

## Catalog

Comprehensive Plan Task Force Meeting Minutes.....	1
Attachment #1.....	7
Attachment #2.....	15

MALVERN BOROUGH  
COMPREHENSIVE PLAN TASK FORCE  
Zoom Conference  
Malvern, PA 19355

May 19, 2021  
7:30 P.M.

1. CALL TO ORDER

COMPREHENSIVE PLAN TASK FORCE PRESENT:

Dr. Helise Bichfskey, DO  
Mr. Joe Bones  
Dr. Amy Finkbiner, Ph.D.  
Mr. Danny Fruchter  
Mr. Fran Givnish  
Dr. Dave Knies, Ph.D. (**VICE-CHAIRMAN**)  
Mr. Chris Mongeau (**CHAIRMAN**)  
Ms. Cathy Raymond, Esq.  
Ms. Julie Raynor  
Mr. Brian Walker  
Dr. Zoe Warner, Ph.D.

ABSENT:

None

Staff & Professionals Present:

Mr. Christopher Bashore, Borough Manager  
Ms. Meredith Mayer Braine, Brandywine Conservancy  
Mr. Grant DeCosta, Brandywine Conservancy  
Ms. Tiffany M. Loomis, Assistant Borough Manager & Zoning Officer  
Ms. Alicia Marziani, Park & Recreation Coordinator & Administrative Assistant  
Mr. Kevin Myers, Chester County Planning Commission  
Ms. Jennifer Leister Reitz, Thomas Comitta Associates  
Mr. John Theilacker, Brandywine Conservancy

2. CALL TO ORDER & APPROVAL OF APRIL 21, 2021 MINUTES

Chairman Chris Mongeau called the meeting to order.

The meeting minutes for April 21, 2021, prepared by Ms. Tiffany M. Loomis, were approved by the Comprehensive Plan Task Force and will be placed on the Malvern Borough Website.

3. COMMUNITY VISIONING REVIEW

Ms. Jennifer Leister Reitz reviewed the Community Visioning Session that occurred on May 12, 2021. There were approximately 35 attendees.

King Street and Paoli Battlefield were the places most loved in Malvern Borough. Ten (10) different places on King Street added together gave King Street the highest score of twenty (20) as a place most loved. Then came the Battlefield with a score of sixteen (16) followed by Randolph Woods with a score of eight (8) followed by the Retreat which had a score of six (6).

## COMPREHENSIVE PLAN TASK FORCE

May 19, 2021

Page 2 |

King Street all together, sidewalks, the vacant lot located on King Street, and traffic are the areas that were identified by the attendees as needing the most improvement in Malvern Borough.

Attendees were asked for input on five different Boards. Input on the Visioning Board emphasized that Malvern Borough residents do not want to see development within the community and maintaining the downtown character.

Input on the Non-transportation Board emphasized maintaining open space, walkability, biking, and maintaining the small town character throughout Malvern Borough.

Input on the Transportation Board emphasized creating a bike pad connection to Chester Valley Trail, better pedestrian and biking on King Street, and reducing traffic speeds throughout Malvern Borough.

Input on the Park and Recreation Board emphasized creating community gardening and composting, a dog park, recreation programs for adults, and sidewalk connections.

Input on the King Street Board emphasized not having tall buildings maintaining the business corridors character.

Input on the Spending Priorities Board emphasized open space and natural resource protection, as well as the downtown beautification of the business corridor.

Dr. Amy Finkbiner, Ph.D. asked if due to the event being held at the Battlefield is this why the Battlefield was chosen as the most loved places versus Randolph Woods. She further asked how many individuals intentionally came to the visioning sessions versus walk by traffic attendees.

Ms. Jennifer Leister Reitz replied that these are great observations and said that the beautiful weather may have also played a factor with the large turnout.

Dr. Zoe Warner, Ph.D. asked if a further survey could be taken for those who were not able to attend the Visioning Session.

Mr. Danny Fruchter commented that the Boards lacked addressing important issues related to improving sidewalks such as on King Street. He asked about extending the sidewalk into Willistown Township, as well as scheduling a discussion about what pedestrian movement means throughout Malvern Borough. Does it mean only sidewalks or are their other modes of pedestrian circulation that need to be taken into account.

Mr. Joe Bones commented that an additional survey is not necessary, the answers received were genuine, and more sidewalks is always preferable.

Ms. Cathy Raymond, Esq. commented there were issues with individuals finding where the Visioning Session was taking place due to a lack of signage. She commented that there may be a bias with the event being held at the Battlefield versus the event being held at Borough Hall.

## COMPREHENSIVE PLAN TASK FORCE

May 19, 2021

Page 3 |

Dr. Dave Knies, Ph.D. commented that the last survey and event of this nature there was not as large as a turnout and/or positive results as this one obtained. He commented that the event went very well compared to what he has experienced in the past.

Mr. Christopher Bashore commented that for the multi-modal study twenty-five (25) people had attended.

Dr. Dave Knies, Ph.D. commented it is hard to get a huge turnout without a captive audience and it is a credit to the team for the number of people that did come out.

Dr. Helise Bichefskey, DO commented that she enjoyed the event and there will always be a bias because there is always a certain group of people that comes out to give their opinion. Most of the issues that were brought up are being discussed among the Committees.

Mr. Fran Givnish commented that about three (3) people came up from the park to attend and it's a possibility that the Park brought traffic.

Mr. Brian Walker commented that he was not in attendance at the Community Visioning Session due to it being his twentieth (20<sup>th</sup>) wedding anniversary. He thought it was great to include the public and said well done to everyone who put the event together.

Ms. Julie Raynor commented that was not in attendance due to being out of town and that is was a successful turnout with solid input.

#### 4. FUTURE LAND USE SUBCOMMITTEE FINDINGS PRESENTATION

Dr. Zoe Warner, Ph.D. presented the Land Use Subcommittee Findings Presentation.

*Please refer to Attachment #1 to access this presentation.*

Dr. Amy Finkbiner, Ph.D. asked what a TOD overlay is and for clarification.

Mr. Christopher Bashore explained that while there is a TOD outlined in the existing comprehensive plan over the industrial district, there is no ordinance or actual overlay shown on the zoning map for transient oriented development.

Dr. Zoe Warner, Ph.D. mentioned that the TOD is looking to be removed from the current comprehensive plan.

Mr. Danny Fruchter commented there is a TOD mentioned in the last comprehensive plan and is limited to a few parcels north of the station and is in agreement that it needs to be removed from the revised comprehensive plan. He commented that the LI and LI2 Zoning Districts have parcels that are significant enough to house multi housing dwellings. These two (2) districts are the only areas to support this kind of development to increase the population of Malvern Borough which would ultimately support the business district. It is important to consider 21<sup>st</sup> Century auto traffic will not be the same as our 20<sup>th</sup> Century assumptions in the codes.

## COMPREHENSIVE PLAN TASK FORCE

May 19, 2021

Page 4 |

Mr. Joe Bones commented that the Malvern Retreat House representatives were accommodating regarding their visions for open space showing their support of such. They did indicate they do not desire to sell off any major portion of their land mass. Now is the best time to work with the Malvern Retreat House to protect their natural aspects of the property.

Dr. Zoe Warner, Ph.D. will forward the link to the presentation to Mr. Christopher Bashore.

Dr. Helise Bichefskey, DO asked about Malvern Borough purchasing a small piece of land from Malvern Retreat House for purposes of the already proposed connecting trail.

Mr. Christopher Bashore said that the land in question runs from East to West which is marked off on the greenway plan and on the Borough's Official Map. An easement would be needed from Malvern Retreat House.

Ms. Julie Raynor commented that is was an interesting contrast from Malvern Retreat House versus Malvern Prep financially. Malvern Prep was not shaken to the core in the same way as Malvern Retreat House. Both of these entities are interested in good relationships with the Borough. Malvern Borough has a real opportunity to help guide the mission of preserving open space of Malvern Retreat House.

Dr. Amy Finkbiner, Ph.D. asked what happens with the recommendation of the sub-committee.

Ms. Meredith Mayer Braine explained that the recommendations has been included in the revised future land use map. Their recommendation are the main ingredients used to prepare this revision. This draft will be reviewed by the entire task force at some point in the near future.

Dr. Dave Knies, Ph.D. commented that the Malvern Retreat House is independent of the Archdiocese. There is no need to be concerned about the church hierarchy to have the kind of relationship that has been discussed this evening.

Dr. Amy Finkbiner, Ph.D. commented that preserving open space is on the priority list, however it must be taken into consideration that population growth is about 1% a year. There needs to be the ability in the land use map to provide areas where growth can occur.

Mr. Danny Fruchter commented that he is in agreement with Dr. Amy Finkbiner, Ph.D. regarding providing areas for growth in Malvern Borough. He further commented that the street he currently lives on has twelve (12) residents and that there used to be twenty-four (24) residents. Current zoning regulations could be modified to encourage the maximum use of existing dwellings to encourage population growth and this matter should be considered for a future agenda.

Chairman Chris Mongeau thanked the Land Use Sub-Committee for their hard work, time, and recommendations to the Comprehensive Task Force.

### 5. FUTURE LAND USE MAP AND PLAN PRESENTATION

Mr. John Theilacker presented the Future Land Use presentation.

*Please refer to Attachment #2 to access this presentation.*

## COMPREHENSIVE PLAN TASK FORCE

May 19, 2021

Page 5 |

Dr. Dave Knies, Ph.D. asked if the neighborhood concept would be kept from the current plan.

Mr. John Theilacker explained that this concept will not be kept for this revision and could possibly be included in the appendix.

Dr. Dave Knies, Ph.D. asked if there would be separate land use plans and how each zoning district would be addressed.

Mr. John Theilacker explained there would be one land use plan with a description in the text of the various uses and the zoning would be consistent with the revised map.

Dr. Dave Knies, Ph.D. is in agreement with this approach.

Mr. Danny Fruchter commented on the architectural style that was addressed in the presentation due to this being very hard to regulate. Malvern Borough has a very mixed style. He is in agreement this is an aging community and that mixed use could be looked at for the north side of the Tracks. Additionally, a clear and concise comprehensive plan is important and general language that has been used can be misleading. Although, the Malvern Borough Shopping Center is quite unattractive and a redevelopment of this parcel would put all the businesses out of business and is not realistic.

Mr. Brian Walker is in favor of the proactive versus reactive approach regarding the comprehensive plan process.

Ms. Cathy Raymond, Esq. commented that changing a dwelling into multiple apartments is not a new concept for Malvern Borough. She further commented that there may be new ways to make this concept for multi-generational.

Chairman Chris Mongeau is in agreement with the new concept presented this evening. He is in favor of removing anything that has the language "Old Towne" as a description. The survey results need to be applied to King St and the Business District being given guidance moving forward.

Mr. Fran Givnish asked about how the recommendations currently preside over the current zoning regulations.

Mr. John Theilacker explained that the future land use map does not mean a major overhaul of the existing zoning. The Land Use Sub-Committee recommended some minor changes to the ordinances.

Mr. Joe Bones said that he likes the map shown thus far and to make development move forward, height should be considered from his experience and should be considered regarding what is decided to be encouraged moving forward regarding the Business District. Additionally, Old Town character is an important concept and what many want to see in Malvern Borough.

Ms. Julie Raynor thanked Mr. John Theilacker for his presentation. The emphasis this evening is that there will be more population added to Malvern Borough and the question is how best to address this situation. She is in agreement with Mr. Joe Bone's comments that it is important to keep the balance of Old Town character and progressing development.

COMPREHENSIVE PLAN TASK FORCE

May 19, 2021

Page 6 |

Dr. Zoe Warner, Ph.D. appreciates the simplified revised map. There is balance from a one story building to the height of Eastside Flats. The vision needs to follow of the residents today and the individuals coming to the community.

Dr. Amy Finkbiner, Ph.D. commented there needs to be a balancing act as discussed this evening. Deciding on what the goals should be will be a challenging task.

6. PUBLIC COMMENT

Mr. Danny Fruchter requested that meetings be held in person.

Chairman Chris Mongeau agreed that working towards holding meetings in person is a priority. He will work with Borough staff to see when this can be accomplished.

7. ADJOURNMENT

Chairman Chris Mongeau adjourned the meeting at 9:03 PM.

Respectfully submitted by,

Tiffany M. Loomis  
Assistant Borough Manager & Zoning Officer



# Future Land Use Recommendations

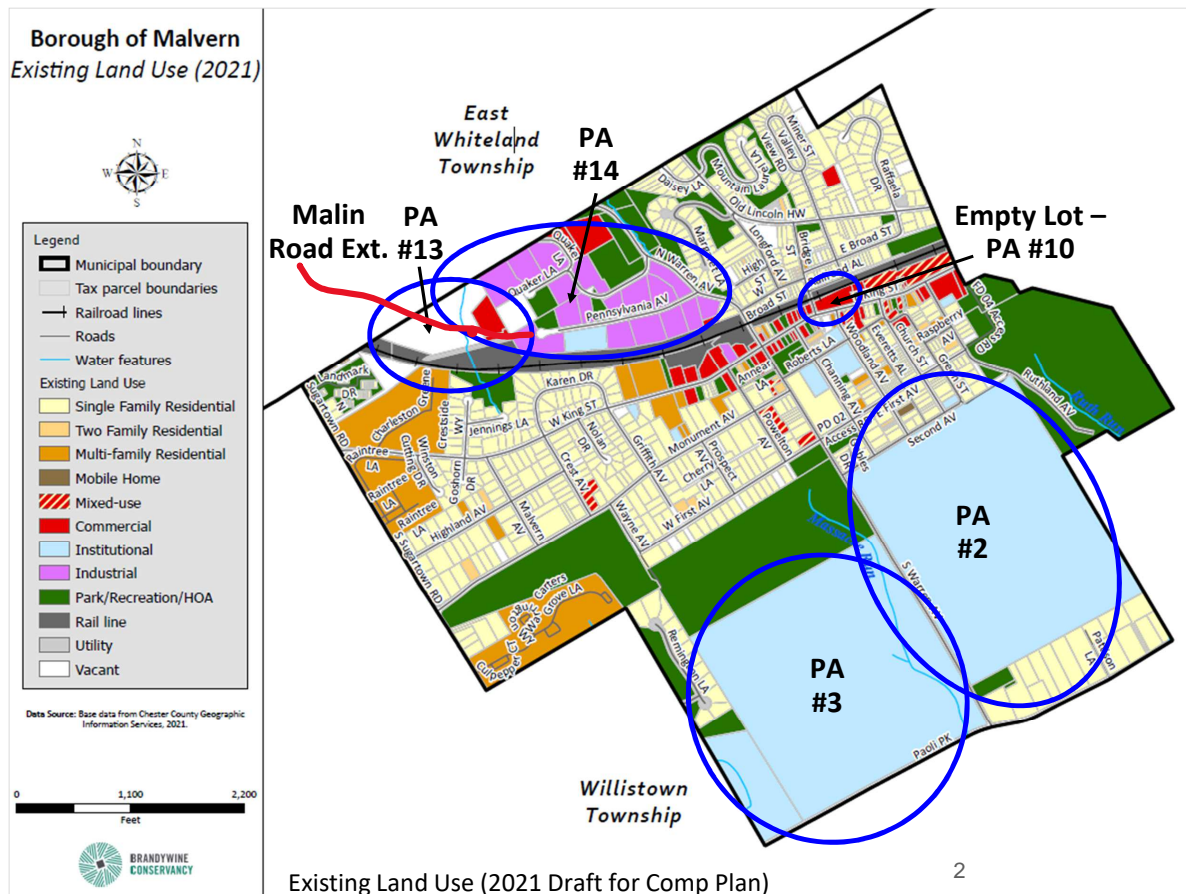
Submitted by Future Land Use Subcommittee of  
Comprehensive Plan Taskforce

May 19, 2021



# Scope of Work

## Planning Areas to Consider

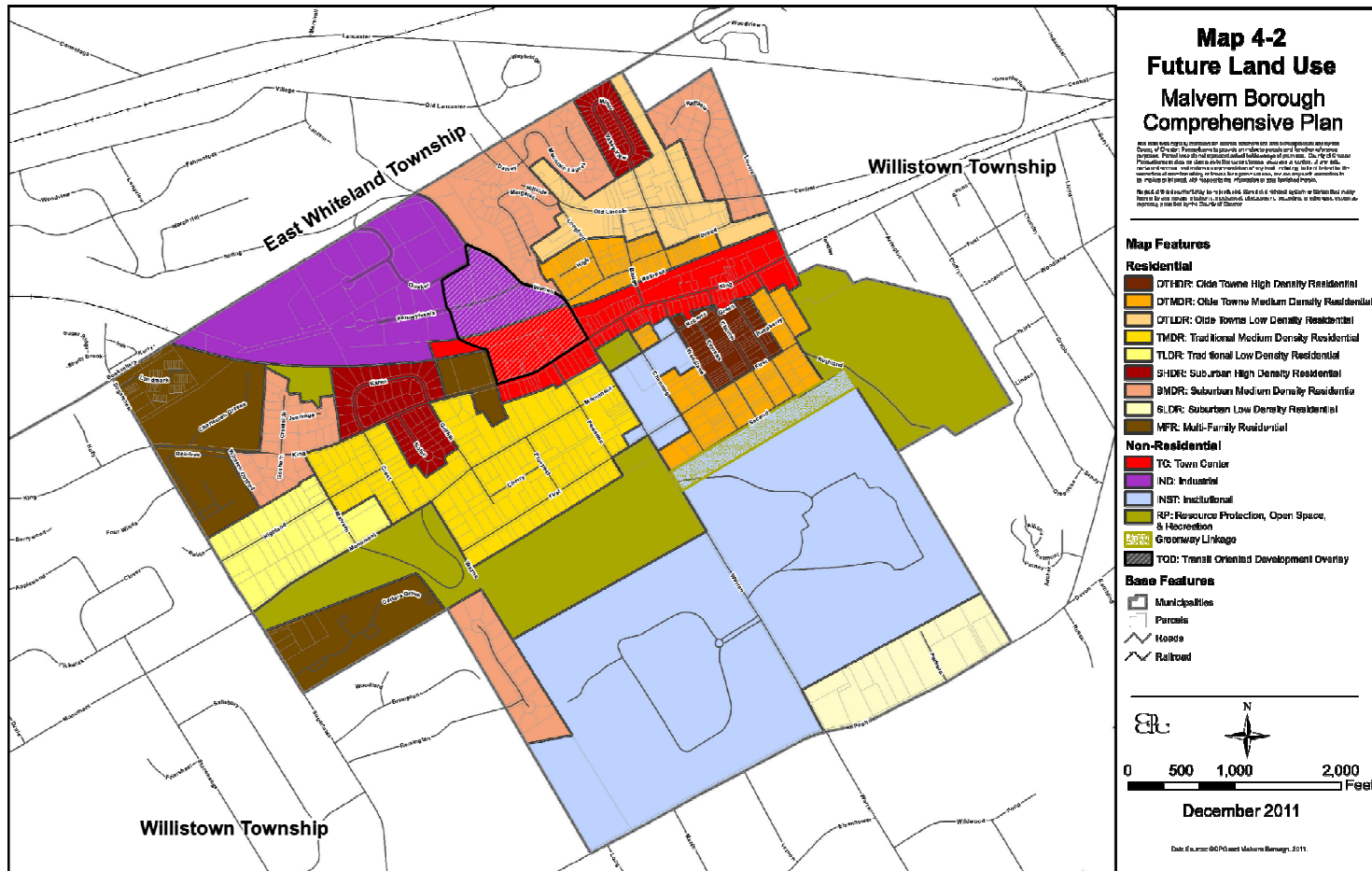


### Areas to address

- Planning Area #2 - Malvern Retreat Center
- Planning Area #13 – North Open Area
- Planning Area #14 – Industrial Area
- Malin Road extension

### Additional Spaces (not in Scope of Work)

- Planning Area #3 – Malvern Prep
- Planning Area #10 - Empty Lot at E. King and Bridge Streets (Gateway to King)



With the 2012 Comprehensive Plan, we foresaw these areas continuing in their current uses. They have for the most part, but ***in land planning, past is not prologue.***

# North Open

## Planning Area # 13

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- Northwestern edge of the Borough – zoned Light Industrial (LI)
- Two Parcels
  - ~ 2 acres developed
  - ~ 10 acres undeveloped, not served by water / sewer / stormwater collection
- Development challenges
  - Environmental
    - Headwaters of Valley Creek
    - “Highly wooded” with steep slopes
  - No roadway to planning area / no pedestrian access



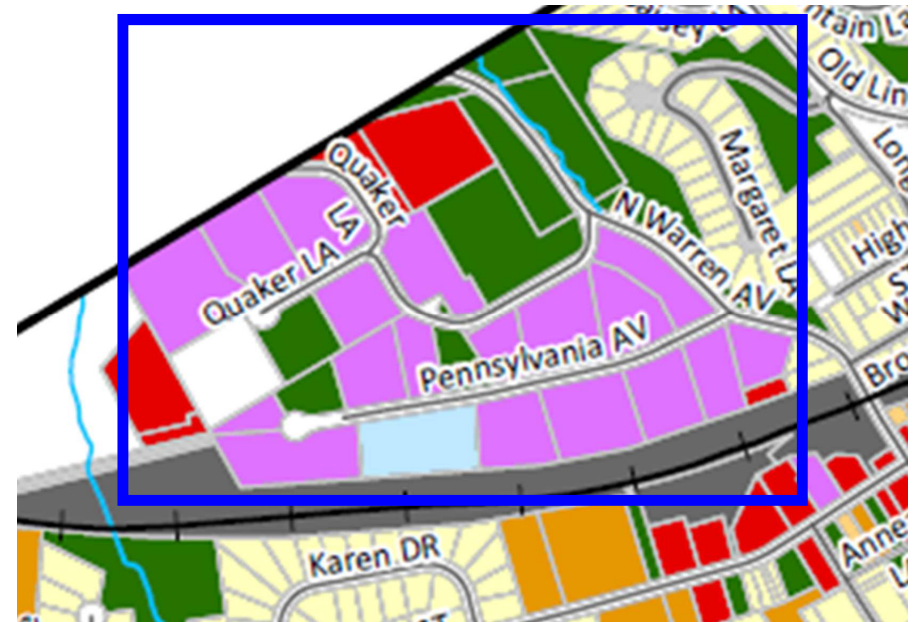
**Recommendation: No TOD overlay and place 10 acre parcel on Official Map designated as Open Space.**

# Industrial

## Planning Area # 14

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- Current land use
  - Zoned Light Industrial (LI and LI-1)
  - Industrial and larger-scale commercial uses
  - Served by water / sewer / stormwater collection
- 4 lots undeveloped lots owned by Malvern Borough
  - Total area ~5 acres
  - Wooded lots with steep slopes

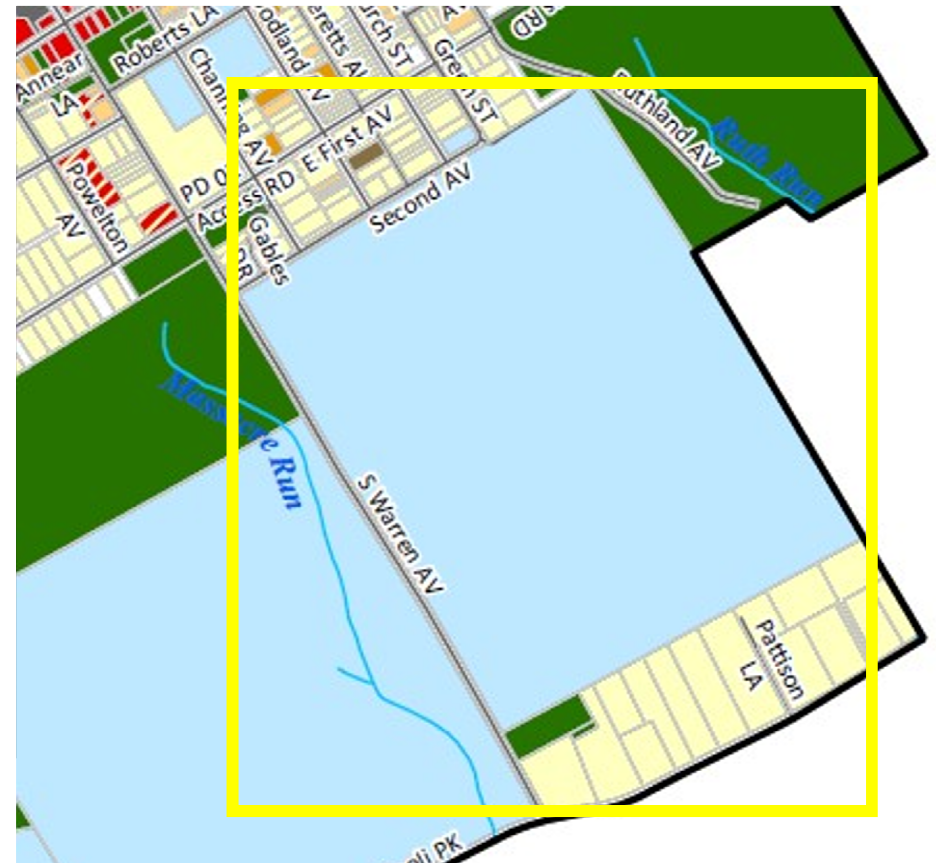


**Recommendation: Place 4 parcels on Official Map designated as Open Space**

# Malvern Retreat Center

## Planning Area # 2

- Current land use
  - Zoned Institutional (I-2)
  - Single lot totaling 107 acres (comprises 12.8% of Borough land area)
- Current Activity
  - Numbers limited because of COVID-19
  - Recent logging activity and “Crane School”
  - MRC Reimagining Task Force – examining the continuance of their mission and how this will affect property, buildings, and operations
  - Exploring possibility of new housing / cottages for residential use



# Malvern Retreat Center

## Planning Area # 2

### Recommendations:

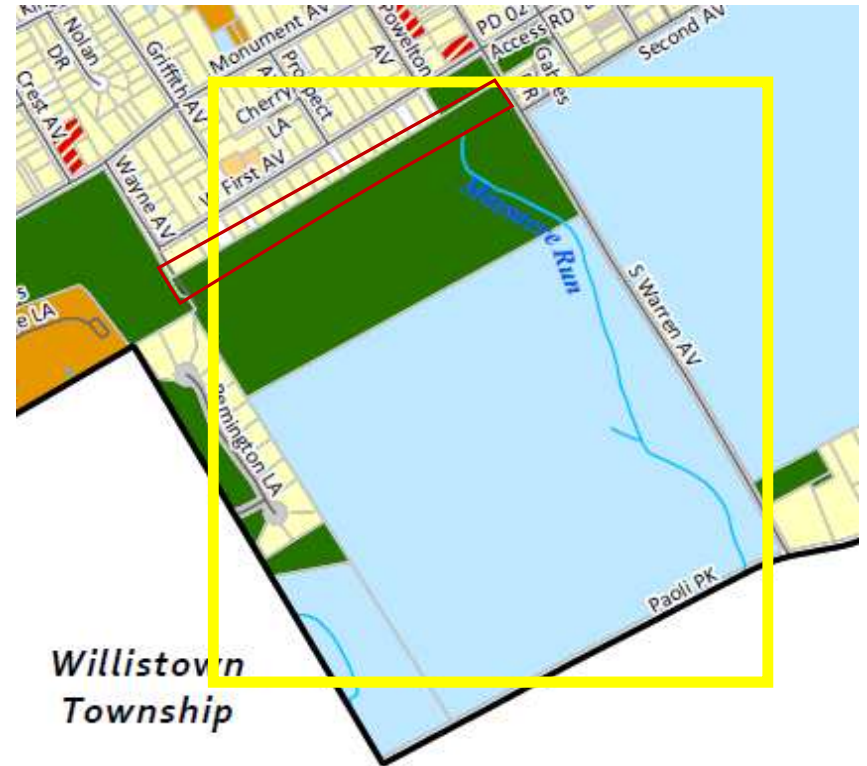
1. Remove Conditional Use language that allows for residential development connected to existing Olde Towne grid
2. Work with MRC to develop zoning that allows for limited development in core campus area
  - Encourage MRC to work with by-right zoning that allows for senior housing
  - May require allowance for greater density
3. Encourage preservation of highly valuable forest that completes greenway connecting Paoli Battlefield and Randolph Woods



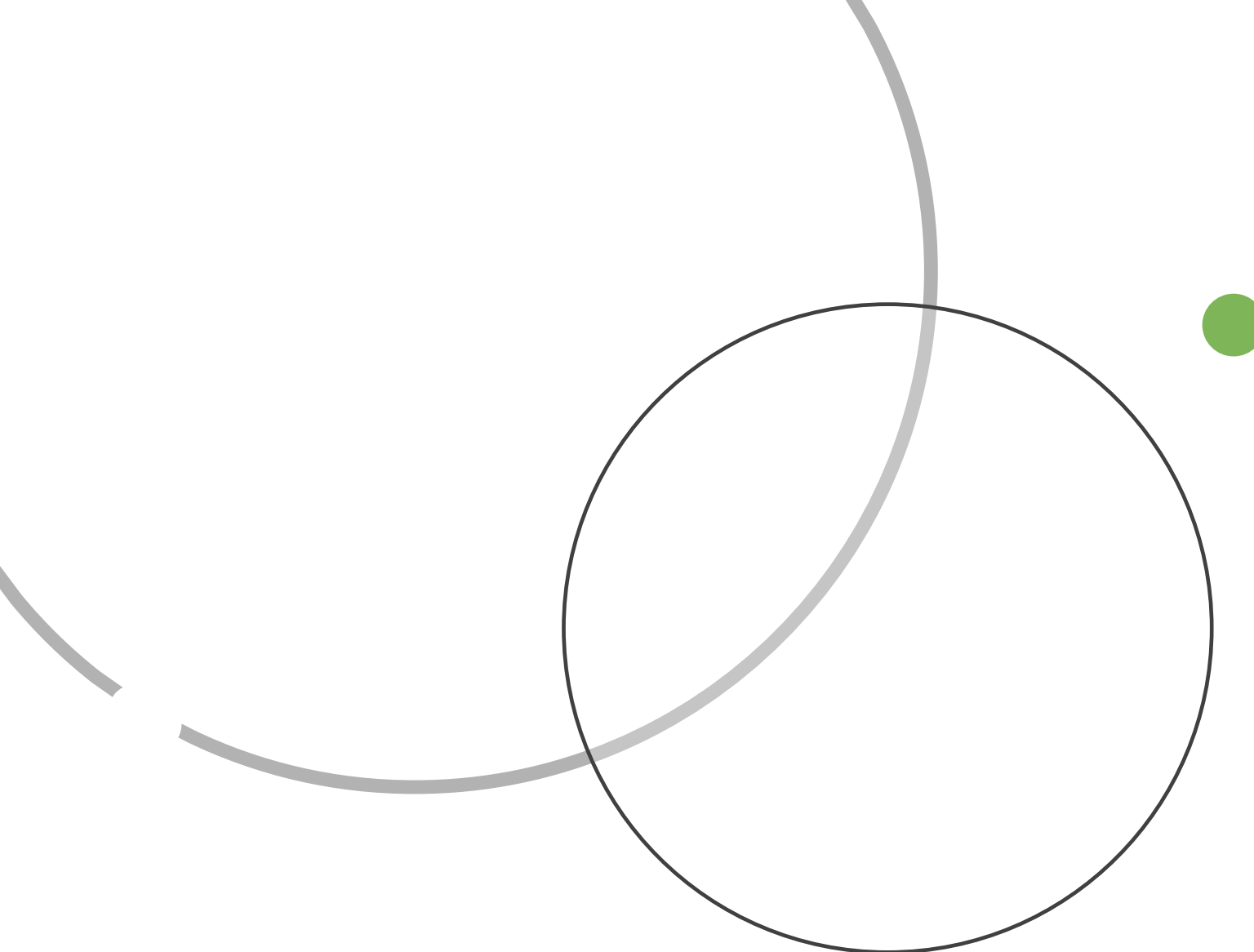
# Malvern Preparatory School

## Planning Area # 3

- Current land use
  - Zoned Institutional (I-1)
  - Single lot totaling 97 acres (comprises 11.6% of Borough land area)
- Current Activity – Master Planning
  - Making changes to ring road and adding emergency egress to connect with Paoli Pike
  - Want to extend natural resource-based education
  - Want to provide more access to school grounds while striking balance between access and security
- Borough plans approved for pedestrian connection between Paoli Pike & Second Avenue



**Recommendation: Formalize protection of woodlands ~8 acres or 20% of Paoli Battlefield Woods (total 40 acres)**



# Future Land Use

Malvern Borough 2022 Comprehensive Plan Update

Brandywine Conservancy



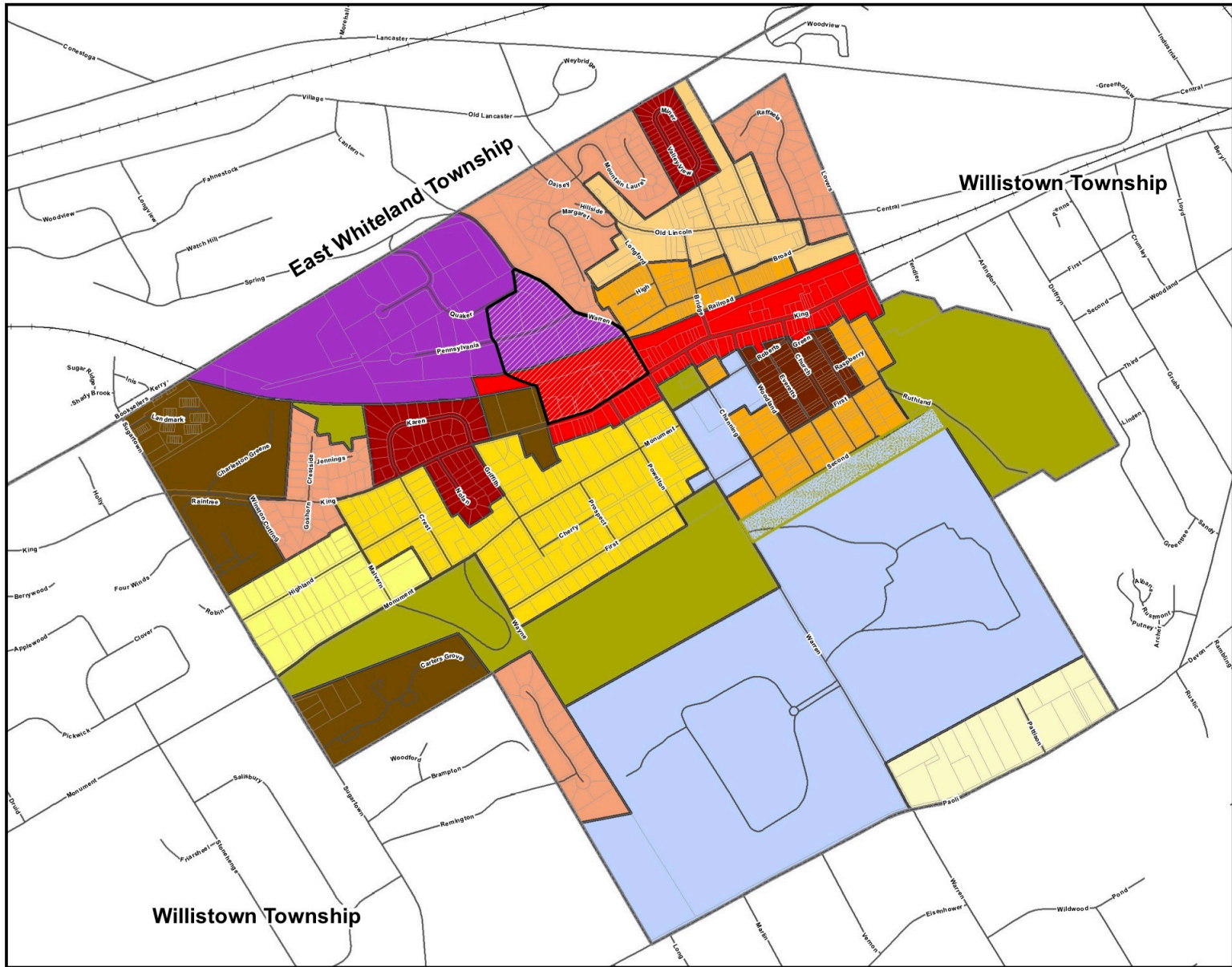
Goal is to  
establish an  
implementable  
plan

Simpler, more user friendly

10+ year horizon

Focuses on key community issues

Practical solutions & achievable  
actions



# Map 4-2 Future Land Use Malvern Borough Comprehensive Plan

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

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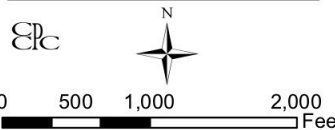
### Map Features

- Residential**
- OTHDR: Olde Towne High Density Residential
  - OTMDR: Olde Towne Medium Density Residential
  - OTLDR: Olde Towne Low Density Residential
  - TMDR: Traditional Medium Density Residential
  - TLDR: Traditional Low Density Residential
  - SHDR: Suburban High Density Residential
  - SMDR: Suburban Medium Density Residential
  - SLDR: Suburban Low Density Residential
  - MFR: Multi-Family Residential

- Non-Residential**
- TC: Town Center
  - IND: Industrial
  - INST: Institutional
  - RP: Resource Protection, Open Space, & Recreation
  - Greenway Linkage
  - TOD: Transit Oriented Development Overlay

### Base Features

- Municipalities
- Parcels
- Roads
- Railroad



December 2011

Data Source: C/CPC and Malvern Borough, 2011.

**Borough of Malvern**  
*Future Land Use*

**East  
Whiteland  
Township**



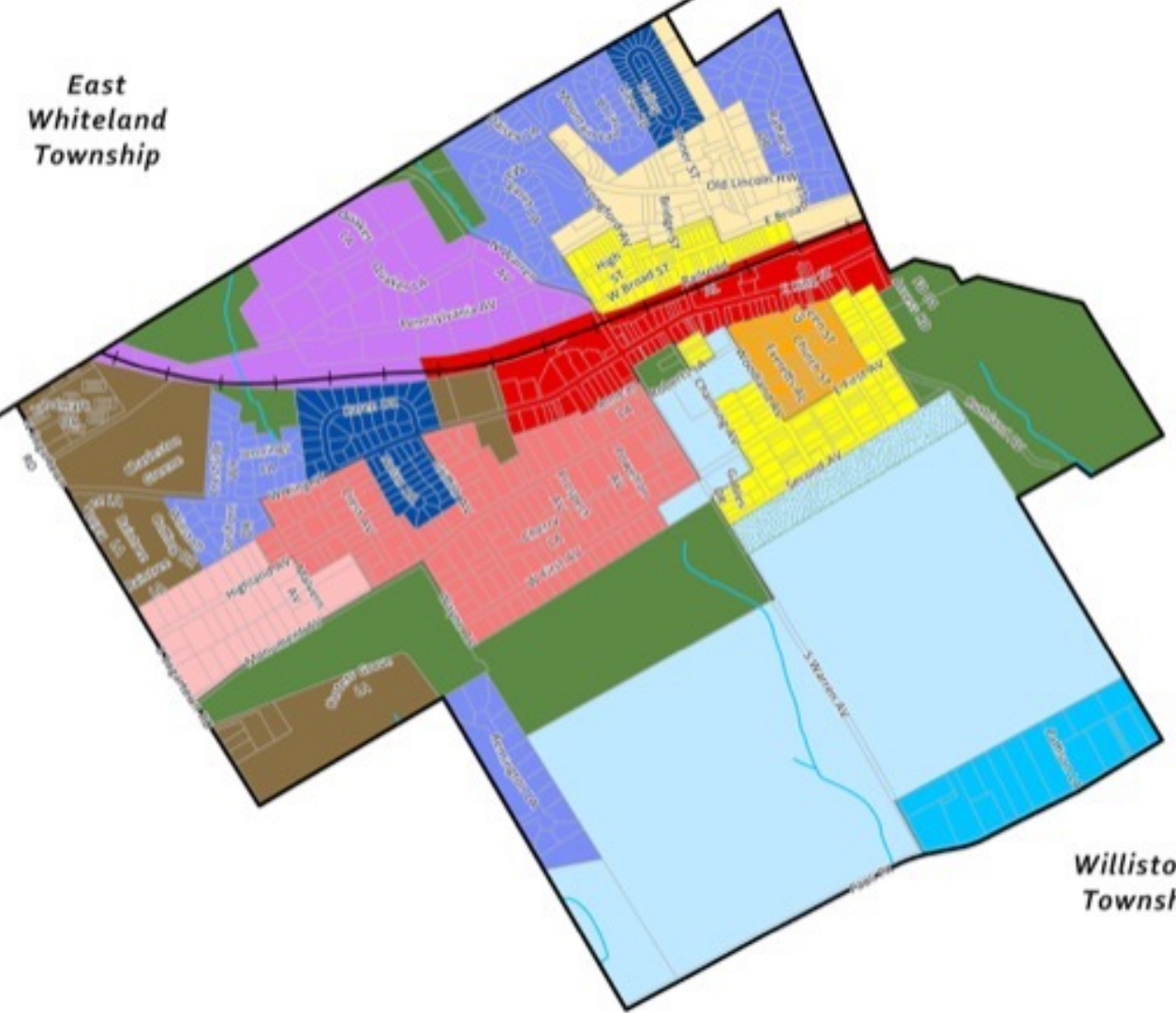
**Legend**

- Municipal boundary
- Railroad lines
- Water features
- Tax parcel boundaries
- Residential**
- Older Towne High Density Residential
- Older Towne Medium Density Residential
- Older Towne Low Density Residential
- Suburban High Density Residential
- Suburban Medium Density Residential
- Suburban Low Density Residential
- Traditional Low Density Residential
- Traditional Medium Density Residential
- Multi-Family Residential
- Non-Residential**
- Commercial
- Industrial
- Institutional
- Resource Protection, Open Space, & Recreation
- Greenway Linkage

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



Map created May 12, 2021



**Willistown  
Township**

**Borough of Malvern**  
*Future Land Use*  
(Alternative)



**Legend**

- Municipal boundary
- Railroad lines
- Water features
- Tax parcel boundaries
- Future Land Use**
  - Residential
  - Commercial
  - Industrial
  - Institutional
  - Resource Protection, Open Space, & Recreation
  - Greenway Linkage

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



Map created May 12, 2021

**East  
Whiteland  
Township**

**Willistown  
Township**



# Sample land use category text

Residential – Areas designated Residential on the Future Land Use Map reflect a well-established pattern of single-family, townhouse, or multi-family dwellings within the Borough. Within these areas, large vacant lots or tracts no longer exist for establishing major residential subdivisions. New dwellings or apartments could be added when permitted by zoning through infill opportunities, as accessory dwellings, and through building conversions, additions, or tear-downs and redevelopment.

**Borough of Malvern**  
*Future Land Use*  
Olde Towne  
Residential Categories



**Legend**

- Municipal boundary
- Railroad lines
- Water features
- Tax parcel boundaries
- Roads
- Olde Towne Residential categories

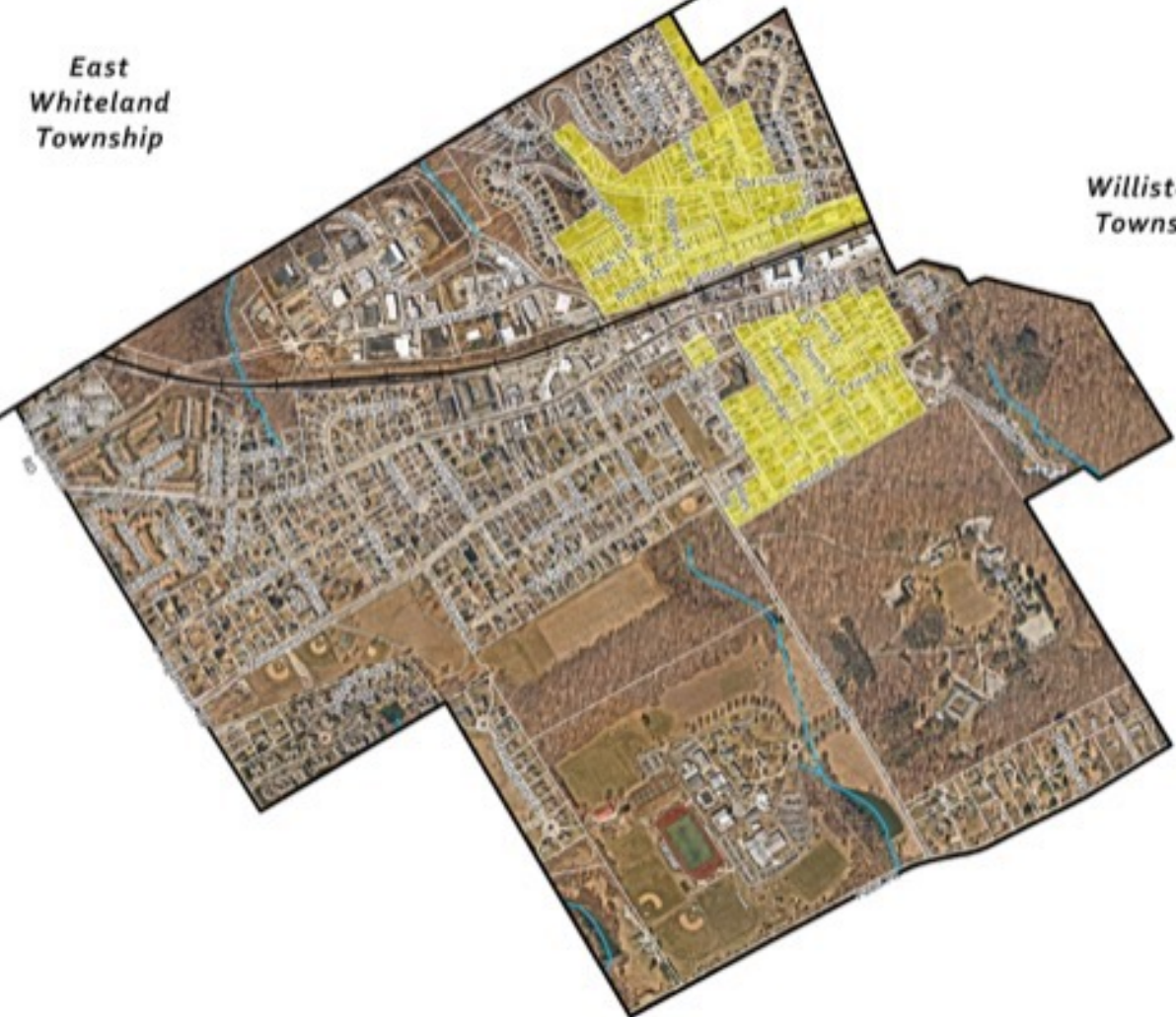
Data Source: Aerial data from Chester County Geographic Information Services, 2011.



Map created May 12, 2011

*East  
Whiteland  
Township*

*Willistown  
Township*



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# Sample objective or policy

- Within the Old Towne area, new dwellings or additions to existing dwellings should blend with the historic neighborhood character through compatible building scale, architectural style, building height and building setbacks from streets and alleys.

# How will the Borough accommodate additional people in the future?

Borough is projected to increase in overall population

Borough all-but-developed, but some room for infill, and always the possibility of redevelopment

Some residential housing options:

- Accessory dwelling units

- Conversion of single-family dwellings to apartments

- Elderly housing and Life Plan communities

- Upper floors of commercial buildings



# Sample housing objective or policy

Objective 1.1 - Diverse housing opportunities should be provided through infill on vacant lots, establishing accessory dwelling units, converting single-family dwellings into apartments, residential redevelopment, developing live/work units, and encouraging multi-story non-residential buildings which utilize upper floors for apartments and condominiums.

# How will redevelopment on King Street be decided?

Example - One-story commercial center near train station

- Pro-active vs. reactive
- Redevelopment should be an asset to community
- Enhance the Borough as a commuter destination
- Increase residential housing diversity and options

# Sample Plan implementation action

Action 1.1 - The Borough will identify and study vacant and developed parcels along King Street with the potential to redevelop over the next 10 to 20 years. The study should envision desirable redevelopment scenarios benefitting the overall community and addressing multiple planning objectives. The study should offer appropriate changes to zoning and other Borough ordinances to facilitate such outcomes from landowner-initiated redevelopment proposals.