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Chart 8.

Strategies	Priority	Responsible Parties	Implementation
1. Building/Development Types			
1.3. Create downtown environment	Ongoing	PC, BOS, EDA, EDM	Develop and implement Design Standards for the Route 209 corridor
1.4. Encourage compatible adjoining uses	Ongoing	PC, BOS	Amend the ZO to provide a variety and expanded opportunity of uses
1.5. Encourage compatible adjoining building types	Ongoing	PC, BOS	Develop and implement Design Standards
1.6. Encourage new building types that accommodate lodging	Short Term	PC, BOS	Amend the ZO where needed to accommodate lodging
1.7. Encourage and expand opportunities for restaurant use	Ongoing	PC, BOS	Amend the ZO to provide expanded restaurant use opportunities
1.8. Promote mixed-use development at a re-purposed Penn DOT Park & Ride site	Short Term	BOS, PC, EDA, EDM, Penn DOT	Amend the ZO to enable mixed-use development
2. Housing Opportunities			
2.3. Implement a variety of housing opportunities	Ongoing	PC, BOS	Amend the ZO where needed to expand the housing opportunities
2.4. Accommodate apartments and multi-family dwellings	Short Term	PC, BOS	Amend the ZO where needed to allow for apartments and multi-family dwellings
2.5. Implement zero commute housing opportunities	Ongoing	PC, BOS	Amend the ZO where needed to expand the housing opportunities for zero commute housing (i.e. live-work units and vertical mixed-use)
3. Accessory Structures			
3.3. Accommodate farmers markets		PC, BOS, EDA, EDM	Amend the ZO to permit farmers markets
3.4. Encourage special events	Ongoing	PC, BOS, EDA, EDM	Amend the ZO to permit special events
3.5. Accommodate short-term commercial uses	Short Term	PC, BOS, EDA, EDM	Amend the ZO to permit short-term commercial uses
3.6. Incorporate opportunities for pedestrian strolling	Ongoing	PC, BOS	Amend the SALDO to require sidewalks and/or pathways/walkways for new development and redevelopment
4. Coverages			
4.3. Encourage 5 to 10% of lots to have usable green areas	Ongoing	PC, BOS	Amend the SALDO to require usable green areas
4.4. Implement green edges and buffer areas on lots	Ongoing	PC, BOS	Amend the SALDO to require amble buffers
4.5. Economize on building footprints by promoting second stories	Ongoing	PC, BOS	Amend the SALDO to provide incentives for reduced building footprints

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5. Heights			
5.3. Discourage one-story buildings	Ongoing	PC, BOS	Amend the SALDO to permit 4 story building heights
5.4. Implement a Main Street stature	Ongoing	PC, BOS, EDA, EDM	Develop Design Standards for the Route 209 corridor
5.5. Encourage less building coverage by having more floors	Ongoing	PC, BOS	Amend the SALDO to provide incentives for reduced building coverage
6. Setbacks			
6.3. Promote green frontages	Ongoing	PC, BOS	Amend the ZO and SALDO to strengthen green frontage and landscaping provisions
6.4. Implement shared parking in rear of lots to enable shallower setbacks	Ongoing	PC, BOS	Amend the SALDO in order to enable shared parking of adjacent uses
7. Road Characteristics & Amenities			
7.3. Limit curb cuts to promote streetscape aesthetics	Ongoing	PC, BOS	Amend the SALDO to limit the number of curb cuts for new development and redevelopment and provide incentives for shared curb cuts for adjoining properties
7.4. Implement a Pier-Fence-Hedge combination to screen parking along streetscape edges	Ongoing	PC, BOS	Develop Design Standards for the Route 209 corridor
7.5. Implement sidewalks on both sides of streets	Short Term	PC, BOS	Amend the SALDO to require sidewalks in new development and redevelopment
7.6. Implement bicycle racks	Short Term	PC, BOS	Amend the SALDO to require bicycle racks at new development and redevelopment for nonresidential and multi-family residential
8. Road Widths			
8.3. Implement traffic calming measures on streets	Short Term	PC, BOS	Coordinate with PennDOT to implement Traffic Calming measures outlined the *Pennsylvania's Traffic Calming Handbook*
8.4. Implement street trees to provide visual relief	Ongoing	PC, BOS	Amend the SALDO to require street trees for new development and redevelopment
8.5. Implement lanes and paths for bicycling parallel to the road	Short Term	PC, PR, BOS, MCP	Participate in Monroe County and PennDOT efforts for formulate cross-state bikeway system
8.6. Reduce curb cuts to limit turning lanes and movements off of Rt 209	Short Term	PC, BOS, TE	Amend the SALDO to limit the number of curb cuts for new development and redevelopment and provide incentives for shared curb cuts for adjoining properties

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9. Utilities			
9.3. Connect to public sewer services where feasible	Immediate; Ongoing	PC, MSD, BOS, TE	Continue to update 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, MSD, 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, MCC, BOS	Amend the SALDO to provide incentives for Low and Net Zero Water development
10.4. Implement well landscaped green infrastructure	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 SALDO to provide incentives for greenroofs
11. Alternative Energy Opportunities			
11.3. Encourage upgrading and retrofitting of existing buildings and facilities	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
12. Environmental			
12.3. Create a street tree allee	Short Term	PC, BOS	Amend the SALDO to require street trees along new streets, access drives, and the like
12.4. Create a shade tree canopy, especially for parking lots	Ongoing	PC, BOS	Amend the SALDO to require enhanced landscaping in parking areas
12.5. Create usable public green spaces	Ongoing	PC, BOS	Amend the SALDO to require usable green areas

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13. Historic & Natural Resource Protection			
13.3. Adaptively reuse viable buildings to the maximum extent possible	Ongoing	HC, PC, BOS	Develop Adaptive reuse of historic resource provisions and standards with tiered approach for adaptive reuse
13.4. Protect existing historic buildings, structures, and sites	Ongoing	HC, PC, BOS	Amend the SALDO to promote historic resource recognition; Update Historic Resource Map; designate historic properties as "sending areas" in the Township's Transfer of Development Rights program
13.5. Increase awareness of historic and natural resource protection	Ongoing	HC, PC, BOS	Promote the Township's history through social media and in the newsletter
13.6. 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
14. Parks, Recreational Opportunities & Community Amenities			
14.3. Create pedestrian gathering areas and spaces	Ongoing	PC, BOS	Amend the SALDO to require pedestrian gathering areas
14.4. Implement a continuous sidewalk and walkways system	Ongoing	PC, PR, BOS, TE	Require paths/sidewalks to connect to existing and planned paths on adjacent properties when properties are developed or redeveloped
14.5. Implement crosswalks	Ongoing	PC, BOS, TE	Amend the SALDO to require crosswalks in new development and redevelopment
15. Design Elements: General			
15.3. Implement mixed-uses to the maximum extent possible	Short Term	PC, BOS	Amend the ZO to permit mixed-use
15.4. Incorporate public gathering spaces	Ongoing	PC, BOS	Amend the SALDO to require public gathering spaces
15.5. Incorporate vehicular and pedestrian connectivity	Ongoing	PC, BOS, TE	Require traffic control devices at selected intersections when properties are developed or redeveloped
15.6. Implement bus service	Long Term	PC, MCP, BOS	Coordinate with Monroe County Transit Authority to support and establish a public transportation system
16. Design Elements: Architectural			
16.3. Incorporate variations to rooflines	Short Term	PC, BOS	Develop and Implement Architectural Design Standards
16.4. Incorporate gable roofs and parapet roofs	Short Term	PC, BOS	Develop Architectural Design Standards
16.5. Incorporate articulated building facades with complementary building materials and color palettes	Short Term	PC, BOS	Development and implement Architectural Design Standards

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17. Design Elements: Landscape			
17.3. Create a street tree planting plan for all applicant to follow	Short Term	PC, BOS	Develop and Implement Landscaping Design Standards
17.4. Implement well designed street edges along both sides of Rt 209	Ongoing	PC, BOS	Develop and Implement Landscaping Design Standards
17.5. Implement pedestrian scaled street lights	Ongoing	PC, BOS	Develop and Implement Landscaping Design Standards
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
18.5. Implement context-sensitive gateway signs	Short Term	PC, EDA, EDM, BOS	Develop and Implement Design Standards for Signage
18.6. Implement activity/community signs in order to inform the community of Township events	Short Term	PC, EDA, EDM, BOS	Coordinate with Township Facilities (Library, Township Building, etc.) to implement signs to inform the community of activities and events