

Chapter 13 Implementation Plan

Implementation Matrix

Implementation of the recommendations in the Multi-municipal Comprehensive Plan for Carroll Township, Finleyville Borough, Nottingham Township and Union Township will require the cooperation and collaboration of the four municipal governing bodies in addition to many public and private sector entities. These might include the Washington County Board of Commissioners, the Redevelopment Authority of the County of Washington, the Washington County Planning Commission, the Washington County Housing Authority, other county agencies and departments, municipal planning boards and commissions, municipal residents, non-profit organizations, for-profit developers, human and social services agencies, the business community and others. In implementing the recommendations, the municipalities in the planning region will need to consider a phasing plan with short-term, middle-term, and long-term phases. An action plan has been provided to serve as a framework for implementation, ensuring that the phasing of recommendations is coordinated over a period of years.

Short-term recommendations should generally be completed within one to three years; middle-term recommendations should be completed within four to seven years; and long-term recommendations should be completed within eight to ten years.

The glossary included on the following page will be helpful in reviewing the Implementation Matrix. It lists the various public agencies, programs and potential funding resources for recommendations included in the action plan.

Multi-Municipal Comprehensive Plan
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ACCESS	PA Access Grant Program
ARCGP	Appalachian Regional Commission Grant Program (DCED)
BAPG	Brownfields Assessment Grants (EPA)
BFP	Ben Franklin Partnership
BHI	Brownfield for Housing Initiative
BIG	Brownfield Inventory Grants (PA DEP)
CDBG	Community Development Block Grant
CFP	Community Facilities Programs (USDA)
CJT	Customized Job Training (DCED)
CLGGP	Certified Local Government Grant Program (PHMC)
CLGS	Center for Local Government Services
COP	Communities of Opportunity (PA DCED)
CORPS	U.S. Army Corps of Engineers
CRP	Community Revitalization Program (PA DCED)
CT	Carroll Township
DCED	Pennsylvania Department of Community and Economic Development
DCNR	Pennsylvania Department of Conservation and Natural Resources
DEP	Pennsylvania Department of Environmental Protection
DHS	Donora History Society
EPA	United States Environmental Protection Agency
FB	Finleyville Borough
FTA	Federal Transit Administration
HOME	Home Investment Partnerships Program
HP	Hybrid Program (DCED)
IDP	Infrastructure Development Program (DCED)
IRC	Industrial Resource Centers
ISRP	Industrial Sites Reuse Program (DCED)
JCTC	Job Creation Tax Credits (DCED)
JTPA	Job Training Partnership Act
KHPG	Keystone Historic Preservation Grants (PHMC)
LHG	Local History Grants (PHMC)
LMRDP	Local Municipal Resources and Development Program
LUPTAP	Land Use Planning and Technical Assistance Program (PA DCED)
MAHS	Monongahela Area Historical Society
MELF	Machinery & Equipment Loan Fund (DCED)
MMVTA	Mid Mon Valley Transit Authority
MPC	Mon Valley Progress Council
NT	Nottingham Township
OGP	Opportunity Grant Program
OSM	U. S. Department of Interior Office of Surface Mining
PAT	Port Authority Transit
PCAP	Pennsylvania Capital Access Program
PEDFA	Pennsylvania Economic Development Financing Authority
PennDOT	Pennsylvania Department of Transportation
PFOP	Preservation Fund of Pennsylvania (PP)
PHMC	Pennsylvania Historical and Museum Commission
PHPP	Pennsylvania Heritage Parks Program (DCNR)
PIDA	Pennsylvania Industrial Development Authority
PMBDA	Pennsylvania Minority Business Development Authority
POP	Port of Pittsburgh
PP	Preservation Pennsylvania
PSR	Pennsylvania Street Relief (DEP)
PT C	Pennsylvania Turnpike Commission
RBS	Rural Business – Cooperative Development Service (USDA)
RCGP	Rivers Conservation Grant Program (DCNR)
RDG	Rural Grants Program (USDA)
RDTC	Research and Development Tax Credit

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RHS	Rural Housing Services (USDA)
RLISC	Rural Local Initiative Support Corporation
RSD	Ringgold School District
RTT	Rails-to-Trails Grant Program (DCNR)
RUS	Rural Utilities Service (USDA)
SBA	Small Business Administration
SBF	Small Business First
SPC	Southwest Pennsylvania Commission
TEA-21	Transportation Equity Act for the 21 st Century
TSAP	Targeted Site Assessment Program (EPA)
UT	Union Township
USDA	United State Department of Agriculture
VHS	Venetia Heritage Society
WCAA	Washington County Airport Authority
WCBC	Washington County Board of County Commissioners
WCBD	Washington County Bridges Department
WCCD	Washington County Conservation District
WCDPR	Washington County Department of Parks and Recreation
WCEDP	Washington County Economic Development Partnership
WCFPP	Washington County Farmland Protection Program
WCHL	Washington County History and Landmarks
WCHS	Washington County Historical Society
WCPC	Washington County Planning Commission
WCRA	Washington County Redevelopment Authority
WCTA	Washington County Transit Authority
WGCJTA	Washington Greene County Job Training Agency
WPC	Western Pennsylvania Conservancy
WPCAMR	Western Pennsylvania Coalition for Abandoned Mine Reclamation
WRHSP	Washington Regional Highway Safety Program

IMPLEMENTATION PLAN

Chapter 4 LAND USE PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Residential Development Goal: Provide for safe and adequate housing for a variety of household types and income levels.				
Provide for a variety of housing types including single family, duplexes, townhouses, apartment complexes, assisted living facilities, and independent living facilities for households of all income levels through land use regulations.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	\$10,000 - \$15,000 per municipality	Short-term
Promote the public health, safety and general welfare of residents through the provision of quality housing through sound planning and appropriate enforcement of zoning, floodplain management and building codes.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	\$10,000 - \$25,000 annually per municipality	Ongoing
Guide future development to designated growth areas in order to preserve valuable agricultural lands, scenic vistas, and rural roads.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Ongoing
Non-Residential Development Goal: Encourage commercial and industrial development that is well integrated and compatible with the surrounding context and character of adjacent land uses.				
Designate appropriate growth corridors for future commercial and industrial development to provide employment opportunities and a range of services for residents.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term

Develop land use and development regulations for commercial and industrial land uses that protect the health, safety and welfare of the region's residents.	CT, FB, NT, UT, WCPC, CLGS	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Minimize potential land use conflicts between residential and non-residential land uses through appropriate zoning regulations.	CT, FB, NT, UT, CLGS	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Guide commercial and industrial development to appropriate areas where adequate infrastructure exists.	CT, FB, NT, UT, CLGS	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Natural Resources Goal: Protect significant natural resources such as floodplains, wetlands, steep slopes, woodlands, and watercourses.				
Allow the location of natural features to guide the type and intensity of future development.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Minimize negative environmental impacts related to growth and development.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Prioritize the preservation and protection of significant natural resource areas.	CT, FB, NT, UT, WCPC, WPC, DEP, USDA	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Protect surface and groundwater resources from point and non-point source pollutants through adequate land development regulations and enforcement efforts	CT, FB, NT, UT, DEP, OSM, WPCAMR, USDA	DEP, OSM, WPCAMR, LUPTAP, CDBG	Determined by nature and extent of pollutants	Ongoing
Prevent further intrusion of hazardous materials into groundwater or other environmentally sensitive areas.	CT, FB, NT, UT, DEP, OSM, WPCAMR, USDA	DEP, OSM, WPCAMR	Determined by nature and extent of pollutants	Ongoing

Open Space and Agricultural Preservation Goal: Promote open space and farmland preservation that contributes to the desirable rural character of the planning region.

Preserve open space and farmland in strategic locations across the planning region through sound planning policies and appropriate land use controls.	CT, FB, NT, UT, WCFPP, WCCD	Municipal general revenues, LUPTAP	Included in zoning costs	Ongoing
Protect the planning region's valuable farmland from future development that may remove fertile soils from production or interfere with or severely restrict existing productive farm operations.	CT, FB, NT, UT, PA Department of Agriculture, WCFPP, WCCD, USDA	PA Department of Agriculture	NA	Ongoing
Provide flexibility in land use controls to promote alternative or supplemental agricultural ventures.	CT, FB, NT, UT, CLGS	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Encourage farmland and open space preservation through conservation easement purchase or donation.	CT, FB, NT, UT, WPC, WCFPP, WCCD, USDA	DCED	Determined by size and type of easement purchased	Ongoing

Future Land Use and Growth Management Goal: Through land use regulations, control the form, location and timing of growth in the planning region while protecting the natural environment, maintaining visual quality and providing services and community facilities.

Foster a community with a well-balanced mix of agricultural, residential, commercial, industrial, open space and public land uses that support and complement a rural region.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Provide for future growth in areas best suited for development that will protect and enhance the planning region's quality of life.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Maintain the integrity of agricultural and rural areas by limiting development and infrastructure extensions into these areas.	CT, NT, UT, USDA, WCCD	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term

Use growth management techniques to preserve open space, protect environmental resources, and minimize development costs.	CT, FB, NT, UT, WCPC, WCCD, USDA, CLGS	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
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Chapter 5 HOUSING PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Promote the preservation of the existing housing stock to maintain affordable housing in the planning region.				
Enforce building codes and property maintenance codes in an equitable manner.	CT, FB, NT, UT	NA	NA	Ongoing
Work with the Redevelopment Authority of the County of Washington to market housing rehabilitation activities throughout the planning region.	CT, FB, NT, UT, WCRA	NA	NA	Ongoing
Demolish and clear severely dilapidated structures in order to arrest further neighborhood deterioration and decay.	CT, FB, NT, UT	Municipal general revenues, CDBG	\$20,000-\$25,000 annually per municipality	Ongoing
Maintain and upgrade infrastructure such as streets, sidewalks and curbs to preserve the stability and integrity of existing residential neighborhoods.	CT, FB, NT, UT	Municipal general revenues, CDBG, PennDOT	\$50,000-\$500,000 annually per municipality	Ongoing
Goal: Facilitate affordable housing initiatives of other entities within the planning region, including construction of affordable housing units, rehabilitation of existing housing units, homeownership assistance, and marketing of financial incentive programs.				
Identify developers and homebuilders who are amenable to constructing affordable housing, including infill residential development in urbanized areas, in close proximity to existing neighborhoods and infrastructure.	CT, FB, NT, UT, WCRA, property owners, housing agencies	NA	NA	Ongoing

<p>Work with the Redevelopment Authority of the County of Washington to identify preferred locations for the development of new affordable housing, including vacant lots within existing neighborhoods, and market these to potential developers and homebuilders.</p>	<p>CT, FB, NT, UT, WCRA, property owners, housing agencies</p>	<p>NA</p>	<p>NA</p>	<p>Short-term</p>
<p>Target areas of concentrated deterioration of housing for rehabilitation, infill and redevelopment, as needed.</p>	<p>CT, FB, NT, UT, WCRA</p>	<p>CDBG, USDA, Rural LISC, COP, CRP, Act 137 funds, private owners, HOME, ACCESS, BHI, lending institutions</p>	<p>\$50,000-\$100,000 annually per municipality</p>	<p>Short-term then ongoing</p>
<p>Goal: Encourage the location of higher density housing within walking distance and convenient commutable distance of employment, shopping and other activities through downtown revitalization, mixed use developments and other creative strategies.</p>				
<p>Adopt zoning regulations that foster the creation of housing units on the upper floors of commercial structures in downtown Finleyville.</p>	<p>FB</p>	<p>Municipal general revenues, LUPTAP, CDBG</p>	<p>Included in zoning costs</p>	<p>Short-term</p>
<p>Adopt zoning regulations that permit cluster residential developments by right.</p>	<p>CT, FB, NT, UT</p>	<p>Municipal general revenues, LUPTAP, CDBG</p>	<p>Included in zoning costs</p>	<p>Short-term</p>
<p>Through land use regulations, promote the inclusion of multi-family housing types such as apartments and townhouses in residential districts located in or near urbanized areas with existing infrastructure.</p>	<p>CT, FB, NT, UT</p>	<p>Municipal general revenues, LUPTAP, CDBG</p>	<p>Included in zoning costs</p>	<p>Short-term</p>

Adopt zoning regulations that encourage and permit infill residential development on existing lots of record (i.e., traditional narrow lots with lesser front setbacks, etc.).	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Consider incorporating contextual design standards for new infill housing so that the new structures are compatible and similar in size, height and design to existing surrounding homes.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term

Chapter 6 HISTORICAL AND CULTURAL RESOURCES PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Identify, preserve, protect, and enhance the historic, architectural, and cultural resources of the planning region.				
Encourage the identification, preservation, protection, enhancement, and re-use (where appropriate) of historic and architectural resources.	CT, FB, NT, UT, DHS, MAHS, VHS, WCHS, WCHL, PHMC, PP	Municipal general revenues, CDBG, PP	Determined by extent of study	Ongoing
Collaborate with and support the efforts of county and local historical societies to identify and preserve, restore and enhance historical, archeological, and cultural resources.	CT, FB, NT, UT, DHS, MAHS, VHS, WCHS, WCHL, PHMC, PP	NA	NA	Ongoing
Through Washington County, receive current information on historical preservation programs, and public and private sector funding sources.	CT, FB, NT, UT, WCHL, WCHS, WCPC	NA	NA	Ongoing
Apply for National Register historic district designation where significant historic resources exist.	CT, FB, NT, UT, PHMC	NA	NA	Short-term
Create municipally regulated historic districts where significant historic resources exist.	CT, FB, NT, UT, PHMC	Municipal general revenues, LUPTAP	\$5,000-\$10,000 per district	Short-term and Mid-term
Incorporate historic preservation into local zoning ordinances.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Provide information about the 20% historic rehabilitation tax credit to owners of eligible properties.	CT, FB, NT, UT, WCPC, WRCA	NA	NA	Ongoing

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<p>Work in close collaboration with county government, businesses, and others to apply for historic designation and funding under state, federal and other programs.</p>	<p>CT, FB, NT, UT, DHS, MAHS, VHS, WCHS, WCHL, PHMC, PP</p>	<p>NA</p>	<p>NA</p>	<p>Ongoing</p>
<p>Promote flexible building code interpretation and streamlining of local approval processes to facilitate rehabilitation of historic properties.</p>	<p>CT, FB, NT, UT</p>	<p>Municipal general revenues, LUPTAP, CDBG</p>	<p>Included in zoning costs</p>	<p>Ongoing</p>
<p>As warranted, develop historic overlays to protect resources, particularly those on the National Register (or eligible for the National Register) and those located in municipally regulated historic districts.</p>	<p>CT, FB, NT, UT</p>	<p>Municipal general revenues, LUPTAP, CDBG</p>	<p>Included in zoning costs</p>	<p>Short-term</p>

Chapter 7 NATURAL RESOURCES PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Preserve, conserve, protect, and enhance the natural resources of the planning region for current and future generations				
Protect and retain water resources to assure the quantity and quality of surface and groundwater for recreational use, wildlife habitats, and water supply.	CT, FB, NT, UT, DEP, Watershed associations	Municipal general revenues, CDBG, LUPTAP, DEP, EPA, WPCAMR, DCNR	Determined by nature and scope of project	Ongoing
Protect and manage woodlands by incorporating measures to encourage tree protection and conservation design methods in land use regulations.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Encourage the reclamation and redevelopment of former mineral extraction sites for recreational and other appropriate uses.	CT, FB, NT, UT, DEP, OSM, WPCAMR, property owners	DEP, OSM, WPCAMR, property owners	Determined by nature and extent of former use and proposed re-use	Short-term to Long-term
Collaborate with regional partners to acquire, remediate, reclaim and/or reuse abandoned mine sites.	CT, FB, NT, UT, DEP, OSM, WPCAMR, property owners	DEP, OSM, WPCAMR, property owners	Determined by nature and extent of former use and proposed re-use	Short-term to Long-term
Collaborate with county, regional, state, and federal agencies to implement the Monongahela River Conservation Plan.	CT, FB, NT, UT, WCPC, WPC, EPA, DEP	CDBG, DCNR, DEP, EPA	Determined on a project-by-project basis	Short-term to Long-term
Encourage and support the efforts of environmental and conservation agencies, including land acquisition, conservation easements, etc. to preserve and protect natural resources.	CT, FB, NT, UT, WPC	NA	NA	Ongoing

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When reviewing land development proposals, require soil survey analysis to insure the suitability of the site for such development.	CT, FB, NT, UT	Public and private developers	Determined by size and location of development	As needed
Update and implement stormwater management programs.	CT, FB, NT, UT	Municipal general revenues, LUPTAP	Included in zoning costs	As needed
Preserve prime agricultural soils by maintaining, expanding, and creating new agricultural security areas.	CT, NT, UT, property owners, PA Department of Agriculture, WCFPP, WCCD	NA	NA	Ongoing
Enact and enforce property maintenance codes and other ordinances to curtail illegal dumping and abandoned vehicles.	CT, FB, NT, UT	Municipal general revenues, DCED	\$2,000-\$5,000 per municipality/per year (DCED-funded shared code enforcement officer)	Ongoing
Collaborate with county, regional, state, and federal agencies to pursue funding to prepare and implement plans that address the preservation, conservation, protection, and enhancement of natural resources.	CT, FB, NT, UT, WCPC, WPC, DCNR, DEP, EPA	NA	NA	Ongoing

Chapter 8 COMMUNITY FACILITIES PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Guide the development of the planning region in order to provide the most efficient use of existing and planned public facilities and utilities.				
Designate appropriate growth areas for future development to provide employment opportunities and a range of housing types and services for residents.	CT, FB, NT, UT, WCPC	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Preserve the valued rural environment by maintaining farm and agricultural land.	CT, FB, NT, UT, WCPC	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Ongoing
Allow for higher density housing types in existing population centers where public facilities are provided.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Goal: Provide for safe conveyance and treatment of wastewater.				
Develop new and enhance existing partnerships between local governments and developers to assure the provision of adequate infrastructure.	CT, FB, NT, UT, WCPC, property owners	NA	NA	Ongoing
Ensure that all municipalities in the planning region have current Act 537 Plans.	CT, FB, NT, UT, WCPC, DEP	DEP, CDBG, municipal authorities	\$25,000-\$50,000 per municipal authority	As needed
Require adequate sewage facilities planning and infrastructure in all subdivision and land development plans.	CT, FB, NT, UT, property owners and developers	Developers	Determined by the size and nature of the land development	As needed

Goal: Ensure that the best quality and quantity of potable water is available to residents				
Regulate new development activity through adequate land use and development ordinances to ensure groundwater supplies are protected.	CT, FB, NT, UT, WCPC, Watershed associations	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Continue to collaborate with surrounding local units of government on issues that cross municipal boundaries, such as watershed areas.	CT, FB, NT, UT, WCPC, Watershed associations, surrounding municipalities	NA	NA	Ongoing
Goal: Foster regional planning and implementation initiatives for municipal services and other areas of local government.				
Continue to investigate opportunities to share planning and delivery of municipal services with neighboring municipalities both within and outside of the planning region.	CT, FB, NT, UT, surrounding municipalities, LMRDP	DCED	NA	Ongoing

Chapter 9 TRANSPORTATION PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Maintain, improve, and upgrade the existing transportation network.				
Maintain existing municipal systems for identifying, prioritizing, and implementing road and bridge improvements.	CT, FB, NT, UT, SPC, WCPC	NA	NA	Ongoing
Maintain cooperation and collaboration with Washington County, PennDOT, the PA Turnpike Commission, and other agencies to identify and implement needed improvements to roads, bridges, waterways, railroads, and other elements of the existing transportation system.	CT, FB, NT, UT, WCPC, PennDOT, PTC, CORPS, SPC, WCBCC, WCBD, WCAA	NA	NA	Ongoing
Develop support and consensus among local, county, state, and federal officials and legislators to lobby for additional funding for planning region transportation projects and to insure prompt completion of local Transportation Improvement Program projects.	CT, FB, NT, UT, WCBCC, SPC, state and federal legislators	NA	NA	Ongoing
Encourage the prompt completion of the U.S. Army Corps of Engineers' replacement of Lock and Dam No. 4 on the Monongahela River to enhance waterway transportation.	CT, FB, NT, UT, WCBCC, state and federal legislators, CORPS	NA	NA	Short-term

Maintain and improve the existing public transit system.	CT, FB, NT, UT, MMVTA, WCTA	Municipal general revenues, MMVTA	Determined by nature and scope of proposed improvement	Ongoing
Goal: Improve transportation safety.				
Work with Washington County, PennDOT, and other transportation partners to develop safer alternatives for roads with high accident rates.	CT, FB, NT, UT, WCPC, SPC, PennDOT	NA	NA	Ongoing
Identify and complete safety-related projects, including improvements that minimize pedestrian/vehicular conflicts.	CT, FB, NT, UT, PennDOT, SPC, WRHSP	Municipal general revenues, CDBG, PennDOT	Determined by nature and scope of project	Ongoing
Through land use regulations, discourage highway strip commercial development, support clustered developments, and encourage connecting service roads between commercial developments.	CT, FB, NT, UT, property owners	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Goal: Develop a transportation network to meet the region's future needs.				
Continue to work with Washington County, the Southwestern Pennsylvania Commission, PennDOT, the U.S. Army Corps of Engineers, the Port of Pittsburgh, the Mid Mon Valley Transit Authority, railroad companies, and others to identify, prioritize, and implement improvements to and expansion of the transportation network.	CT, FB, NT, UT, WCPC, SPC, PennDOT, CORPS, POP, MMVTA, railroads	NA	NA	Ongoing
Encourage the prompt completion of the Southern Beltway in the planning region.	CT, FB, NT, UT, WCBCC, PTC	PTC	To be determined	Middle-term to Long-term

Monitor the impact of the Mon Fayette Expressway and the Southern Beltway on planning region local roads and work with county, state, and federal agencies to implement improvements that address the increased traffic that these roads generate, thereby reducing traffic congestion and improving traffic flow.	CT, FB, NT, UT, WCPC, SPC, PennDOT	PennDOT, SPC	NA	Ongoing
Encourage alternative transportation systems, including bicycle and pedestrian circulation systems, in existing and new developments to link residential and commercial areas.	CT, FB, NT, UT, property owners, SPC	Municipal general revenues, PennDOT, property owners	Determined by nature and scope of project	Ongoing
Investigate the feasibility of an enhanced public transit system via additional bus routes, commuter rail service, additional park-and-ride lots, extended "T" service from Allegheny County into Union Township and beyond, etc.	CT, FB, NT, UT, MMVTA, PAT, SPC, WCTA	PennDOT, SPC, PAT, MMVTA	Determined by nature and scope of study	Short-term to Long-term
Acquire abandoned railroad rights-of-way and convert them to trails for recreation and transportation use.	CT, FB, NT, UT, WCPC, SPC, railroads, DCNR	Municipal general revenues, CDBG, RTT, DCNR	Determined by size and scope of project	Ongoing
Encourage a multi-modal approach to regional transportation issues to help produce an integrated transportation network.	CT, FB, NT, UT, WCPC, SPC, PennDOT	NA	NA	Ongoing

Chapter 10 ECONOMIC DEVELOPMENT PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Improve the vitality of the planning region by achieving a strong economic base.				
Work with Washington County and economic development agencies to identify, target, and support industries that will provide jobs for area residents, including agriculture and related businesses.	CT, FB, NT, UT, WCRA, WCEDP, Chambers of commerce, MPC	NA	NA	Ongoing
Redevelop vacant or underutilized commercial and industrial land to provide jobs and enhance municipal tax bases.	CT, FB, NT, UT, WCRA, property owners	CDBG, BAPG, BHI, DCED, EPA, DEP, IDP, ISRP, PEDFA, PIDA	\$250,000 – millions per site	Short-term to Long-term
Pursue the revitalization of the Finleyville Borough central business district, especially revitalization of its physical environment.	CT, FB, NT, UT, WCRA	CDBG, municipal general revenues, DCED	\$250,000 - \$1,000,000	Short-term to Middle-term
Present a “united front” when approaching Washington County for technical and financial assistance for economic development projects.	CT, FB, NT, UT, WCRA	NA	NA	Ongoing
Collaborate with public agencies and private businesses to attract/retain/expand commercial enterprises.	CT, FB, NT, UT, WCEDP, MPC, Chambers of Commerce, property owners	NA	NA	Ongoing
Encourage planning region residents and businesses to pursue job-training opportunities that will provide a workforce that meets employers’ present and future labor needs.	CT, FB, NT, UT	JTPA, WGCJTA	NA	Ongoing

Encourage planning region businesses, including agricultural enterprises, to pursue business development programs and other resources offered by both the public and private sector.	CT, FB, NT, UT	NA	NA	Ongoing
Encourage Washington County to pursue the Washington County Economic Development Strategy recommendation calling for the development of a strategic plan for the Mon Valley to guide the area's revitalization.	CT, FB, NT, UT, WCPC, WCBCC	NA	NA	Short-term
Work with Washington County to lobby state and federal legislators for the funds needed to implement economic development initiatives.	CT, FB, NT, UT, WCBCC, state and federal legislators	NA	NA	Ongoing
Goal: Implement municipal actions to encourage economic development.				
Maintain an adequate supply of land zoned for commercial and industrial uses in appropriate locations.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Ongoing
Adopt a common (multi-municipal) development approval process.	CT, FB, NT, UT	Municipal general revenues, CDBG, LUPTAP	\$2,000-\$5,000	Short-term
Prepare and adopt multi-municipal development standards to insure that new development will be physically attractive and have minimal adverse impacts on existing development.	CT, FB, NT, UT	Municipal general revenues, CDBG, LUPTAP	Included in zoning costs	Short-term
Maintain an updated inventory of planning region brownfields and request Washington County's technical assistance with assessing the redevelopment potential of these sites.	CT, FB, NT, UT, WCPC, WCRA	NA	NA	Ongoing

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Identify infrastructure improvements needed to support future residential, commercial, and industrial development, and request Washington County technical and financial assistance to obtain implementation funding.	CT, FB, NT, UT, WCRA, SPC, PennDOT	NA	NA	Ongoing
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Chapter 11 PARKS, RECREATION AND OPEN SPACE PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Maintain, improve, and use existing parks and recreation resources to improve the quality of life for planning region residents.				
Continue to maintain and improve municipal parks for both active and passive recreation.	CT, FB, NT, UT, DCNR	Municipal general revenues, CDBG, DCNR	Determined by nature and scope of project	Ongoing
Solicit Washington County's implementation of the county's master plan for Mingo Creek County Park.	CT, FB, NT, UT, WPCP, WCDPR	NA	NA	Short-term
Where feasible, use school district facilities to supplement community recreation facilities.	CT, FB, NT, UT, RSD	NA	NA	Ongoing
Encourage the private sector to enhance community recreational resources by maintaining and improving their facilities, e.g., Little League ballfields.	CT, FB, NT, UT, residents, civic groups	Private funds	Determined by nature and scope of project	Ongoing
Pursue private sector and public sector funding for park and recreation improvements, particularly for Sherwood Park in Nottingham Township.	CT, FB, NT, UT, DCNR	Municipal general revenues, CDBG, DCNR	Determined by nature and scope of project	Ongoing
Goal: Improve the quality of life for planning region residents by increasing or expanding recreational resources and opportunities.				
Promote improved health of residents by expanding the pedestrian and bicycle circulation system within the region, especially to link residential, commercial, and recreational areas.	CT, FB, NT, UT, SPC, PennDOT, property owners	Municipal general revenues, CDBG, PennDOT	Determined by nature and scope of project	Ongoing

As residential development occurs, monitor population increases to determine the nature, time, size, number, and location of needed additional recreation facilities.	CT, FB, NT, UT, WCPC, DCNR	NA	NA	Ongoing
Continue to use subdivision and land development regulations that require large land developments to set aside land for open space and recreation.	CT, FB, NT, UT, property owners	Property owners	Determined by nature and scope of project	Ongoing
Encourage and support the development of joint recreational facilities among state, regional, county, and local organizations.	CT, FB, NT, UT, WCPC, WCDPR	NA	NA	Ongoing
Collaborate with Washington-County and other Mid-Mon Valley municipalities to increase public access to the Monongahela River and maximize its potential and value as a recreation resource.	CT, FB, NT, UT, WCPC, DCNR, WCRA, WCDPR	NA	NA	Ongoing
Investigate the feasibility of redeveloping brownfields for recreational uses.	CT, FB, NT, UT, WCPC, WCRA, DCNR, WPCAMR	NA	NA	Short-term
Pursue private sector and public sector funding for expanding and enhancing recreational resources.	CT, FB, NT, UT, DCNR, WPCAMR	DCNR, WPCAMR, CDBG	Determined by nature and scope of project	Ongoing
Goal: Maintain the planning region's rural character by preserving open space.				
Through land-use regulations, encourage future development in areas with adequate infrastructure and suitable topography, thus facilitating the preservation of open space.	CT, FB, NT, UT, WCPC, WCCD	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Maintain farms as open space via appropriate zoning and agricultural preservation programs.	CT, FB, NT, UT, PA Department of Agriculture, WCFPP, WCCD, USDA	Municipal general revenues, LUPTAP, CDBG, PA Department of Agriculture	Included in zoning costs	Short-term

Pursue private sector and public sector funding to acquire land to preserve open space.	CT, FB, NT, UT, WPC, property owners	WPC, private foundations, property owners	Determined by size of acquisition	Ongoing
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Chapter 12 ENERGY CONSERVATION PLAN

Recommendation	Responsible Entity/Potential Partners	Possible Funding Sources	Estimated Cost	Schedule
Goal: Reduce energy consumption, promote the conservation of non-renewable energy resources, and encourage the development of renewable energy resources.				
Adopt and enforce development and building standards that encourage and support energy efficient design in all construction and land development.	CT, FB, NT, UT	Municipal general revenues, LUPTAP	\$500-\$1,000	Short-term
Promote development, use, and protection of renewable energy resources, e.g., solar, wind, and water. Protection can be achieved through land use regulations and other measures.	CT, FB, NT, UT	NA	NA	Ongoing
Encourage and participate in any energy conservation planning or programs undertaken by Washington County or regional, state, or federal entities.	CT, FB, NT, UT, WCPC	NA	NA	Ongoing
Establish standards to guide the appropriate and efficient use of energy in municipal programs, purchases, and practices.	CT, FB, NT, UT, DCED	NA	NA	Short-term
Establish standards to regulate noise pollution generated by wind turbines.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term
Promote carpooling and public transit use.	CT, FB, NT, UT, MMVTA	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Ongoing

Support ongoing programs for resource recovery and recycling of solid wastes.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Ongoing
Continue efforts of cooperation among residents, utility companies, and local, county, regional, state, and federal agencies concerning energy-related issues and programs.	CT, FB, NT, UT, utility companies, residents	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Ongoing
Work with Washington County and economic development agencies to attract businesses that will provide jobs for planning region residents. This will reduce the commuting times (and therefore energy costs) of area residents.	CT, FB, NT, UT, WCEDP, Chambers of commerce, MPC	NA	NA	Ongoing
Maintain elements of the transportation network (e.g., roads and bridges) to reduce the need for detours that increase fuel consumption and costs.	CT, FB, NT, UT, PennDOT	Municipal general revenues, PennDOT	Determined by nature and scope of project	Ongoing
Support transportation improvements that will reduce energy consumption by alleviating traffic congestion and improving traffic flow.	CT, FB, NT, UT, WCPC, PennDOT, SPC	Municipal general revenues, PennDOT	Determined by nature and scope of project	Ongoing
Encourage alternative transportation networks, e.g., bicycle and pedestrian circulation systems that will reduce the need for automobile use for daily activities.	CT, FB, NT, UT, SPC, WCPC	NA	NA	Ongoing
Support clustered development with connecting service roads and paths that accommodate vehicles, bicycles, and pedestrians.	CT, FB, NT, UT	Municipal general revenues, LUPTAP, CDBG	Included in zoning costs	Short-term

Multi-Municipal Comprehensive Plan
Carroll Township ♦ Finleyville Borough ♦ Union Township ♦ Nottingham Township

<p>Support natural resource preservation, conservation, and protection measures for both renewable and non-renewable energy resources.</p>	<p>CT, FB, NT, UT, PA Department of Agriculture, DCNR</p>	<p>Municipal general revenues, LUPTAP, CDBG, DCNR</p>	<p>Included in zoning costs. Also, project-specific costs will be determined by the nature and scope of the project.</p>	<p>Ongoing / Short-term</p>
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