

IMPLEMENTATION

IMPLEMENTATION STEPS

Support from all levels of the Abington Township community and from its public and private planning partners is required now and will need to be sustained in order to achieve all of the goals of the Plan. This chapter outlines implementation strategies for the key recommendations of the Plan and an Action Plan to get the implementation process rolling.

It should be understood that the implementation of these recommendations is dependent upon an entity that can serve as a champion of the improvement of the corridor. To that end, a Priority Area Task Force should be established by Abington Township's Board of Commissioners. The Priority Area Task Force should work on realizing the recommendations of this Plan until they have been achieved. The Priority Area Task Force should be actively engaged in seeking opportunities for Abington Township to implement the recommendations of the Plan and to attract investors and partners that can assist the Township in the implementation of the Plan. This Plan should function as a virtual To-Do List for corridor improvement, and should be referred to frequently by the Priority Area Task Force and other actors involved in Plan implementation.

The Action Plan, Table 5.2, identifies key steps to be taken by Abington Township that will facilitate the implementation of this Plan's recommendations and also identifies the responsible parties to oversee each step. The Action Plan includes critical timeframes for implementation to help the Township and its planning partners set priorities. The timeframe included in the Action Plan is a guideline only; market circumstances, developer interests, and other factors relevant to improvements may vary over time. The Township should be able to respond to these opportunities as they arise while continuing to support the goals of the Plan.

Abington Township may elect to pursue funding and technical assistance from Federal and State programs such as the Elm Street, Main Street, and Transportation Revitalization Investment District (TRID) programs and planning assistance from the Delaware Valley Regional Planning Commission and the State. Possible funding sources are identified at the end of this chapter.

TABLE 5.1 IMPLEMENTATION TABLE

RECOMMENDATION	IMPLEMENTATION STRATEGY	ACTORS
<p>A. Develop designated priority areas as mixed-use tracts, with retail, residential, office, institutional/community and open space components.</p>	<p>1. Create a Priority Area Task Force consisting of: 3 Abington Township Commissioners, 3 Abington Township staff members, 1 police officer, 1 Economic Development Committee member, 1 Penn State Abington Campus representative, 1 Abington Memorial Hospital representative, 1 Planning Commission member and 2 Abington Township citizens-at-large.</p>	<ul style="list-style-type: none"> • Abington Township Board of Commissioners
	<p>2. Create an Economic Development Corporation for Old York Road.</p>	<ul style="list-style-type: none"> • Abington Township Board of Commissioners
	<p>3. Produce and distribute marketing brochures for priority areas.</p>	<ul style="list-style-type: none"> • Economic Development Office • Eastern Montgomery County Chamber of Commerce
	<p>4. Devise focused master/urban design plans for each priority area, incorporating Transit Revitalization Investment District (TRID) initiatives, as appropriate. Adopt them as amendments to the Abington Township Comprehensive Plan (2007).</p>	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Priority Area Task Force
	<p>5. Devise and adopt new CMX Community Mixed-Use zoning district regulations</p>	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Abington Township Planning Commission • Director of Planning and Code Enforcement • Priority Area Task Force
	<p>6. Revise existing AO Apartment/ Office and TC Town Commercial zoning district regulations.</p>	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Abington Township Planning Commission • Director of Planning and Code Enforcement • Priority Area Task Force

TABLE 5.1 IMPLEMENTATION TABLE (Cont.)

RECOMMENDATION	IMPLEMENTATION STRATEGY	ACTORS
	7. Revise Abington Township Zoning Map.	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Abington Township Planning Commission • Director of Planning and Code Enforcement • Priority Area Task Force
	8. Develop tax credits and tax abatement initiatives.	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Director of Economic Development • Priority Areas Task Force • Economic Development Corporation
	9. Consider participation as part of the Pennsylvania Department of Community and Economic Development’s Main Street Program.	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Priority Area Task Force • Abington Township Director of Economic Development • Eastern Montgomery County of Chamber of Commerce
	10. Solicit developers to construct mixed-use complexes at priority areas.	<ul style="list-style-type: none"> • Director of Economic Development • Priority Area Task Force • Economic Development Corporation
	11. Review and approve land development plans for priority areas.	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Abington Township Planning Commission
	12. Construct mixed-use complexes at priority areas.	<ul style="list-style-type: none"> • Developers

TABLE 5.1 IMPLEMENTATION TABLE (Cont.)

RECOMMENDATION	IMPLEMENTATION STRATEGY	ACTORS
<p>B. Establish an Old York Road streetscape that supports pedestrians, bicycles, automobiles, shuttles, buses and passenger trains.</p>	<p>1. Design and construct access improvements to the Noble Station including an easterly extension of Baeder Road connecting Old York Road with The Fairway, erecting a commuter parking garage and building a pedestrian bridge across the railroad tracks east of the Noble Station.</p>	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Abington Township Department of Public Works • Economic Development Office • Abington Township Department of Public Works • Priority Area Task Force • PennDOT • SEPTA
	<p>2. Design and construct intersection project at Old York Road and Susquehanna Road.</p>	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Abington Township Department of Public Works • Economic Development Director • Abington Township Department of Public Works • Abington Township Manager • Priority Area Task Force • PennDOT
	<p>3. Advocate PennDOT to install a signal at Old York Road and Roy Avenue. Design and construct new intersection, including a realignment of Roy Avenue on the west side of Old York Road.</p>	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Abington Township Department of Public Works • Economic Development Office • Priority Area Task Force • PennDOT
	<p>4. Construct streetscape improvements in conjunction with transportation safety and congestion relief projects.</p>	<ul style="list-style-type: none"> • Economic Development Office • Abington Township Department of Public Works • Abington Township Engineer • PennDOT
	<p>5. Establish a designated <i>Share-the-Road</i> route along the corridor with route identification signs.</p>	<ul style="list-style-type: none"> • Economic Development Office • Abington Township Engineer • PennDOT • Abington Township Planning Commission

TABLE 5.1 IMPLEMENTATION TABLE (Cont.)

RECOMMENDATION	IMPLEMENTATION STRATEGY	ACTORS
	6. Install bike racks along the corridor and at the Noble and Crestmont train stations.	<ul style="list-style-type: none"> • Economic Development Office • Abington Township Engineer • SEPTA
	7. Construct access and visibility improvements for Regional Rail stations including: increased vehicular and bicycle parking, safety improvements to sidewalks and crosswalks leading to stations, increased wayfinding to stations, and commuter furnishings at stations.	<ul style="list-style-type: none"> • Abington Township Department of Public Works • Abington Township Engineer • Priority Area Task Force • SEPTA • Developers • Economic Development Office
	8. Install shelters/canopies at bus stops along Old York Road.	<ul style="list-style-type: none"> • Abington Township Department of Public Works • SEPTA • Developers • Community Businesses
	9. Partner with local institutions to operate a local circulator that links priority areas with train stations and other Abington Township destinations.	<ul style="list-style-type: none"> • Abington Township Department of Public Works • Priority Area Task Force • Penn State Abington Campus • Abington Memorial Hospital • SEPTA • Economic Development Office

TABLE 5.1 IMPLEMENTATION TABLE (Cont.)

RECOMMENDATION	IMPLEMENTATION STRATEGY	ACTORS
C. Enhance the visual image and experience of being in and traveling through the corridor.	1. Produce and distribute a marketing brochure for the corridor that promotes the corridor as a place to live, shop, work, play, and invest.	<ul style="list-style-type: none"> • Priority Area Task Force • Economic Development Office • Abington Township Director of Economic Development • Eastern Montgomery County Chamber of Commerce
	2. Apply for Federal, State, and foundation/private funding to design and construct streetscape and façade improvements.	<ul style="list-style-type: none"> • Abington Township Department of Public Works • PennDOT • Economic Development Office
	3. Develop and support an Old York Road Business Association.	<ul style="list-style-type: none"> • Priority Area Task Force • Abington Township Director of Economic Development • Eastern Montgomery County Chamber of Commerce
	4. Develop a Business Improvement District.	<ul style="list-style-type: none"> • Director of Economic Development • Priority Area Task Force • Economic Development Corporation
	5. Construct gateways and demonstration area streetscape improvements as identified on the Corridor-wide Plan.	<ul style="list-style-type: none"> • Abington Township Department of Public Works • Economic Development Office
	6. Support businesses in their initiative for corridor-wide cultural events, markets, and fairs.	<ul style="list-style-type: none"> • Priority Area Task Force • Abington Township Director of Economic Development • Eastern Montgomery County Chamber of Commerce • Business Association

TABLE 5.1 IMPLEMENTATION TABLE (Cont.)

RECOMMENDATION	IMPLEMENTATION STRATEGY	ACTORS
	7. Acquire/conservе open space, greenways and/or civic spaces along the corridor.	<ul style="list-style-type: none"> • Abington Township Board of Commissioners • Abington Township Bureau of Parks and Recreation • Abington Township Director of Economic Development
	8. Construct streetscape improvements in conjunction with priority area development.	<ul style="list-style-type: none"> • Developers • Priority Area Task Force • PennDOT • Abington Township Department of Public Works • Economic Development Corporation
	9. Solicit developers to construct new buildings and renovate suitable existing structures.	<ul style="list-style-type: none"> • Abington Township Director of Economic Development • Abington Township Economic Development Committee • Priority Area Task Force • Economic Development Corporation

TABLE 5.2 OLD YORK ROAD ACTION PLAN

ACTION	TIMING	PRIMARY RESPONSIBLE PARTIES
Produce and distribute an Old York Road Marketing brochure targeting private developers and business owners.	Within 6 Months	<ul style="list-style-type: none">• Priority Area Task Force• Abington Township Director of Economic Development• Eastern Montgomery County Chamber of Commerce
Solicit developer interest through developer fairs, one-on-one meetings, and acting as a liaison between lenders and developers.	Within 9 Months	<ul style="list-style-type: none">• Abington Township Director of Economic Development• Abington Township Economic Development Committee• Priority Area Task Force• Eastern Montgomery County Chamber of Commerce
Apply for Federal, State, and foundation/private funding to design and construct streetscape and façade improvements.	Within 1 Year	<ul style="list-style-type: none">• Abington Township Board of Commissioners• Economic Development Office
Revise and adopt Overlay Zoning.	Within 18 Months	<ul style="list-style-type: none">• Abington Township Board of Commissioners• Abington Township Planning Commission• Priority Area Task Force• Montgomery County Planning Commission• Director of Planning and Code Enforcement
Support Abington Township community cultural events (music, theater, markets, festivals, children's themes) along the Old York Road Corridor.	Within 2 Years	<ul style="list-style-type: none">• Priority Area Task Force• Abington Township Director of Economic Development• Eastern Montgomery County Chamber of Commerce• Civic Associations
Construct demonstration priority area streetscape improvements.	Within 2 Years	<ul style="list-style-type: none">• Priority Area Task Force• Abington Township Engineer• Economic Development Office• Abington Township Department of Public Works

TABLE 5.2 OLD YORK ROAD ACTION PLAN (Cont.)

ACTION	TIMING	PRIMARY RESPONSIBLE PARTIES
Design and construct access improvements to the Noble Station.	Within 3 Years	<ul style="list-style-type: none"> • Abington Township Department of Public Works • Priority Area Task Force • Abington Township Engineer • Economic Development Office
Conduct detailed planning, designing and detailed analysis of the intersection of Old York Road and Susquehanna Avenue intersection reconfiguration.	Within 3 Years	<ul style="list-style-type: none"> • Abington Township Department of Public Works • Priority Area Task Force • Abington Township Engineer • Economic Development Office
Work with PennDOT on intersection and streetscape projects related to priority areas, starting with the intersections near Noble Station, Susquehanna Road and Roy Avenue.	Within 3 Years	<ul style="list-style-type: none"> • Abington Township Department of Public Works • Priority Area Task Force • Abington Township Engineer • Economic Development Office
Establish Old York Road joint venture shuttle service.	Within 5 Years	<ul style="list-style-type: none"> • Economic Development Office • Abington Township Department of Public Works • Penn State Abington Campus • Abington Memorial Hospital • SEPTA
Construct mixed-use complexes in priority areas.	Within 5-10 Years	<ul style="list-style-type: none"> • Developers • Abington Township Board of Commissioners • Abington Township Planning Commission • Director of Planning and Code Enforcement • Priority Area Task Force • Economic Development Corporation
Advocate SEPTA for increased services and amenities at the Noble Station and Crestmont Station.	Ongoing	<ul style="list-style-type: none"> • Abington Township Director of Economic Development • Developers • Economic Development Corporation

FUNDING SOURCES

FEDERAL

■ Community Development Block Grant

Community Development Block Grant (CDBG) funds can be used for housing and economic development projects for historic buildings.

■ Safe Routes to School

Federally-available funding for a wide variety of programs and projects, from building safer street crossings to establishing programs that encourage children and their parents to walk and bicycle safely to school.

■ Transportation Enhancement Projects

Federal funding to support projects that are designed to foster more livable communities, preserve and protect environmental and cultural resources, and to promote alternative modes of transportation. Funds are available for design, right of way acquisition, and construction.

■ Tax Credits

- **Low Income Housing Tax Credit** – Credit provided where projects meet rehabilitation guidelines.
- **Historic Rehabilitation Tax Credit** – Credit provided where projects meet rehabilitation guidelines.

PENNSYLVANIA

■ Department of Community & Economic Development (www.newpa.com)

Identifying resources and strategies for business and community growth in the State. Some of the programs that may benefit the Old York Road corridor include:

- The Land Use Planning and Technical Assistance Program (LUPTAP) provides grants to local governments for land use planning activities.
- The DCED New Communities Program assists communities in integrating the revitalization of downtowns with that of industrial/manufacturing areas.
- DCED's Community Revitalization Program provides grants for community revitalization and improvement projects.
- The Community Action Team (CAT) creates priority "impact" projects within a community and provides "team" that assists with all stages of a project and acts as single point of contact, enhancing communication between agencies and departments so that attention and resources are focused on the most deserving projects.
- Keystone Innovation Zones (KIZs) are designated zones that may be established in communities that host institutions of higher education – colleges, universities, and associate degree technical schools. These zones are designed to foster innovation and create entrepreneurial opportunities. They do this by gathering and aligning the combined resources of educational institutions, private businesses, business support organizations, commercial lending institutions, venture capital networks (including angel investors), and foundations (KIZ partners).

■ **Downtown Center** (padowntown.org)

Training and technical assistance offered in five year grant cycles.

- **Main Street** – Developed by the National Trust for Historic Preservation in 1980, the program outlines four key components for community-based revitalization: design, promotion, organization, and economic restructuring. If program criteria are met, a Main Street community receives State technical assistance and grants for commercial revitalization projects. Different program levels can provide full or partial funding for economic development, preservation, and promotion activities. Main Street communities can also develop additional tools, such as Business Improvement Districts in conjunction with the state program.
- **Elm Street** – The State has recently passed the Elm Street Bill, which provides similar assistance to residential districts adjacent to Main Street communities. The program is intended to strengthen older communities by a “five-step” approach: Clean, Safe & Green; Neighbors and Economy; Design, Image, and Identity; and Sustainable Organization.

■ **Association for New Urbanism in Pennsylvania** (anupa.org)

Educating and supporting New Urbanist principles and residential infill development.

■ **Transportation and Community Development Initiative**

Supporting local planning efforts to reverse the trends of disinvestment and decline in the Philadelphia region. Funding available for planning grants through the Delaware Valley Regional Planning Commission.

■ **Transit Revitalization Investment Districts (TRID)**

enabling legislation offering state support for planning and implementing transit-oriented development. This program is administered by the Department of Community and Economic Development (DCED) and PennDOT.

■ **Pennsylvania Industrial Development Authority (PIDA)**

PIDA provides low-interest loans for eligible commercial projects, including research and development, computer/operations centers, multi-tenant projects, as well as traditional manufacturing and industrial projects. PIDA’s First Industries Fund provides low interest financing for agriculture and tourism-related businesses, including farmers’ markets.

MUNICIPAL AND PRIVATE

■ **Business Improvement District**

A BID can assess collections from a group of property owners and/or business owners, for the purpose of economic development. Different policing powers and legal implications are implied with the formation of a Special Service District or a Neighborhood Improvement District.

■ **Joint Purchasing (Service Sharing)**

Multiple municipalities can join together with the purpose of reducing the costs of purchases and/or services.

■ **Community Development Block Grants**

Some local governments qualify to receive CDBG funding directly from the Federal government. Local governments that may be ineligible for Federal funding directly from the U.S. Department of Housing and Urban Development are eligible for funding through Montgomery County’s Department of Housing and Community Development.

■ **Pennsylvania Small Business First Fund (SBFF) and the MicroLoan Fund** (<http://montcoworks.montcopa.org/montcoworks/cwp/view,A,1513,Q,54006,montcoworksNav,135454I.asp>)

Administered by the Montgomery County Development Corporation, these funds provide 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.

■ **Commonwealth's Local Economic Development Assistance Fund** (<http://montcoworks.montcopa.org/montcoworks/cwp/view,A,1513,Q,54006,montcoworksNav,135454I.asp>)

Administered by the Montgomery County Development Corporation, the grant provides funds to market and promote the County's business resources. Several promotional materials were produced using this funding, including this Web site. 