

Thursday, September 16, 2021
From Dave Knies

**Final ReCap of goals submitted by the CP Task Force members as outlined in the GOAL/
OBJECTIVES categories**

1- Zoning & Official Map

1.1 Maintain/improve the variety of housing types and price points, so Malvern can be a place for everyone. Preserve the character of our community – ensure new development complements existing buildings and streetscapes (e.g., maintain current building heights, ensure setbacks do not lead to unsustainable density and increased stormwater runoff. Preserve the Look & Feel of Malvern. Tighten up the “Commercial” zoning regulations in terms of By-right and Conditional uses.

1.1 Residential Neighborhoods: There shall be no decrease in lot sizes currently in place. There shall be no decrease in any yard setbacks from current requirements. There shall be no increase from current requirements in lot or building coverage. There shall be no increase in roof height from current requirements with one exception: Accessory structure roof heights may be increased to allow a second story for purposes of habitation or currently permitted home business activities (maximum wall and roof heights to be set). We should also explore ways to allow for reasonably expanding the number of residents who may occupy a single residence.

1.2 New Residential Overlay Zoning District for the current LI and LI1 Zones: Multi-family structures may be allowed throughout these two zoning districts through the Conditional Zoning process. Notwithstanding, there shall be no relaxation of current restrictions for development in forests, woodlands, steep slopes, or wetlands. Any grant of Conditional Zoning will be dependent on, and specifically take into consideration: Carbon Footprint (In construction and ongoing maintenance), Storm Water amelioration beyond current requirements, Social and Generational Diversity, Affordable Housing, and Services to the larger Malvern Community, as well as other considerations spelled out under current Conditional Zoning regulations.

1.3 Target Future Growth - by creating multi-use “zones” / overlays in the LI districts as well as the commercial districts, C1, C2, C3, C4 where multi- family development can take place to minimize the impact on existing neighborhoods. Complete our ongoing zoning ordinance review by implementing revisions that will make it impossible (or, at least harder) for developers to erect buildings with a much larger footprint than existing nearby buildings when doing "infill" construction. Develop a plan for expanding Malvern's housing stock that is respectful of our streetscapes and protects the Borough's open space.

1.4 Fully Build - out the Official Map - fully specify locations and structures and roadways that the Borough identifies for general and specific uses in the future.

2- Open Space & Land Preservation -

2.1 Resolve Open Space & Sidewalk Conflicts - Sidewalking every street and “over sidewalking” residential areas of the borough diminishes open space which is a main attraction for many of the borough residents. Sidewalking removes well established trees, shrubs and gardens where birds, wildlife and pollinators live and thrive. Impervious surfaces also causes damage to top soil and create additional water runoff which leads to stormwater pollution and flooding.

2.2 Preserve the Greenway from Randolph Woods to the Paoli Battlefield. - Actively seek to complete the Randolph Park Master Plan, working with the community. Conserve the existing green space and complete the southern green belt. Put undeveloped lots owned by Borough on the official map. Work with the Malvern Retreat Center and Malvern Prep to preserve the forested areas of their properties using a combination of zoning and easements/fee-simple purchase. Redo the I2 zoning district regulations to eliminate the overlay.

3- Natural Resources & Environment -

3.1 Protect our Headwaters - Reduce stormwater pollution, especially at the headwaters of Crum and Valley Creeks.

3.2 Enhance green infrastructure to improve water quality – support Borough boards (e.g., EAC, STC), management, and local conservation organizations to promote on-site stormwater management features, vegetation, and lawn-care improvements that increase water infiltration and slow rate of stormwater and pollutant runoff.

3.3 Improve stormwater management – map stormwater drainage patterns, reduce flow where necessary/expand capacity to handle changing storm patterns (e.g., large volumes of water over a short period of time).

3.4 Focus on Green Energy Initiatives - set pollution reduction goals, design programs and provide services that help us measure and reduce our overall carbon footprint (for example, provide electric car chargers, push for green building standards, explore and promote alternative energy sources). Reduce power outages and durations. Seek out wind and solar opportunities.

3.5 Initiate a Borough-Wide Study to Reach Carbon Neutrality and Minimize Storm Water Runoff/ Pollution - as soon as possible but no later than 2040. This will require an inventory of all greenhouse gas producing activities and all carbon sequestration in the Borough, as well as specific pollution and runoff values originating throughout the Borough regarding the headwaters of the Valley and Crum Creek watersheds. To do this we will require accurate maps and inventories of actual on-the-ground resources, both public and private. The inventory and recommendations should cross all boundaries from governmental activities, to building practices, to lawn maintenance, to water sequestration on public and private property, to enhancement of current forests, wetlands, storm water retention and buffering. This will guarantee the Borough’s sustainability.

3.6 Increase the Wildlife Habitat and Make it Healthier-- for birds, butterflies and other non- predatory species (maybe not the fox and deer).

4- Recreational Resources

4.1 Update the Park Equipment-- need to be attain full - ADA compliance.

4.2 Access Means - encourage walking and biking to parks.

4.3 Passive Recreational Access - make PRA possible on private natural spaces with conservation easements.

5- Historic Resources -

5.1 Update Current Ordinances - strengthen historic ordinances and encourage adaptive reuse and retrofits of historic buildings to meet future needs, e.g., preserve existing 'Carriage Sheds' ... preserve, beautify, re-purpose. Add teeth: Maintain the character of Malvern by strengthening and narrowing the Historical Ordinance to protect our most valuable resources without restricting improvement in the neighborhoods.

5.2 Preserve and Respect our Heritage with a focus on Architecture, things—Historic, and the King St. Corridor.

5.3 Learning our History - expand the opportunities to educate the Community and visitors via signs, placards, etc.

6- Transportation & Mobility

6.1 Rebuild Roadways - improve (rather than simply resurface) roadways that are sub-par. Examples include OLH from Rt. 30 to Bridge st. and OLH from Miner St to Villa Maria.

6.2 Complete Sidewalks - continue to complete the sidewalk network throughout the borough as well as improve the side walks on King Street by removing the obstacles. Extend King Street sidewalks into housing areas in Willistown Township.

6.3 Install More Signage - complete the installation of directional and business-based signage suggested in the Signage Study completed by the Planning Commission in 2016.

6.4 Create and Boldly - Mark Bike Lanes, where feasible, throughout the Borough.

6.5 Ease Truck Traffic on Connector Roads - continue to work with adjacent municipalities to make open access routes that will create safer and more efficient passage for trucks.

7- Community Services & Facilities

7.1 Grow Volunteerism - Seek ways to expand the opportunities for citizen participation and leadership in the continuing development of the Borough and its Business Community.

8- Economic Development

8.1 Promote Malvern as a Desired Area to Live and Work - Malvern Borough needs to develop a promotional campaign to show potential new residents and new business owners everything Malvern has to offer.

8.2 Continue Economic Development along King Street - place emphasis on flexible economic incentives for new business development to create a more complete shopping experience. Adapt this corridor to survive in the face of regional development and changes in work/shopping trends. Maintain existing roof heights in this corridor to avoid canyon effects.

8.3 Conduct a Study of the Future of the King Street Commercial District - inventory all current asphalt streets and parking facilities (public and private), sidewalks, all buildings detailing commercial and residential spaces, all storm sewer impacts, all trees, buffers and parks. The express purpose of the study will be to find ways to invigorate traditional King St. commerce and housing by: substantially reducing storm water pollution and runoff through environmentally sound practices; reducing heat-retaining asphalt surfaces and on-street parking substantially by consolidating public and private parking; increasing shopper/pedestrian comfort and access through sidewalk expansion, green buffers and pocket parks; accommodating retail use of sidewalk spaces; encouraging downtown vitality with special uses such as fairs, parades, etc.

8.4 Protect Selected Areas from Development - All forests, woodlands, wetlands, steep slopes, and open spaces (both public and private) are prohibited from residential, commercial, or industrial development. The only exception to this prohibition must include a plan to replace the targeted resource with equal or better resources *within the Borough* at a ratio of 100% of the quantity and quality of the original. This shall be a General Zoning Ordinance applicable throughout the entire Borough.