

## Catalog

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

June 16, 2021  
7:30 P.M.

## 1. CALL TO ORDER

### COMPREHENSIVE PLAN TASK FORCE PRESENT:

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

### ABSENT:

Ms. Alicia Marziani, Park & Recreation Coordinator & Administrative Assistant  
Ms. Jennifer Leister Reitz, Thomas Comitta Associates  
Mr. John Theilacker, Brandywine Conservancy

### Staff & Professionals Present:

Ms. Stephanie Armpriester, Brandywine Conservancy  
Mr. Christopher Bashore, Borough Manager  
Ms. Meredith Mayer Braine, Brandywine Conservancy  
Mr. Rob Daniels, Brandywine Conservancy via ZOOM  
Mr. Grant DeCosta, Brandywine Conservancy via ZOOM  
Ms. Tiffany M. Loomis, Assistant Borough Manager & Zoning Officer  
Mr. Kevin Myers, Chester County Planning Commission via ZOOM

## 2. CALL TO ORDER & APPROVAL OF MAY 19, 2021 MINUTES

Chairman Chris Mongeau called the meeting to order.

The meeting minutes for May 19, 2021, prepared by Ms. Tiffany M. Loomis, were approved by the Comprehensive Plan Task Force, unanimously, and will be placed on the Malvern Borough Website.

## 3. HISTORIC RESOURCES

Ms. Stephanie Armpriester of Brandywine Conservancy presented the Historic Resource presentation.

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

Ms. Lynne Frederick and Ms. Barbara Rutz were in attendance on behalf of the Historical Commission.

Ms. Lynne Frederick is in agreement with the content of the presentation.

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Dr. Dave Knies, Ph.D. asked about if open lots may be considered historic due to previously having a historic structure located on this particular lot.

Mr. Joe Bones in also interested if this designation could be obtained on the open lot located at Bridge and King Street(s).

Ms. Cathy Raymond, Esq. asked about what approaches might be successful to have developers work with an existing building or building a building that will integrate with the buildings in the area.

Ms. Stephanie Armpriester explained that if a National Register district was created the developer could be eligible for a federal tax credit to reuse existing historic structures for commercial uses. This allows the developer to access funds.

Mr. Joe Bones asked if the Historical Commission considered the years of 1940 to 1971 for preservation regarding buildings due to as time goes by these homes become historic.

Ms. Stephanie Armpriester recommended to inventory these buildings to discuss whether or they are significant to protect.

Mr. Danny Fruchter asked and discussed about homes prior to 1971.

Mr. Danny Fruchter asked how many resources will be eligible for national historic registry.

Ms. Lynne Frederick responded that the Historical Commission was requested to pick 100 properties years ago, without cherry picking properties, which is not permissible. The Historical Commission went through all the properties located in Malvern Borough and this is why the 1942 benchmark was established. There are a significant number of properties that qualify and Borough Council was aiming for 100 properties at the time of the request. The Historical Commission aimed to select this number of properties without cherry picking.

Mr. Danny Fruchter asked how many detached garages are historic, and how many are located in the Borough.

Ms. Lynne Frederick responded that this is unknown.

Mr. Danny Fruchter further explained that many are carriage houses.

Ms. Lynne Frederick clarified that the Historical Commission starts with looking at the property and then determines if there are additional historic resources on the parcel.

Ms. Stephanie Armpriester recommended to determine what historic structures are fifty plus (50+) years old. There are criteria to determine what is historically significant. This determination includes features that may be historic that are associated with the primary structure. (i.e. historic stone wall, train, bridge, cemetery, etc.

Dr. Dave Knies asked if there is any way to determine something is historic because a previous historic building used to be there. (i.e. 128-142 E. King St.)

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Mr. Lynne Frederick and Ms. Barbara Rutz confirmed that the Borough was incorporated on 128-142 E. King Street. The property was already in shambles when it was in discussion if the building that used to be there, prior to being knocked down, was historic.

Ms. Stephanie Armpriester explained there is an argument that this could be classified as a historic site due to the Borough being incorporated there. Funding would not be available from the federal level.

Ms. Lynne Frederick confirmed that the people who wanted to form the Borough used to have talks there to break away from Willistown Township.

Dr. Helise Bichfskey, DO asked how one can obtain a designation for a property if there is a restriction what can be placed there.

Ms. Stephanie Armpriester explained that the National Register of Historic Places is an honorary system at the federal level and does not limit what could go there. Only if federal funds were used for a project on a National Register property or district would government agencies review impact on historic resource, but would not prevent demolition. Being listed on the National Register could provide tax incentives. Only zoning at the local level could truly protect the Borough's historic resources.

Dr. Amy Finkbiner, Ph.D. asked how difficult or rare it is to get on the National Register of Historic Places. What are the odds to getting King Street on this list for the vacant parcel. The Battlefield is going for a National Historic Landmark designation which has a greater significance than being on the National Register for Historic Places. Stephanie clarified there could be a strong argument, depending on how the Borough presents its case for historic significance.

Ms. Julie Raynor thanked Ms. Stephanie Armpriester and Ms. Lynne Frederick.

Mr. Danny Fruchter asked about design elements and how best to address this issue. What does it mean to talk about architecture and design while avoiding imitations? Additionally, he commented on a historic main street, as well as open lots requiring community discussion and professional consultation.

Stephanie directed Danny to follow up the Secretary of Interior Standards for Rehabilitation. Danny thanked her.

#### 4. NATURAL RESOURCES AND OPEN SPACE

Mr. Rob Daniels of Brandywine Conservancy presented the Natural Resources and Open Space presentation.

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

Dr. Amy Finkbiner, Ph.D. commented that this was a good presentation.

Mr. Brian Walker asked if there is an opportunity at the vacant lot to have a mini-park and if this is something to be considered?

Mr. Rob Daniels explained that it would be how the private property owner would be open to developing their property.

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Ms. Julie Raynor asked about the diagram and that most of the pavement shown on the diagram is not pervious. How would you go about replacing it with pervious paving?

Mr. Rob Daniels explained this is quite costly and there is always maintenance involved. He referenced concrete blocks that are pervious and it can be accomplished on a project by project basis to incorporate this technique.

Ms. Julie Raynor asked about a mix of grasses to increase green infrastructure.

Mr. Rob Daniels was in agreement with this approach.

Dr. Dave Knies, Ph.D. asked if Brandywine Conservancy identified any specific location in the Borough to put in pocket parks or green infrastructure.

Mr. Rob Daniels responded no and this would be a next step.

Mr. Joe Bones asked about the headwaters for Crum Creek and the statistics provided stating its poor water quality.

Mr. Rob Daniels clarified that this information was obtained from the Department of Environmental Protection (DEP). He further explained about catching the pollutants by installing riparian buffers, etc. There are potential areas in which a one hundred (100') feet buffer could be installed

Mr. Christopher Bashore clarified that Mr. Dan Daley, PE (Borough Engineer) is currently working on this matter with DEP for the pollution plan.

Dr. Zoe Warner, Ph.D. asked about a stormwater drain map where the drains are running in due to this would show where the impairment of the headwaters are occurring. She also addressed considering ordinances that encourage less lawn fertilization to cause less pollution for our community and downstream communities.

Mr. Danny Fruchter commented on pollutants, wetlands and how the stream map is incomplete, which is worth noting on the map. He is in agreement with Mr. Joe Bones and Dr. Zoe Warner, Ph.D.

Mr. Danny Fruchter suggested how to stop the pollutants to storm drains. He noted the I2 Zoning District which is the Malvern Retreat Property. Additionally, he discussed specimen trees thirty (30) inch in diameter and these particular trees being permanently protected.

Dr. Zoe Warner, Ph.D. asked about if we are at the stage where there could be a pocket park and a range basin.

Ms. Meredith Mayer Braine responded that the revised comprehensive plan will list this objective in the goals.

Mr. Christopher Bashore explained the phase I plantings for King Street were recently approved. These are a combination of new tree plantings and removal of some existing plantings. The Borough Engineer

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is in the process of determining sidewalk and infrastructure improvements. Borough Council approved twenty plus (20+) plantings.

5. PARKS & RECREATION

Park & Recreation and Main Street Manager presentation will occur at the next meeting with all other remaining items to be discussed.

6. PUBLIC COMMENT

No public comments were given.

7. ADJOURNMENT

Chairman Chris Mongeau adjourned the meeting at 9:00 PM.

Respectfully submitted by,

Tiffany M. Loomis  
Assistant Borough Manager & Zoning Officer

# MALVERN BOROUGH'S HISTORIC RESOURCES

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*Stephanie Armpriester*

*Assistant Director for Conservation*

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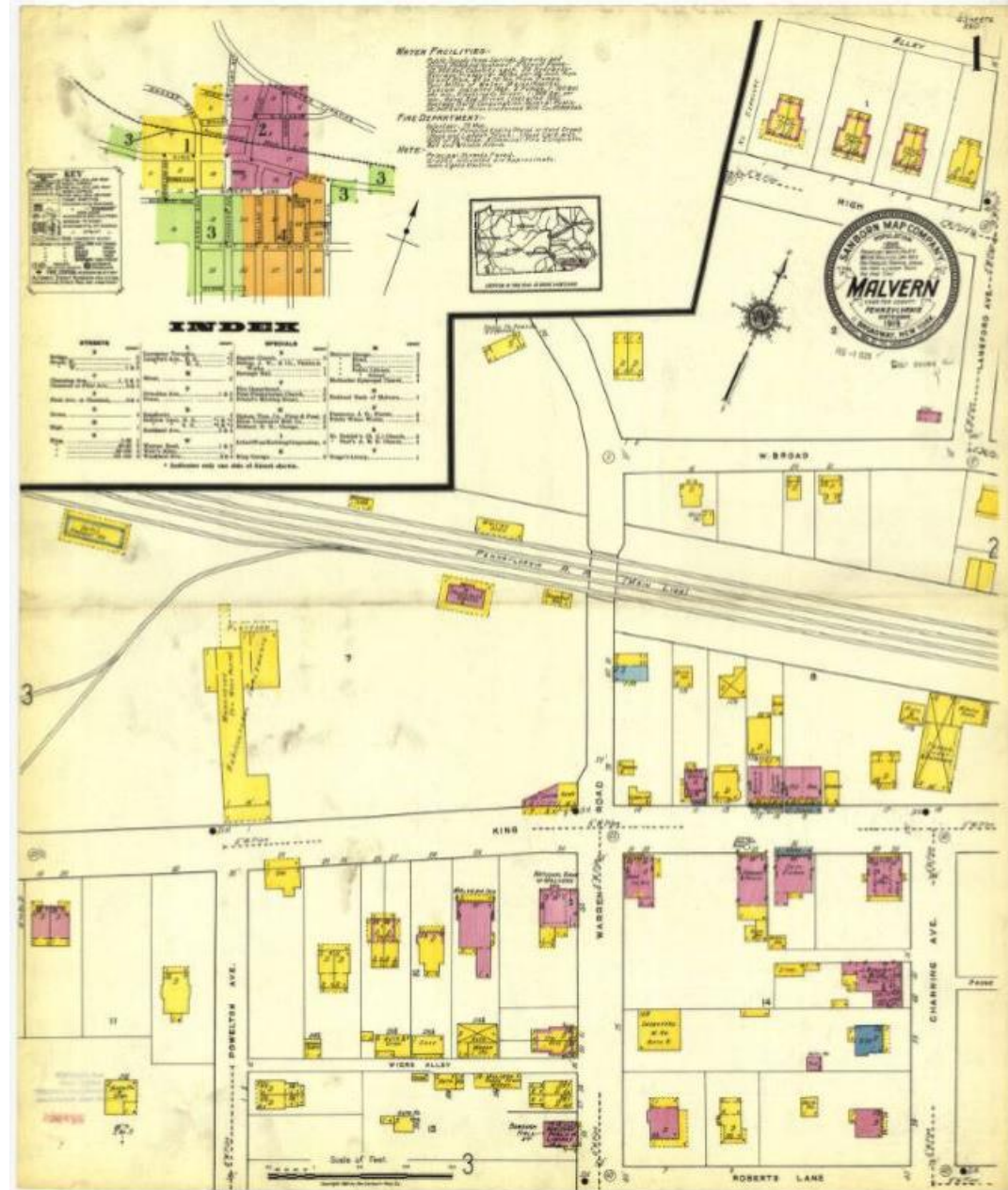
*June 16, 2021*



**BRANDYWINE  
CONSERVANCY**

# Borough History

- Crossroad Community
- Paoli Massacre
- Borough development spurred by the West Chester Railroad and Pennsylvania Railroad
- Railroad and its effect on the development of the Borough is a character-defining and pivotal feature of Malvern







# What is a Historic Resource?

- Buildings, sites, districts, objects, or structures 50 years or older (right now, construction dates 1971 or older)
- Then the question is – is it significant? (National Register Criteria)
- Borough has classified its historic resources into the following categories:
  - Tier I: designated by a 3<sup>rd</sup> party
  - Tier II: designated by Borough Council
  - Tier III: designated by Borough Council or Historical Commission

# Malvern's Historic Resources Today

HISTORIC RESOURCE^ ANALYSIS*		
Time Period	No. of Resources	Percentage (%)
1640-1779 (Colonial)	3	.5%
1780-1829 (Early Republic)	4	.7%
1830-1859 (Mid-19 <sup>th</sup> Century Period)	2	.3%
1860-1909 (Late Victorian Period)	208	37.7%
1910-1939 (Revival Period and Early 20 <sup>th</sup> Century Movements)	117	21.2%
1940 – 1971 (Modern Movements)	217	39.4%
<b>TOTAL</b>	<b>551</b>	<b>99.8%</b>

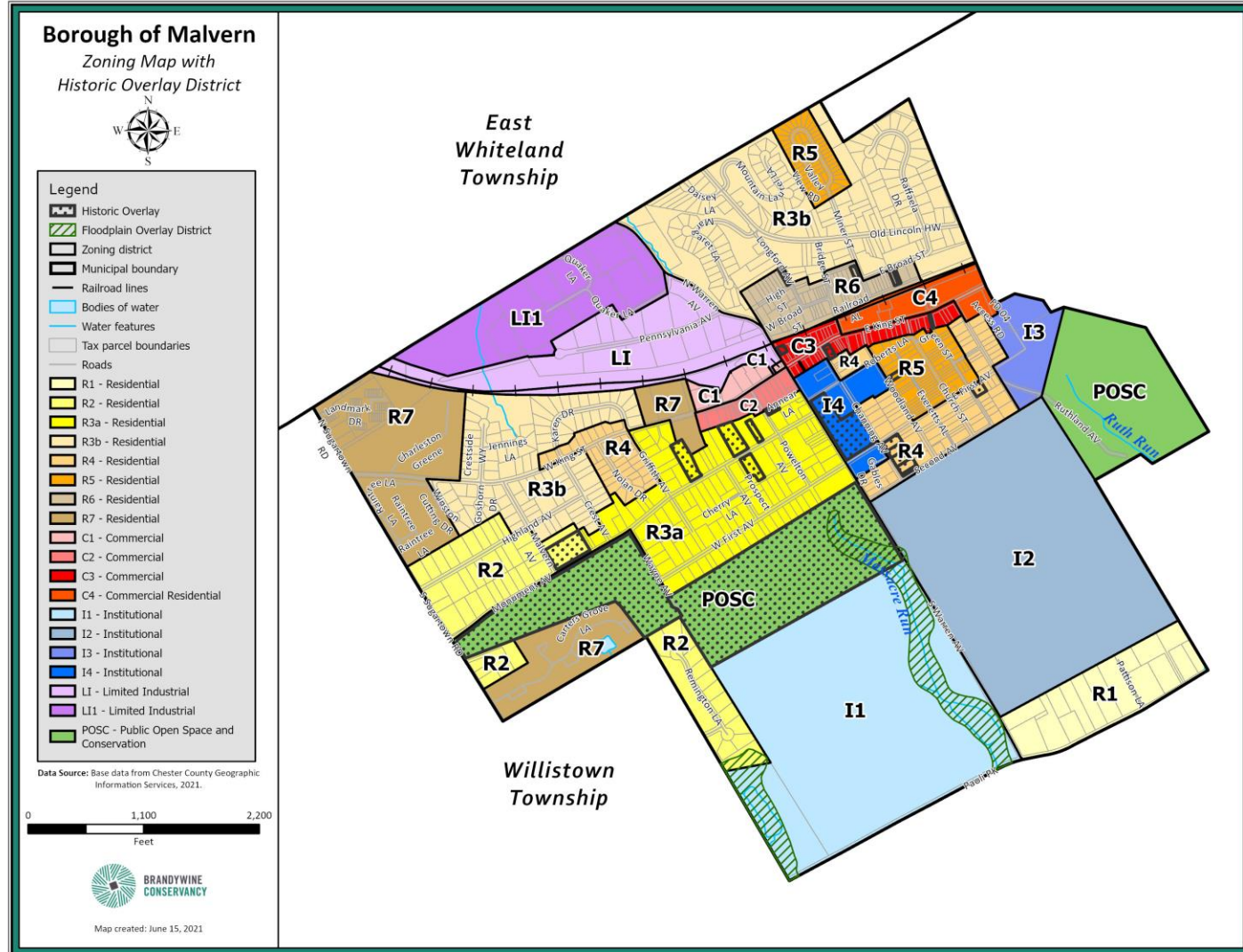
^ Historic Resource means a resource that is 50 years or older. Does not comment on resource's significance.

\* Based on 2014 revised inventory and does not include demolished resources.



# Planning Efforts Since Last Comprehensive Plan

- Revised inventory
- Historic Resource Protection Standards in Zoning Ordinance (2015)
- Boosted education and outreach activities by the Historical Commission






# Recommended Goals and Steps

## Goal 1:

*Continue support of the preservation and reuse of Malvern Borough's historic and cultural resources.*

- Revisit and finalize the 2014 updated historic resources inventory and update associated Historical Atlas.
  - Determine the vision for historic preservation in Malvern Borough and identify best tools to protect historic resources. Explore official eligibility or designation through National Register of Historic Places for individual or historic resources
  - Consider mid-century resources as contributing resources
- 
- Streamline process associated with designating historic resources in Borough's historic resource protection standards.
  - Continue incentivization of reuse to prevent demolition of historic resources

# Recommended Goals and Steps

## Goal 2:

*Continue proactive education and outreach efforts about Malvern's historic resources to build community awareness and support.*

- Continue awards program, event offerings, signage project, and social media postings to keep public engaged, including providing technical assistance programs to landowners in partnership with preservation professionals
- Expand and update successful walking tours
- Explore virtual tools to showcase Malvern's historic resources and to provide resources to landowners



# Recommended Goals and Steps

## *Goal 3:*

*Implement context sensitive design measures to preserve existing resources while allowing appropriate new construction to create a cohesive sense of place.*

- Develop simple design guidelines to be used as a proactive, voluntary tool with applicants
- Explore Main Street and Elm Street programs that preserve small town character while supporting economic development opportunities
- Explore façade improvement programs to incentivize landowners with Tiers I – III historic resources to make appropriate material changes



# NATURAL RESOURCES AND OPEN SPACE

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*June 16, 2020*



**BRANDYWINE  
CONSERVANCY**



# Soils and Slopes

East  
Whiteland  
Township



Willistown  
Township

- Hydric Soils
  - Seasonally or permanently wet soils
  - Located along Massacre Run and Crum Creek
- Slopes (15% and greater)
  - Along water courses, rail embankment, and Old Lincoln Hwy.



# Water Features

- Divided by Crum Creek and Little Valley Creek watersheds
- EV and HQ watersheds
  - Special protection waters. Water quality in these streams must be maintained
- However, all streams in Malvern Borough are impaired
  - Impairments – Urban runoff, flow modification, pathogens
- Importance of headwaters

East  
Whiteland  
Township

Willistown  
Township

# Woodlands & Riparian

- Woodland
  - Predominantly in the southern part of the Borough, although some in northern areas
  - Interior woodland
- Tree canopy in urbanized areas
  - Important benefits for residents and the environment
- Riparian Buffers
  - Water quality and quantity benefits

# Opportunities within the urban environment

- Given the Borough's urban setting, it's important to consider what opportunities may exist to enhance and provide resiliency for existing natural resources within the urban setting



Image Credit: Phytostudio.com

Street and yard trees

Rain gardens

Pollinator/native plant habitat

Pervious paving

Green stormwater infrastructure in redevelopment/development

These can be incentivized, voluntary, regulatory, or a combination of all.



# Benefits of incorporating green infrastructure in the urban environment

- Increases natural habitat and habitat connectivity
- Improves air quality
  - Directly and indirectly
- Captures carbon
- Mitigates flooding
- Improves water quality
- Increases physical activity and opportunities for social interaction

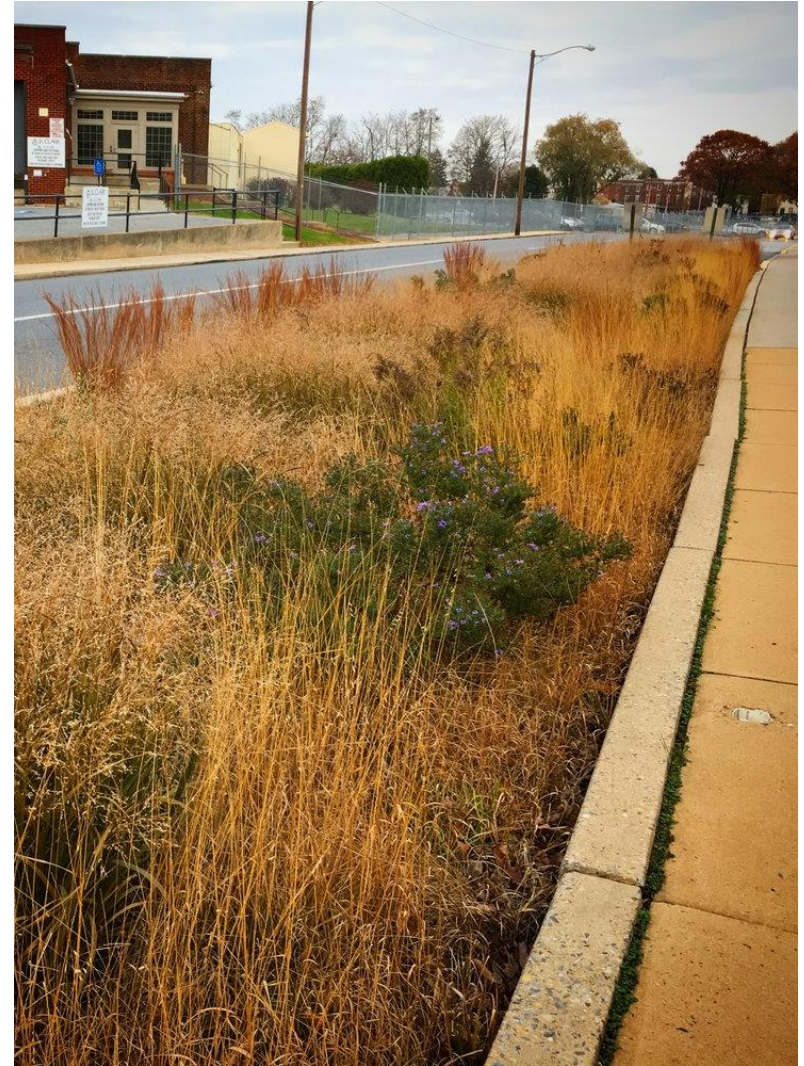
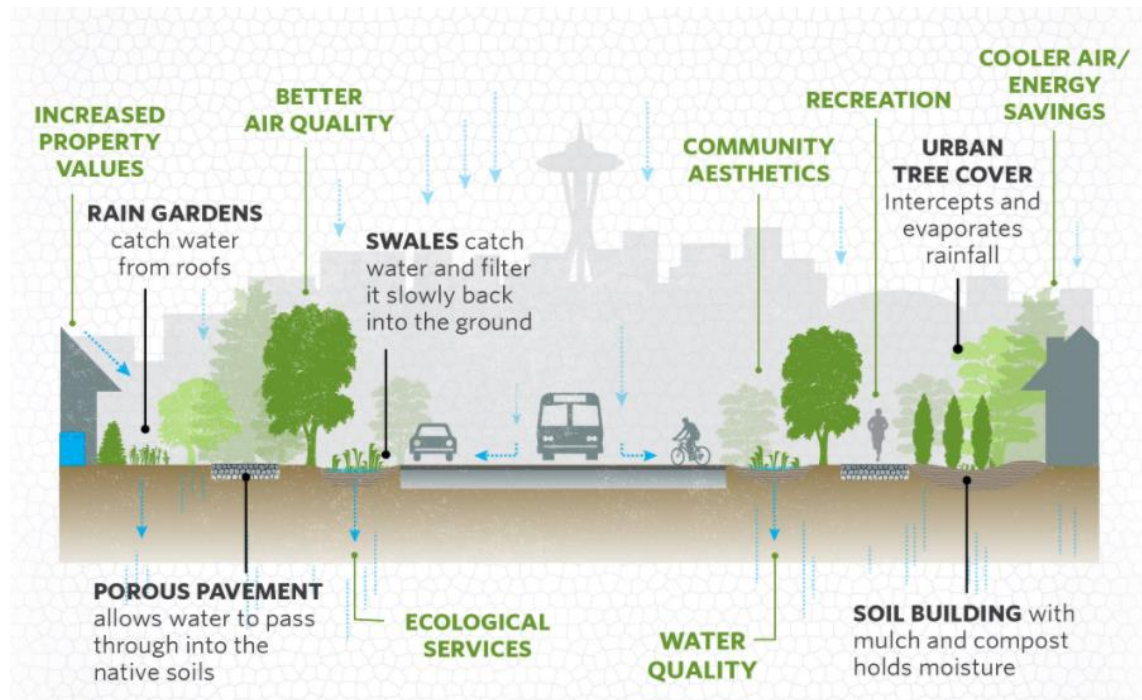


Image Credit: Phytostudio.com

# Benefits of incorporating green infrastructure in the urban environment

- Reduces heat island
  - Reduces cooling costs
  - Decreases impervious surfaces
  - Increased property values
  - Reduces noise
  - Reduces health care costs
  - Increases climate resiliency
- All of these are also true of protecting and enhancing *existing* natural resources



# Natural Resources on Protected Lands

Resource	Total	Protected	% Protected
Stream Miles	38.5	5.8	15.1%
Headwaters	4343.0	286.5	6.6%
Undeveloped Prime Ag. Soils	4628.6	366.1	7.9%
Undeveloped Hydric Soils	1429.5	259	18.1%
Woodlands	2726.2	440.1	16.1%
Interior Woodlands (300 ft.)	301.7	80.7	26.7%
Riparian Woodlands (100 ft.)	591.3	100.1	16.9%
Riparian Gaps (100 ft.)*	273.1	35.5	13.0%
Wetlands	94.1	11.7	12.4%

# Natural Resource Protection Provisions

**Malvern Borough Zoning Ordinance**  
*Generalized Natural Resource Protection Provisions*

Resource	Maximum Disturbance Permitted (%)	Notes
Floodplain	0	
Steep Slopes		
Precautionary (15-20%)	40	20% impervious surface limitation.
Prohibitive Slopes (> 20%)	0	Access driveway or primary road permitted, provided there is no other access to the property or lot.
Woodlands	60	Where woodlands overlap other natural resources, the more restrictive disturbance standard shall apply.
Specimen Vegetation*	0	Allowed where Borough is satisfied that such removal is essential to eliminate hazardous conditions. Modifications to area and bulk requirements may be approved to permit retention of specimen vegetation.
Wetlands	0	

\*Any tree greater than 30 inches DBH shall be considered "specimen vegetation" for purpose of this chapter, regardless of species. Select species at 24" DBH.

# Other regulations

- Zoning - Provisions for cluster development in Institutional District (I2) district
  - Minimum of 45% to be set aside as open space
- SALDO
  - Existing vegetation and natural features to be preserved wherever feasible and incorporated into landscape design
  - Native and non-invasive species encouraged
  - Replacement standards for tree removal either in violation of ordinance or in excess of permitted allowances



# Open Space

- Municipally Owned – 114 acres
- Other (HOA) – 24 acres
- **Total – 136 acres (16.7 % of Borough)**
- **Of Chester County's 15 Boroughs, Malvern ranks #1**
  - Elverson – 15%
  - Phoenixville – 14%
  - West Grove – 11%
- Comparable to New Garden, Uwchlan, Caln, Penn, New London, and Thornbury Twp.
- Regionally, Exton Park and Valley Forge are both within 15 minutes drive time



# Planning Considerations – Nat. Res. and Open Space

- Urban vs. semi-Rural character of the municipality
- A good portion of the Borough's existing natural resources reside on just a few lots
  - Both a positive and negative
- Look to opportunities to enhance the environment within the urban setting
  - Help mitigate impacts of climate change
- Importance of stewardship at the residential level
- Consider riparian protection provisions, including restoration requirements
- A headwater municipality for two special protection watersheds
- Pocket Parks, Community Gardens
- Connecting existing open space with additional open space or greenways/trails
- Enhancing/restoring current open space holdings