

6.

IMPLEMENTATION PLAN

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The following Implementation Matrix is a simplified list of the Plan recommendations that is organized by Comprehensive Plan Element (Land Use, Economic Development, etc.). The matrix is intended to be an easy way to track the responsibilities and progress of Plan implementation. The description of each recommendation has been simplified from what appears in the Recommendations section of the Plan. Readers should refer back to that section and item number listed next to the recommendation for more detail on the project. The “Recommendation Number” appearing in the first column of the matrix refers to the specific recommendation as listed in the body of the Plan.

Each task has a projected implementation timeframe according to the descriptions below. Timeframes represent a mix of Township priorities, realistically available resources and the complexity of the project.

- Implementation:** Tasks that will be completed when the Plan is adopted, or these tasks are currently underway and expected to be complete by the time the Plan is adopted.
- Short-term:** Tasks that are expected to be complete within 2 years of Plan adoption.
- Medium-term:** Tasks that are expected to begin in 2-5 years.
- Long-term:** Tasks that are expected to begin in 5-10 years.
- On-going:** Tasks that will be continuous or completed as need arises.

Where appropriate, the Matrix recommends project partners to assist in implementing the recommendations. The names of many project partners and funding sources have been abbreviated. The following is a list of abbreviations:

- DVRPC:** Delaware Valley Regional Planning Commission
- Mont. Co.:** Montgomery County
- PA DCED:** Pennsylvania Department of Community and Economic Development
- PA DCNR:** Pennsylvania Department of Conservation and Natural Resources
- PA DEP:** Pennsylvania Department of Environmental Protection
- PA PDE:** Pennsylvania Department of Education
- PennDOT:** Pennsylvania Department of Transportation
- SUDS:** Sustainable Upper Dublin

LAND USE Use Land Wisely

Goal: Protect and enhance the physical character and economic vitality of Upper Dublin by using remaining vacant land wisely, preserving priority open spaces as identified in the Open Space and Environmental Resource Protection Plan and maximizing the economic potential of new development and redevelopment.

Recommendation Number	Tasks	Implementation Agreement					Suggested Project Partners
		Short-term	Medium-term	Long-term	On-going		
1	<p>Maximize the Impact of Open Space Bond Fund</p> <ul style="list-style-type: none"> ▪ Continue to pursue purchase of land, and when possible conservation easements, for properties identified on the priority lists ▪ Partner with other government entities and conservation groups to leverage bond funds 	✓				✓	Mont. Co., PA DCNR, conservation organizations
2	<p>Conserve the Privately-Owned Golf Courses for recreational use</p> <ul style="list-style-type: none"> ▪ Continue working with LuLu Country Club ▪ Reach out to Manufacturers' Country Club to determine its interest in pursuing a similar agreement 	✓				✓	Golf courses, Mont. Co., PA DCNR, conservation organizations
3	<p>Work with Temple University to ensure that the evolution of the campus over time meets both University and Township needs</p> <ul style="list-style-type: none"> ▪ Preservation of publicly-accessible open space ▪ Economic development as appropriate 					✓	Temple University

Recommendation Number	Tasks	Implementation Agreement	Short-term	Medium-term	Long-term	On-going	Suggested Project Partners
4	Expand Trail Network <ul style="list-style-type: none"> ▪ Continue to pursue funding from Montgomery County and other resources ▪ Build the complete trail network 					✓	Mont. Co., PA DCNR, PennDOT
5	Preserve Prudential Site for Office Use	✓					
6	Ensure that the development processes laid out in the Township’s Zoning Ordinance support the development goals and objectives stated in this Comprehensive Plan <ul style="list-style-type: none"> ▪ Review zoning, subdivision, and other ordinances to make the process simpler and clearer for development proposals 		✓				Mont. Co.
7	Create Commercial District Design Standards <ul style="list-style-type: none"> ▪ Develop standards for building orientation, signage, lighting, transit shelters, crosswalks, paving, landscaping, and sidewalks. ▪ Codify standards in the Zoning and Subdivision and Land Development Ordinances. 		✓				Mont. Co.
8	Design and Implement Streetscape Improvements <ul style="list-style-type: none"> ▪ Pursue funding for and implement streetscape improvements initiatives. 			✓			DVRPC, PennDOT

ECONOMIC DEVELOPMENT
Revitalize the Economic Engine

Goal: Diversify the Township’s economy through redevelopment and revitalization of the Fort Washington Office Park and other existing commercial centers.

Recommendation Number	Tasks	Implementation Agreement	Short-term	Medium-term	Long-term	On-going	Suggested Project Partners
8	Identify Areas in the Office Park Best and Worst Suited for Development <ul style="list-style-type: none"> ▪ Complete the Sustainable Redevelopment Plan to identify the areas ▪ Codify in the Land Development Code 		✓				Mont. Co.
10	Restrict New Development in Areas Most Prone to Flooding <ul style="list-style-type: none"> ▪ Codify restrictions in the Land Development Code 		✓				Mont. Co, PA DCNR
11	Determine Appropriate Densities and Design of New Development <ul style="list-style-type: none"> ▪ Sustainable Redevelopment Plan should identify the appropriate densities ▪ Codify in the Land Development Code 		✓				Mont. Co.
12	Permit a Broader Mix of Uses in the Office Park <ul style="list-style-type: none"> ▪ Sustainable Redevelopment Plan should identify the market potential and make specific zoning changes ▪ Codify in the Land Development Code 		✓				Mont. Co.

Recommendation Number	Tasks	Implementation Agreement					Suggested Project Partners
		Short-term	Medium-term	Long-term	On-going		
13	<p>Create Financing Mechanisms to Fund Moving Development Out of the Most-Flood Prone Areas of the Office Park</p> <ul style="list-style-type: none"> Sustainable Redevelopment Plan should study transfer of development rights as a mechanism to move development Consider a redevelopment authority with bonding capacity and tax increment financing to pay for infrastructure 		✓	✓			Mont. Co, PA DCED
14	<p>Encourage “Green” Design</p> <ul style="list-style-type: none"> Revise Office Park zoning to include incentives or requirements for ecologically sensitive practices 		✓				Temple Ambler Office of Sustainability
15	<p>Develop and Codify Infrastructure Design Standards for the Office Park</p> <ul style="list-style-type: none"> Develop standards for building orientation, signage, lighting, transit shelters, crosswalks, paving, landscaping, and sidewalks. Codify standards in the Zoning and Subdivision and Land Development Ordinances. 		✓				Mont. Co.
16	<p>Create a Mechanism to Hold and Maintain Properties that are “De-developed”</p> <ul style="list-style-type: none"> Designate Township Department, public authority, or business association to own and maintain in perpetuity 			✓			Fort Washington Business Alliance, conservation organizations

Recommendation Number	Tasks	Implementation Agreement	Short-term	Medium-term	Long-term	On-going	Suggested Project Partners
17	Permit Mixed-Use Development in the Dresher Triangle Area <ul style="list-style-type: none"> Revise Dresher Overlay District to allow for higher building height and mix of uses 		✓				Private property owners
18	Consider Revising the Maple Glen Overlay District <ul style="list-style-type: none"> Review development standards Codify standards in the Zoning and Subdivision and Land Development Ordinances. 		✓	✓			Mont. Co.
19	Determine the Appropriate Role for Mixed-Use Development in the Upper Dublin and Fairway Shopping Centers <ul style="list-style-type: none"> Consider appropriate uses Create an Overlay as in Dresher Triangle and Maple Glen, or amend the by-right zoning 		✓	✓			Mont. Co.
20	Revise the CR-L and CR-I Zoning Designations to Encourage Appropriate Redevelopment over Time <ul style="list-style-type: none"> Review permitted land uses and the development standards in both districts and revise 		✓				Mont. Co.

HOUSING

Support Strong and Diverse Neighborhoods

Goal: Sustain strong and diverse neighborhoods by providing high-quality housing opportunities to meet the needs of current and future Township residents.

Recommendation Number	Tasks	Implementation Agreement	Short-term	Medium-term	Long-term	On-going	Suggested Project Partners
21	Encourage Development of Additional Senior Housing Options <ul style="list-style-type: none"> ▪ Consider development regulations and zoning standards that would support aging in place 			✓			Temple University Institute on Aging
22	Facilitate Ongoing Investment in the Township’s Existing Housing Stock <ul style="list-style-type: none"> ▪ Change zoning to include provisions for flexibility in house additions in neighborhoods with small lots 		✓				Mont. Co.
23	Continue to Permit Development of Accessory Dwelling Units <ul style="list-style-type: none"> ▪ Consider easing restrictions on accessory apartments 				✓		
24	Encourage Appropriate Residential Infill and Redevelopment <ul style="list-style-type: none"> ▪ Develop conditional use standards for the Zoning Ordinance to regulate the design 			✓			Mont. Co.
25	Permit Broader Home Occupations in Homes Located on Busy Streets <ul style="list-style-type: none"> ▪ Relax standards for home occupations 			✓			Mont. Co.

SUSTAINABILITY

Balance Environmental, Economic and Social Needs

Goal: Promote a better quality of life for current and future generations by ensuring our economy, our society and our environment develop in a balanced way.

Recommendation Number	Tasks	Implementation Agreement					Suggested Project Partners
		Short-term	Medium-term	Long-term	On-going		
26	Engage Residents <ul style="list-style-type: none"> ▪ Create volunteer programs 		✓			✓	
27	Prepare a Greenhouse Gas Action Plan <ul style="list-style-type: none"> ▪ Work with and support Sustainable Upper Dublin in creating a Greenhouse Gas Action Plan 			✓			SUDS
28	Encourage Green Building Practices <ul style="list-style-type: none"> ▪ Amend the Zoning and Subdivision ordinances to provide incentives or requirements 			✓			Mont. Co., Temple University Office of Sustainability
29	Promote Energy Conservation in Land Use Regulations <ul style="list-style-type: none"> ▪ Modify Subdivision and Land Development Ordinance to provide incentives for energy conservation 			✓			Mont. Co., Temple University Office of Sustainability
30	Promote Water Conservation in Land Use Regulations <ul style="list-style-type: none"> ▪ Modify Subdivision and Land Development Ordinance to require water efficient landscape designs 			✓			Mont. Co., Temple University Office of Sustainability

TRANSPORTATION
Invest in the System and Expand Options

Goal: Expand travel options and improve traffic flow by making strategic new connections and improving management of the existing network to better serve the needs of pedestrians, bicyclists, drivers and transit users.

Recommendation Number	Tasks	Implementation Agreement	Short-term	Medium-term	Long-term	On-going	Suggested Project Partners
31	Advocate for Construction of a New Norfolk Southern Rail Bridge <ul style="list-style-type: none"> ▪ Work with Norfolk Southern, PennDOT and other potential partners to replace the bridge 					✓	Norfolk Southern, PennDOT
32	Advocate for the Construction of an Eastbound Pennsylvania Turnpike Slip Ramp <ul style="list-style-type: none"> ▪ Work with Turnpike Commission, the Commonwealth and other stakeholders to construct the slip ramp 					✓	Pennsylvania Turnpike Commission, Commonwealth of Pennsylvania
33	Adopt a Street Classification System <ul style="list-style-type: none"> ▪ Adopt the PennDOT classifications or develop a separate classification system based on local needs 			✓			Mont. Co., PennDOT
34	Improve Management of Existing Roadway Capacity through design standards and projects that encourage or implement: <ul style="list-style-type: none"> ▪ Consolidation of driveways ▪ Improved site design to encourage internal circulation ▪ Synchronizing traffic signals along major corridors ▪ Additional turning lanes 					✓	Mont. Co., PennDOT, private property owners

Recommendation Number	Tasks	Implementation Agreement	Short-term	Medium-term	Long-term	On-going	Suggested Project Partners
35	Expand and Enhance the Pedestrian and Bicycle Network <ul style="list-style-type: none"> ▪ Ensure new sidewalks and bike facilities are incorporated into streetscaping initiatives ▪ Strict enforcement of sidewalk requirements in Township SALDO ▪ Improve connections between the North Hills and Ambler neighborhoods and other areas of the Township 					✓	Mont. Co., PennDOT, DVRPC
36	Pursue Development of a Pedestrian Connection under the Norfolk Southern Rail Bridge <ul style="list-style-type: none"> ▪ Secure funding ▪ Design and construct improvements 			✓	✓		
37	Advocate for Improved Transit Service <ul style="list-style-type: none"> ▪ Articulate the specific needs and propose them in SEPTA's planning process ▪ Work with the Greater Valley Forge Transportation Management Association to advocate for improvements 					✓	SEPTA, Greater Valley Forge Transportation Management Association
38	Develop a Township Transportation Demand Management Program <ul style="list-style-type: none"> ▪ Work with Greater Valley Forge TMA to take advantage of existing programs 			✓			Greater Valley Forge Transportation Management Association, Zipcar and/or PhillyCarShare

NATURAL, HISTORIC AND CULTURAL RESOURCES

Protect and Conserve

Goal: Conserve and enhance Upper Dublin's natural, historic and cultural resources.

Recommendation Number	Tasks	Implementation Agreement					Suggested Project Partners
		Short-term	Medium-term	Long-term	On-going		
39	Implement Best Management Practices (BMPs) for Stormwater Management <ul style="list-style-type: none"> ▪ Review and revise ordinances as new best management practices emerge. ▪ Implement street and parking lot design standards that encourage or require on site bio-retention 		✓			✓	Mont. Co., Temple University Office of Sustainability, PA DEP
40	Include Stormwater Retrofits in Redevelopment and Street Rebuilding Projects <ul style="list-style-type: none"> ▪ Ensure projects include stormwater retrofits that meet the standards of the current stormwater management requirements 					✓	
41	Pursue a Regional Approach to Stormwater Management and Environmental Protection <ul style="list-style-type: none"> ▪ Work with neighboring municipalities to develop a regional stormwater management and protection plan 			✓			Adjacent municipalities, Mont. Co., Wissahickon Watershed Partnership, PA Environmental Council, PA DEP, Philadelphia Water Department

Recommendation Number	Tasks	Implementation Agreement					Suggested Project Partners
		Short-term	Medium-term	Long-term	On-going		
42	<p>Continue to Preserve and Protect Steep Slopes and Riparian Corridors</p> <ul style="list-style-type: none"> Revise development regulations as new best management practices become available Consideration of protection of these resources in open space acquisition 				✓		
43	<p>Encourage Floodplain Preservation and Restoration</p> <ul style="list-style-type: none"> Amend Zoning and Subdivision Ordinances to limit and/or prohibit fill and development in 100-year floodplains 			✓		Mont. Co., Temple University Office of Sustainability	
44	<p>Develop an Environmental Protection Overlay District</p> <ul style="list-style-type: none"> Amend the Zoning Ordinance to include an environmental protection overlay district 			✓		Mont. Co., Temple University Office of Sustainability, PA DEP	
45	<p>Pursue an Organizational Structure and New Funding Sources for More Proactive Management of Existing Stormwater Facilities</p> <ul style="list-style-type: none"> Consider feasibility of creating a stormwater authority to maintain and own existing and new facilities 			✓		PA DEP, neighboring municipalities, PA DCNR	

Recommendation Number	Tasks	Implementation Agreement				Suggested Project Partners
		Short-term	Medium-term	Long-term	On-going	
46	<p>Enhance Historic Protections</p> <ul style="list-style-type: none"> Identify historic resources in the zoning ordinance Consider impacts to historic resources when considering requests for variances, special exceptions and conditional uses Allow consideration of nonconforming zoning uses when implementation will facilitate the preservation, rehabilitation and restoration of historic resources Consider creation local historic districts or landmark properties 		✓		✓	
47	<p>Facilitate Investment in Historic Properties</p> <ul style="list-style-type: none"> Consider using a portion of Open Space Bond funds to pay for programs to assist with preservation of historic resources Consider waiving building permit and recreation fees for 			✓		
48	<p>Permit Limited Adaptive Reuse of Historic Homes</p> <ul style="list-style-type: none"> Establish an adaptive reuse policy for historic homes that can be regulated through a conditional or special exception use process 	✓			✓	

RECREATION & COMMUNITY FACILITIES

Support and Enhance

Goal: Continue to provide excellent and cost-effective community and recreation facilities and services for residents with a broad range of interests and ages, including the elderly, children and families.

Recommendation Number	Tasks	Implementation Agreement	Short-term	Medium-term	Long-term	On-going	Suggested Project Partners
49	Facilitate Development of a Civic Campus that will concentrate community uses around the Township Building and High School				✓		Upper Dublin School District
50	Maintain Operation of and Enhance the North Hills Library, EPI-Center and Robbins Park Environmental Center <ul style="list-style-type: none"> ▪ Partner with the School District and Montgomery County Housing Authority to seek resources to expand computing facilities at North Hills Library 			✓		✓	Upper Dublin School District, Montgomery County Housing Authority, PA PDE
51	Expand the Library to Meet Existing and Projected Future Needs <ul style="list-style-type: none"> ▪ Township and School District should pursue planning for facilities jointly 				✓		Upper Dublin School District
52	Expand Facilities Coordination Among the Library, Recreation Programs and Schools <ul style="list-style-type: none"> ▪ Work with School District to minimize costs through shared facilities 				✓		Upper Dublin School District
53	Continue to Pursue Park Development					✓	
54	Evaluate the Best Long-Term Recreational and Community Uses of the Twining Valley Golf Course <ul style="list-style-type: none"> ▪ Develop a master plan for future use of this 115 acre facility 			✓			PA DCNR

INFRASTRUCTURE AND COMMUNITY SERVICES

Invest for the Future

Goal: Maintain and enhance high-quality and cost-effective infrastructure and community services that will enable the Township to attract and retain a diverse population while ensuring long-term financial stability as the Township approaches development build-out.

Recommendation Number	Tasks	Implementation Agreement	Short-term	Medium-term	Long-term	On-going	Suggested Project Partners
55	Prepare an Official Map		✓				
56	Develop a Capital Improvements Plan <ul style="list-style-type: none"> ▪ Work from initial 2008-2017 Capital Improvement Plan to develop more detail ▪ Identify capital projects and equipment purchases as well a planning schedule and financing options 			✓			
57	Pursue the Extension of Public Water and Sewer to the Entire Township <ul style="list-style-type: none"> ▪ Work with water and wastewater providers to develop a set of strategies 				✓		Bucks County Water and Sewer Authority, Ambler Borough Water Company
58	Continue to Pursue Alternative Funding Sources <ul style="list-style-type: none"> ▪ Pursue outside grant resources ▪ Consider the formation of a municipal or multi-municipal authority to pursue infrastructure investments 					✓	PA DCED, PA DCNR, PA DEP, PennDOT, DVRPC, adjacent municipalities, Mont. Co.
59	Expand Inter-Municipal Outreach and Coordination <ul style="list-style-type: none"> ▪ Protection of water resources ▪ Establish a regional trail network and multimodal connections ▪ Economic development with Ambler Borough ▪ Provision of community services 					✓	Mont. Co., adjacent municipalities

FUNDING SOURCES

Some Plan recommendations will be implemented using existing municipal or School District resources; however many will be funded using a variety of outside technical assistance and grant resources. Montgomery County provides extensive technical assistance in the form of model codes, guidance documents and staff assistance. The Pennsylvania Commonwealth is another major funder of planning and implementation projects.

The following information was collected from the Commonwealth of Pennsylvania website. The Commonwealth's budget is routinely changing, and therefore it is necessary to contact the state and other funding sources to find more detailed and current information. The list below provides a general understanding of the funding that may be available over the life of the Plan.

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Community Watershed Education Grants (WREN) - Supports community coalitions undertaking public education projects aimed at mitigating or preventing non-point source pollution in Pennsylvania watersheds. Eligible funding recipients include counties, municipalities, water and wastewater authorities, school districts, conservation district, and non-profit organizations. Average grant amount: \$4,500

Enactment of Ordinances and Implementation of Stormwater Management Plans - This program reimburses municipalities for costs incurred in the adoption or revision of ordinances or regulations and other actual administrative, enforcement, and implementation costs incurred in complying with the Pennsylvania Stormwater Management Act (1978 Act 167) and the companion regulation governing stormwater management grants and reimbursements (25 Pa. Code 111). Average grant amount: \$1,400.

Environmental Education Grants Program - The focus of the Environmental Education Grants Program is to support environmental education through schools, county conservation districts and other nonprofit conservation or educational organizations, including colleges and universities. Eligible applicants include counties, municipalities, water and wastewater authorities, school districts, conservation district, and non-profit organizations. Average grant amount: \$7,500.

Growing Greener Watershed Grants – The purpose of this program is to restore watersheds and streams. Eligible applicants include counties, municipalities, water and wastewater authorities, conservation districts, watershed associations and non-profit organizations. Average grant amount: \$95,000.

PEDA (PA Energy Development Authority) Grants - PEDA solicitations are varied and diverse. In general, PEDA provides grants, loan guarantees for alternative energy projects and related research referring to deployment projects, manufacturing or research involving the following types of fuels, technologies or measures: solar energy; wind; low-impact hydropower; geothermal; biologically derived methane gas, including landfill gas; biomass; fuel cells; coal-mine methane; waste coal; integrated gasification combined cycle, and; demand management measures, including recycled energy and energy recovery, energy efficiency and load management. Eligible applicants include counties, municipalities, authorities, school districts, non-profit organizations, corporations, legal business entities and partnerships between eligible applicants.

Stormwater Management Planning and Implementation - DEP provides financial and technical assistance to counties for development and to municipalities for implementation, of watershed-based stormwater management plans under the Storm Water Management Act (1978 Act 167). The financial assistance consists of grants and reimbursements that cover 75% of the allowable costs for storm water management plans covered under the Act. Eligible applicants include counties and municipalities. Average grant amount: \$200,000.

PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

PA DCED funds a variety of economic and community development projects. The grant and financing tools listed below are just some of the types of projects that PA DCED will undertake. Most of the programs are included under its Single Application Program, which means that an applicant need only fill in one application and the Department will find suitable funding based on the application content.

Building PA - Financing for commercial and mixed use development in KOZ, brownfields, boroughs and low income areas.

Business in our Sites – Loans for improvements to get sites ‘shovel ready’ for development. Loans are ‘patient’ until the site is sold.

Cultural Activities, Exhibits and Expositions - Funds may be used to support facility enhancements, new construction and/or renovations, or for the development of marketing, advertising and public relations campaigns to build attendance. Other eligible activities may include: film presentations, show case activities, workshops and symposia, special promotions, preview events, open dialogs, pre and post viewing discussions, and familiarization programs. A primary goal of the program is to promote overnights stays. Applicants must, as part of the project narrative, explain how their project will meet this goal.

Community and Business Development Program - The Community and Business Assistance Program provides grants for community and business assistance projects that, in the judgment of the Department of Community and Economic Development, improve the stability of the community; promote economic and/or community development; improve existing and/or develop new civic, cultural, recreational, industrial and other facilities or activities; assist in business retention, expansion, creation or attraction; promote the creation of jobs and employment opportunities; enhance the health, welfare and quality of life of citizens of this Commonwealth; and meet all requirements of the DCED Single Application for Assistance.

PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

PA DCNR provides grants for planning and development of open space, park facilities and trails and for the conservation of natural resources. Most of its grant programs fall under one of four categories:

- Technical assistance to help build local, county, regional and statewide capacity to better develop and manage recreation and park facilities and to promote the conservation of natural resources through plan implementation, education and training
- Planning Projects that "lay the groundwork for future land acquisition, development and/or management of parks, recreational facilities, critical habitat, open space, natural areas, greenways, rails-to-trails, snowmobile and ATV trails and river/watershed corridors
- Land Acquisition projects that involve the purchase and/or donation of land for park and recreation areas, greenways, trails, critical habitat areas and/or open space.
- Development projects that involve the rehabilitation and development of public parks, indoor and outdoor recreation facilities, rails-to-trails, snowmobile and ATV trails and facilities, as well as, greenways and river conservation projects
- Pennsylvania Recreational Trails funding, which is appropriated by the U.S. Congress through the federal "Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users" (SAFETEA-LU)

PENNVEST

PENNVEST has been empowered by Pennsylvania state law, [Pennsylvania Infrastructure Investment Authority Act 16 of 1988](#), to administer and finance the Clean Water State Revolving Fund (CWSRF) and the Drinking Water State Revolving Fund (DWSRF) pursuant to the federal Water Quality Act of 1987, as well as to administer the American Recovery and Reinvestment Act of 2009 (ARRA) funds. PENNVEST also finances, through the issuance of special obligation revenue bonds, water management, solid waste disposal, sewage treatment and pollution control projects undertaken by or on behalf of private entities.

Drinking Water, Wastewater and Storm water Loans and Non-Point Source Financing

- Primarily low interest loans (some grant funding available) to pay for costs associated with design, engineering, and construction of public or private owned drinking water or wastewater systems, non-point source pollution mitigation and municipal storm water projects.

On-Lot Sewage Disposal Loans - Low interest loans available to individuals to finance repair or replacement of their malfunctioning on-lot system for their primary residence.

Brownfield Redevelopment Loans - Low interest loans available for remediation of sites related to water quality benefits.

Growing Greener Grants - Supplemental grants available on a limited basis for systems with residential user rates. No separate application is necessary. Analysis is performed on each submittal for grant consideration.

Green Initiatives - Projects that promote and encourage environmental responsibility in our communities that are creative and innovative with green solutions for water quality management. These solutions can be as simple as installation of water barrels for water collection and re-use, to regional projects that reduce sediment and nutrient contamination of the Chesapeake Bay watershed by reducing storm water runoff from agricultural areas.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT)

Transportation Enhancements, Federal Safe Routes to School, PA Hometown Streets/ PA Safe Routes to School - The funding for these programs is currently unclear. It is likely that future transportation bills will include similar programs for funding streetscape, pedestrian, bicycle, traffic calming, transit and other transportation improvements. The Region should work with County and PennDOT staff to keep apprised of new transportation funding.

MONTGOMERY COUNTY

Montgomery County Development Corporation - Montgomery County Development Corporation is the county's official Area Loan Organization. The MCDC provides low-interest rate financing for various types of County companies and non-profit organizations. Funding is used for real estate acquisition and renovation, equipment and working capital.

Green Fields/Green Towns Open Space Program - This ten-year \$150 million program was approved by voter referendum in November 2003. The Green Fields/Green Towns Program is made up of three basic components: municipal grants (\$67 million), private organization grants (\$8 million), and county open space expenditures (\$75 million). All Montgomery County municipalities are eligible to apply for open space grants on a competitive basis. Municipalities will need to update their existing open space plans. Funds to municipalities can be used for land acquisition, heritage resource conservation, green infrastructure, farmland preservation, floodplain restoration, community trails that connect to the county's trail network, and implementation of the Schuylkill River Greenway.

Montgomery County Community Planning Assistance Program - The Montgomery County Community Planning Assistance Program provides technical assistance in the fields of comprehensive planning, zoning, land use, transportation, landscape design, economic development, and other disciplines on a fee-for-service basis. Townships and boroughs can benefit from this program by entering into a planning assistance contract with our commission. Under the contract, which typically lasts for three years, the cost of the professional planner is evenly shared between the municipality and the county. Presently, 18 townships, 9 boroughs, and 1 municipality are participating in this program. In addition, four regional planning organizations in Montgomery County have entered the program for assistance in drafting and implementing regional plans.

Montgomery County Transportation Program - Recommended by the Montgomery County Commissioners in November 2008, the proposed ten-year, \$150 million initiative to improve the transportation network in the county would, if approved by voters, provide local funding for local projects. In early 2009, the Montgomery County Commissioners awarded funding to six projects—a Jump Start of the full program—to demonstrate to the public how the program could be effective. The Jump Start projects were selected for their construction readiness, regional impact, opportunity for partnerships, and geographic diversity.

Montgomery County Model Ordinances - The County provides model ordinances, program guidelines and other technical assistance that can save the Township resources. In addition, case studies provide insights into finding funding and navigating various processes that might require a more creative approach than simply completing a funding application. Model ordinance include the following:

- Residential Office District - Creating a Transition to Residential Neighborhoods
- Protecting Natural, Scenic, and Historic Resources - Rural Residential District Model Ordinance
- Creating Commercial Areas with Character - General Commercial District Model Ordinance
- Creating Opportunities - Town Center District Model Ordinance
- Creating Small-Town Character - Model Ordinance for Mixed-Use Development
- Re-Creating the Neighborhood - Model for Single-Family Development
- Riparian Corridor Conservation District Model Ordinance
- Child Day Care Model Zoning Provisions
- Creating a Village Community - Model Ordinance for Mixed Residential Development
- Guidebook for Creating a Municipal TDR Program
- Land Preservation District Model Zoning Provisions
- Accessory Housing and Adaptive Reuse and Infill
- Model Landscape Regulations