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AREA 3A – SMALLER SCALE NEIGHBORHOOD AREAS IMPLEMENTATION MATRIX

Chart 11.

Strategies	Priority	Responsible Parties	Implementation
1. Building/Development Types			
1.3. Promote compatible building development and types	Short Term	PC, BOS	Develop and Implement Design Standards for Cluster Development
1.4. Encourage clustering dwellings to preserve open space	Short Term	PC, BOS	Develop and Implement Design Standards for Cluster Development
1.5. Encourage compact neighborhoods	Short Term	PC, BOS	Develop and Implement Design Standards for Cluster Development
2. Housing Opportunities			
2.3. Accommodate a variety of housing types including multi-family and senior-living	Short Term	PC, BOS	Amend the ZO to permit a variety of housing opportunities
2.4. Accommodate accessory dwelling units/in-law suites	Short Term	PC, BOS	Amend the ZO to permit accessory dwelling units/in-law suites
3. Accessory Structures			
3.3. Incorporate gazebos, pavilions, arbors, and trellises in green spaces	Immediate; Ongoing	PC, BOS	Require new residential develop to implement amenities in the green spaces
3.4. Implement mall pavilions as an enhancement to open space areas and as an opportunity for public gathering	Short Term	PC, BOS	Require new residential develop to implement mall pavilions
4. Coverages			
4.3. Encourage neighborhoods with 20 or more dwellings/lots to have usable green areas	Short Term	PC, BOS	Amend the Township Ordinances to require usable green areas
4.4. Incorporated central green spaces	Short Term	PC, BOS	Amend the Township Ordinances to require central green space
5. Heights			
5.3. Encourage reduced building footprints and impervious coverage by having additional stories	Short Term	PC, BOS	Amend the Township Ordinances to provide incentives for reduced building footprints and impervious coverages
6. Setbacks			
6.3. Incorporate landscape planting into the setback to provide screening/ buffering	Short Term	PC, BOS	Develop and Implement Design Standards for Landscaping and Buffering
7. Road Characteristics & Amenities			
7.3. Implement streetscape enhancements including street trees and street lights	Short Term	PC, BOS	Develop and Implement Design Standards for Streetscapes
7.4. Incorporate sidewalks on both sides of streets	Short Term	PC, BOS, TE	Require sidewalks for new developed or redeveloped along streets

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8. Road Widths			
8.3. Implement traffic calming measures on streets	Short Term	PC, PennDOT, BOS, TE	Coordinate with PennDOT to implement Traffic Calming measures outlined the *Pennsylvania's Traffic Calming Handbook*
8.4. Implement street trees to provide visual relief	Short Term	PC, BOS	Amend the SALDO to strengthen the requirements for Street Trees along new streets, access drives, etc.
9. Utilities			
9.3. Connect to public sewer services where feasible	Ongoing	PC, MA, BOS, TE	Continue to updated and implement the Township's Act 537 Plan as needed and determine feasibility of connecting to areas to public sewer
9.4. Connect to public water service where feasible	Short Term	PC, MA, BOS, TE	Protect and maintain a high quality water supply by incorporating recommendations from the Monroe County *Water Supply and Wellhead Protection Plan* into the Township Ordinances, and plan in accordance with the State Water Plan
9.5. Provide alternative sewer and water systems where public utilities are not accessible	Ongoing	PC, MA, BOS, TE	Implement innovative on-lot and community sewage disposal systems
10. Stormwater Management (SWM) & Green Infrastructure			
10.3. Implement environmentally sustainable SWM solutions to work toward Low and Net Zero Water development	Ongoing	PC, TE, MCC, BOS	Amend the Township Ordinances to provide incentives for Low and Net Zero Water development
10.4. Implement well landscaped green infrastructure, with rainwater harvesting and downspout disconnection	Ongoing	PC, MCC, BOS	Develop and Implement Design Standards for Green Infrastructure
10.5. Implement greenroofs on buildings	Long Term	PC, MCC, BOS	Amend the Township Ordinances to provide incentives for greenroofs
11. Alternative Energy Opportunities			
11.3. Encourage upgrading and retrofitting of existing dwellings	Ongoing	PC, BOS	Amend the SALDO to provide incentives for upgrading/retrofitting of existing buildings
11.4. Encourage Low and Net Zero Energy Buildings	Ongoing	PC, BOS	Develop an Energy Systems Ordinance and Incentivize Low and Net Zero Energy Buildings
11.5. Encourage solar energy and geothermal energy systems	Ongoing	PC, BOS	Develop an Energy Systems Ordinance and Incentivize solar and geothermal energy systems
11.6. Encourage LEED buildings and LEED Neighborhood Development (LEED ND)	Short Term	PC, BOS	Develop an Energy Systems Ordinance and incentivize LEED buildings

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12. Environmental			
12.3. Economize development footprints to minimize disturbance	Short Term	PC, BOS	Develop and implement Design Standards for Cluster Development
12.4. Terrace development to reduce and minimize slope disturbance	Short Term	PC, TE, BOS	Develop and implement Design Standards for Site Design and Layout Best Practices
12.5. Protect wildlife and environmental corridors	Short Term	PC, MCC, BOS	Establish priorities for habitat and species restoration/creation as part of Habitat Conservation Plan; give priority to the protection of exiting high quality habitat
13. Historic & Natural Resource Protection			
13.3. Adaptively reuse viable buildings to the maximum extent possible	Ongoing	HC, PC, BOS	Develop historic resource protection provisions and standards for adaptive reuse
13.4. Protect existing historic buildings, structures, and sites	Ongoing	HC, PC, BOS	Amend the SALDO to better promote historic resource recognition; Update Historic Resource Map
13.5. Implement Historic signage in order to identify sites and places, and to create a "branding" for the Township	Short Term	HC, PC, BOS	Establish a partnership of National Register sites to erect identification plaques
13.6. Protect Natural Resources and Open Space by minimizing development impacts and sprawl development	Short Term	PC, MCC, BOS	Establish priories for habitat and species protection; Enhance Ordinance provisions for natural resource protection standards
14. Parks, Recreational Opportunities & Community Amenities			
14.3. Implement walkways/pathways to provide connectivity	Ongoing	PR, PC, BOS, TE	Amend the SALDO to require walkways/pathways to connect to existing and planned paths on adjacent properties when properties are developed or redeveloped
14.4. Incorporate neighborhood and community parks in close proximity to dwellings	Short Term	PR, PC, BOS	Establish an inventory of exiting and desired park and recreation facilities; establish a Capital Improvements Program to increase capacity at existing park facilities and provide new recreational programs and facilities
14.5. Create community gardens in close proximity to dwellings	Ongoing	PR, PC, BOS	Evaluate the need for community gardens and potential opportunity areas for implementation
15. Design Elements: General			
15.3. Encourage a variety of dwelling design, types and widths	Short Term	PC, BOS	Amend the SALDO to permit a variety of dwelling designs, types and widths
15.4. Allow a variety of side yard widths	Short Term	PC, TE, BOS	Amend the SALDO to permit a variety of side yard widths

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16. Design Elements: Architectural			
16.3. Encourage building façade recesses and projections	Short Term	PC, BOS	Develop and Implement Architectural Design Standards
16.4. Encourage colors and materials that are context-sensitive	Short Term	PC, BOS	Develop and Implement Architectural Design Standards
16.5. Encourage a variety of roof lines such as gabled and hipped roofs, and dormers	Short Term	PC, BOS	Develop and Implement Architectural Design Standards
17. Design Elements: Landscape			
17.3. Implement evergreen screens and buffers around development perimeters	Immediate; Ongoing	PC, BOS	Develop and Implement Design Standards for Landscaping and Buffering
17.4. Incorporate street trees along streets	Immediate; Ongoing	PC, BOS	Amend the SALDO to strengthen the requirements for street trees along new streets, access drives, etc.
18. Design Elements: Signage			
18.3. Implement context-sensitive monument signs	Ongoing	PC, BOS	Develop and Implement Design Standards for Signage
18.4. Implement context-sensitive wayfinding signs	Short Term	PC, EDA, EDM, BOS	Develop and implement Design Standards for Signage