



# Chapter 6

## Plan Implementation

Implementing the vision described in this plan requires the coordinated efforts of multiple township departments, boards, and committees and the cooperation of external agencies. This chapter organizes the goals and recommendations made throughout the comprehensive plan and identifies potential partners and sources of funding. The partners listed for each implementation item includes both township and external parties that may have a role to play in the completion of each item. Other organizations not listed here may contribute to the realization of these recommendations and the partners listed for each item may change as implementation proceeds. The Lower Frederick Board of Supervisors may convene other boards, as-needed, to implement the recommendations of this plan.

Many of these implementation items involve new planning efforts related to the specific projects or ordinances that realize their goals. The multiple items that involve the Zoning or Subdivision and Land Development Ordinances may be implemented together through a comprehensive review and revision of each ordinance. Other items may be implemented through the adoption of an official map or updates to other plans, such as the township's open space and recreation plan.

The items listed in the implementation tables are assigned a priority relating to their relative immediacy, importance, and effective impact. Implementation items that are expected to have significant effects in the near-term or enable the implementation of other items receive higher priority. Items with smaller impacts or ones that depend on the prior implementation of other items or the development process receive lower priority.

The priority assigned to each implementation item is based upon existing conditions and current forecasts, to address existing and anticipated needs. Priority levels are not permanent and should be reassessed regularly as circumstances change. The boards and committees of the township will review the recommendations and implementation items listed in this chapter on an annual basis, tracking progress towards each goal and adjusting the priority of remaining items.

The completion of implementation items is contingent upon the institutional capacity of the township and partner organizations. The availability of funding is a crucial factor when determining the feasibility of an implementation item and setting the timing and priority of each. To assist in this, the chapter includes a list of some potential funding sources which may be applicable to implementation items. Like the implementation tables, this list should be reviewed periodically and revised to include new funding sources and delete defunct ones.

# Implementation Partners

## Township Boards and Departments

BOS	Board of Supervisors
PC	Planning Commission
PRB	Parks & Recreation Board
EAC	Environmental Advisory Council
ASA	Agricultural Security Area Advisory Committee
PWD	Public Works Department

## Potential Partners

CT	Conservancies and Trusts that assist with land conservation
CPVRPC	Central Perkiomen Valley Regional Planning Commission
DCED	Pennsylvania Department of Community and Economic Development
DCNR	Pennsylvania Department of Conservation and Natural Resources
DEP	Pennsylvania Department of Environmental Protection
DVRPC	Delaware Valley Regional Planning Commission
HP	Public and Private entities working with historically and culturally significant properties
MCPC	Montgomery County Planning Commission
NM	Neighboring municipalities, including those not in CPVRPC
PennDOT	Pennsylvania Department of Transportation
WW	Public and private entities working with waterways and riparian corridors

## Implementation Table

[Implementation Tables]

## Potential Funding Sources

C2P2	Community Conservation Partnership Program (DCNR)
CDBG	Community Development Block Grant (MCPC)
CPVRPC	Central Perkiomen Valley Regional Planning Commission grants
GLG	Green Light Go (PennDOT)
GTRP	Greenways, Trails, and Recreation Program (DCED)
LSA	Local Share Account Gaming Funds (DCED)
MMTF	Multi-Modal Transportation Fund (PennDOT and DCED)

Montco2040	Montco2040 Implementation Grant Program (Montgomery County)
PECO	PECO Green Region and other grant programs
PHMC	Keystone Historic Preservation Planning Grant Program (PHMC)
SRTS	Safe Routes to School (DVRPC)
TA Set-Aside	Transportation Alternatives Set-Aside Program (DVRPC)
TCDI	Transportation and Community Development Initiative (DVRPC)

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Chapter	Item	Recommendations & Strategies	Implementation Strategy Type										Priority	Products	Partners	
			Regulatory Control			Capital Investments	External Coordination	Development Process	Outreach							
			Zoning Ordinance	SALDO	Other Ordinances											
	7	Road Improvements Plan - Identify and prioritize local transportation improvement projects														
	7a	Identify and prioritize transportation projects requiring the involvement of external partners and funding sources				•										BOS, PC, PWD
	7b	Consider projects for inclusion on the regional Transportation Improvement Plan (TIP)														BOS, PC, PWD
	7c	Evaluate local roadways and identify sites where poor drainage, visibility, or other safety concerns are present			•											PC, PWD
	7d	Implement revolving 5-year plan to periodically review road safety, drainage, and visibility issues														PC, PWD
	8	Context Sensitive Design - Develop a roadway plan that identifies appropriate designs that support local land uses and community character areas described in the SALDO and zoning ordinances														
	8a	Select walking and bicycling infrastructure that is suitable for the speed and volume of traffic														PC, PWD, MCPC, PennDOT
	8b	Develop standards for pavement markings and the widths of lanes and roadways in rural and village areas														BOS, PWD, PennDOT
	8c	Provide streetscape design guidance for land developments in rural and village areas														PC, PWD, MCPC, PennDOT
	9	Interconnected Streets and Sidewalks - Use SALDO, zoning, or Official Map to plan connected infrastructure for all modes of transportation														
	9a	Delineate future pedestrian and street connections for developing areas														BOS, PC
	9b	Evaluate proposals and connector concepts from past plans (1971, 2015 Connections update of Open Space Plan)														PC
	9c	Construct trails to connect residential areas and public open spaces														BOS, PWD, DCNR, MCPC
	9d	Work with property owners and other partners to improve pedestrian safety and accessibility in historic developed areas														BOS, PC, MCPC, DCED, PennDOT
	10a	Access Management - Adopt access management standards to maintain road capacity and enhance safety on the township's arterials, and collector roads in village areas														
	10a	Encourage or incentivize property owners to consolidate driveways and share driveways on major roadways of the township														PC
	10b	Revise SALDO and zoning to require access management on arterial roads and support its use in other congestion-prone areas														
	11	Traffic Calming - Deploy traffic calming techniques on township roads to reduce speeding and vehicle-pedestrian conflicts														
	11a	Identify and prioritize areas where vehicle speeds are a concern														BOS, PC, PWD
	11b	Determine which traffic calming options are appropriate in rural and village context areas														BOS, PC, PWD
	11c	Assess traffic calming options for their compatibility with the performance requirements of emergency responders and public works														BOS, PC, PWD, Emergency Services

Chapter	Item	Recommendations & Strategies	Implementation Strategy Type										Partners				
			Regulatory Control			Capital Investments	External Coordination	Development Process	Outreach	Priority	Products						
			Zoning Ordinance	SALDO	Other Ordinances												
	12	Sewer Service Planning - Update the 537 Plan to reflect expanded sewer capacity, new development, and local land use goals															
	12a	Conduct a study to determine the feasibility of sharing wastewater treatment service with Schwenksville				•		•								•	BOS, DEP, MCPC, Schwenksville
	12b	Recommend future land use map revisions to CPVRPC and evaluate revisions to township Act 537 plan			•			•									BOS, PC, MCPC
	12c	Continue outreach to property owners with on-lot systems and promote regular maintenance													•		BOS, PC, EAC, DEP
	13	Stormwater Management - Collaborate with local organizations to provide outreach and education promoting stormwater management practices															
	13a	Encourage planting and maintenance of riparian and wetland buffers													•		BOS, PC, EAC, PRB
	13b	Promote the use of rain barrels, rain gardens, and pervious materials in appropriate locations													•		BOS, PC, EAC, PRB, PWC
	13c	Enable and encourage the planting of natural ground cover to increase rainfall infiltration and decrease runoff and erosion													•		BOS, PC, EAC, PRB
	13d	Coordinate with local organizations to conduct stormwater mitigation projects in support of MS4 requirements															BOS, EAC, DEP, WW
	14	Alternative Energy Systems - Consider provisions to encourage the installation of alternative energy and geothermal systems															
	14a	Evaluate zoning ordinance for applicability to contemporary alternative energy and geothermal systems															
	14b	Ensure property owners developers have options to safely install alternative energy systems and car charging stations															
	15	Water Protection Guide - Provide property owners with a resource guide to maintain the safety of private wells and on-lot systems															
	15a	Promote the use of sanitary well caps to limit water contamination risks and require their use on new wells															
	15b	Inform property owners about natural hazards like flooding, freezing weather, and power outages and how to prepare for them															

Infrastructure

Chapter	Item	Recommendations & Strategies	Implementation Strategy Type										Partners									
			Regulatory Control			Capital Investments	External Coordination	Development Process	Outreach	Priority	Products											
			Zoning Ordinance	SALDO	Other Ordinances																	
	16	Village Streetscape Plan - Create a vision for major streets within and surrounding the villages of Zieglerville and Spring Mount																				
	16a	Create gateways at intersections surrounding the village center to identify and distinguish Zieglerville, provide traffic calming, and improve pedestrian crossings				•			•													BOS, PC, MCPC, DCED, PennDOT, DVRPC
	16b	Adopt a pedestrian connections plan for village areas																				BOS, PC, MCPC
	16c	Create lists of street furniture and design elements preferred for streets in residential and business areas																				PC, MCPC
	17	Traditional Neighborhood Development (TND) - incorporate elements of Traditional Neighborhood Development into the township's zoning and SALDO																				
	17a	Review SALDO for opportunities to promote TND principles in the building and site design of new development				•																PC, MCPC
	17b	Assess current zoning for possible addition of a TND development option, or creation of a TND zoning overlay																				PC, MCPC
	17c	Provide visual and descriptive examples of desired development types and building design details																				PC, MCPC
	18	Diverse Housing - Encourage a context-sensitive mix of housing types throughout the township to accommodate a broad range of household needs																				
	18a	Consider zoning revisions to allow development with a mix of housing types in VMU District when not fronting Gravel Pike or Big Road																				PC, MCPC
	18b	Assess current Accessory Dwelling Unit (ADU) ordinance for the extent of its applicability. Consider revisions to increase the applicability of the ADU option																				PC, MCPC
	19	Future Land Use and Zoning - Update the Future Land Use areas to reflect changing development patterns, township goals, and transportation and infrastructure capacity																				
	19a	Assess current zoning's support of the township's future land use vision and consider text and map revisions to align with the updated Future Land Use map, revised Act 537 plan, and Open Space plan																				BOS, PC, MCPC
	20	Historic Preservation and Reuse - Consider measures by which Lower Frederick can promote the preservation of structures that have received historic designation																				
	20a	Maintain a list of buildings or structures with historic or cultural significance																				PC, HP
	20b	Create a zoning overlay to permit certain uses by special exception when the proposed use preserves a historic or culturally significant structure																				BOS, PC, MCPC
	20c	Produce a design guide identifying the characteristic features of historic buildings in Lower Frederick, to inform restoration work and traditional-style development																				BOS, PC, HP, MCPC