

# CHAPTER 4

## IMPLEMENTATION

### AREA 2A - MODERATE INTENSITY COMMERCIAL AREAS IMPLEMENTATION MATRIX

Chart 9.

Strategies	Priority	Responsible Parties	Implementation
<b>1. Building/Development Types</b>			
1.3. Encourage development with campus-type built environments for commercial, medial and employment hubs, light industry higher education and senior living facilities	Ongoing	PC, BOS	Develop and Implement Design Standards for Campus-type development
1.4. Create compact development with smaller footprint buildings	Ongoing	PC, BOS	Develop and Implement Design Standards for Cluster Development
1.5. Encourage new building types that accommodate lodging	Short Term	PC, BOS	Amend the ZO in order to permit a variety of building types and to accommodate lodging uses
1.6. Encourage professional office, personal service, commercial, health care/medical facilities, employment hubs, light industry, higher education and Senior Living facility uses	Ongoing	PC, BOS	Amend the ZO in order to provide expanded use opportunities
<b>2. Housing Opportunities</b>			
2.3. Accommodate multi-family and attached housing	Short Term	PC, BOS	Amend the ZO where needed to accommodate multi-family and attached housing
2.4. Accommodate vertical mixed-use, such as apartments above commercial or office	Ongoing	PC, BOS	Amend the ZO to permit vertical mixed-use
2.5. Accommodate live-work units	Ongoing	PC, BOS	Amend the ZO to permit live-work units
<b>3. Accessory Structures</b>			
3.3. Incorporate accessory structures into public spaces	Ongoing	PC, BOS	Develop and Implement Design Standards for Green Spaces and Public Spaces
3.4. Encourage accessory structures that provide shade	Ongoing	PC, BOS	Develop and Implement Design Standards for Green Spaces and Public Spaces
<b>4. Coverages</b>			
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. Incorporate green edges and buffer areas on lots	Ongoing	PC, BOS	Develop and Implement Design Standards for Landscaping and Buffering
4.5. Economize on building footprints and environmental impacts by promoting third and fourth stories to reduce building footprints and impervious coverage	Short Term	PC, BOS	Amend the SALDO to provide incentives for reduced building footprints and impervious coverage
<b>5. Heights</b>			
5.3. Encourage campus-style development	Ongoing	PC, BOS	Develop and Implement Design Standards for Campus-type development
5.4. Encourage reduced building footprints and impervious surface coverage with second and third stories for buildings	Ongoing	PC, BOS	Amend the ZO to provide incentives for reduce building footprints and impervious surface coverage

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<b>6. Setbacks</b>			
6.3. Locate new buildings and development in a context-sensitive manner in order to reduce impacts to adjoining uses	Ongoing	PC, BOS	Develop and Implement Design Standards for Site Design and Layout Best Practices
6.4. Incorporate screening and buffering elements into the side and rear yard setbacks	Short Term	PC, BOS	Develop and Implement Design Standards for Landscaping and Buffering
<b>7. Road Characteristics &amp; Amenities</b>			
7.3. Implement sidewalks, crosswalks and walkways in order to connect new development with existing development	Short Term	PC, PR, BOS	Amend the SALDO to require sidewalks, crosswalks, and walkways to connect to existing and planned paths on adjacent properties when properties are developed or redeveloped
7.4. Implement bicycle racks at building entrances	Short Term	PC, BOS	Amend the SALDO to require bicycle racks at new development and redevelopment for nonresidential and multi-family residential
<b>8. Road Widths</b>			
8.3. Implement traffic calming measures on streets	Short Term	PC, TE, BOS	Coordinate with PennDOT to Implement Traffic Calming measures outlined the <i>Pennsylvania's Traffic Calming Handbook</i>
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, PennDOT, MCP, BOS	Participate in Monroe County and PennDOT efforts for formulate cross-state bikeway system
<b>9. Utilities</b>			
9.3. Connect to public sewer services where feasible	Immediate, Ongoing	PC, MSD, BOS	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	Protect and maintain a high quality water supply by incorporating recommendations from the Monroe County <i>Water Supply and Wellhead Protection Plan</i> 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, MSD, BOS	Implement Innovative on-lot and community sewage disposal systems



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<b>10. Stormwater Management (SWM) &amp; Green Infrastructure</b>			
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 landscape green infrastructure	Ongoing	PC, MCC, BOS	Develop and Implement Design Standards for Green Infrastructure
10.5. Implement greenroofs on buildings	Short Term	PC, MCC, BOS	Amend the SALDO to provide Incentives for greenroofs
<b>11. Alternative Energy Opportunities</b>			
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
11.6. Encourage LEED buildings	Ongoing	PC, BOS	Develop an Energy Systems Ordinance and Incentivize LEED buildings
<b>12. Environmental</b>			
12.3. Encourage adaptive reuse and/or redevelopment of a site Instead of greenfield development	Short Term	PC, BOS	Amend the SALDO to provide Incentives for upgrading/retrofitting of existing buildings
12.4. Economize on development footprints by incorporating parking maximums and shared parking	Ongoing	PC, BOS	Amend the SALDO to create parking maximums and permit shared parking for adjacent uses
12.5. Encourage the use of building materials that are local, renewable, and/or recyclable	Ongoing	PC, BOS	Develop and Implement Architectural Design Standards
<b>13. Historic &amp; Natural Resource Protection</b>			
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. 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

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<b>14. Parks, Recreational Opportunities &amp; Community Amenities</b>			
14.4. Implement "Quadrangle" type open spaces that are wrapped by buildings	Ongoing	PC, BOS	Develop and Implement Design Standards for Open Space and Pedestrian Gathering Areas
14.5. Implement sidewalks and walkways/pathways in order to create a continuous and interconnected walkway system	Ongoing	PC, PR, BOS, TE	Amend the SALDO to require sidewalks and walkways to connect to existing and planned paths on adjacent properties when properties are developed or redeveloped
14.6. Implement crosswalks	Short Term	PC, BOS, TE	Amend the SALDO to require crosswalks when properties are developed or redeveloped
14.7. Implement new recycling drop-off center	Long Term	PC, BOS	Seek available funding for a recycling drop-off center; amend the ZO to permit the use
<b>15. Design Elements: General</b>			
15.3. Incorporate outdoor public amenities such as walkways, picnic areas, and the like	Ongoing	PC, PR, BOS	Develop and Implement Design Standards for Open Space and Pedestrian Gathering Areas
15.4. Incorporate common buildings on campuses in order to provide shared amenities for multiple buildings	Ongoing	PC, BOS	Develop and Implement Design Standards for Site Design and Layout Best Practices
<b>16. Design Elements: Architectural</b>			
16.3. Incorporate rooflines variations for buildings	Short Term	PC, BOS	Design and Implement Architectural Design Standards
16.4. Articulate building facades with complementary building materials and color palettes	Short Term	PC, BOS	Design and Implement Architectural Design Standards
16.5. Site buildings in order to create courtyards and central green spaces	Short Term	PC, BOS	Develop and Implement Design Standards for Site Design and Layout Best Practices
<b>17. Design Elements: Landscape</b>			
17.3. Implement vegetated buffers along side and rear yard lines	Ongoing	PC, BOS	Design and Implement Design Standards for Landscaping and Buffering
17.4. Create green spaces that dual function as stormwater management (swm) solutions	Ongoing	PC, BOS, TE	Design and Implement Design Standards for Green Infrastructure and SWM
<b>18. Design Elements: Signage</b>			
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