

## **Chapter 9**

### **Action Plan**

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The Action Plan is critical to the success of this Comprehensive Plan because it lists the actions to be taken to implement policies and accomplish goals and objectives for the Region. The Pennsylvania Municipalities Planning Code (MPC) enables municipalities to work together to undertake this challenge. The first step to implementing a multi-municipal comprehensive plan is for the Borough and Township to adopt an intergovernmental cooperative agreement that will address future actions, such as revision of ordinances to achieve consistency with the Plan.

Article XI of the MPC allows municipalities to cooperate in the regional allocation of land uses through multi-municipal planning and consistent zoning ordinances based on the future land use plan. The Article also stresses general consistency between the multi-municipal plan and the County Comprehensive Plan.

The Action Plan recommends the adoption of the implementation agreement as well as the establishment of a permanent Regional Planning Committee to review consistency issues, establish the roles for each municipality with respect to implementation of the Plan, and amend the Plan.

Cooperation between the Governing Bodies, as well as between Planning Commissions and other local organizations in the community is vital to the success of this Plan. The citizens of the Region must also stay involved in the planning process. The Objectives of this Plan should be monitored, and updated when necessary. The Comprehensive Plan is a living document, and should remain a valuable tool for future decision making.

Upon adoption of this Comprehensive Plan, the highest priority is to execute an Intergovernmental Cooperative Agreement to implement the Plan. A Regional Planning Committee is established by that agreement.

The Township and Borough have two years from the adoption of the Plan to make sure that their zoning ordinances, subdivision and land development ordinances, Act 537 plans, capital improvement plans, and official maps are generally consistent with this Comprehensive Plan. The municipalities should cooperate to draft consistent zoning and subdivision and land development ordinance language. Achieving this general consistency with the plan is the next priority after executing the Agreement.

#### **Washington Township/Waynesboro Borough Priority Actions**

After preparation of a draft Action Plan for the Joint Comprehensive Plan, the Steering Committee then began the process to identify priority actions for implementation. Members of the Steering Committee, Borough and Township Planning Commissions, and

both governing bodies were asked to individually identify ten priority actions from the Action Plan. The Borough and Township Planning Commissions met separately to identify priority actions for their municipalities. The Steering Committee then met to review identified priority items and to finalize the following list of recommended priority actions.

- The Borough and Township continue to work together, in concert with the Waynesboro Area School District, to implement the Comprehensive Plan and pursue funding for joint projects.
- Update Zoning Ordinances, considering the following as appropriate
  - Coordinate permitted uses between the Borough and the Township
  - Adopt historic resource overlay zoning
  - Build in flexibility for re-use of commercial buildings
  - Adopt outdoor lighting standards
  - Protect community character
  - Protect natural resources
  - Refine policies for home employment/occupation and no-impact home based businesses
  - Reflect Future Land Use Plan
  - Adopt conservation zoning regulations in the Township
  - Provide for land development techniques, buffering, and performance and design standards designed to protect existing resources, provide open spaces, enhance streetscapes, and protect the character of existing villages and residential neighborhoods
  - Protect scenic resources
  - Provide flexibility for re-use of commercial buildings
  - Corridor overlay zoning along major commercial roads

- Update Subdivision and Land Development Ordinances, considering the following as appropriate:
  - Require developers to dedicate land or pay a fee in lieu of land for recreation for all new subdivisions
  - Require street furniture/pedestrian amenities as required improvements
  - Protect natural resources
- Implement the Economic Development Program
  - Provide financial incentives for re-use of buildings
  - Secure land and buildings for industrial development. Determine if an authority should be established to acquire and promote the reuse of vacant and underutilized buildings and assist in the reclamation and administration of Brownfield properties
  - Support business incubation and micro-enterprise use of vacant and underutilized buildings
  - Remediate and redevelop Brownfield properties, particularly in the southern portion of the Borough between Fifth and Seventh Streets.
  - Monitor the impacts of the redevelopment of Fort Richie and coordinate the program with those impacts
  - Enhance heritage tourism
- Revitalize Downtown and Villages
  - Work with Mainstreet Waynesboro, Inc. to secure appropriate re-use and infill of vacant and underutilized properties
  - Implement the Downtown Master Plan, to include:
    - Recruit appropriate retail to the Main Street area
    - Create gateway signage at the entrance to downtown
    - Prepare streetscape plans
    - Improve pedestrian linkages between parking areas and Main Street, add pedestrian-friendly outdoor use areas along linkages.

- Work with Franklin County government to have satellite County facilities located in downtown Waynesboro
- Prepare village streetscape plans
- Address Transportation Needs as appropriate
  - Complete the northern Relief Route
  - Perform a Congested Corridor study for Route 16
  - Enhance pedestrian and bicycle circulation through trail and greenway systems
  - Adopt an Official Map
  - Require developers to address needed transportation improvements, provide pedestrian and bicycle paths and sidewalks and address school student busing
  - Study the potential for the southern Relief Route in the vicinity of the Borough
- Foster Community Development
  - Acquire the National Guard Armory for municipal use
  - Investigate the feasibility of locating all Washington Township municipal and authority facilities to one centralized site
  - Maintain a dialog with the Waynesboro Area School District regarding development activities, school facilities needs, location of school facilities, and school bus routes
  - Work with the Waynesboro Area School District to facilitate visual and performance arts opportunities for residents of the Region
  - Support efforts of community organizations to provide recreational facilities and programs for all area residents and services and programs for seniors and youth
  - Maintain current and workable emergency operations and disaster plans

- Revitalize Residential Areas in Need
  - Initiate an Elm Street Program
  - Support ownership programs, such as down payment assistance and assistance in meeting housing expenses
  - Foster programs which encourage home renovation, rehabilitation, and enhancement
  
- Address Recreation Needs
  - Continue the acquisition, improvement and appropriate development of recreation facilities and recreation programs in the Region. Protect existing park, recreation, and natural areas through land acquisition along their perimeters

## **Recommended Actions**

The following actions are recommended for consideration, presented by comprehensive plan component.

### **Historic, Cultural, and Artistic Resource Actions:**

- A. Update zoning ordinances to protect historic resources and community character.
  - 1. Adopt Historic Resource Overlay Zoning.
  - 2. Adopt Demolition by Neglect Provisions:
  - 3. Adopt standards to protect the character of the Borough and villages.
  - 4. Regulate conversions of buildings.
  - 5. Adopt commercial design standards.
- B. Appoint a regional or municipal historical commission or committee.
- C. Support the efforts of Waynesboro Historical Society to identify, document, evaluate, and protect historical resources and their context.
- D. Work with the Waynesboro Area School District to facilitate visual and performance arts opportunities for the residents of the Region. Provide visual and performance arts opportunities within public places.
- E. Through zoning provisions, require new development to reflect and consider the history, architecture and development patterns of the municipalities; discourage inconsistent development near historic resources; require impact studies for development near historic resources; and require mitigation of any potential adverse impacts on historic resources.
- F. Hold community-wide festivals to promote, enhance, and celebrate the Region's unique cultural diversity displayed through its architecture and its people.
- G. Encourage adaptive re-use of historic structures where appropriate through zoning provisions.

### **Economic Development Actions:**

- A. Zone areas appropriate for economic development pursuant to the Future Land Use Plan designations.
- B. Develop Specific Plans where appropriate, as per Section 1106 of the Municipalities Planning Code.
- C. Through zoning and Subdivision and Land Development Ordinance (SALDO) provisions, require new development to be designed and constructed to meet environmental performance standards, eliminate adverse impacts on adjacent land uses, and minimize highway access safety hazards.
- D. Maintain a dialog with the Greater Waynesboro Chamber of Commerce and businesses in the community to determine their needs and concerns.
- E. Work with telecommunications companies to ensure that adequate telecommunications facilities, including fiber optics, are available to businesses in the Region. Consider developing wireless “hotspots”.
- F. Work with FCADC, FCIDA, and WIDC to identify potential funding strategies for land purchase and infrastructure improvements to support economic development in the Region.
- G. Refine zoning policies for home employment and no-impact home-based businesses.
- H. Inform economic development agencies of areas and buildings zoned and available for commercial and industrial development.
- I. Investigate programs providing financial incentives for the re-use of old buildings and tax lien forgiveness to re-use buildings.
- J. Support the necessary legislation to authorize impact fees in addition to those which can now be charged.
- K. Investigate the potential for PENNVEST funding for reinvestment and redevelopment of brownfield sites in the Borough.
- L. Streamline the approval processes for desirable economic development.
- M. Review opportunities created with the recent passage of Pennsylvania’s Economic Stimulus Package.

- N. Secure land and buildings in the Borough for industrial development.
- O. Support the Main Street Program, working with Mainstreet Waynesboro, Inc.
- P. Initiate an Elm Street Program.
- Q. Implement the Downtown Master Plan.
- R. Determine if an authority should be established to acquire and promote the reuse of vacant and underutilized industrial buildings.
- S. Support business incubation and micro-enterprise use of vacant and underutilized buildings in the Borough.
- T. Support development and expansion of the Wharf Road Industrial Park.
- U. Monitor redevelopment of Fort Ritchie to identify opportunities for related economic development.
- V. Continue to provide for appropriate commercial development in the areas of Washington Township Boulevard/Welty Road Extension.
- W. Work with Mainstreet Waynesboro, Inc. to secure appropriate re-use and infill of vacant and underutilized properties in the Borough.
- X. Provide linkages to major open spaces and attractions such as the Renfrew Museum Institute, Happel's Meadow, Red Run Park, Bailey's Run Recreation Park, Antietam Meadow Park, Memorial Park, Rotary Park, Northside Park, and the Appalachian Trail, as well as the regional transportation system, to increase the attractiveness of the Region as a residential and business location.
- Y. Consolidate and enhance parking facilities in the downtown.
- Z. Facilitate pedestrian access to businesses through implementation of trail and greenway planning and sidewalk improvements.
- AA. Prepare plans for streetscape improvements along Main Street.
- BB. Encourage businesses along Route 16 to enhance their properties and consolidate access. Monitor the need for streetscape planning. Enact design standards in zoning ordinances.



- CC. Partner with FCADC, FCIDA, WIDC, and the Chamber of Commerce in promoting economic development, community attractiveness, and activities and events.
- DD. Maintain low interest revolving loan funds for business start-up and improvements.
- EE. In the zoning ordinance, build in flexibility with regard to permitted uses to facilitate the re-use of vacant and underutilized commercial buildings.
- FF. Identify sources of gap financing to make investment projects feasible.
- GG. Determine opportunities for Keystone Innovation Zones (KIZs), and Keystone Opportunity Zones (KOZs).
- HH. Enhance heritage tourism, recognizing architecture, seasonal homes, relation to civil war, and industrial heritage.
- II. Create a hospitality venue.
- JJ. Create a visitor center and visitor kiosks.

## **Community Facilities/Open Space and Recreation Actions**

- A. Plan for and seek funding for the continued acquisition, improvement and appropriate development of recreation facilities, greenways, and recreation programs in the Region.
- B. Maintain language in Subdivision and Land Development Ordinances to require developers to dedicate land for recreation or pay a fee in lieu of land for all new subdivisions.  
  
Maintain standards for recreation facilities. Review National Recreation and Park Association (NRPA) Standards for appropriateness.
- C. Adopt and implement conservation zoning regulations in the Township for subdivisions of 8 acres or larger to preserve open space and provide a network of greenways between developments.
- D. Where appropriate, work with PennDOT to widen and improve road shoulders and require developers to improve shoulders along their properties in order to accommodate pedestrian and bicycle facilities.
- E. Maintain a dialog with the Waynesboro Area School District regarding development activities, school facilities needs, location of school facilities, and school bus routes.
- F. Work with the Waynesboro Area School District to assure availability of school district facilities to the Region's residents.
- G. Continue to implement the recommendations of the 2003 Washington Township Comprehensive Recreation, Park and Open Space Plan.
- H. Through SALDO requirements and the review process, require all future residential developments accessible from Washington Township Boulevard to add pedestrian walkways which will connect with trails and link residential areas with commercial and recreational areas.
- I. Support efforts of community organizations to provide recreational facilities and programs for all area residents and services and programs for seniors and youth.
- J. Create a Joint Recreation Authority between the Borough and Township.
- K. Enforce an on-lot Sewage Management Ordinance and State mandates to manage, monitor, and maintain on-lot sewage disposal facilities in the Region.

- L. Involve local fire companies and school district personnel in review of subdivision and land development plans, where appropriate.
- M. Encourage volunteerism for non-profit agencies and increased coordination of volunteer services among agencies. Address the need for fire and emergency medical personnel.
- N. Conduct a study to determine if a fire and /or ambulance substation is needed in the Rouzerville area.
- O. Bring together citizens, the business community, and the school district to plan and organize community-wide activities, events, and programs to foster community spirit, economic development, and community attractiveness.
- P. Maintain current and workable emergency operations and disaster plans.
- Q. Cooperatively work on a multi-jurisdictional basis to provide adequate athletic fields for area youth.
- R. Work with the Waynesboro Area School District to facilitate visual and performance arts opportunities for residents of the Region.
- S. Acquire the Armory for municipal use.
- T. Develop a walking/biking interconnection between the Borough and the Township and between park and recreation facilities in the Region. Place such an interconnection on an official map.
- U. Secure space in Waynesboro for expansion of the Post Office.
- V. Work with Franklin County government to have satellite County facilities located in downtown Waynesboro.
- W. Maintain intermunicipal cooperation for sewage treatment and disposal and water supply.
- X. Advocate for the provision of adequate child and adult day care facilities.
- Y. Review opportunities for sharing of equipment, service and facilities.
- Z. Encourage cooperation among the fire companies in the Township and Borough to address the fire protection needs of the community.

- AA. Investigate the feasibility of locating all Washington Township municipal and authority facilities to one centralized site.
- BB. Showcase the talents of the talented people in the community through opportunities in public places and facilities.
- CC. Maintain a buffer around Happel's Meadow and enhance environmental education opportunities there. The Township should monitor the availability of surrounding properties and seek to acquire them when they become available. Consider opportunities for acquisition of land to protect and preserve other park, recreation, and natural areas.
- DD. Develop a trail head or stop-off facility for Appalachian Trail thru-hikers, and encourage local non-profit organizations to provide assistance. Relate this facility to downtown Waynesboro.
- EE. Link recreation areas and natural areas within the Region through open space, greenway and trail systems. Implement the system proposed in this plan. Place such a system on an official map.
- FF. Create a community foundation to fund projects.
- GG. Increase wayfinding signage.
- HH. Identify and pursue grants, identify sources of partners for matches for grants.
- II. Provide a variety of social spaces in downtown Waynesboro.
- JJ. Recruit appropriate retail to the Main Street area.
- KK. Create gateway signage at the entrance to downtown and the villages.
- LL. Physically link parks with downtown.
- MM. Improve pedestrian linkages between parking areas and Main Street, add pedestrian friendly outdoor use areas along linkages.

### **Land Use and Housing Actions:**

- A. Update zoning maps and zoning district provisions, to reflect the Future Land Use Plan as necessary.
- B. Update Statements of Community Development Objectives contained in zoning ordinances to be consistent with this Plan.
- C. In zoning ordinances, provide for land development techniques designed to protect existing resources, provide open spaces, enhance streetscapes, and protect the character of existing villages.
  - 1. Conservation Zoning in the Township.
  - 2. Traditional Neighborhood Development (Neotraditional Development), and Village Extension and Village Design within the Villages in the Township.
  - 3. Corridor overlay zoning along major commercial roads, such as PA Routes 16, 316, and Washington Township Boulevard. This establishes design standards for development in these corridors.
- D. In zoning ordinances, require areas for economic development to be developed through coordinated, attractive commercial and business parks and zone sufficient land to accomplish this, and discourage additional strip commercial development and strip commercial zoning in the Township.
- E. Consider allowing convenience commercial uses in or near residential developments to reduce traffic to and from commercial areas in the Region.
- F. Enact consistent zoning along municipal boundaries to provide for compatible zoning districts.
- G. Provide for the accommodation of housing in different dwelling types and at appropriate densities for households from all economic and demographic groups within the Region through residential zoning districts.
- H. Address architectural and related issues within zoning ordinances through adoption of design standards.
- I. Require buffers and/or performance and design standards where there will be potentially conflicting uses.

- J. Update municipal Subdivision and Land Development Ordinances (SALDO), as necessary.
  - 1. Require street furniture/pedestrian amenities as required improvements pursuant to Borough and village streetscape plans.
  - 2. Adopt appropriate refinements to implement the Growing Greener Conservation Zoning Concept in the Township.
  - 3. Encourage pre-design meetings between planning commissions and developers prior to preparation and submission of subdivision and land development plans.
- K. Municipal Act 537 plans and water supply planning should be coordinated with this plan.
- L. Neighborhood and Streetscape Plans for the Borough and larger Villages and growth areas such as Rouzerville, Blue Ridge Summit, and Zullinger should be prepared.
- M. Brownfield properties should be remediated and redeveloped as industrial/commercial uses. An authority should be formed to assist in the reclamation and administration of these properties.
- N. The Township should consider whether to enact Effective Agricultural Zoning regulations for the lands designated as Agriculture on the Future Land Use Map. This would result in only very low density of development in designated areas.
- O. Work with local farmers to encourage participation in the Washington Township Agricultural Security Area.
- P. Encourage individual participation in other Purchase of Agricultural Conservation Easements Programs.
- Q. Limit extension of planned public sewer and water facilities to agricultural areas only when failing systems are involved.
- R. Limit non-farm uses in agricultural zoning districts which could cause conflicts with agricultural practices and/or require buffers for non-farm uses around the perimeter of farms.
- S. Allow farmers to supplement income through home businesses, home occupations and farm related businesses; allow farm support businesses and businesses which

market or process farm products; establish appropriate controls on intensive agricultural operations; and permit appropriate recreational activities, such as hayrides, corn mazes, and festivals.

- T. Establish and maintain adequate housing and property maintenance codes.
- U. Foster programs which encourage home renovation and rehabilitation in existing neighborhoods. Enact zoning regulations that provide adequate opportunities for affordable workforce housing.
- V. Identify programs and policies that will help residents maintain and enhance their properties, meet housing expenses and retain their homes as owner-occupied single family residences.
- W. Enact zoning regulations that provide incentives for senior housing in the Residential Areas on the Future Land Use Map.
- X. Consider grant and revolving low-interest loan programs for owner-occupied housing rehabilitation.
- Y. Implement code enforcement programs to identify code violations that can be corrected by rehabilitation or demolition.
- Z. Facilitate neighborhood maintenance through programs for home improvements, including weatherization, painting, lighting, and neighborhood cleanup.
- AA. Develop home façade improvement program.
- BB. Maintain low-interest loan and grant programs for rehabilitation and housing purchase through local banks.
- CC. Maintain down-payment assistance programs for housing purchases.
- DD. Maintain rental unit licensing and annual inspections to discourage substandard rentals.
- EE. Review examples of non-profit agencies which buy homes, rehabilitate them, and sell them to moderate income households, in partnership with HUD and banks offering attractive mortgages.
- FF. Develop block by block approaches to neighborhood revitalization, with analysis of needs for rebuilding and rehabilitation.

- GG. Determine the merits of providing tax abatement for rehabilitated or repaired structures.
- HH. Support ownership/first time ownership programs, such as down payment assistance.
- II. Identify and target housing unit infill opportunities, and create infill housing projects.



## Transportation and Circulation Plan Actions

- A. Develop a network of trails linking residential areas to open space and recreation resources, surrounding municipalities' trail systems. Implement the trail plan and utilize an official map.
- B. Complete gaps in the Borough sidewalk system, and extend the sidewalk system to serve community facilities.
- C. Expand the pedestrian system to the area of the Waynesboro Area School District facilities.
- D. An engineering study should be conducted in the Borough to investigate a potential bypass for PA Route 16 around the southern part of the Borough (Southern Relief Route).
- E. Complete Washington Township Boulevard extended (Northern Relief Route).
- F. Include access management standards in zoning and/or subdivision and land development ordinances as determined by the Borough and Township. Such standards control access to major roads.
- G. Where pedestrian activity is high, discourage curb cuts over sidewalks to limit pedestrian/vehicular conflict.
- H. Establish appropriate design standards for each functional classification of road. Safe, buffered, and sufficiently set back bike and pedestrian lanes should be included in the cross-sections with consideration given to the Pennsylvania Statewide Bicycle and Pedestrian Master Plan and Guide for the Development of Bicycle Facilities by American Association of State Highway and Transportation Officials (AASHTO). Bike and pedestrian lanes may be required on those roads deemed appropriate by the municipality.
- I. Require traffic impact studies for proposed developments.
- J. Establish appropriate standards for driveway design and access to streets for access management.
- K. Require developers to recognize existing and planned trails and to provide new trails. Standards for trails can be included in the Ordinances. Sufficient rights-of-way and easements may be required during the review process.

- L. Require developers to provide pedestrian paths and sidewalks to enhance foot traffic.
- M. Request right-of-way dedication along existing roadways to meet design standards.
- N. Require necessary roadway improvements along the frontage of developments.
- O. Review setback and building location policies along major road corridors to refine regulations that will facilitate future road improvements.
- P. Implement the recommendations of the Franklin County Open Space and Greenway Plan.
- Q. Consider the adoption of Official Maps designating proposed public facilities, streets, intersection and road improvements, bike paths, and trails.
- R. Implement Capital Improvements Programs, and projects recommended by this plan.
- S. Establish pedestrian pathway improvement programs to enhance foot traffic in the Region, as well as provision of trails.
- T. Work with PennDOT to ensure adequate maintenance of roads with substantial volumes of truck and school bus traffic as well as automobile traffic.
- U. Continue use of Transportation Impact Fee ordinances in the Township and require land developers to address needed transportation improvements in the Region.
- V. Prepare multi-year programs for street maintenance and improvement.
- W. Develop access management plans in cooperation with PennDOT to address access to major roads and access design standards. Encourage cooperative efforts of landowners to manage and share access.
- X. Continue to implement the recommendations of the 2005 Washington Township Roadway Sufficiency Analysis Report and Capital Improvements Plan.
- Y. Encourage landowners to cooperate with PennDOT and the municipalities in the redesign of existing strip development areas to manage access and improve streetscapes.

- Z. Coordinate utility and road improvements so that utilities are constructed before road improvements are made.
- AA. Work with PennDOT, Franklin County, and Quincy Township to improve the single lane bridge on Wharf Road in Quincy Township.
- BB. Require property owners to keep street rights-of-way available for required improvements and pedestrian systems. Adjust front setback or road rights-of-way as necessary to accommodate separate pedestrian paths.
- CC. Work together as a Region with the County, Legislators, and PennDOT to list needed transportation improvements on the Twelve-Year Transportation Program.
- DD. Work with transportation organizations and agencies providing services to seniors to facilitate mobility of seniors by determining desired destinations and means of providing access to those destinations.
- EE. Work with PennDOT and Franklin County to have a congested corridor study performed for Route 16 through the Region to Route 81.
- FF. Have recommended intersection improvements implemented.
- GG. Have recommended realignment/new road sections or extensions implemented.
- HH. Have recommended road widening/repairs implemented.
- II. Have recommended traffic light/signal modifications implemented.
- JJ. Have recommended intersection improvements and traffic light/signal modifications implemented.
- KK. Identify appropriate Hometown Streets/Safe Routes to school projects.
- LL. Consider dedicated bike lane/signage on Borough streets where considered feasible.

## **Natural Resources Actions:**

- A. Update zoning ordinances as necessary, and consider adopting official maps to reflect the resource protection Goal and Objectives of this Plan.
  - 1. Use Natural Resource Protection Standards and/or Net-Out Provisions.
  - 2. Maintain Steep Slope Protection Provisions.
  - 3. Adopt Groundwater Protection Provisions.
  - 4. Adopt Tree and Woodland Protection, Management and Planting Provisions in zoning general regulations and SALDO design standards.
  - 5. Adopt provisions for Wetland, Wetland Buffer, and Hydric Soil Protection.
  - 6. Adopt Floodplain Protection Provisions.
  - 7. Establish Stream Corridor Overlay Zoning and require Riparian Buffers.
  - 8. Adopt Outdoor Lighting Standards to control light pollution and protect the night sky.
  - 9. Adopt Forestry Regulations.
- B. Support efforts of the South Mountain Landscape Initiative.
- C. Update subdivision and land development ordinances as necessary. Options include the following:
  - 1. Expand plan data requirements to include a specific listing of environmental, scenic, historic, and cultural resources.
  - 2. Require developers to identify the resources within their tracts, analyze the impacts of the development, and mitigate those impacts.
  - 3. Require environmental assessment studies; hydrogeologic studies; scenic, historic and cultural resources impact studies; plans for preservation of environmental, historic, and cultural resources; and analysis of the site's ability to support the proposed use and intensity.
  - 4. Require developers to identify natural, historic, scenic, architectural and cultural resources in their tracts and incorporate them into the open space

system. Require management plans for open space as well as mechanisms to ensure the continuation as open space.

In review of Subdivision and Land Development Plans, requirements for setting aside open space can be used to preserve conservation corridors and provide for greenways.

Requirements for setting aside open space can also be used to protect targeted undeveloped areas and identified natural areas pursuant to municipal plans.

5. Establish development guidelines for development near municipal water sources, including limits on impervious cover and limits on on-site sewage disposal. Consider wellhead protection zoning.
  6. Require protection of vegetation during site work through the SALDO.
  7. Consider limiting clearance on approved, but not developed, lots. Potential techniques include tree clearance ordinances, and identification of permissible clearance areas during the development process.
- D. Create an Environmental Advisory Council to advise the Planning Commissions and governing bodies on protection of natural resources.
- E. Encourage formation of groups within the community to adopt a stream and provide monitoring and oversight along the stream corridor.
- F. Pursue joint watershed planning opportunities under the Growing Greener initiative and other programs in order to protect community water resources.
- G. Update zoning and subdivision ordinances as necessary to protect scenic resources.
1. Scenic Road and Scenic Viewshed Overlay Zoning in the Township.
  2. Ridgeline protection zoning.
  3. Maintain appropriate sign regulations.
  4. Require landscaping and buffering in commercial and industrial developments.

5. Establish guidelines for development near scenic roads and vistas.
6. Require tree plantings along streets through the SALDO. Determine whether such plantings will be within or outside street rights-of-way.

## GOVERNMENTAL GRANT PROGRAMS TO FACILITATE IMPLEMENTATION

The following is a list of some of the state and federal programs for community and economic development. Programs can be modified or eliminated over time, so it is necessary to contact the responsible agency for availability and eligibility information.

- **PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT (DCED)**
  - **Communities of Opportunity** – This program is for state-funded grants for community revitalization and economic development and the development or rehabilitation of low-income housing.
  - **Infrastructure Development Program** – This program provides grants and low interest financing for the construction of public and private infrastructure needed for business to locate or expand to a specific site. It also provides financing for infrastructure costs to redevelop former industrial sites, including site clearance costs.
  - **Industrial Sites Reuse Program (Brownfields)** – This program provides grant and low interest loan financing for environmental site assessment and remediation work at former industrial sites.
  - **Community Revitalization Program** – This program is intended to fund infrastructure improvements, community revitalization, building rehabilitation, and demolition of blighted structures, in order to increase community tax base and promote community stability.
  - **Elm Street Program** – This program is intended to help revitalize residential neighborhoods near Main Street areas.
  - **HOME Program** – This program provides loan and technical assistance to municipalities for expanding the housing supply for low income persons.
  - **Small Business Development Centers** – Work with small firms to help them compete and grow.
  - **Small Business First Program** – This program provides low interest loans for projects such as site acquisition, building construction, machinery, and working capital for small businesses of less than 100 employees.
  - **Local Government Capital Projects Loan Program** – This program provides low interest loans for equipment and municipal facilities.

- **Land Use Planning and Technical Assistance Program (LUPTAP)** – This program provides grant funds for the preparation of community comprehensive plans and the ordinances to implement them.
- **Regional Police Assistance Grant Program** – This program provides grants for the start-up of consolidated police departments.
- **Shared Municipal Services Program Code Enforcement Initiative Grants** – This program assists local governments in the initial administrative expenses of a shared or multi-municipal codes enforcement program.
- **Shared Municipal Services Program** – This program provides matching grants for cooperative municipal efforts to increase the efficiency of public services.
- **Local Economic Revitalization Tax Assistance Act (LERTA)** – Local municipalities, school districts, and counties can offer tax abatements on improvements to property for up to 10 years.
- **Pennsylvania Industrial Development Authority (PIDA)** – Low-interest loan financing through industrial development corporations for land and building acquisition, construction and renovation resulting in the retention or the creation of jobs. Loans up to \$1.25 million (\$1.75 million for areas within Keystone Opportunity Zones, Act 47 Communities, Brownfield Sites, and Enterprise Zones).
- **Floodplain Land Use Assistance Program** – Provides grants and technical assistance to encourage the proper use of floodplains. Local governments may apply for up to 50% of eligible costs.
- **Weatherization Assistance Program** – Works to minimize the adverse effects of high energy costs on low-income, elderly, and handicapped citizens. Local governments and non-profit organizations are eligible.
- **Enterprise Zone Grant Program** – Provides grants to financially disadvantaged communities for business development strategies within Municipal Enterprise Zones. Municipal and redevelopment authorities are eligible.
- **Community Development Block Grants (CDBG)** – Provides grant and technical assistance to aid municipalities in community and economic development efforts.



- **Emergency Shelter Grants** – Provides grants to local governments and non-profit organizations to create or rehabilitate shelter space for the homeless.
  - **Act 47 – Municipalities Financial Recovery Act** – Provides loans and grant funds to financially distressed local governments and technical assistance to formulate financial recovery Plans
  - **Main Street Program** – 5-year program to fund main street and commercial reinvestment to preserve/strengthen retail, local government and business centers. Utilize volunteer support, private dollars, strategic planning, and reuse of existing buildings. This program establishes a local organization for downtown revitalization, management of downtown revitalization by hiring coordinator. Pennsylvania Downtown Center (PDC) collaborates with DCED to administer training and assistance for this program.
  - **Core Communities Housing Program** – Fund affordable housing activities in previously developed areas.
- **PENNSYLVANIA DEPARTMENT OF LABOR AND INDUSTRY**
    - **Pennsylvania Conservation Corps (PCC) Project Grant Program** – Grants for projects related to recreation, conservation, and historic preservation. Municipalities and school districts must provide a 25% match.
- **PENNSYLVANIA COMMISSION ON CRIME AND DELINQUENCY (PCCD)**
    - **Local Law Enforcement Block Grant Program** – Provides local governments with funds to hire and train additional law enforcement personnel; establish special task forces; and establish crime prevention programs.
- **PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES** – The Community Conservation Partnerships Program (C2P2) includes the following elements:
    - **Community Recreation Grant Program** – This program provides grants for comprehensive recreation and park planning, greenways and master site development planning. Acquisition and Development Grants can be used for the rehabilitation and development of parks and recreation facilities and acquisition of land for park and conservation purposes.
    - **Heritage Parks Grant Program** – This program promotes public/private partnerships to preserve and enhance natural, cultural, historical and

recreational resources to stimulate economic development through heritage tourism. Grants are awarded for purposes such as feasibility studies, development of management action plans, specialized studies, and implementation projects and management grants.

- **Recreational Trail Program** – This program provides matching funding for the acquisition, development and maintenance of motorized and non-motorized trails.
- **Rails to Trails, PA Program** – This program provides matching grants for feasibility studies, plans, acquisition and improvement of former railroad lines for recreational trails.

#### **PA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)**

- **Stream Improvement Program** – This program provides design and construction projects to eliminate imminent threats due to flooding and stream bank erosion.
- **Stormwater Management Program** – This program provides grants for cooperative watershed level planning and municipal implementation programs.
- **Non-Point Source Pollution Control Program** – This program provides funding for projects that implement innovative practices to control non-point source pollution for impaired waters.
- **Pennsylvania Source Water Assessment and Protection Program (SWAP)** – This program provides grants for wellhead protection and watershed protection,
- **Environmental Stewardship and Watershed Protection Grant Program** – This program makes funds available to protect and restore watersheds.
- **Pennsylvania Green Project Bank** – This program is an interactive online marketplace where organizations seeking funding for environmental projects can be matched with organizations seeking to fund such projects.
- **Alternative Fuels Incentive Grant** – Grants for municipalities for costs associated with implementing alternative fuel program.
- **New or Innovative Technology Grants** – Funds to improve existing drinking water and sewage treatment facilities through new or innovative technology.

- **Sewage Management Grants (Act 537)** – reimbursements for municipalities completing sewage facilities planning and enforcement.
  - **Recycling (Act 101)** – Municipalities are eligible for 90 percent reimbursement toward establishing a recycling program.
  - **Act 108 (HSCA) Host Municipality Siting** – Payments to municipalities serving as hosts for hazardous waste facilities.
  - **Act 198 Resource Recovery Development Fund** – Grants for municipalities and authorities to establish new and innovative resource recovery demonstration projects.
  - **Waste Tire Remediation and Market Development Grants** – Reimbursement for cleanup and / or reuse of waste tires.
  - **Formation of Water Authorities Grant Program** – Available to two or more municipalities or counties interested in forming a joint water authority.
  - **Small Water Systems Regionalization Grant Program** – Reimbursement for feasibility studies by small water systems to study regionalization.
  - **Growing Greener II** – Funds are allocated to counties for downtown revitalization projects that include brownfield sites.
- **PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION**
    - **Keystone Historic Preservation Grants** – This program provides matching grants to local government and nonprofit organizations that are rehabilitating or restoring historic properties on or eligible for the National Register.
    - **Certified Local Government Grants** – This program provides matching grants and technical assistance to protect historic resources.
    - **Historical Marker Program** – Nominations for historical markers are reviewed. When approved, staff works with nominator to prepare text and arrange ceremonies. Limited matching grants are available for markers.
  - **PENNSYLVANIA DEPARTMENT OF GENERAL SERVICES**
    - **Software Licensing Program** – Program for local governments to save money on software purchases.

- **Cooperative Purchasing Program (Act 57 of 1998)** – Permits local governments to jointly participate in contracts for supplies, services, or construction.
- **PENNSYLVANIA DEPARTMENT OF TRANSPORTATION**
  - **Transportation Enhancements Program (TEA 21)** - The program provides funding for programs such as provision of facilities for pedestrians and bicycles; acquisition of scenic easements or historic sites; landscaping or other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures or facilities.
  - **Transit Assistance Programs** – A variety of programs provide assistance for Public Transportation
  - **Home Town Streets** – This program includes a variety of streetscape improvements that are vital to reestablishing downtown and commercial centers. These projects include activities undertaken within a defined “downtown” area that collectively enhance that environment and promote positive interactions with people in the area. Projects may include sidewalk improvements, planters, benches, street lighting, pedestrian crossings, transit bus shelters, traffic calming, bicycle amenities, kiosks, signage and other visual elements.
  - **Safe Routes to School** – This program is designed to work with both school districts and pedestrian and bicycle safety advocates to make physical improvements that promote safe walking and biking passages to schools. Collectively, these efforts would save on school busing costs and promote a healthy lifestyle for children. In addition, some funding may be used for pedestrian education efforts. Examples of these types of improvements include: sidewalks, crosswalks, bike lanes or trails, traffic diversion improvements, curb extensions, traffic circles and raised median islands.
- **PENNSYLVANIA INFRASTRUCTURE INVESTMENT AUTHORITY** – PENNVEST provides financing for drinking water, stormwater, and wastewater projects.
- **PENNSYLVANIA LEGISLATIVE INITIATIVE PROGRAM** – This program provides discretion to State legislators to award limited amounts of State funds for projects in their home district.

- **PENNSYLVANIA HOUSING FINANCE AGENCY** – The Keystone Renovate and Repair program will offer below-market, fixed interest rates to borrowers for home improvement and renovation projects. Program participants will also receive counseling about which repairs are best, how to select a contractor, and how to determine if the work is satisfactory.