



Chapter 12

# Recommendations and Implementation

## Implementation Plan

The recommendation and implementation plan can be used as a guide to help make land use and other decisions that are necessary to fulfill the current and future needs of the township residents and business community in a coordinated and thoughtful manner. Priorities do change from time to time and the priorities in this plan should be reviewed and adjusted periodically. Unforeseen events or new opportunities arise that may cause an action to be elevated to a higher priority. This action plan should be viewed as a dynamic tool that can help the township reasonably move forward over the next 10 years and beyond with vitality and purposefulness.

This action plan also provides a foundation for a work program that the township can use to achieve the vision and goals of the comprehensive plan. Some of the objectives of the plan can be achieved by utilizing existing staff time and township resources. Others will need to be planned, coordinated and funded in concurrence with other local, regional, state and federal stakeholders.

Figure 12.1  
Implementation Actions, Priorities and Resources

LAND USE	
Action	Priority
1.1 Update the zoning and subdivision and land development ordinances to reflect the current and future needs of the township.	Highest
1.2 Provide for compatible infill development that respects the scale of existing neighborhoods and architectural history.	
1.3 Preserve conservation areas and strengthen the protection of natural resources.	
1.4 Support a sustainable community that respects the rights of property owners to reasonable use of land within the community's expressed goals.	High
1.5 Investigate opportunities for shared planning and improvement projects with adjacent municipalities.	
1.6 Coordinate long-range planning between large institutional uses and other large land owners in the township to encourage cooperation and to minimize potential conflicts with future land use.	Medium
1.7 Continue to provide for a variety of dwelling types that meet the needs of current and future residents of the township.	



<b>COMMUNITY FACILITIES AND MUNICIPAL SERVICES</b>	
<b>Action</b>	<b>Priority</b>
2.1 Provide for streets, utilities, stormwater management systems, solid waste management and other infrastructure at sufficient levels to meet the changing needs of township residents.	Highest
2.2 Establish/maintain annual Capital Improvement Plan to provide for maintenance and improvements of all community facilities.	
2.3 Implement the recommendations of the 2008 Springfield Township Park and Recreation Connections Plan (SPARC).	
2.4 Provide administration, code enforcement, emergency, police and other services at sufficient levels to meet the needs of the community.	High
2.5 Conduct periodic assessments of the municipal complex so that it continues to meet the needs and expectations of the residents and businesses.	
2.6 Plant and maintain trees along public right-of-ways and in township parks.	
2.7 Encourage the creation of new passive and active recreation facilities that support the health and welfare of the residents of all ages and abilities.	
2.8 Encourage development of appropriate types of recreation facilities on lands that may be developed and that are not targeted for permanent protection.	
2.9 Maintain and enhance existing parks and recreation facilities and programs.	Medium
2.10 Support the township's recreation programs and services.	

<b>NATURAL RESOURCE PROTECTION</b>	
<b>Action</b>	<b>Priority</b>
3.1 Create a natural resource inventory and assessment. Identify priorities and actions.	Highest
3.2 Ensure that the updated subdivision and land development ordinance standards exceed the current NPDES permit requirements.	
3.3 Plan for and implement a coordinated open space network including stream corridors, parks, and green infrastructure.	High
3.4 Develop a robust tree planting program.	
3.5 Develop strategies to preserve and protect open space (i.e. SRCL in the lower panhandle, acquisition of development rights).	
3.6 Educate and promote the benefits of a Riparian Corridor Ordinance.	
3.7 Participate in regional and watershed-based technical and steering committees.	Medium
3.8 Encourage voluntary water conservation and anti-pollution measures throughout the township.	

<b>HISTORIC RESOURCE PROTECTION</b>	
<b>Action</b>	<b>Priority</b>
4.1 Establish an updated inventory of historic resources.	Highest
4.2 Create a historic resource committee to oversee inventory and make policy recommendations to the township Board of Commissioners.	
4.3 Safeguard the township's historic and cultural heritage, as embodied and reflected in certain districts, places, buildings, landscapes, structures, works of art, and other objects.	High
4.4 Preserve the character and vitality of neighborhoods and promote economic development through rehabilitation of existing structures.	
4.5 Protect significant historic structures from decline and demolition through encouragement of adaptive reuse.	
4.6 Encourage the continuation of surveys and studies of the township's historical and architectural resources and the maintenance and updating of areas, districts, places, buildings, structures, works of art, and other objects which may be worthy of landmark designation.	
4.7 Educate and promote the use of preservation easements.	



<b>HOUSING</b>	
<b>Action</b>	<b>Priority</b>
5.1 Preserve the character and integrity of neighborhoods that give the township its distinctive character.	Highest
5.2 Permit a variety of housing options to allow existing residents to remain in the community as they age and encourage development of housing that allows for first-time homebuyers.	
5.3 Encourage environmentally responsible upgrades to properties that promote stormwater best management practices, water conservation devices, and use of renewable energy sources such as geothermal heating and cooling and solar powered electric service and hot water heating.	High
5.4 Encourage infill development and modifications to existing properties in commercial districts to accommodate affordable housing in the community.	
5.5 Encourage adaptive reuse of selected vacant commercial properties or buildings for residential uses.	
5.6 Enhance and beautify neighborhoods with improved streetscapes including sidewalks, lighting, and landscaping.	Medium
5.7 Create a systematic enforcement of property maintenance to help preserve neighborhood conformity and elevate property values.	

<b>TRANSPORTATION</b>	
<b>Action</b>	<b>Priority</b>
6.1 Increase resident access to all modes of transportation including walking, bicycling, and public transit by creating safe pedestrian and bicycle connections between existing/proposed parks, trail systems, institutional open space, commercial areas, neighborhoods and public transit stops.	Highest
6.2 In commercial districts, provide and enhance parking opportunities, locate parking to the side and rear of buildings, encourage shared parking, and update zoning code to facilitate this goal. Maintain on-street parking in and around the commercial districts. Improve access to parking through coordinated way finding signage.	
6.3 Maintain and improve the existing pedestrian network and create new sidewalks or trail networks to enhance community walkability. Fill in gaps in the existing sidewalk network. Explore ways to convert informal pedestrian paths to a public pedestrian network.	High
6.4 Encourage design with pedestrians in mind, providing ADA accessibility, safe and inviting pedestrian connections internally to the development and to adjacent neighborhoods, schools, public transit and commercial areas. Add crosswalks to intersections near schools, parks, houses of worship, public buildings, and public transit stops. Use textured crosswalks and other traffic-calming measures on streets with high traffic volumes.	
6.5 Install bicycle racks and other bike facilities at community destinations including train station, shopping centers, and municipal park and recreation facilities. Encourage bicycle parking facilities in all public and private parking lots and bicycle storage facilities in multi-family developments.	
6.6 Continue to coordinate with PennDOT, DVRPC, Montgomery County and surrounding communities to improve the regional transportation network. Participate on PennDOT, DVRPC and County technical and steering committees during local project planning and development process.	
6.7 Work with SEPTA, Upper Dublin Township, Whitmarsh Township, Philadelphia, and others to beautify transit stops and train station areas, improve commuter rail service, enhance parking opportunities, and promote transit oriented development. Enhance the appearance and functionality of the train stations with landscaping, pedestrian lighting, coordinated signage, and improved parking and circulation.	
6.8 Maintain and enhance public and private parking lots with appropriate landscaping, lighting and signage.	Medium
6.9 Continue the program of road maintenance and reconstruction.	
6.10 Improve lighting along streets where needed using energy efficient technologies.	
6.11 Support an interconnected and “complete streets” network.	



### COMMERCIAL DISTRICT REVITALIZATION AND ECONOMIC DEVELOPMENT

Action	Priority
7.1 Create a position for a main street manager/business development coordinator to expand upon the current township staff's efforts to work with the business community, governmental agencies, and the public to retain existing businesses and attract new businesses and services to add vitality to the existing commercial districts. In this role the coordinator will also promote Springfield Township as a great place to work, live and play and come up with strategies to implement the proposed Village Center Overlay District.	Highest
7.2 Create an attractive hub including public gathering spaces within each commercial district that is pedestrian and bicycle friendly. 7.3 Improve signage to make the districts more attractive and easier to navigate. 7.4 Add street trees and landscaping throughout the business districts. 7.5 Encourage and support storefront facades upgrades and seek funding opportunities to assist small businesses with façade and landscaping improvements. 7.6 Encourage the development of new restaurants along Bethlehem Pike to create vitality, enhance Springfield's image as a destination, and provide expanded services to the residents and visitors alike. 7.7 Encourage development of small shops and cafes close to the core area around the train station.	High
7.8 Promote the use of appropriate period lighting in locations that supports the historical character of the township. 7.9 Foster positive communications between local government and the business community. 7.10 Promote new business development and expansion in areas with existing transportation infrastructure. Promote and advance the success of the Flourtown Business Association.	Medium

### ENERGY AND RESOURCE CONSERVATION

Action	Priority
8.1 Encourage land use, site and building design and practices that utilize energy conservation techniques. 8.2 Complete the pedestrian network throughout the township that links neighborhoods with commercial districts, schools, parks, and trails. 8.3 Encourage public transit use and create pedestrian and bicycle linkages to regional transportation nodes. 8.4 Continue to encourage, utilize and support the educational efforts of the Environmental Advisory Committee. 8.5 Increase the tree canopy of the township to reduce the effects of emissions and to promote cooling. Encourage land owners to replace mature trees lost to age, disease and damage with shade/canopy trees, rather than smaller ornamental species.	Highest
8.6 Target higher standards for energy efficiency (heating, cooling and lighting) in all township facilities and operations (fuel efficiency) to reduce energy consumption and determine if there are cost effective ways to lower that consumption.	High
8.7 Enhance township website to reduce resident's vehicle trips to township facilities for information, applications, forms, etc. 8.8 Promote energy conservation methods for heating, cooling and lighting, and encourage the utilization of energy audits for township residents and businesses. 8.9 Advocate for greater recycling and waste reducing practices in construction and demolition. 8.10 Continue to promote the responsible composting of all yard, food and other biodegradable waste. 8.11 Advocate for resident participation in the Montgomery County Household Hazardous Waste Collection Program.	Medium

### SUSTAINABILITY

Action	Priority
9.1 Reduce stormwater runoff and flooding through regulation, property-owner incentives, public demonstration projects, education and outreach.	Highest
9.2 Preserve the viability and benefits of open and rural lands. 9.3 Expand biodiversity through public education, restoration and protection of natural waterways, habitats, and preserved open spaces.	High
9.4 Reduce solid waste and airborne products of combustion. 9.5 Support increased use of alternative modes of transportation and pedestrian circulation. 9.6 Reduce the consumption of non-renewable resources.	Medium



**American Planning Association**[www.planning.org/policy/guides/adopted/sustainability.htm](http://www.planning.org/policy/guides/adopted/sustainability.htm)**Ben Franklin Technology Partners**[www.benfranklin.org](http://www.benfranklin.org)

BFTP makes direct investments in promising technology-oriented companies throughout the Commonwealth to fund critical commercialization activities and growth needs.

BFTP couples its financial commitment with a wide range of mentoring, business and technology development services. This includes business plan reviews, technology assessments, intellectual property counsel, marketing advice, operations and fundraising strategies, as well as the establishment, management and support of business incubators and accelerators.

BFTP seeds the formation of valuable business and technology networks as well as industry clusters that bring together talented people and innovative ideas.

**Creative Montco**[www.creativemontco.org](http://www.creativemontco.org)**Delaware Valley Regional Planning Commission**[www.dvrpc.gov](http://www.dvrpc.gov)**Department of Community and Economic Development**[www.dced.state.pa.us](http://www.dced.state.pa.us)[www.NewPA.com](http://www.NewPA.com)

Providing Technical, Financial and Educational Services to Pennsylvania's Local Governments.

**Municipal Assistance Program (MAP)**

Provides funding to assist local governments to plan for and efficiently implement a variety of services and improvements, and soundly manage development with an emphasis on intergovernmental approaches. Funding is available for three groups of activities: shared services, community planning and floodplain management.

**Local Government Capital Project Loan Program**

Low-interest loans to local government for equipment and facility needs.

**Small Business First Program**

Funding for small businesses, including, low-interest loan financing for land & building acquisition and construction, machinery and equipment purchases, and working capital.

**Growing Greener II**

Growing Greener II - Main Street and Downtown Redevelopment Grants to municipalities and nonprofits to help a community's downtown redevelopment effort, focusing on the improvement of downtown sites and buildings. The eligible projects may include approaches that assist in business development and/or public improvements in core communities.

**H2O Flood Control**

The Act provides single-year or multi-year grants to the Commonwealth, independent agencies, municipalities or municipal authorities for flood control projects.

**Department of Conservation and Natural Resources (DCNR)**[www.dcnr.state.pa.gov](http://www.dcnr.state.pa.gov)**Department of Environmental Protection (DEP)**[www.dep.state.pa.gov](http://www.dep.state.pa.gov)

**Energy Star** for buildings, businesses, and industry.

[www.energystar.gov](http://www.energystar.gov)**Energy Works**[www.energyworksnow.com](http://www.energyworksnow.com)**Environmental Protection Agency**[www.epa.gov](http://www.epa.gov)

The Green Communities website is your portal to tools and information on the best strategies, programs and policies to reduce your environmental footprint. A 5-step environmental planning framework leads you to a greener, sustainable future.



<p><b>Greater Valley Forge Transportation Management Association</b>  <a href="http://www.gvftma.com">www.gvftma.com</a></p>
<p><b>Green Roofs for Healthy Cities</b>  <a href="http://www.greenroofs.org">www.greenroofs.org</a></p>
<p><b>Homebuilders Association</b>  <a href="http://www.nahbgreen.org">www.nahbgreen.org</a></p>
<p><b>Homebuilders Association of Bucks and Montgomery Counties</b>  <a href="http://www.hbahomes.org">www.hbahomes.org</a></p>
<p><b>Montgomery County Association of Realtors</b>  <a href="http://www.mcarealtors.org/">http://www.mcarealtors.org/</a></p>
<p><b>Montgomery County Conservation District</b>  <a href="http://www.montgomeryconservation.org">www.montgomeryconservation.org</a></p>
<p><b>Montgomery County Planning Commission</b>  <a href="http://www.planning.montcopa.org">www.planning.montcopa.org</a></p>
<p><b>Montgomery County Recycling Program/Waste Systems Authority of Eastern Montgomery County</b>  <a href="http://www2.montcopa.org">www2.montcopa.org</a>  <a href="http://www.wsaemc.org">www.wsaemc.org</a></p>
<p><b>Montgomery County Redevelopment Authority</b>  <a href="http://www.montcorda.org">www.montcorda.org</a></p>
<p><b>Montgomery County Transportation Authority</b>  <a href="http://www.planning.montcopa.org">www.planning.montcopa.org</a>  Addresses transportation improvement issues, excluding mass transit.</p>
<p><b>Morris Arboretum</b>  <a href="http://www.business-services.upenn.edu/arboretum/education.shtml">http://www.business-services.upenn.edu/arboretum/education.shtml</a></p>
<p><b>Natural Resources Defense Council</b>  <a href="http://www.nrdc.org">www.nrdc.org</a></p>
<p><b>PA Brownfields Assistance</b>  <a href="http://brownfields.pasitesearch.com">http://brownfields.pasitesearch.com</a></p>
<p><b>Pennsylvania Environmental Council</b>  <a href="http://www.pecpa.org">www.pecpa.org</a></p>
<p><b>Penn Future – Citizens for Pennsylvania’s Future</b>  <a href="http://www.pennfuture.org">www.pennfuture.org</a></p>
<p><b>Pennsylvania Economic Development Association</b>  <a href="http://www.peda.org">www.peda.org</a>  PEDA’s mission is to promote sound economic development policies, provide leading edge economic development education, and nurture an effective statewide economic development network to foster the economic health of the Commonwealth.</p>
<p><b>Pennsylvania Horticultural Society/Treevitalize</b>  <a href="http://www.phsonline.org">www.phsonline.org</a></p>
<p><b>Small Business Development Center</b>  <a href="http://www.fox.temple.edu">www.fox.temple.edu</a>  <a href="mailto:sbdc@temple.edu">sbdc@temple.edu</a>  Temple University/Fox School of Business.</p>
<p><b>Springfield Township Historical Society</b>  <a href="http://www.springfieldhistory.org/">http://www.springfieldhistory.org/</a></p>
<p><b>US Green Building Council</b>  <a href="http://www.new.usgbc.org">www.new.usgbc.org</a></p>

