

# Strategic Implementation Matrix

Main Subject Area	Goal	Sustainability Objectives	Priority Rating	Implementation Tools & Techniques	Applicable Target Areas (Future Land Use Maps)
Land Use (includes Environment)	Foster commercial and industrial development consistent with community.	<p>Ensure a more balanced economic base and increase the overall amount of commercial and industrial land.</p> <ul style="list-style-type: none"> <li>• Increase the square footage of useable and available commercial and industrial space.</li> <li>• Locate commercial development along transportation corridors.</li> <li>• Discourage spot development.</li> <li>• Cluster commercial development.</li> <li>• Integrate or transition smaller commercial development around non-commercial areas.</li> <li>• Identify future industrial areas.</li> <li>• Incorporate site design standards to address parking, loading, expansion and buffers.</li> <li>• Reduce or mitigate impacts on residential neighborhoods and environmentally sensitive areas.</li> <li>• Encourage “green” or environmentally clean industry types.</li> </ul>	1, A-C	<ul style="list-style-type: none"> <li>• Village Concept/Mixed Use</li> <li>• Traditional Neighborhood Development (TNDs)</li> <li>• Planned Residential Developments (PRDs)</li> <li>• Sewage Facilities Planning</li> <li>• Floodplain Management</li> <li>• Stormwater Management Planning</li> <li>• Interchange Overlay Zoning District</li> </ul>	<ul style="list-style-type: none"> <li>• Village Concept/Mixed Use</li> <li>• Conservation/Preservation</li> <li>• Parks/Open Space</li> <li>• Commercial</li> <li>• Industrial</li> </ul>
	Promote mixed use districts with multi-modal opportunities.	<p>Preserve existing land uses while conscientiously planning for new development.</p> <ul style="list-style-type: none"> <li>• Integrate small commercial development into non-commercial neighborhoods.</li> <li>• Discourage spot development.</li> <li>• Rehabilitate, replace or eliminate physically unsound or poorly located structure and facilities.</li> <li>• Identify alternative modes of transportation.</li> <li>• Integrate land use planning with transportation planning.</li> <li>• Ensure that residential areas are aesthetically pleasing and logically planned and buffered from intrusions.</li> </ul>	2, A-B	<ul style="list-style-type: none"> <li>• Planned Residential Developments (PRDs)</li> <li>• Village Concept/Mixed Use</li> <li>• Traditional Neighborhood Developments (TNDs)</li> <li>• Cluster Development</li> <li>• Residential Performance Zoning</li> <li>• Greenways, paths and trails.</li> <li>• Streetscape improvements</li> <li>• Pedestrian crossings and designated crosswalks</li> <li>• Sidewalks</li> <li>• Buffering and screening</li> <li>• Open Space Zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Low Density Residential</li> <li>• Medium Density Residential</li> <li>• High Density Residential</li> <li>• Village Concept/Mixed Use</li> </ul>
	Preserve and conserve rural resource areas and environmental sensitive areas.	<p>Plan future growth and development to conserve and preserve natural resources and environmentally sensitive areas.</p> <ul style="list-style-type: none"> <li>• Encourage conservation by design.</li> <li>• Conserve and preserve local historic and other historically significant features and areas.</li> <li>• Preserve productive soils for farming.</li> </ul>	5, B	<ul style="list-style-type: none"> <li>• TDRs</li> <li>• Rural Resource Areas</li> <li>• Cluster Development</li> <li>• Agricultural Security Areas and Agricultural Trust</li> <li>• Historic Preservation</li> <li>• Conservation by Design</li> </ul>	<ul style="list-style-type: none"> <li>• Village Concept/Mixed Use</li> <li>• Residential Areas</li> <li>• Conservation/Preservation</li> </ul>
	Preserve or conserve more publicly accessible open space and natural areas.	<p>Provide recreation, parks, open space and greenways consistent with the Land Use Plan and the Comprehensive Recreation, Parks and Greenway Plan.</p> <ul style="list-style-type: none"> <li>• Coordinate services, preservation and development efforts and objectives regionally.</li> </ul>	4, A	<ul style="list-style-type: none"> <li>• Conservation Easements</li> <li>• Recreation Requirements &amp; Fee*</li> </ul>	<ul style="list-style-type: none"> <li>• Township-wide</li> </ul>
	Preserve or conserve agricultural lands.	<ul style="list-style-type: none"> <li>• Encourage conservation by design.</li> <li>• Preserve productive soils for farming.</li> </ul>	3, A-C	<ul style="list-style-type: none"> <li>• TDRs</li> <li>• Rural Resource Areas</li> <li>• Urban Growth Boundary</li> <li>• Clean &amp; Green Program</li> <li>• Conservation Easements</li> <li>• Agricultural Security Areas &amp; Agricultural Trust</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation/Preservation</li> <li>• Outside Designated Growth Area</li> </ul>

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Main Subject Area	Goal	Sustainability Objectives	Priority Rating	Implementation Tools & Techniques	Applicable Target Areas (Future Land Use Map)
Transportation	Improve the efficiency and safety of the transportation network.	<ul style="list-style-type: none"> <li>Improve accessibility, mobility and safety along primary corridors.</li> <li>Decrease congestion along primary corridors.</li> <li>Routinely conduct capacity and sufficiency analysis for transportation network.</li> </ul>	1, A-C	<ul style="list-style-type: none"> <li>Travel Demand Management Strategies</li> <li>Spur Roads</li> <li>Traffic Calming</li> <li>Official Map</li> <li>Transportation Capital Improvement Plan*</li> <li>Traffic Impact Fee*</li> <li>Access Management</li> <li>Intelligent Transportation Systems (ITS)</li> <li>Participation in MPO Process/12-Year Plan*</li> </ul>	<ul style="list-style-type: none"> <li>Transportation Service Areas (TSAs)</li> <li>Residential Neighborhoods</li> <li>Arterials and Collectors</li> <li>Queen Street</li> </ul>
	Augment the transportation network to include multi-modes.	<ul style="list-style-type: none"> <li>Identify alternative modes of transportation to provide options to local residents and commuters.</li> </ul>	3, A	<ul style="list-style-type: none"> <li>Greenways, trails and paths</li> <li>Expand transit options</li> <li>Study park and ride needs</li> <li>Bicycle facilities</li> <li>Streetscape improvements</li> </ul>	<ul style="list-style-type: none"> <li>Residential Areas</li> <li>Village Concept/Mixed Use</li> <li>Commercial</li> </ul>
	Interconnect land uses through multi-modes of transportation.	<ul style="list-style-type: none"> <li>Integrate land use planning with transportation planning with successful implementation through the development process.</li> </ul>	2, A	<ul style="list-style-type: none"> <li>Right-of-Way Preservation for future transportation improvements</li> <li>Official map</li> <li>Spur Roads</li> <li>Access management</li> </ul>	<ul style="list-style-type: none"> <li>Village Concept/Mixed Use</li> <li>Commercial</li> </ul>
Recreation	Increase the total amount of non-vehicular recreational amenities.	<ul style="list-style-type: none"> <li>Identify alternative modes of transportation to provide options to local residents and commuters.</li> </ul>	2, A-C	<ul style="list-style-type: none"> <li>Conservation easements</li> <li>Acquisition of lands for greenways, trails and paths.</li> </ul>	<ul style="list-style-type: none"> <li>Village Concept/Mixed Use</li> <li>Conservation/Preservation</li> <li>Low Density Residential</li> <li>Parks/Open Space</li> </ul>
	Enhance and maintain existing recreational facilities.	<ul style="list-style-type: none"> <li>Expand recreational facilities to meet growing needs.</li> </ul>	3, B	<ul style="list-style-type: none"> <li>Recreational Fee*</li> <li>DCNR Programs for recreation facilities</li> </ul>	<ul style="list-style-type: none"> <li>Parks/Open Space</li> <li>Conservation/Preservation</li> </ul>
	Develop and implement a plan for expanded recreational facilities and services.	<ul style="list-style-type: none"> <li>Provide recreation, parks, open space and greenways consistent with the Comprehensive Recreation, Parks and Greenway Plan.</li> </ul>	1, A-C	<ul style="list-style-type: none"> <li>Comprehensive Recreation, Parks and Greenways Plan*</li> <li>Regional Recreation and Open Space Plan</li> </ul>	<ul style="list-style-type: none"> <li>Township-wide</li> </ul>
Government	Support inter-municipal cooperation to lessen impact of regional development on the community.	<ul style="list-style-type: none"> <li>Coordinate services, preservation and development efforts and objectives with surrounding municipalities and York County.</li> </ul>	4, A-C	<ul style="list-style-type: none"> <li>Regional Police Department*</li> <li>Regional Sewer Authority*</li> <li>Regional Stormwater Management Plan</li> <li>Multi-municipal Comprehensive Plan</li> <li>Inter-municipal Agreements</li> <li>Joint Zoning</li> <li>Multi-municipal Recreation and Open Space Plan</li> </ul>	<ul style="list-style-type: none"> <li>Regional including the Township</li> </ul>
	Provide water and sewer services within the designated growth area.	<ul style="list-style-type: none"> <li>Provide adequate water supply for residents and businesses.</li> </ul>	5, B	<ul style="list-style-type: none"> <li>Act 537 Planning (local* and regional)</li> <li>Act 167 Watershed Planning*</li> </ul>	<ul style="list-style-type: none"> <li>Township-wide</li> </ul>
	Adherence to established codes and ordinances.	<ul style="list-style-type: none"> <li>Provide adequate staff and resources to adequately administer codes and ordinances.</li> <li>On-going evaluation of codes and ordinances.</li> <li>Measure impacts on community.</li> <li>Assess codes and ordinances for consistency with community goals and objectives.</li> </ul>	1, A-C	<ul style="list-style-type: none"> <li>Routine update of codes and ordinances</li> <li>Training for Zoning Officer &amp; Building Official</li> <li>Training for Planning Commission, Zoning Hearing Board and Board of Supervisors</li> <li>Implement and maintain an EMIS</li> </ul>	<ul style="list-style-type: none"> <li>Township-wide</li> </ul>
	Balance providing services with the cost to continue providing services.	<ul style="list-style-type: none"> <li>Provide adequate public facilities to meet current and future needs.</li> </ul>	2, A-C	<ul style="list-style-type: none"> <li>Regionalization of services</li> <li>Cost/benefit Analysis</li> <li>Privatize Services (where applicable)</li> <li>Coordination with PENNDOT*</li> <li>Agility Agreements w/PENNDOT*</li> <li>Study Emergency Management needs and identify implementation strategies</li> </ul>	<ul style="list-style-type: none"> <li>Township-wide and regional</li> </ul>
	Achieve sustainability through growth management.	<ul style="list-style-type: none"> <li>Consider neighborhood level planning in order to provide adequate public services and facilities.</li> </ul>	3, A-C	<ul style="list-style-type: none"> <li>Routine Comprehensive Plan Updates</li> <li>Adoption of Urban Growth Boundary*</li> <li>Coordination and cooperation with YCPC</li> </ul>	<ul style="list-style-type: none"> <li>Township-wide</li> </ul>

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