

Chapter 11

Plan Implementation

This concluding chapter enumerates how Horsham Township could implement the policies recommended in this plan and describes how the plan relates to comprehensive plans of adjacent municipalities and other relevant documents and regional policies.

Implementation

This section is divided into six sections: Land use, economic development, transportation, open space and natural resources, housing, and historic resources preservation. In order to implement the policies outlined in this plan, the Township should consider a wide range of implementation strategies such as the following actions or policies:

Land Use

Willow Grove NAS Surplus Land

- Monitor recommendations of the Land Reuse Authority.
- Pursue a vision of mixed use village center having no flight operations in the future Reuse Plan.

Maple Glen Retail Village

- Improve streetscape: Establish new sign controls, period lighting, landscape front yards, access control.
- Implement an interconnected sidewalk plan and coordinate decorative crosswalks with Upper Dublin Township.
- Adopt applicable elements of the Maple Glen Action Plan (circa 2000).
- Consider limited expansion as outlined in Chapter 9, Recommendations.

Prospectville Retail Village

- Implement streetscape improvements on south side of Horsham Road similar to north side.
- Establish a plan for attractive lighting, street trees, improved walkability, and attractive gateway signage standards.

Residential

- Ensure new residential development is in character with existing neighborhoods.
- Pursue innovative land development regulations such as a revised Preservation Overlay District and traditional neighborhood development (TND) principles for large tracts.

Commercial

- Encourage commercial land uses to be concentrated at the intersections of arterials or collector streets in order to minimize impacts on residential neighborhoods.
- Improve older shopping centers (such as the Village Mall at Blair Mill Road) by adopting “Shopping Center Renewal Standards” – see Economic Development below.

Industrial/Office

- Encourage the reuse of older industrial/office land and buildings.

Institutional

- Ensure that as the population changes, the institutional needs of Township residents are met.
- Consider adopting an Institutional District for the Township’s institutional uses.

Economic Development (Relates also to Land Use and Transportation sections)

Utilize vision images such as those outlined in Chapter 9, Recommendations

- Create new overlay districts: Maple Glen Revitalization Overlay and Prospectville Master Plan Overlay.

Easton Road – Route 611 Corridor

- Enact an overlay zoning district to encourage revitalization and coordinated planning.
- Balance vehicular and pedestrian needs.
- Encourage off-site, shared access and shared parking for undersized lots.
- Adopt incentives to encourage certain commercial and office uses along the corridor.
- Utilize the concept of a Tax Abatement District to encourage improvement/revitalization of commercial properties and consider adopting a commercial property maintenance code.
- Foster public/private partnerships to assist with property consolidation.
- Create an Economic Development Corporation/Route 611 Redevelopment Association to initiate redevelopment and utilize funds and grants.

Shopping Center Renewal

- Adopt street improvements plans.
- Adjust parking standards to create more internal green space.
- Permit mixed use redevelopment.
- Reduce access drives and improve internal circulation.

Transportation

- Utilize the design guidelines for its commercial districts to create pedestrian friendly environments.
- Coordinate with SEPTA to maintain, improve and expand transit service to employment and rail station destinations outside the Township and develop/rehabilitate shelters for customers.
- Create transit-oriented design guidelines.
- Evaluate the existing sidewalk network and establish a program to implement sidewalk improvements.

- Study the existing street conditions to determine where traffic calming measures are appropriate.
- Complete Power Line Trail and trail links between neighborhoods and to places of employment and shopping.
- Consider the adoption of an Official Map for all or a portion of Horsham Township to show existing and proposed public streets and roads (and their desired rights-of-way) as well as other elements of the Comprehensive Plan considered to be appropriate by Township Council.

Open Space and Natural Resources

Natural Resources

- Enhance and protect the Neshaminy, Park Creek, and Pennypack Creek Watersheds.
- Retrofit (naturalize) stormwater basins.
- Restore stream channels and riparian corridors.
- Educate homeowners to implement backyard best management practices.
- Review and update ordinances.
- Support the preservation of remaining agricultural lands, including farms which offer Community Supported Agriculture Programs.

Open Space and Recreation

- Consider zoning regulations for the protection of the Township's scenic resources.
- Complete the Township's Power Line Trail network between Upper Moreland and Montgomery Townships.
- Complete and implement the Kohler Park Master Plan.
- Continue to implement the Township Open Space Plan.
- Encourage private open space areas to enroll in the Act 515/319 program.
- Consider the long-term cost benefit implications in future acquisitions of open space.

Housing

- Encourage age-qualified and retirement housing to accommodate the aging population by allowing these uses within multi-family or in combination with office zoning districts.
- Ensure that in-fill development and redevelopment initiatives are consistent with the existing character of the neighborhood through consistent application of the Zoning Ordinance, including the application of transitional uses and buffers between existing residential uses and adjoining business operations.
- Develop neighborhood conservation plans to ensure compatible in-fill development.

Historic Preservation

Historic Resources Districts

- Protect historic resources through the fair and efficient application of legal guidelines and incentives. Expand use opportunities in the Zoning Ordinance.
- Register specific landmarks to the National Register of Historic Places.
- Encourage the use and expansion of the Historic Resource Overlay District currently in place in the Township Zoning Ordinance.