEAR BUILT	SIG CATS	TAX PARCEL #	# CATS	STREET
2	8 West Broad Street	Pre-incorporation residence	Frame Vernacular	c1881	1,4,10	2-4-105	3	West Broad Street
3	22 West Broad Street	Late Victorian era single residence	Frame Vernacular	c1890	1,2	2-4-106	2	West Broad Street
4a/b	20-22 South Warren Avenue	Late Victorian era twin residence	Masonry Folk Victorian	c1900	1,4	2-4-178; 2-4-179	2	South Warren Avenue
5	24 South Warren Avenue	Late Victorian era office	Frame Vernacular	c1900	1,2	2-4-180	2	South Warren Avenue
6	28 South Warren Avenue	Late Victorian era single residence	Masonry Vernacular	c1900	1,4,8,10	2-4-181	4	South Warren Avenue
7	21 Woodland Avenue	Late Victorian era school	Romanesque Revival	1889	1,4,7,10	2-4-209	4	Woodland Avenue
8	202 East King Street	Late Victorian era single residence	Frame Vernacular	c1887	1,2,9,10	2-4-210	4	East King Street
10	118 Woodland Avenue	Victorian era single residence	Second Empire style	c1885	1,4	2-4-243	2	Woodland Avenue
11	126 Woodland Avenue	[Catholic church owned?]		n.d.	1,4	2-4-244E	2	Woodland Avenue
12	136 Woodland Avenue	Late Victorian era single residence	Queen Anne style	c1890	1,4	2-4-245	2	Woodland Avenue
13a/b	150-152 Woodland Avenue	Late Victorian era twin residence	Shingle style	c1890	1,2,4	2-4-247; 2-4-247.1	3	Woodland Avenue
14a/b	161-163 Woodland Avenue	Late Victorian era twin residence	Folk Victorian	1916	1,4	2-4-249; 2-4-250	2	Woodland Avenue
15a/b	157-159 Woodland Avenue	Late Victorian era twin residence	Folk Victorian	c1900	1,4	2-4-251; 2-4-252	2	Woodland Avenue
16a/b	151-153 Woodland Avenue	Late Victorian era twin residence	Stick style	c1890	1,2,4,10	2-4-253; 2-4-254	4	Woodland Avenue
17	145 Woodland Avenue	Late Victorian era single residence	Folk Victorian	c1890	1,2,4	2-4-255	3	Woodland Avenue
18	121 Woodland Avenue	Late Victorian era single residence	Masonry vernacular	c1900	1,2	2-4-259	2	Woodland Avenue
19	111 Woodland Avenue	Late Victorian era single residence	Folk Victorian	1893	1,4	2-4-261	2	Woodland Avenue
20	105 Woodland Avenue	Late Victorian era single residence	Shingle style	c1890	1,2,4,10	2-4-262	4	Woodland Avenue
21	210 Woodland Avenue	Period Revival era single residence	Four-square type	c1920	1,2,4,10	2-4-326	4	Woodland Avenue
22a/b	202-204 Woodland Avenue	Period Revival era twin residence	Masonry vernacular	c1912	1,4	2-4-327; 2-4-328	2	Woodland Avenue
24	176 West King Street	Victorian era single residence	Second Empire style	c1890	1,4	2-3-26	2	West King Street
25	156 West King Street	Victorian era single residence	Second Empire style	c1894	1,4	2-3-29	2	West King Street
26	144 West King Street	Late Victorian era single residence	Queen Anne style	c1898	1,4	2-3-30	2	West King Street
27	9 West King Street	Late Victorian era passenger station	Masonry Folk Victorian	1893	1,4,8,10	2-4-102E	1	West King Street
28a	1 West King Street	Commercial block (Alba)	Frame Vernacular	c1910	1,7,8,10	2-4-104	4	West King Street
28b	3-5-7 West King Street	Commercial block (Alba)	Masonry vernacular	c1910	1,7,10	2-4-104	3	West King Street
29a/b	124-126 West King Street	Period Revival era twin residence	Dutch Colonial Revival	c1912	1,4	2-4-163; 2-3-32	2	West King Street
30a/b	120-122 West King Street	Period Revival era twin residence	Dutch Colonial Revival	c1912	1,4	2-4-165; 2-4-164	2	West King Street
31a/b	28-30 West King Street	Pre-incorporation residence	Frame Folk Victorian	c1885	1,3,4,10	2-4-173	4	West King Street
32	22-24 West King Street	Late Victorian residence & commercial	Masonry & Frame Folk Victorian	c1887	1,2,4,7,10	2-4-174		
33	18 West King Street	Late Victorian single residence	Masonry & Frame Folk Victorian	c1887	1,4	2-4-175	4	West King Street
34	12 West King Street	Pre-incorporation commercial property	Colonial Revival	1887	1,2,3,4,7,8,10	2-4-176	2	West King Street
35	2 West King Street	Pre-incorporation commercial property	Second Empire style	1887	1,2,3,4,7,8,10	2-4-177	7	West King Street
36	192 West King Street	Early 19th century residence Victorian residential addition	Federal style Folk Victorian	1815 1860	1,2,4,8,9,10	2-3-25.1A	7	West King Street
37	515 West King Street	Colonial period residence	English colonial type	c1780	1,2,3,4,9,10	2-6-110	6	West King Street
38a/b	5-7 High Street	Late Victorian era twin residence	Masonry Vernacular	c1910	1,4,7,10	2-4-48 ; 2-4-49	4	High Street
39a/b	9-11 High Street	Late Victorian era twin residence	Masonry Vernacular	c1910	1,4,7,10	2-4-50.1; 2-4-50	4	High Street
40a/b	15-17 High Street	Late Victorian era twin residence	Masonry Vernacular	c1910	1,4,7,10	2-4-51; 2-4-52	4	High Street
41a/b	23-25 High Street	Late Victorian era twin residence	Masonry Vernacular	c1910	1,4,7,10	2-4-53; 2-4-54	4	High Street
42	218 Channing Avenue	Late Victorian era single residence	Masonry Vernacular	1901	1,2,4	2-7-37	3	Channing Avenue
43	17 Channing Avenue	Pre-incorporation residence	Frame Vernacular	c1887	1,3	2-4-198	2	Channing Avenue
44	203 Channing Avenue	Late Victorian era single residence	Queen Anne style	1900	1,2,4,10	2-4-318	4	Channing Avenue
45	221 Channing Avenue	Period Revival era single residence	Craftsmen Bungalow	c1912	1,4	2-4-320	2	Channing Avenue
46	156 Woodland Avenue	Period Revival era single residence	Masonry vernacular	1934	1,4	2-4-248	2	Woodland Avenue
49	155-157 Channing Avenue	Pre-incorporation residence	Gothic Revival	c1885	1,2,4,10	2-4-235	4	Channing Avenue
50	143 Channing Avenue	Pre-incorporation residence	Gothic Revival	c1875	1,2,4,10	2-4-236	4	Channing Avenue
51	137 Channing Avenue	Period Revival era single residence	Colonial Revival	c1900	1,4	2-4-237	2	Channing Avenue
52	131-133 Channing Avenue	Pre-incorporation residence	Frame Vernacular	c1881	1,2,9,10	2-4-238	4	Channing Avenue
53	20 Woodland Avenue	Pre-incorporation church	Masonry vernacular	1879	1,2,4,7,10	2-4-208E	5	Woodland Avenue
54	101 Monument Avenue	Late Victorian era single residence	Queen Anne style	1898	1,2,4,10	2-4-168	4	Monument Avenue
55	137 Monument Avenue	Pre-incorporation residence	Stick style	1885	1,2,4,7,8,10	2-4-171	6	Monument Avenue
56a/b	7-9 Monument Avenue	Late Victorian era twin residence	Queen Anne style	1888	1,4,10	2-4-182; 2-4-183	3	Monument Avenue
57	19 Monument Avenue	Late Victorian era single residence	Shingle style	1888	1,2,4,10	2-4-184	4	Monument Avenue
58	31 Monument Avenue	Late Victorian era single residence	Shingle style	1888	1,2,4,10	2-4-185	4	Monument Avenue
59	24-26 Monument Avenue	Late Victorian era single residence	Queen Anne style w/ Colonial Revival addition	1902	1,2,4,8,10	2-4-220		
60	16 Monument Avenue	Late Victorian era church	Romanesque Revival	c1896	1,2,4,8,10	2-4-221E	5	Monument Avenue
61	8 Monument Avenue	Late Victorian era single residence	Masonry Folk Victorian	c1895	1,4,10	2-4-222	3	Monument Avenue
62	4 Monument Avenue	Late Victorian era single residence	Masonry Folk Victorian	c1895	1,4,10	2-4-223	3	Monument Avenue
63	239 Monument Avenue	Period Revival era single residence	Colonial Revival	c1910	1,2,4,10	2-6-72	4	Monument Avenue
64	227 Monument Avenue	Period Revival era single residence	Colonial Revival	1899	1,4,10	2-6-73	3	Monument Avenue
65a/b	207-209 Monument Avenue	Late Victorian era twin residence	Masonry vernacular	1902	1,4	2-6-75; 2-6-76	2	Monument Avenue
67	213 Paoli Pike	Pre-incorporation residence	Gothic Revival	c1865	1,2,4,9,10	2-8-6	5	Paoli Pike
68	102 Church Street	Late Victorian era twin residence	Queen Anne style	1894	1,4,8	2-4-263	3	Church Street
69	108 Church Street	Late Victorian era single residence	Four-square type	c1895	1,2,4	2-4-264	3	Church Street
70	112 Church Street	Late Victorian era single residence	Second Empire style	1891	1,2,4	2-4-265	3	Church Street
70A	122 Church Street	Late Victorian era single residence	Queen Anne style	1897	1,4,10	2-4-266	3	Church Street
71a/b	132-134 Church Street	Late Victorian era twin residence	Frame vernacular	c1895	1,4	2-4-267; 2-4-268	2	Church Street
72a/b	136-138 Church Street	Period Revival era single residence	Dutch Colonial Revival	1906	1,2,4,6,8	2-4-269; 2-4-270	5	Church Street
73a/b	142-144 Church Street	Late Victorian era twin residence	Frame vernacular	c1895	1,4	2-4-271; 2-4-272	2	Church Street
74a/b	156-158 Church Street	Late Victorian era twin residence	Frame vernacular	c1895	1,4	2-4-273; 2-4-274	2	Church Street
75	162 Church Street	Late Victorian era single residence	Second Empire style	c1895	1,4	2-4-275	2	Church Street
76	101 Church Street	Late Victorian era masonry firehouse	Altered	1899	1,2,8,10	2-4-287	4	Church Street
77	111 Church Street	Late Victorian era masonry church	Gothic Revival	1888	1,2,4,8,10	2-4-286	5	Church Street
78a/b	123-125 Church Street	Late Victorian era twin residence	Frame vernacular	c1900	1,4	2-4-285; 2-4-285.3	2	Church Street
79a/b	127-129 Church Street	Late Victorian era twin residence	Frame vernacular	c1900	1,4	2-4-285.2; 2-4-285.1		
80	133 Church Street	Late Victorian era single residence	Frame vernacular	c1900	1,4	2-4-284	2	Church Street
81	139 Church Street	Late Victorian era single residence	Frame vernacular	c1900	1,4	2-4-282	2	Church Street
82a/b	143-145 Church Street	Late Victorian era twin residence	Frame vernacular	c1900	1,4	2-4-281; 2-4-280	2	Church Street
83a/b	147-149 Church Street	Late Victorian era twin residence	Frame vernacular	c1900	1,4	2-4-279; 2-4-278	2	Church Street
84	153 Church Street	Late Victorian era single residence	Gothic Revival	c1887	1,4	2-4-277	2	Church Street
85	165 Church Street	Late Victorian era single residence	Gothic Revival	c1887	1,4	2-4-276, 2-4-276.1	2	Church Street
86a/b	207-209 Church Street	Period Revival era masonry twin residence	Dutch Colonial Revival	1902	1,2,4	2-4-339; 2-4-340	3	Church Street
87a/b	211-213 Church Street	Period Revival era frame twin residence	Frame Vernacular	c1910	1,4	2-4-341; 2-4-341.1	2	Church Street
88	229 Church Street	Late Victorian era masonry church	Masonry vernacular	1906	1,2,4	2-4-344E	3	Church Street
89	219 Green Street	Period Revival frame single residence	Bungalow	1916	1,4	2-4-347	2	Green Street
90	203 Green Street	Late Victorian era single residence	Masonry vernacular	c1900	1,2,4	2-4-348.1	3	Green Street
91	161 Green Street	Late Victorian era single residence	Gothic Revival	c1887	1,4	2-4-317	2	Green Street
92	135 Green Street	Late Victorian era single residence	Frame Vernacular	c1900	1,4	2-4-303	2	Green Street
93	131 Green Street	Late Victorian era single residence	Frame Vernacular	c1900	1,2,4	2-4-304	3	Green Street
95	117 Green Street	Late Victorian era single residence	Frame Vernacular	c1900	1,4	2-4-306	2	Green Street
96a/b	111-113 Green Street	Late Victorian era twin residence	Frame Vernacular	c1887	1,4	2-4-307; 2-4-308	2	Green Street

SITE #	STREET ADDRESS	DESCRIPTION	ARCHITECTURAL STYLE OR TYPE	YEAR BUILT	SIG CATS	TAX PARCEL #	# CATS	STREET
97	101 Green Street	Late Victorian era single residence	Frame Vernacular	c1900	1,4	2-4-309	2	Green Street
98	136-138 Green Street	Late Victorian era twin residence	Frame Vernacular	c1900	1,4	2-4-283	2	Green Street
99	221 Green Street	Period Revival frame single residence	Frame Vernacular	c1925	1,4	2-4-346	2	Green Street
100	223 Green Street	20th century residence	Frame Vernacular	c1935	1,4	2-4-345	2	Green Street
105	102 Rutland Avenue	Late Victorian era single residence	Frame Vernacular	1888	1,4	2-4-351	2	Rutland Avenue
106	340 East First Avenue	Late Victorian era single frame residence	Frame vernacular	c1900	1,4	2-4-350	2	East First Avenue
107	336 East First Avenue	Late Victorian era single frame residence	Frame vernacular	c1912	1,4	2-4-349	2	East First Avenue
108	335 East First Avenue	Late Victorian era single frame residence	Frame vernacular	c1900	1,4	2-4-316	2	East First Avenue
109	62 Rutland Avenue	Late Victorian era single residence	Frame Vernacular	c1900	1,4	2-4-315	2	Rutland Avenue
110a/b	52-54 Rutland Avenue	Late Victorian era twin residence	Frame Vernacular	c1900	1,4	2-4-313; 2-4-314	2	Rutland Avenue
112	326 Raspberry Avenue	Late Victorian era single residence	Frame Vernacular	c1887	1,4	2-4-312	2	Raspberry Avenue
113	324 Raspberry Avenue	Late Victorian era single residence	Frame Vernacular	c1887	1,4	2-4-311	2	Raspberry Avenue
114	322 Raspberry Avenue	Late Victorian era single residence	Frame Vernacular	c1887	1,4	2-4-310	2	Raspberry Avenue
116	38 Rutland Avenue	Late Victorian era single residence	Second Empire	c1895	1,4	2-4-301	2	Rutland Avenue
117	32 Rutland Avenue	Late Victorian era single residence	Frame Vernacular	c1900	1,4	2-4-300	2	Rutland Avenue
118a/b	18-20 Rutland Avenue	Late Victorian era twin residence	Masonry vernacular	c1900	1,4	2-4-298; 2-4-299	2	Rutland Avenue
122	37 Rutland Avenue	Period Revival single frame residence	Bungalow	1922	1,4	2-4-358	2	Rutland Avenue
123	25 Rutland Avenue	Period Revival church	Church	DATE?	1,4	2-4-357E	2	Rutland Avenue
128	346 East King Street	Pre-incorporation residence	Frame Vernacular	1877	1,2,4	2-4-297	3	East King Street
129	338 East King Street	Pre-incorporation residence	Frame Vernacular	c1881	1,2,4	2-4-296	3	East King Street
130	334 East King Street	Early 20th century single family residence	Frame Vernacular	c1910	1,4	2-4-295	2	East King Street
131	328 East King Street	Pre-incorporation residence/Late Victorian era single residence	Queen Anne/Gothic Revival style	c1883	1,2,4	2-4-294	3	East King Street
132a/b	322-324 East King Street	Late Victorian era twin residence	Second Empire style (altered)	1888	1,4	2-4-292; 2-4-293	2	East King Street
134	318&318½ East King Street	Pre-incorporation single residence	Frame Vernacular	c1885	1,2,4	2-4-291	3	East King Street
135	312 East King Street	Late Victorian era single residence	Italianate style	c1895	1,4	2-4-290	2	East King Street
136	310 East King Street	Late Victorian era single residence	Italianate style townhouse	c1895	1,4	2-4-289	2	East King Street
137	304 East King Street	Late Victorian era single residence	Second Empire style	c1895	1,4	2-4-288	2	East King Street
138	225 Roberts Lane		Frame Vernacular	c1887	1,2,4	2-4-217	3	Roberts Lane
139	116 North Warren Avenue	Pre-incorporation residence	Frame Vernacular	c1881	1,4	2-4-101	2	North Warren Avenue
140	232 East King Street	Late Victorian commercial building	Frame Vernacular	c1887	1,4	2-4-215	2	East King Street
141	228 East King Street	Early 20th century single family residence	Frame Vernacular	c1885	1,4	2-4-214	2	East King Street
142	222 East King Street	Pre-incorporation residence; Late Victorian era commecial bldg	Frame Vernacular	c1881	1,4	2-4-213	2	East King Street
143	218 East King Street	Pre-incorporation commercial building	Frame Vernacular	c1881	1,4	2-4-212	2	East King Street
144	208 East King Street	Late Victorian single residence	Shingle style	1888	1,4	2-4-211	2	East King Street
145	148 East King Street	Pre-incorporation residence	Frame Vernacular	c1887	1,4	2-4-207	2	East King Street
146	142 East King Street	Pre-incorporation residence	Gothic Revival style	c1880	1,4,	2-4-206	3	East King Street
147	136 or 138 East King Street	Late Victorian masonry commercial bldg	Masonry vernacular	c1895	1,4,7,8	2-4-205	4	or 138 East King Street
148	130-132 East King Street	Pre-incorporation community building	Frame Vernacular	1880	1,2,4,7,8,10	2-4-204	6	East King Street
149	122 East King Street (see 120 East King Street)	Late Victorian era masonry building	Second Empire style	1884	1,2,4,7	2-4-203	4	East King Street (see 120 East King Street)
150	120 East King Street (see 122 East King Street) moved	Late Victorian era masonry building	Second Empire style	1884	1,2,4,7	2-4-202	4	East King Street (see 122 East King Street) moved
151	118 East King Street	Late Victorian era frame residence	Second Empire style	c1887	1,2,4,7	2-4-201	4	East King Street
152	116 East King Street	Late Victorian era masonry residence	Second Empire style	c1890	1,2,4,7	2-4-200	4	East King Street
153	106-108 East King Street/5 Channing Ave.	Late Victorian era commercial bldg.	Stick style (ornament removed)	c1895	1,2,3,4,7,10	2-4-199	6	East King Street/5 Channing Ave.
154a/b	30-32 East King Street	Period Revival era bldg.	Masonry vernacular	c1912	1,4,7	2-4-192; 2-4-193	3	East King Street
156	22 East King Street	Period Revival era commercial bldg.	Masonry vernacular	1927	1,4,7	2-4-191.1	3	East King Street
157	18-20 East King Street	Period Revival era commercial bldg.	Masonry vernacular	c1912	1,4,7	2-4-191	3	East King Street
158	16 East King Street	Period Revival era commercial bldg.	Masonry vernacular	c1909	1,4,7	2-4-190.1	3	East King Street
160	2-4 East King Street	Period Revival era commercial bldg. (no building on 2-4-189)	Masonry vernacular	c1912	1,4,7,8	2-4-188, 2-4-189	4	East King Street
167	104 Channing Avenue	Period Revival era church	Institutional Gothic	1917	1,2,4,8,10	2-4-232E	5	Channing Avenue
168	1-3-5 East King Street	Period Revival era commercial block	Masonry vernacular	1926	1,4,7	2-4-115; 2-4-115.1	3	East King Street
169	1-3 North Warren Avenue	Colonial period residence	Masonry vernacular	1731	1,3,4,9,10	2-4-115.2	5	North Warren Avenue
170	7 East King Street	Late Victorian era masonry residence	Stick style	1903	1,4	2-4-116	2	East King Street
172	11 East King Street	Late Victorian era frame residence	Queen Anne style	c1900	1,2,4,8	2-4-117	4	East King Street
173	13-15 East King Street	Commercial block	Queen Anne style	c1903	1,2,4,7,10	2-4-118	5	East King Street
174	17-19 East King Street	Commercial block	Masonry vernacular	c1910	1,4,7	2-4-119	3	East King Street
175	101 East King Street	Single commercial storefront	Masonry vernacular	c1930	1,4,7	2-4-121	3	East King Street
176	103-105 East King Street	Single commercial storefront	Masonry vernacular	1922	1,2,4,7	2-4-122	4	East King Street
177	109 East King Street	Pre-incorporation frame residence	Italianate	c1875	1,2,4,7,8,10	2-4-123	6	East King Street
178	113-115 East King Street	Pre-incorporation commercial building	Frame Vernacular (altered)	c1880	1,2,4,7	2-4-124	4	East King Street
179	119 East King Street	Pre-incorporation commercial building	Masonry vernacular	c1880	1,2,4,7	2-4-125	4	East King Street
180	121-123 East King Street	Pre-incorporation warehouse building	Frame vernacular (altered)	1875	1,2,3,4,7,8,10	2-4-126	7	East King Street
188 a/b	321-323 East King Street	Pre-incorporation residence	Gothic Revival	c1875	1,2,4	2-4-154, 2-4-155	3	East King Street
189 a/b	325&327 East King Street	Pre-incorporation residence	Masonry vernacular	c1880	1,2,4,10	2-4-156 & 2-4-157	4	East King Street
194	110 Monument Avenue	Period Revival era single residence	Craftsmen Bungalow	c1919	1,4	2-4-218	2	Monument Avenue
195	100 Monument Avenue	Period Revival era single residence	Dutch Colonial Revival	c1915	1,4	2-4-219	2	Monument Avenue
196a/b	116-118 South Warren Avenue	Late Victorian era masonry twin residence	Shingle style	c1904	1,2,4	2-4-224, 2-4-225	3	South Warren Avenue
198a/b	122-124 South Warren Avenue	Late Victorian era masonry twin residence	Shingle style (altered)	c1904	1,4	2-4-226, 2-4-227	2	South Warren Avenue
200	130 South Warren Avenue	Period Revival era single residence	Masonry vernacular	1928	1,4	2-4-228	2	South Warren Avenue
201	142 South Warren Avenue	Period Revival era single residence	Craftsmen Bungalow	1928	1,4	2-4-229	2	South Warren Avenue
202	140,148,150 Channing Avenue – Baptist Church	Pre-incorporation church	Gothic Revival	1875	1,2,4,7,8,10	2-4-231E	6	Channing Avenue–Baptist Church
202a	140,148,150 Channing Avenue – Parsonage	Pre-incorporation residence	Gothic Revival	c1875	1,2,4,7,8,10	same	6	Channing Avenue–Parsonage
205	31 Channing Avenue	Period Revival era single residence	Four-square type	c1920	1,4	2-4-195	2	Channing Avenue
206a/b	21-23 Channing Avenue	Period Revival era single residence	Dutch Colonial Revival	c1914	1,2,4	2-4-197, 2-4-196.1	3	Channing Avenue
207	211 Channing Avenue	Period Revival era single residence	Prairie style	c1924	1,4	2-4-319	2	Channing Avenue
209	220-222-224-226 Woodland Avenue	Period Revival era quadrangle residence	Classical Revival	c1922	1,4,6	2-4-325, 2-4-324, 2-4-323, 2-4-322	3	Woodland Avenue
a/b/c/d	212 Woodland Avenue	Period Revival era single residence	Craftsmen Bungalow	c1925	1,4	2-4-332	2	Woodland Avenue
216	131 Woodland Avenue	Period Revival era single residence	Four-square type	c1920	1,4	2-4-258	2	Woodland Avenue
218a/b	212-214 Church Street	Period Revival era single residence	Four-square type	c1920	1,2,4	2-4-337.1; 2-4-337	3	Church Street
219a/b	224-226 Church Street	Period Revival era single residence	Four-square type	c1915	1,4	2-4-336; 2-4-335	2	Church Street
221	117 Woodland Avenue	Period Revival era single residence	Craftsmen Bungalow	1910	1,4,6	2-4-260	3	Woodland Avenue
225	25 West Broad Street	Period revival era frame single residence	Craftsmen Bungalow	c1930	1,4	2-4-61	2	West Broad Street
234	24 West Broad Street	Late Victorian era frame residence	Frame Vernacular	c1910	1,4	2-4-107	2	West Broad Street
235	102 Broad Street	Preincorporation era frame residence	Gothic Revival style	c1881	1,2,4,10	2-4-109	4	Broad Street
236a/b	108-110 West Broad Street	Period Revival era frame twin residence	Four-square type	c1912	1,4	2-4-110; 2-4-110.1	2	West Broad Street
237a/b	114-116 West Broad Street	Late Victorian era masonry twin residence	Stick style	1903	1,4	2-4-111; 2-4-112	2	West Broad Street
238	120 West Broad Street	Preincorporation era frame residence	Gothic Revival style	c1881	1,2,4,10	2-4-113	4	West Broad Street
248	113-115 Longford Avenue	Period Revival era frame twin residence	Dutch Colonial Revival	c1912	1,4	2-4-64	2	Longford Avenue
249a/b	117-119 Longford Avenue	Late Victorian era frame twin residence	Frame vernacular	c1895	1,4	2-4-65, 2-4-66	2	Longford Avenue
255a/b	121-123 West Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1901	1,4	2-4-73; 2-4-72	2	West Broad Street

SITE #	STREET ADDRESS	DESCRIPTION	ARCHITECTURAL STYLE OR TYPE	YEAR BUILT	SIG CATS	TAX PARCEL #	# CATS	STREET
256a/b	117-119 West Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1901	1,4	2-4-75; 2-4-74	2	West Broad Street
258a/b	113-115 West Broad Street	Late Victorian era public building	Masonry vernacular	1885	1,2,4,10	2-4-76.1; 2-4-76.2	4	West Broad Street
259a/b	101-103 West Broad Street	Preincorporation era residence?	Frame vernacular	1900	1,4,9	2-4-78; 2-4-77	3	West Broad Street
260	128 West Miner Street	Late Victorian era frame single residence	Frame vernacular	c1908	1,2,4	2-4-79	3	West Miner Street
261a/b	116-118 West Miner Street	Late Victorian era frame twin residence	Frame vernacular	c1908	1,2,4	2-4-80.1, 2-4-80	3	West Miner Street
262a/b	203-205 East Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1906	1,2,4	2-4-81, 2-4-82	3	East Broad Street
263a/b	209-211 East Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1900	1,2,4	2-4-83, 2-4-84	3	East Broad Street
264a/b	225-227 East Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1906	1,2,4	2-4-85,2-4-86	3	East Broad Street
268 a/b	318-320 Old Lincoln Highway	Period Revival era frame twin residence	Four-square type	c1926	1,4	2-4-89, 2-4-90	2	Old Lincoln Highway
270	324 Old Lincoln Highway	Period Revival era frame single residence and garage apartment	Four-square type	c1926	1,4	2-4-91	2	Old Lincoln Highway
273a/b	361-363 East Broad Street	Late Victorian era masonry twin residence	Local gambrel variation	c1901	1,4,5	2-4-97, 2-4-96	3	East Broad Street
274	337 East Broad Street	Period Revival era masonry single residence & garage	Four-square type	c1930	1,4	2-4-98	2	East Broad Street
275	420 Old Lincoln Highway	Period Revival era frame single residence	Frame vernacular	c1913	1,4	2-4-100	2	Old Lincoln Highway
276	206 East Broad Street	Late Victorian era masonry single residence	Local gable & truss variation	c1900	1,4	2-4-127	2	East Broad Street
277a/b	210-212 East Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1900	1,2,4	2-4-128, 2-4-129	3	East Broad Street
278	218 East Broad Street	Period Revival era masonry single residence & garage	Four-square type	c1912	1,4	2-4-130	2	East Broad Street
279a/b	222-224 East Broad Street	Period Revival era frame twin residence	Stuccoed frame vernacular	c1912	1,4	2-4-131, 2-4-132	2	East Broad Street
280	228 East Broad Street	Late Victorian era frame single residence	Local gable & truss variation	c1900	1,4,5	2-4-133	3	East Broad Street
281	304 East Broad Street	Late Victorian era masonry single residence	Local gable & truss variation	c1900	1,4	2-4-134	2	East Broad Street
282a/b	308-310 East Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1900	1,2,4,7	2-4-135, 2-4-136	4	East Broad Street
283a/b	314-316 East Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1900	1,2,4,7	2-4-137, 2-4-138	4	East Broad Street
284a/b	320-322 East Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1900	1,2,4,7	2-4-139, 2-4-140	4	East Broad Street
285a/b	326-328 East Broad Street	Late Victorian era masonry twin residence	Masonry vernacular	c1900	1,2,4	2-4-141, 2-4-142	3	East Broad Street
286	332 East Broad Street	Late Victorian era masonry single residence	Gothic Revival	c1900	1,2,4	2-4-143	3	East Broad Street
289	158 Longford Avenue	Preincorporation residence	Frame vernacular	1844	1,2,4,8,9,10	2-4-46.1	6	Longford Avenue
295	155 Old Lincoln Highway	May be colonial or early 19th c. building?	Masonry vernacular	c1850?	1,4,8,9	2-4-10	4	Old Lincoln Highway
296	211 Old Lincoln Highway	Preincorporation residence	Masonry vernacular	c1875	1,4,8,9	2-4-11	4	Old Lincoln Highway
318	359-361 Old Lincoln Highway	Colonial era residence?	Earlier?/Federal/Later Period	c1820?	1,2,4,8,9,10	2-4-43	6	Old Lincoln Highway
321a	233 Channing Avenue	Period Revival era twin residence	Four-square type	c1915	1,4	2-7-39, 2-7-40	2	Channing Avenue
321b	235 Channing Avenue	Period Revival era twin residence	Four-square type	c1915	1,4		2	Channing Avenue
323	1 East First Avenue	Late Victorian era public building	Masonry vernacular	c1900	1,2,7,8,10	2-7-35E	5	East First Avenue
325	315 South Warren Avenue	Period Revival era single residence	Colonial Revival	1896	1,2,4,	15014	4	South Warren Avenue
325A	South Warren Avenue	Retreat gatehouse	Tudor revival	1896	1,2,4		3	Warren Avenue
327	418 South Warren Avenue	Preincorporation residence	Federal / Later Period	c1810	1,4	2-7-34	2	South Warren Avenue
331	221 Paoli Pike	Preincorporation residence	Frame vernacular	c1880	1,9	2-8-5	2	Paoli Pike
332	9 First Avenue	Period Revival institutional building	Tudor Revival	1928	1,2,4,8,10	2-7-22	5	First Avenue
334	206 West First Avenue	Period Revival single residence	Colonial Revival	c1934	1,4	2-7-26	2	West First Avenue
335	130 Prospect Avenue	Period Revival era single residence	Craftsmen Bungalow	c1927	1,4	2-7-2	2	Prospect Avenue
336	124 Prospect Avenue	Period Revival era single residence	Craftsmen Bungalow	c1928	1,4	2-7-1	2	Prospect Avenue
339	124 Monument Avenue	Period Revival era single residence	Dutch Colonial Revival	c1921	1,4	2-7-9	2	Monument Avenue
340	118 Monument Avenue	Period Revival era single residence	Colonial Revival	1925	1,4	2-7-10	2	Monument Avenue
345	203 Monument Avenue	Period Revival era single residence	Colonial Revival	c1929	1,4	2-3-27	2	Monument Avenue
348	147 West King Street	Late Victorian era frame industrial/commercial	Frame vernacular	c1900	1,2,4,6	2-3-13.1	4	West King Street
350	12 Old Lincoln Highway	Preincorporation residence	Italianate	c1885	1,4,8,9,10	2-3-20	5	Old Lincoln Highway
352	307 Monument Avenue	Period Revival era single residence	English Cottage Revival	c1925	1,4,8	2-6-60	3	Monument Avenue
353	319 Monument Avenue	Period Revival era single residence	Mediterranean Revival	c1926	1,4,8	2-6-61	3	Monument Avenue
354	323 Monument Avenue	Period Revival era single residence	Four-square type	c1926	1,4,8	2-6-62	3	Monument Avenue
358	115 Monument Avenue	Period Revival single residence	Craftsmen Bungalow	c1925	1,4	2-4-169	2	Monument Avenue
359	421 Monument Avenue	Period Revival era single residence	Colonial Revival	c1925	1,4	2-6-50	2	Monument Avenue
360a/b	433-435 Monument Avenue	Period Revival era single residence	Frame vernacular	c1925	1,4	2-6-51	2	Monument Avenue
361	455 Monument Avenue	Period Revival era single residence	Colonial Revival	c1920	1,4,7,8,10	2-6-39	5	Monument Avenue
362	523 Monument Avenue	Period Revival era single residence	Craftsmen Bungalow	c1925	1,4,8	2-6-	3	Monument Avenue
365	52 Crest Avenue	Period Revival era single residence	Craftsmen Bungalow	c1925	1,4	2-6-48	2	Crest Avenue
366	46 Crest Avenue	Period Revival era single residence	Craftsmen Bungalow	c1925	1,4	2-6-47	2	Crest Avenue
367	40 Crest Avenue	Period Revival era single residence	Craftsmen Bungalow	c1925	1,4	2-6-46	2	Crest Avenue
368	34 Crest Avenue	Period Revival era single residence	Craftsmen Bungalow	c1925	1,4	2-6-45	2	Crest Avenue
375	222 Monument Avenue	Period Revival era single residence	Dutch Colonial Revival	c1920	1,4	2-6-104	2	Monument Avenue
390a/b	17-19 Powelton Avenue	Late Victorian era twin residence	Folk Victorian	c1920	1,4	2-4-187	2	Powelton Avenue
552	233 West First Avenue	Period Revival single residence	Colonial Revival	c1929	1,4,7,8	2-6-98	4	West First Avenue
557	336 West First Avenue	Period Revival single residence	Colonial Revival	c1930	1,4,7	2-6-95	3	West First Avenue
558	320 West First Avenue	Period Revival single residence	Tudor Revival	c1938	1,4	2-6-96	2	West First Avenue
559	306 West First Avenue	Period Revival single residence	Colonial Revival	c1934	1,4,7	2-6-97	3	West First Avenue
575	559 South Sugartown Road	Late Victorian era frame single residence	Folk Victorian type	c1900	1,4	2-6-77	2	South Sugartown Road
576	561 South Sugartown Road	Late Victorian era frame single residence	Folk Victorian type	c1900	1,4	2-6-78	2	South Sugartown Road
581	127 Woodland Avenue	Late Victorian era single residence	Folk Victorian	c1900	1,4	2-4-259.1	2	Woodland Avenue
582	150 Channing Avenue -- residence to Baptist Church	Preincorporation residence	Gothic Revival	c1880	1,2,4,10	2-4-231E	4	Channing Avenue -- residence to Baptist Church
583a/b	500 Monument (Parade Grounds)	Period Revival single residence	Masonry vernacular	c1920	1,4,7,8,9,10	2-6-81E	6	Monument (Parade Grounds)
584	Paoli Battlefield (National Register)	N/A	N/A	1777	1,2,3,7,8,9,10	2-7-34.1E	7	
585	117 Miner Street	Late Victorian era single residence	Folk Victorian	c1908	1,2,4	2-4-87	3	Miner Street

Appendix I

Principles and standards for Design Guidelines
in Pennsylvania CommunitiesProfile

Principles and Standards for Design Guidelines in Pennsylvania Communities

Purpose of these Principles and Standards

Design guidelines are one of the tools that communities use to manage change to the built environment. In older and established communities, illustrated guidelines provide valuable guidance to property owners and decision-makers involved in the application of historic preservation ordinances, funding façade improvement programs, and providing advice on effective maintenance practices for older buildings. These Principles and Standards are intended to provide local governments, community organizations, and consultants with guidance on how to develop effective and useful design guidelines for older and historic communities in Pennsylvania.

Application of these Principles and Standards

The following principles and standards should be used by local governments, community organizations, consultants, and others to develop design guidelines for older and historic communities in Pennsylvania. These concepts are meant to apply to documents that are focused on districts and neighborhoods as well as on individual resources that may be scattered throughout a community.

These Principles and Standards will be applied by the PA SHPO in the following ways:

- **Certified Local Government (CLG) Program**
Municipalities that participate in the CLG program are required to adopt and apply illustrated design guidelines when reviewing applications for certificates of appropriateness and other permits/approvals for locally designated historic properties. Design guidelines developed and adopted by CLGs, as well as all design guideline projects funded through the CLG grant program, must meet these Principles and Standards.
- **Keystone Historic Preservation Grant Program**
Design guidelines developed with funding from the Keystone Historic Preservation Grant program must meet these Principles and Standards.

Other agencies and partners may reference these Standards and Principles for purposes of their programs. Examples may include Keystone Communities funding and Main Street Accreditation.

- **Keystone Communities Façade Improvement Grant Program**
Grantees seeking grant funding for façade improvement projects from the Pennsylvania Department of Community and Economic Development (DCED) should develop and implement design guidelines that meet these Principles and Standards. The adopted guidelines should be used to evaluate any work that proposes to use Keystone Communities funding.
- **Main Street Accreditation**
Communities seeking accreditation from Main Street America or the Pennsylvania Downtown Center should develop and implement design guidelines that meet these Principles and Standards. Guidelines may be used for advisory or regulatory purposes but should help to demonstrate the community's preservation ethic.

Definition of Design Guidelines

Design guidelines are written recommendations, approaches, and/or policies about repairs, improvements, and alterations to existing buildings, additions, new construction, site work, and other changes to the physical environment in a defined location. Guidelines typically include photographs, drawings, and other graphics to illustrate the architectural features, concepts and approaches described in the text.

Principles and Standards for Design Guidelines in Pennsylvania Communities

Principles

1. Design Guidelines reflect a community's shared design ethic, management philosophy, and desired future conditions.
2. Design Guidelines are developed through a public process that involves residents, property owners, community stakeholders, and other interested parties.
3. Design Guidelines are educational in nature and help stakeholders understand their community's history and built environment.
4. Design Guidelines encourage stewardship and sensitive treatment of a community's identity and character.
5. Design Guidelines help decision-makers reach consistent and defensible decisions about design issues and proposed changes to individual properties and the broader community.
6. Design Guidelines are reviewed regularly and updated as necessary.

Standards

1. Design Guidelines should be specific to the type of community and built environment they are intended to address.
2. Design Guidelines should address the full scope of activities, projects, and issues that may be relevant to properties in the community.
3. Design Guidelines should be clear and concise, use specific, non-technical language, and be organized in a logical manner that is user-friendly and easy to reference.
4. Design Guidelines should avoid language that is rigid or prescriptive and allow for adaptation and design solutions that are responsive to and consistent with the community's design ethic.
5. Design Guidelines should use a combination of text, photographs, and illustrations to effectively convey information.
6. Design Guidelines should help property owners understand what actions, activities, and choices are consistent with the community's design ethic and management philosophy.
7. Design Guidelines should be attentive and responsive to building and zoning codes and other relevant policies.
8. Design Guidelines should be based upon commonly accepted preservation best practices, including the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Understanding the Purpose and Intent of Design Guidelines

Guidelines are different than regulations, ordinances, or zoning codes because they do not dictate specific requirements or solutions. Instead, guidelines are intended to provide guidance on how to evaluate options and make informed decisions about a variety of design issues, including materials and construction methods. A design guideline (e.g., “duplicate the dimensions, texture, finishes, installation methods, and where possible materials, of existing clapboard siding when repairing or replacing deteriorated material”) falls between a general standard (e.g., “Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved”) and a specification for implementing it (e.g., “clapboard siding must be made of mahogany, ½”, thick, 4” wide with 1” overlap between courses”). A design guideline is intended to help users understand how to implement a standard in a manner appropriate to the building, without prescribing a singular approach or solution for all projects.

Contrast this approach to zoning ordinances, which are implemented through regulatory codes that provide uniform requirements that all properties must adhere to. This type of black-and-white approach to managing changes to historic places typically does not work well because the goals are different and there may be a variety of ways to meet those goals. There is a need for different approaches because no two buildings in any community, despite similar age, use, design, or materials, have evolved in exactly the same ways over time. One may have experienced a change of use or been significantly altered. The other may retain more historic fabric but has deteriorated more than the first. The materials and approaches necessary to preserve character-defining features on these two building are different and require a degree of discretion and flexibility appropriate to the property in question. Amplify this situation across the dozens, or perhaps hundreds of buildings of varying ages and styles in most historic communities, and the challenges of developing prescriptive regulations for evaluating design and material choices become apparent.

The Different Users and Uses of Design Guidelines

Design guidelines serve different purposes in different communities, sometimes being used in multiple ways simultaneously. Guidelines are also used by different user groups in a given community, and each may have distinct needs or expectations about the structure, format, and phrasing of the document. When developing guidelines, it is important to understand the various ways that a community anticipates using the document as well as the demographics of the community, as these things will likely affect how the document should be organized, written, or illustrated.

Common uses for design guidelines:

- **Advisory** – In some communities, guidelines are used as a resource to help influence or convince property owners to make certain choices, but are not related to specific permitting, funding, or enforcement processes. In these situations, the guidelines contain best practices and articulate design concepts as a way of expressing a community’s goals. Property owners and design professionals are encouraged to consult these guidelines when determining how to approach a project but are not required to do so.
- **Funding** – Some communities offer funding for the repair or rehabilitation of historic properties or for new construction. Façade grant programs, in which local governments or non-profit organizations provide funding to support commercial storefront renovations or improvements (and occasionally residential facade or porch projects) are a common example of this type of program. Guidelines are used to determine whether the funded project is appropriate for the building or district and is consistent with the community’s design philosophy.

- **Permitting and Regulation** – Communities with historic preservation ordinances for local historic districts or individual landmarks require property owners to receive approval before making changes to existing buildings or constructing new ones within those designated areas. These proposals are typically reviewed by a panel of volunteer experts who have been appointed by the local government, and this panel then makes recommendations to the governing body. Design guidelines may also be used by planning commissions and zoning officials in the review of projects under zoning codes or other land development policies. In these situations, design guidelines are used to help property owners understand the requirements they are expected to meet in order to gain approval for their project. Decision-makers, including staff, advisory boards, and elected bodies use these guidelines to decide whether a proposed project is appropriate and should be approved.

User Groups: The following groups are among the most common users of design guidelines.

- **Property Owners** – property owners may use design guidelines to help them understand their building and its history, select appropriate materials, or make design decisions. Owners may seek information for their own education, because they need approvals or permits, or as a condition of funding.
- **Contractors** – trades contractors and other skilled professionals may use design guidelines to prepare estimates, scopes of work, or bid documents for clients, to increase their knowledge about historic buildings, to prepare for the design review process, or to comply with approval or permit requirements.
- **Design Professionals** – architects, engineers, and other design professionals may use design guidelines to help their clients comply with approvals or permits, secure funding, or to conform to the community’s design philosophy.
- **Real Estate Agents** – real estate professionals may use design guidelines to help their clients understand the programs, expectations, and requirements of owning an older or historic property.
- **Code Officials** – municipal staff who are responsible for reviewing projects and applying building and zoning codes may use design guidelines to evaluate whether project plans meet the necessary requirements for approval.
- **Historic Architectural Review Boards/Historical Commissions** – review boards and commissions that review projects under local historic preservation ordinances may use design guidelines to determine whether a project should be recommended for approval.
- **Planning Commissions** – planning agencies may use design guidelines to implement design-oriented aspects of zoning, subdivision, or other land use codes. Examples include zoning overlay zones, form-based zoning codes, conservation zoning, and traditional neighborhood developments.
- **Elected officials** – Governing bodies who may be required to approve projects under historic preservation or zoning ordinances may use design guidelines to determine if a project meets the requirements of the ordinance.
- **Community development/Main Street organizations** – organizations that manage commercial districts and other community development initiatives may use design guidelines to evaluate projects for grant funding or to advise property/business owners on appropriate design treatments with the goal of improving and enhancing the neighborhood’s appearance and character.

Appendix J

Malvern Borough Climate Profile



Malvern Borough Community Climate Profile

Brandywine Conservancy, July 2021

Introduction

According to 2017’s Climate Science Special Report, “**sixteen of the warmest years on record for the globe occurred in the last 17 years (1998 was the exception).**” The historic scientific evidence clearly shows a change in climate for the Greater Philadelphia Region with a shift to concentrated extreme heat waves as well as heavy rain and snow events. While many might not consider climate change a “municipal issue,” municipalities bear the burden of needing to manage the impacts of flooding from heavy rainfall, clearing heavy snowfall, and dealing with extreme heat. Broadly, the Greater Philadelphia Region will see an increase in sea level, warmer conditions, more intense precipitation events, and longer periods of drought. It is difficult to respond to these slow, incremental changes in climate, but municipalities that plan considering future climate conditions will be better prepared to safely serve their community.

This report includes a high-level overview of the ways that Malvern Borough is already experiencing the impacts of climate change but is not a fully exhaustive report. This report intends to inform the Comprehensive Plan Update process by providing data points of historical conditions and modeled future conditions. These climate conditions should be considered for future planning of municipal actions. The Delaware Valley Regional Planning Commission (DVRPC) prepared a guide for municipalities entitled “Municipal Management in a Changing Climate” which advises that to prepare for climate change, municipalities need to adjust in the following ways:

- “Prepare municipal facilities for a changing climate, including both buildings and recreation facilities
- Maintain and upgrade stormwater systems to handle more intense rainfall
- Modify delivery of municipal services (e.g., refuse collection times) appropriately
- Assure employee contracts are suitable for conditions
- Maintain and expand tree cover with species appropriate for a changing climate
- Assure cooling centers are available for residents
- Update regulations to account for climate change”

Introduction

While weather and climate can often be thought of interchangeably, differentiating between the two concepts is important to better understanding and preparing for climate change.

“**Weather** is the state of the atmosphere at any given time and place. Most of the weather that affects people, agriculture, and ecosystems takes place in the lower layer of the atmosphere. Familiar aspects of weather include temperature, precipitation, clouds, and wind that people experience throughout the course of a day. Severe weather conditions include hurricanes, tornadoes, blizzards, and droughts.

Climate is the long-term average of the weather in a given place. While the weather can change in minutes or hours, a change in climate is something that develops over longer periods of decades to centuries. Climate is defined not only by average temperature and precipitation but also by the type, frequency, duration, and intensity of weather events such as heat waves, cold spells, storms, floods, and droughts.

The concepts of climate and weather are often confused, so it may be helpful to think about the difference between weather and climate with an analogy: weather influences what clothes you wear on a given day, while the climate where you live influences the entire wardrobe you buy.”

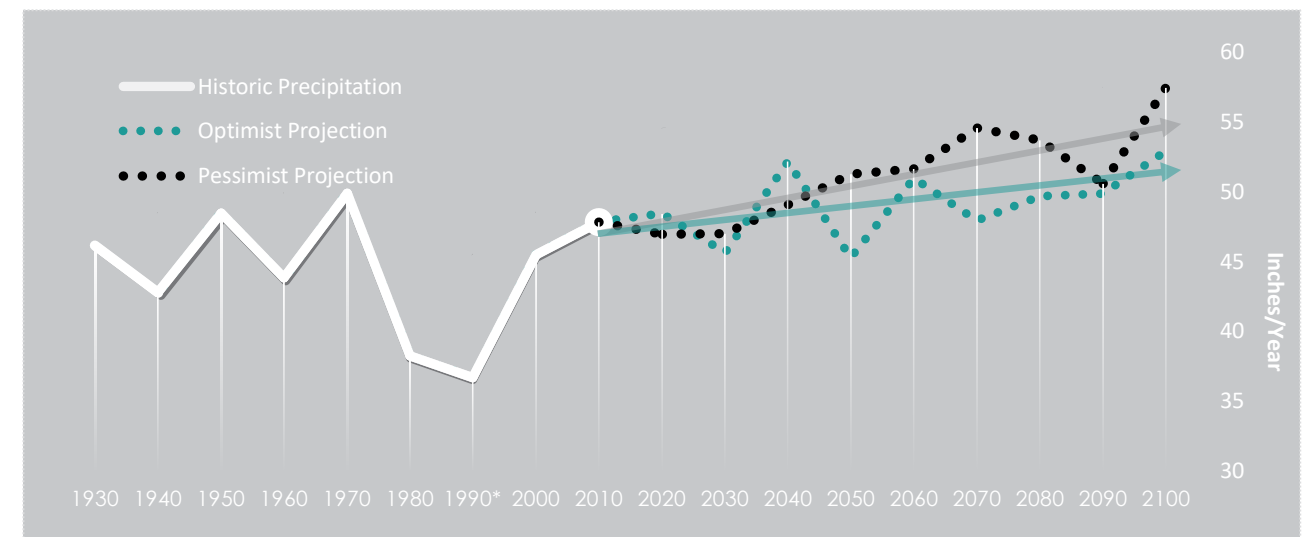
Source: EPA, <https://www.epa.gov/climate-indicators/weather-climate>



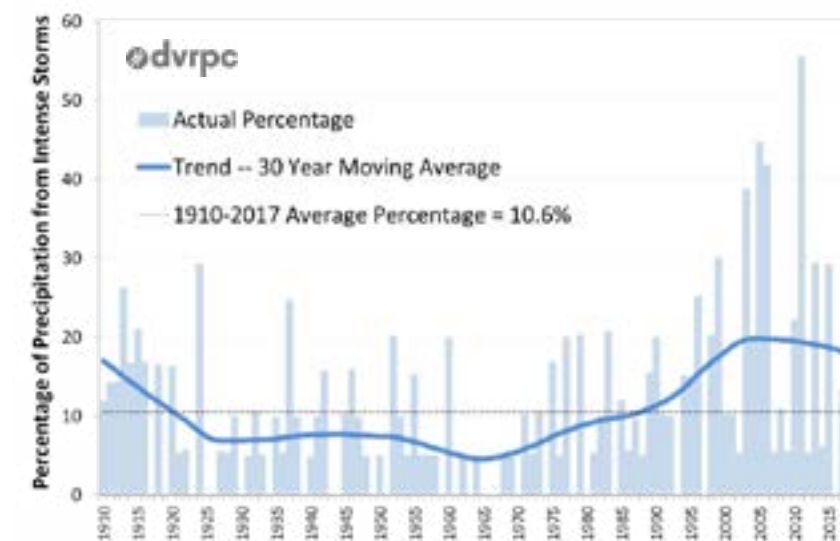
Precipitation

The following illustrates precipitation data, both measured and projected, for Malvern Borough. From 1970-1980, the Borough experienced 49.9 inches per year (in/yr) of precipitation, on average. From 2010-2020 the Borough experienced 47.83 in/yr, on average. In an optimist scenario, projections show the Borough experiencing 52.87 in/yr from 2090-2100. In a pessimist scenario, projections show 57.44 in/yr from 2090-2100.

Average Precipitation



Intense Storms and Precipitation



Source: Source: DVRPC chart using data accessed 24 May 2018 from www.ncdc.noaa.gov/cag/.

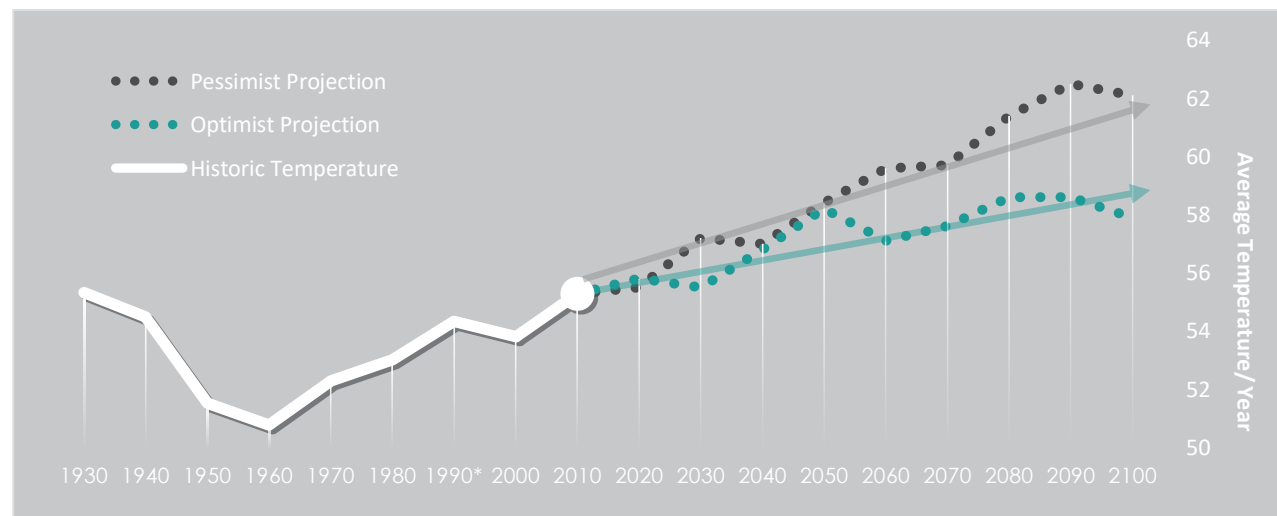
Data Sources: Historic precipitation from NOAA's national climate data center, DEVAULT 1 W, PHOENIXVILLE 1 E & WEST CHESTER 2 NW weather stations. Projected precipitation data from National Center for Atmospheric Research (NCAR) Community Climate System Model (CCSM) projections compiled using the iTree tool developed by USDA Forest Service, Davey Tree Expert Co., National Arbor Day Foundation, Society of Municipal Arborists, International Society of Arboriculture and Casey Trees. Intense Storms and Precipitation graph from DVRPC.



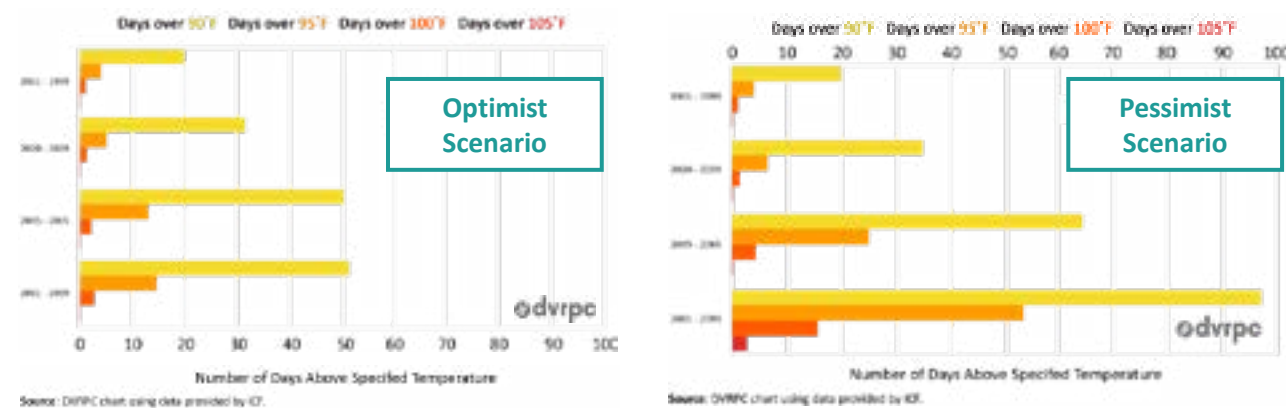
Temperature

The following illustrates temperature data, both measured and projected, for Malvern Borough. From 1970-1980, the Borough experienced a temperature of 49.89°F on average, annually. From 2010-2020 the Borough experienced temperatures of 47.83°F on average. In an optimist scenario, projections show the Borough experiencing average temperatures of 57.9°F from 2090-2100. In a pessimist scenario, projections show average temperatures of 62.1°F from 2090-2100.

Average Temperature



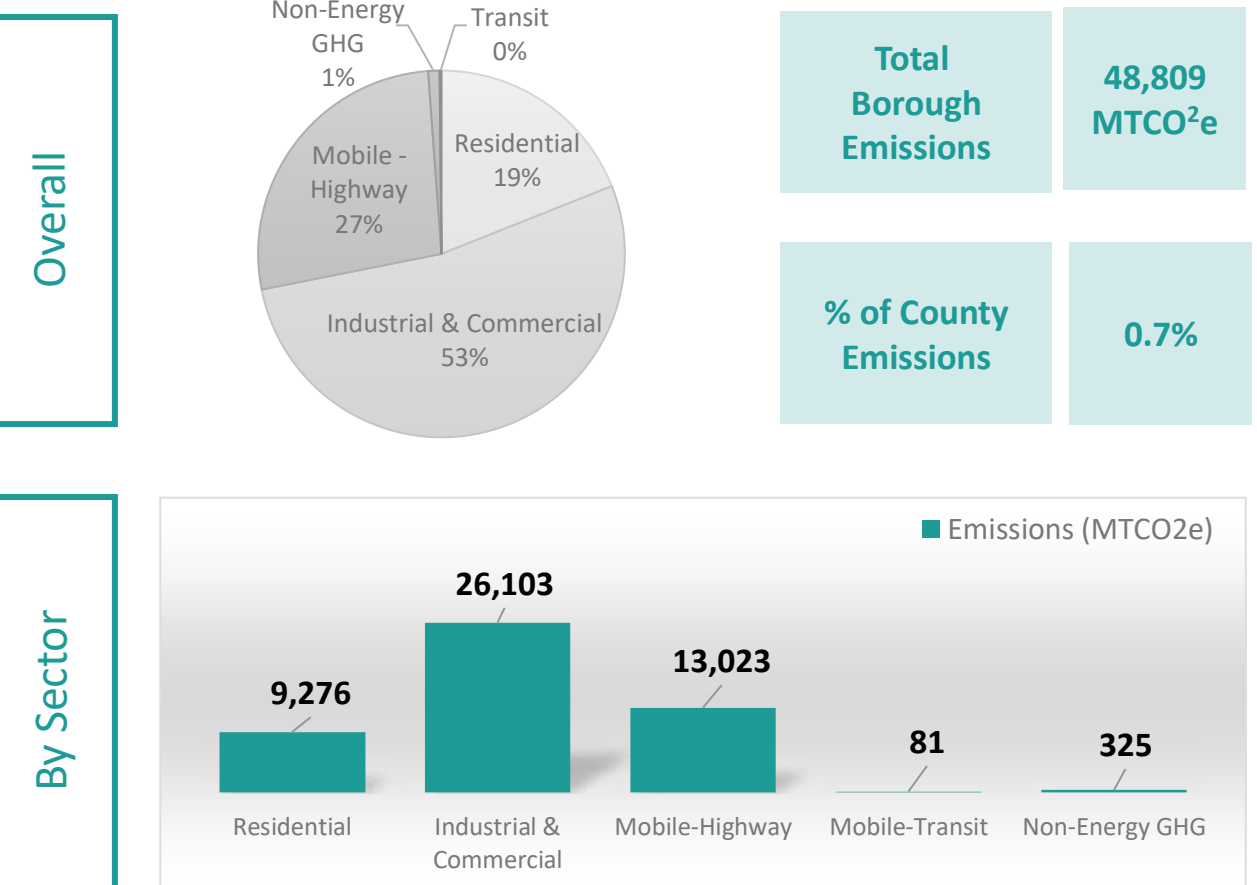
Days Over Specified Temperatures



Emissions

The following information illustrates greenhouse gas emissions (GHG) within Malvern Borough, according to the 2015 Energy and Emissions Profile for Malvern Borough, developed by the Delaware Valley Regional Planning Commission (DVRPC). Overall emissions are illustrated as well as emissions within the Borough attributed to different sectors.

Borough Greenhouse Gas Emissions



Carbon Sequestration



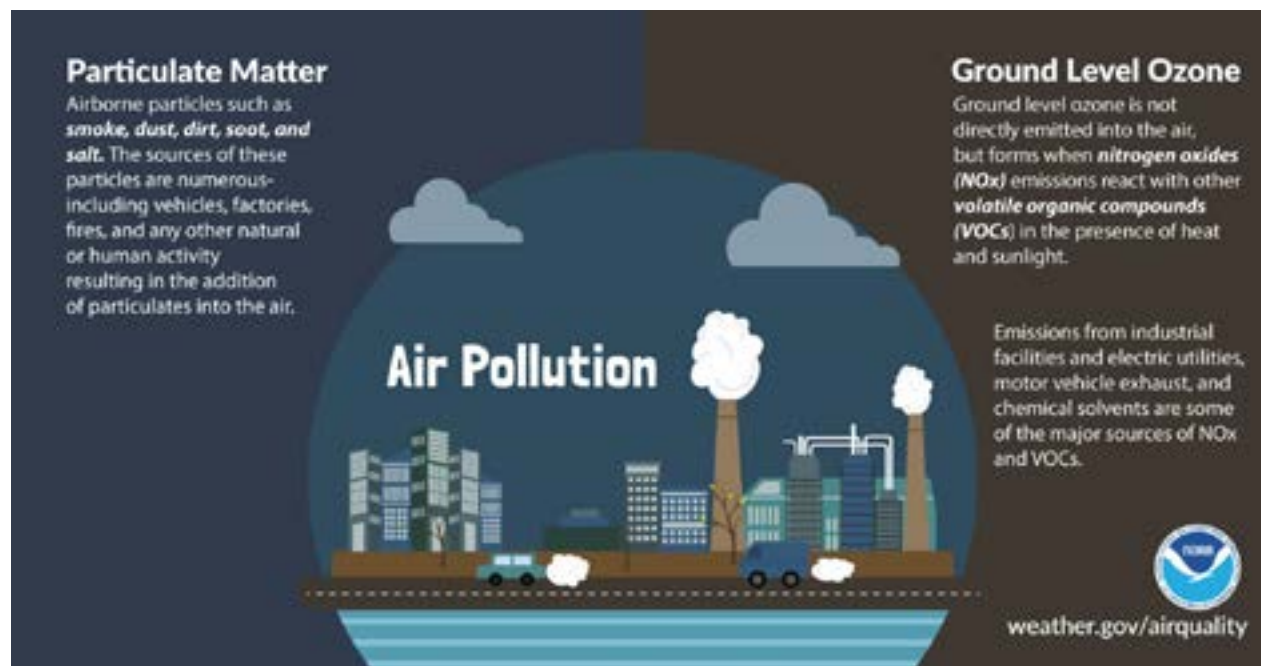
Absorbing and storing atmospheric carbon dioxide is called “carbon sequestration.” According to the University of California, Davis, “Biological carbon sequestration is the storage of carbon dioxide in vegetation such as grasslands or forests, as well as in soils and oceans.”



Air Quality

Climate change can impact air quality and air quality can also impact climate change. Pollutants such as cars and trucks (mobile sources) and power plants and factories (non-mobile sources) impact air quality. According to the CDC, higher temperatures may increase allergens and air pollutants. Higher temperatures will also increase ground level ozone. Air quality metrics are complicated and interrelated; the infographics below seek to give a summary of the interrelationships.

Air Quality Impacts Related to Increased Temperatures



Health Impacts + Air Quality



Increased Allergen Levels

More

- Cases of allergies
- Asthma episodes

Increased Ground-Level Ozone

More

- Respiratory illnesses
- Premature deaths

Data Sources

Data sources used in this profile include the following:

1. Wuebbles, D.J., et al., 2017: Executive summary. In: Climate Science Special Report: Fourth National Climate Assessment, Volume I ("CSSR") [Wuebbles, D.J., et al.(eds.)]. U.S. Global Change Research Program, Washington, DC, USA, p. 13, doi:10.7930/J0DJ5CTG.
2. Delaware Valley Regional Planning Commission's (DVRPC) "Municipal Management in a Changing Climate" Municipal Implementation Tool #31 <https://www.dvrpc.org/Reports/MIT031.pdf>
3. US EPA's Climate Indicators Page <https://www.epa.gov/climate-indicators/weather-climate>
4. University of California, Davis <https://climatechange.ucdavis.edu/science/carbon-sequestration/biological/>
5. Pennsylvania Climate Impacts Assessment, 2021 <https://www.dep.pa.gov/Citizens/climate/Pages/impacts.aspx>
6. i-Tree Landscape v4.3.1 (n.d.). Retrieved May, 2021 from <https://landscape.itreetools.org/>
7. National Centers for Environmental Information: National Oceanic and Atmospheric Administration retrieved from <https://www.ncdc.noaa.gov/cdo-web/search>
8. DVRPC Energy and Emissions Profile for Malvern Borough, Chester County, PA <https://www.dvrpc.org/webmaps/MunicipalEnergy/mcdDetail.aspx?mcdcode=4202946792>
9. Climate Nexus <https://climatenexus.org/climate-change-issues/>
10. Center for Disease Control (CDC) Climate and Health fact sheet: https://www.cdc.gov/climateandhealth/pubs/AIR-QUALITY-Final_508.pdf
11. US EPA's Ozone Pollution Page <https://www.epa.gov/ozone-pollution-and-your-patients-health/course-outline-and-key-points-ozone#health%20effects>
12. PA DEP's Air Quality Partnerships Page <https://www.ahs.dep.pa.gov/AQPartnersHTML/health.htm>