

CHAPTER 12

IMPLEMENTATION STRATEGIES

Implementing the recommendations of the Plum Borough Comprehensive Plan will require many years. The following matrix of implementing steps provides a schedule of short-term, middle-term, long-term and ongoing actions.

Short-term recommendations should generally be initiated, if not completed, within one to three years; **middle-term** recommendations should be initiated within four to six years. **Long-term** recommendations will generally require seven or more years to complete. **Ongoing** phases are continuous.

IMPLEMENTATION MATRIX
Plum Borough Comprehensive Plan
Chapter 2
Physical Environment, Natural and Historic Resources Plan

AFS	Allegheny Foothills Society
PB	Plum Borough
PBSD	Plum Borough School District
PADCNR	Pennsylvania Department of Conservation and Natural Resources
PADEP	Pennsylvania Department of Environmental Protection
PHLF	Pittsburgh History and Landmarks Foundation

Goal 1: Protect and preserve significant historic structures and sites within the borough

Objective A: Develop a historic and cultural resources inventory

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Request the assistance of the Pittsburgh History and Landmarks Foundation and the Pennsylvania Historical and Museum Commission to identify and evaluate potential historic structures.	• PB	• AFS	N/A	Short-term

Objective B: Preserve identified historical and cultural resources

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Continue the development of the coal miners memorial	• PB	• PHLF	\$50,000	Middle-term
Encourage the Allegheny County Parks Department to continue to maintain the Carpenter House	• PB	• PHLF • Pennsylvania Historic and Museum	\$100,000	Long-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
		Commission • AFS		
Work with the Allegheny Foothills Society, the Pittsburgh History and Landmarks Foundation, and the PA Historical and Museum Commission to promote historic preservation efforts	• PB	• PB • PHLF	N/A	Long-term
Request the Plum Borough School District to incorporate historic preservation into the social studies curriculum	• PB • PBSB	• PBSB • AFS	N/A	Mid-term

Objective C: Oakmont Country Club Historic District and Logans Ferry Powder Works Historic District

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Preserve the districts through zoning	• Oakmont Country Club • PB • PHLF • Young Preservationists Association of Pittsburgh	• Oakmont Country Club • PHLF • Young Preservationists Assn. of Pgh.	\$5,000	Short-term

Objective D: Preserve historic sites and structures

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Develop historic overlay district to protect historic sites, and structures	<ul style="list-style-type: none"> • AFS • PB • PHLF • Young Preservationists Association of Pittsburgh 	<ul style="list-style-type: none"> • AFS • PB • PHLF • Young Preservationists Association of Pittsburgh 	\$5,000	Short-term

Environment

Goal 1: Protect, conserve and preserve the natural resources and rural character of the borough

Objective A: Protect and restore wetlands, scenic areas, riparian buffers/streams, biodiversity areas, native flora and fauna, floodplains, steep slopes, watersheds, woodlands, etc.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Consider creation of a borough environmental advisory council	<ul style="list-style-type: none"> • PB 	<ul style="list-style-type: none"> • Plum Creek Watershed Assn. 	N/A	Short-term
Develop new or strengthen existing borough ordinances governing and protecting land disturbance, logging, tree replacement, landslide prone areas, biodiversity areas, riparian buffers, streams, vegetation, wetlands, and greenways by utilizing such resources as the Allegheny Land Trust Greenprint, etc.	<ul style="list-style-type: none"> • PB 	<ul style="list-style-type: none"> • Allegheny Land Trust • PADEP 	\$5,000	Mid-term
Implement smart growth techniques and sustainability principles to	<ul style="list-style-type: none"> • PB 	<ul style="list-style-type: none"> • Sustainable 	N/A	Mid-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
develop and enact natural resource protection ordinances for farmlands, steep slopes, flood plains, watercourses, riparian buffers, and open spaces		Pittsburgh • PADCNR • PADEP		

Objective B: Use native landscaping as much as possible and other buffering measures to enhance all future land development and minimize any adverse impacts of conflicting land uses.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Define “appropriate screening” in the Unified Development Ordinance and continue to enforce the screening provisions of the ordinance	• PB	• PB	N/A	Short-term
Shorten the time for replacing vegetation that does not survive on new development sites from three years to one year after the date of installation to ensure vegetative growth.	• PB	• Developers	N/A	Short-term
Develop a list of vegetation that may be used for landscaping and buffering	• PB	• PADCNR	\$2,500	Short-term
Consider developing landscaping standards for all future commercial and light industrial development	• PB	• PB	\$2,500	Short-term
Require landscaped walkways, trails and paths throughout proposed developments	• PB	• Developers • PB	N/A	Short-term

Objective C: Secure and maintain adequate open space in the borough.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Promote conservation and agricultural easements throughout the borough to create greenways	• PB	Developers	N/A	Short-term
Encourage the development of greenways to connect land developments and community features throughout the borough.	• PB	• Developers • PB	N/A	Short-term
Implement the borough's new parks, recreation and open space plan, including development of the proposed Plum Creek Trail and Allegheny River Trail	• PB	• PB • Allegheny Trail Alliance	N/A	Long-term
Establish a borough land banking and/or open space program	• PB	• PB	N/A	Long-term

Objective D: Ensure protection provisions in borough ordinances are implemented throughout the land development process

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Promote environmentally-friendly land development via smart growth techniques, LEED principles, developer incentives for green building design and construction, etc.	• PB	• PB • PADCNR • PADEP	N/A	Short-term
Continue current land development review practices through the borough planning and zoning department.	• PB	• PB	N/A	Short-term

Objective E: Require the borough planning commission to identify environmental impacts of proposed development and any measures that are needed to mitigate or eliminate any negative impacts of such development

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
As needed, require an environmental assessment and/or environmental impact statement based on the characteristics of proposed development site and the size of the proposed development.	• PB	• PB • Developers	N/A	Short-term

Objective F: Promote Best Management Practices to Address Stormwater Issues

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Encourage the use of Best Management Practices in all developments in the borough	• PB	• PB	N/A	Ongoing
Continue to enforce the Best Management Practices set forth in the borough's stormwater management ordinance	• PB	• PB	N/A	Ongoing
Encourage low impact development projects that include the installation of green infrastructure strategies such as rain gardens, green roofs, tree box filters, permeable pavement, rain barrels and cisterns, bioretention techniques, and other mechanisms to improve water quality.	• PB	• PB	N/A	Ongoing

Objective G: Continue waste management and recycling efforts

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Continue the borough's recycling and waste management program	• PB	• PB	N/A	Short-term
Encourage schools to educate students about the importance of waste management and recycling	• PB	• PB • PBSD	N/A	Short-term
Continue the borough's leaf collection program	• PB	• PB	N/A	Short-term

Objective H: Preserve and protect the Barking Slopes Plum Creek, and Lower Allegheny River Islands Biodiversity Areas

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Preserve these areas through zoning	<ul style="list-style-type: none"> • PB 	<ul style="list-style-type: none"> • General Fund • Western Pennsylvania Conservancy 	\$5,000	Ongoing

Objective I: Protect Managed Lands such as Dark Hollow Woods Park, Boyce Park, and Penn Hills Community Park

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Preserve these managed lands through zoning	<ul style="list-style-type: none"> • Penn Hills Township • AC • Oakmont Borough • Plum Borough 	<ul style="list-style-type: none"> • Penn Hills Township • AC • Oakmont Borough • Plum Borough 	N/A	Ongoing

Objective J: Protect Plum Creek form Abandoned Mine Drainage

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Complete Act 167 Plan	<ul style="list-style-type: none"> • PB • Plum Creek Watershed Association 	<ul style="list-style-type: none"> • PB • Plum Creek Watershed Association 	\$20,000	Mid-term

Objective K: Mitigate Abandoned Mine Drainage in Little Plum Creek

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Require mine subsidence information for developments that drain into Little	<ul style="list-style-type: none"> • PA DEP 	<ul style="list-style-type: none"> • PA DEP 	N/A	Long-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Plum Creek	<ul style="list-style-type: none"> • PA DCNR • Plum Creek Watershed Association • PB 	<ul style="list-style-type: none"> • PA DCNR 		

Objective L: Reduce pollution in storm water runoff

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Continue to comply with Municipal Separate Storm Sewer System (MS4) Program	<ul style="list-style-type: none"> • PB 	<ul style="list-style-type: none"> • PB • PADEP 	N/A	Ongoing

Objective M: Address Renton Mine Fire

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Have fire extinguished	<ul style="list-style-type: none"> • Renton Mining Company 	<ul style="list-style-type: none"> • Renton Mining Company 	N/A	Mid-term

IMPLEMENTATION MATRIX
Plum Borough Comprehensive Plan
Chapter 4
Community Facilities and Services Plan

PB	Plum Borough
PADCNR	Pennsylvania Department of Conservation and Natural Resources
PBSD	Plum Borough School District

Goal 1: Provide high quality public safety services

Objective A: Maintain an efficient and effective police department, fire departments and emergency management services department to meet the municipality's needs.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Keep current on staffing needs	• PB	• PB	N/A	Short-term
Continue to participate in county 911 program	• PB	• PB • Allegheny County 911 Center	N/A	Short-term
Continue community service programs such as DARE, etc.	• PB	• PB	\$5,000	Short-term
Update fleet and equipment on a regular basis	• PB	• PB	N/A	Long-term
Continue to participate in regional DUI Task force	• PB	• PB	\$10,000	Short-term
Share specialized equipment such as ladder trucks, and Quick Response Service (QRS) unit with neighboring fire companies and police departments	• PB	• PB • Volunteer fire companies	N/A	Short-term
Provide continuing education and training for police, fire and EMS personnel	• PB	• PB	N/A	Short-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Participate in Turtle Creek COG joint purchasing programs	• PB	• PB	Annual COG dues	Short-term
Comply with National Fire Insurance Standards	• PB	• PB	N/A	Short-term
Create a recruiting program to increase memberships in volunteer fire companies	• PB • Fire companies	• PB • Volunteer fire companies	N/A	Short-term
Acquire additional space for EMS	• PB	• PB	\$100,000	Long-term
Replace equipment on an as needed basis	• PB	• PB	N/A	Mid-term
Apply for public sector and private sector grants and/or loans for public safety facilities, equipment, and programs	• PB	• PB	N/A	Long-term

Objective B: Maintain an updated Emergency Management Plan

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Periodically review and update the emergency management plan	• PB	• PB	\$2,500	Mid-term

Goal 2: Expand the recreational facilities and programs available to borough residents

Objective A: Maintain existing and develop new recreation facilities and programs to meet the diverse needs of borough residents per the borough's parks, recreation and open space plan.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Implement the recommendations of the borough's parks, recreation and open space plan	• PB	• PB • PADCNR	N/A	Long-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Develop recreation facilities at the proposed town center on the borough-owned Renton site	• PB	• PB	N/A	Mid-term

Objective B: Establish a Borough Parks and Recreation Commission

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Prepare a written description of the purpose and duties of the parks and recreation commission.	• PB	• PB	N/A	Mid-term
Adopt a resolution establishing the parks and recreation commission	• PB	• PB	N/A	Short-term
Find volunteers to serve on the parks and recreation commission	• PB	• PB	N/A	Short-term

Objective C: Establish a Borough Parks and Recreation Department

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Prepare a written description of the purpose, responsibilities and functions of the parks and recreation department.	• PB	• PB	N/A	Short-term
Adopt a resolution establishing the parks and recreation department	• PB	• PB	N/A	Short-term
Hire a full-time, part-time or shared recreation director who is a certified parks and recreation professional	• PB	• PB	\$50,000-70,000	Short-term

Objective D: Ensure that borough parks and open spaces are accessible to persons with handicaps

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Install and maintain all recreational facilities in compliance with the Americans with Disabilities Act standards	• PB	• PB	\$50,000	Mid-term

Goal 3: Protect and promote public health, safety, and welfare

Objective A: Ensure that basic utilities are available, maintained and upgraded (where desired or feasible) throughout the borough

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Maintain existing facilities to the highest levels of service	• PB	• PB • Plum Borough Municipal Authority • Oakmont Water Authority	N/A	Short-term
Require all developers to demonstrate concurrency of development with sanitary sewer, storm water management, public water, and high speed/broadband internet availability	• PB	• PB • Plum Borough Municipal Authority • Comcast FIOS	N/A	Long-term
Maintain existing sanitary sewers to prevent pollution from infiltration and inflow and sewer overflows/bypasses	• Plum Borough Municipal Authority	• Plum Borough Municipal Authority	N/A	Long-term

Objective B: Require all residential subdivisions with lot sizes averaging less than one acre to provide public water and sanitary sewer service

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Revise borough ordinances to require all developments with lot sizes averaging less than one acre to provide public water and sanitary sewer service	• PB	• PB	\$5,000	Short-term
Continue to enforce Ordinance 507-93 whereby every lot in a subdivision (regardless of size) shall be capable of being served by utilities	• PB	• PB	N/A	Short-term

Objective C: Ensure new on-lot sewage disposal systems (OLDS) are approved by Allegheny County Health Department Sewage Officials.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Require proof of approval before building permit is issued	• PB	• PB	N/A	Short-term

Objective D: Where feasible, encourage water and sewer system interconnections when system expansions or extensions occur.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Identify gaps in service lines and, where feasible, make line connections to close the gaps.	• PB	<ul style="list-style-type: none"> • Plum Borough Municipal Authority • Oakmont Water Authority 	N/A	Long-term

Objective E: Improve the availability and quality of healthcare services in the borough.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Contact healthcare providers to investigate the feasibility of locating any type of healthcare facility in Plum.	• PB	• PB	N/A	Long-term
Work with non-profits such as the YMCA to provide limited health care options in Plum.	• PB	• PB	N/A	Short-term

Goal 4: Promote educational opportunities for all borough residents

Objective A: Encourage the efforts of the school district, library, private schools, day care centers, and other educational facilities to maintain high quality facilities, programs, and curriculum.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Meet and exceed state-mandated standards for facilities, programs and curriculum	• PBSD	• CCAC	N/A	Short-term

Objective B: Promote Community College of Allegheny County (CCAC) adult educational programs and other adult educational opportunities

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Provide link to CCAC on Borough website	• PB • CCAC	• CCAC	N/A	Short-term

IMPLEMENTATION MATRIX
Plum Borough Comprehensive Plan
Chapter 5
Transportation Plan

AC	Allegheny County
AVR	Allegheny Valley Railroad
CMAQ	Congestion Mitigation and Air Quality Improvement Program (FHWA and FTA)
HS	Hometown Streets
PAAC	Port Authority of Allegheny County
PADCNR	Pennsylvania Department of Conservation and Natural Resources
PB	Plum Borough
PBC	Plum Borough Council
PBPC	Plum Borough Planning Commission
PBSD	Plum Borough School District
PCAP	Pennsylvania Capital Access Program
SPC	Southwestern Pennsylvania Commission
SRS	Safe Routes to School (SPC)
TE	Transportation Enhancements (SPC)
TIP	Transportation Improvement Program (SPC)
WCTA	Westmoreland County Transit Authority

Goal 1: Provide an efficient transportation network for the circulation and movement of goods and people through the borough

Objective A: Maintain a safe and efficient road system

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
Adopt a pavement management system to insure a well-maintained road system.	•PBC	N/A	N/A	Short-term
Work with Penn DOT and Allegheny County to develop and implement safety improvements, including traffic-	•PBC •PennDOT	County, state & federal highway	N/A	Ongoing

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
calming measures, for roads with high accident rates.	• AC	funds		
Consider implementing traffic-calming measures where needed in existing residential areas that are impacted by new commercial development	• PB	• PB	N/A	Ongoing
Maintain liaisons with PennDOT and Allegheny County to identify and implement needed improvements and upgrades to state-owned and county-owned roads and bridges in the borough.	• PBC • PennDOT • AC	• County, state & federal highway funds	N/A	Ongoing
Solicit the assistance of state and county legislators to secure the funding needed to implement improvements and upgrades to state-owned and county-owned roads in Plum, including the widening of Route 286 through the borough and addressing existing road network deficiencies that were identified in the borough's 2006 transportation capital improvements plan. The widening of Route 286 should incorporate lighting features and landscaping, i.e., the planting of trees along both sides of the road to beautify this commercial development area.	• PBC • Local legislators • SPC	• CMAQ • TIP and other county, state & federal highway funds	To be determined	Ongoing
Through zoning and land development regulations, promote clustered commercial development with limited curb cuts and connecting service roads.	• PBC	NA	NA	Ongoing
Solicit PennDOT to periodically re-time and coordinate traffic signals on state-owned roads to provide optimum traffic flow and to reduce traffic congestion, travel times and fuel consumption.	• PBC • PennDOT	• CMAQ • Other county, state & federal highway funds	N/A	Ongoing
Support improvements that reduce/minimize pedestrian/vehicular conflicts.	• PBC • PennDOT • AC	• HS • SRS • Other county,	N/A	Ongoing

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
	<ul style="list-style-type: none"> • SPC 	state & federal highway funds		
Amend the borough's Unified Development Ordinance to incorporate sidewalk construction design standards.	<ul style="list-style-type: none"> • PAPC • PBC 	<ul style="list-style-type: none"> • PB 	\$1,000-\$3,000	Short-term

Objective B: Coordinate land development and transportation improvements as identified in the borough's 2006 transportation capital improvements plan.

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
Solicit the cooperation and resources of PennDOT, Allegheny County and the private sector (via traffic impact fees) to implement the improvements needed to address the existing and projected deficiencies identified in the 2007 roadway sufficiency analysis.	<ul style="list-style-type: none"> • PBC • PennDOT • AC • Private sector developers 	<ul style="list-style-type: none"> • Private sector developers • CMAQ • PB • Other county, state and federal highway funds 	\$45 million	Short-term – long-term

Objective C: Amend the borough's Unified Development Ordinance regulations concerning off street parking.

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
Require interior landscaping in parking lots that have 50 or more parking spaces, with landscaped islands required at the end of parking rows and within parking rows that contain more than 20 spaces.	<ul style="list-style-type: none"> • PBPC • PBC 	<ul style="list-style-type: none"> • PB 	\$1,000-\$3,000	Short-term

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
Increase the minimum size of an off-street parking space to 9'x20'	<ul style="list-style-type: none"> • PBPC • PBC 	<ul style="list-style-type: none"> • PB 	\$1,000-\$3,000	Short-term
Where feasible, permit paving methods that are partially pervious to reduce the amount of impervious pavement in the borough.	<ul style="list-style-type: none"> • PBC 	N/A	N/A	Ongoing

Goal 2: Promote alternate methods of transportation and a multi-modal transportation network

Objective A: Create pedestrian and bicycle linkages within and between existing and planned developments and community facilities/features

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
Develop walking and bicycling trails by amending the Borough's unified development ordinance to require sidewalks, trails and paths in new residential developments and sidewalks in commercial developments.	<ul style="list-style-type: none"> • PBPC • PBC 	<ul style="list-style-type: none"> • PB 	\$1,000-\$3,000	Short-term
Evaluate the feasibility and potential locations of walking and biking trails in the forthcoming borough parks, recreation and open space plan.	<ul style="list-style-type: none"> • PB 	PB	To be determined in the borough's parks, recreation, and open space plan.	Short-term
Promote dense mixed-use development that reduces the need for automobiles for daily activities.	<ul style="list-style-type: none"> • PBC 	N/A	N/A	Ongoing
Work with PennDOT and Allegheny County to identify roads that are suitable for bicycling and install appropriate signage, e.g., "Share the Road" signs.	<ul style="list-style-type: none"> • PBC • PennDOT • AC 	<ul style="list-style-type: none"> • PB • CMAQ • HS • SRS 	\$10,000-\$25,000	Mid-term

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
		<ul style="list-style-type: none"> • Other county, state and federal highway funds 		
Work with PennDOT and Allegheny County to provide bicycle/pedestrian facilities (including sidewalks or paved berms with bicycle/pedestrian lane markings) as part of improvements to rights-of way, e.g., the widening of Route 286.	<ul style="list-style-type: none"> • PBC • PennDOT • AC 	<ul style="list-style-type: none"> • PB • CMAQ • HS • SRS • Other county, state and federal highway funds 	\$25,000-\$100,000	Ongoing
Require bicycle racks in large scale commercial developments.	<ul style="list-style-type: none"> • PBC • Private sector developers 	<ul style="list-style-type: none"> • Private sector developers 	\$1,000-\$5,000	Short-term
Install bicycle racks at all public buildings and facilities.	<ul style="list-style-type: none"> • PBC 	<ul style="list-style-type: none"> • PBC • TE 	\$1,000-\$5,000	Short-term

Objective B: Encourage the use of public transportation

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
Solicit the Port Authority of Allegheny County to develop additional (or enlarge existing) Park ‘n Ride lots in Plum.	<ul style="list-style-type: none"> • PBC • PAAC 	<ul style="list-style-type: none"> • CMAQ • PAAC • Other county, state and 	\$100,000-\$250,000	Short-term – mid-term

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
		federal transportation funds		
Request that the Port Authority of Allegheny County install bicycle racks at Park and Ride lots.	• PBC	• PAAC • CMAQ • TE • Other county, state or federal funds	\$1,000-\$5,000	Short-term

Objective C: Support efforts to establish commuter rail traffic through Plum Borough

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
Maintain liaison with the Westmoreland County Transit Authority and other parties that are studying the feasibility of establishing commuter rail service through Plum Borough.	• PBC • WCTA • SPC • PAAC • AVR	• County, state and federal transit funds • AVR	To be determined	Short-term – mid-term
Seek support of local legislators to secure a stop in Plum if commuter rail service is established on the Allegheny Valley Railroad line.	• PBC • Local legislators • AVR	N/A	N/A	Short-term

Objective D: Work with Allegheny County and other regional trail-building organizations to implement the proposed segment of the Allegheny County Regional Trail System that runs along the borough’s Allegheny River frontage.

Objective E: Improve access to the Allegheny River in conjunction with efforts to develop or redevelop the riverfront for commercial, mixed use or recreational uses.

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
If warranted, widen and/or improve Barking Road	<ul style="list-style-type: none"> • PBC • Private sector developers 	<ul style="list-style-type: none"> • PB • Private sector developers 	To be determined	As needed
Encourage private development (and consider public development) that provides riverwalks, off-street parking, fishing piers, boat launches, riverfront parks, etc.	<ul style="list-style-type: none"> • PBC 	<ul style="list-style-type: none"> • NA 	NA	Ongoing

IMPLEMENTATION MATRIX
Plum Borough Comprehensive Plan
Chapter 6
Housing Plan

AC	Allegheny County
ACCESS	PA Access Grant Program
ACHA	Allegheny County Housing Authority
AHDF	Allegheny Housing Development Fund (AC)
BHI	Brownfield for Housing Initiative (DCED)
CDBG	Community Development Block Grant
HOME	Home Investment Partnerships Program
HUD	U.S. Department of Housing and Urban Development
LUPTAP	Land Use Planning and Technical Assistance Program (DCED)
PB	Plum Borough
PBC	Plum Borough Council
PBPC	Plum Borough Planning Commission
PBSD	Plum Borough School District
PHFA	Pennsylvania Housing Finance Agency

Goal 1: Provide a variety of housing types for existing and future residents at all income levels.

Objective A: Facilitate the development of housing.

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
Maintain an adequate supply of land zoned for various housing types and densities in appropriate locations, including housing in mixed-use developments, and various types of housing within individual developments.	<ul style="list-style-type: none"> • PBPC • PBC 	N/A	N/A	Ongoing
Adopt or amend land use control regulations to permit both conventional and alternative forms of housing	<ul style="list-style-type: none"> • PBPC 	<ul style="list-style-type: none"> • PB • LUPTAP 	\$1,000-\$5,000	Short-term

Strategy	Responsible Entity	Potential Resources	Cost Estimates	Schedule
development, including mixed-income housing, conservation subdivisions, etc.				
Encourage homeowners and housing developers to take advantage of public sector and private sector programs that facilitate housing development, e.g., homebuyer programs, tax credits, HUD's Section 202 (Elderly) Program, and HUD's Section 811 (Persons w/ Disabilities) Program, etc.	<ul style="list-style-type: none"> • PBC • AC 	<ul style="list-style-type: none"> • CDBG • HOME ACCESS • HUD • Landlords • Lending institutions • landowners • PHFA • AHDF 	N/A	Ongoing
Adopt ordinances that provide incentives for using green building techniques and energy efficient design.	<ul style="list-style-type: none"> • PBPC • PBC 	<ul style="list-style-type: none"> • PB 	\$1,000-\$3,000	Short-term
Maintain liaisons with housing developers to monitor the types of housing that the residential market demands and determine what municipal actions are needed to facilitate meeting this demand.	<ul style="list-style-type: none"> • PBC 	N/A	N/A	Ongoing
Consider developing part of the proposed town center to meet the borough's underserved housing needs, e.g., senior housing or multifamily units.	<ul style="list-style-type: none"> • PBC 	N/A	N/A	Mid-term – long-term

Objective B: Promote the development of special needs housing.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Establish/maintain liaisons with housing providers, real estate agents, and advocacy groups to identify	<ul style="list-style-type: none"> • PBC 	N/A	N/A	Ongoing

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
the need for accessible housing, assisted living facilities, etc. to accommodate the special needs population.				
Solicit developers to construct the types of special needs housing required to meet the needs of elderly residents, persons with handicaps, etc.	<ul style="list-style-type: none"> • PBC • Housing developers 	<ul style="list-style-type: none"> • ACCESS • ACHA • HUD Section 202 and 811 programs • AHDF • Housing developers 	N/A	Short-term – Long-term
Consider converting former public buildings (schools, libraries, municipal buildings, etc.) to meet underserved housing needs, e.g., senior housing and special needs housing.	<ul style="list-style-type: none"> • PBC • PBSD • Housing developers 	<ul style="list-style-type: none"> • ACCESS • ACHA • HUD Section 202 and 811 programs • AHDF • Housing developers 	N/A	Short-term – Mid-term
Promote the inclusion of special needs and visitable housing as part of mixed-housing type neighborhoods.	<ul style="list-style-type: none"> • PBPC • PBC • Housing developers 	N/A	N/A	Ongoing

Objective C: Provide affordable housing opportunities.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Zone land for affordable housing, preferably near employment centers and along public transit lines.	<ul style="list-style-type: none"> • PBPC • PBC 	<ul style="list-style-type: none"> • PB 	\$1,000-\$3,000	Short-term
Adopt ordinances that provide incentives for the development of affordable housing.	<ul style="list-style-type: none"> • PBPC • PBC • Housing developers 	<ul style="list-style-type: none"> • PB • Housing developers • Lending institutions 	N/A	Short-term
Solicit developers to construct affordable housing.	<ul style="list-style-type: none"> • PBC 	N/A	N/A	Ongoing
Support fair housing practices.	<ul style="list-style-type: none"> • PBC • Real estate agents 	N/A	N/A	Ongoing

Goal 2: Improve the borough’s housing stock.

Objective A: Preserve the existing housing stock.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Continue to enforce building and property maintenance codes to ensure safe and physically attractive housing stock.	<ul style="list-style-type: none"> • PB 	N/A	N/A	Ongoing
Use spot demolition to eliminate blighted or dilapidated housing.	<ul style="list-style-type: none"> • PBC 	<ul style="list-style-type: none"> • PB • CDBG 	\$5,000-\$10,000	Short-term – Long-term
Encourage homeowners to take advantage of public sector and private sector housing rehabilitation programs.	<ul style="list-style-type: none"> • PBC 	<ul style="list-style-type: none"> • AHDF • ACCESS • CDBG • HOME 	N/A	Ongoing

Objective B: Construct new housing.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Establish/maintain liaison with housing developers and solicit their interest in developing the types of housing that the borough needs, including mixed-income housing.	<ul style="list-style-type: none"> • PBC • Housing developers 	N/A	N/A	Ongoing
Accommodate residential growth (including infill housing) in areas near existing infrastructure.	<ul style="list-style-type: none"> • PBPC • PBC • Housing developers • Real estate agents 	<ul style="list-style-type: none"> • County, state and federal housing funding • Housing developers 	N/A	Ongoing
Zone for low density housing in areas that lack public water and sewer systems.	<ul style="list-style-type: none"> • PBPC • PBC 	<ul style="list-style-type: none"> • PB 	\$1,000-\$3,000	Short-term
Promote tax incentives (e.g., a tax abatement program) to encourage residential development.	<ul style="list-style-type: none"> • PBC • AC 	<ul style="list-style-type: none"> • PB • AC 	N/A	Short-term – Long-term
Consider the feasibility of developing riverfront housing (either as stand-alone development or as part of mixed use redevelopment) outside of the areas identified as steep slopes, i.e., areas with slopes greater than 40%.	<ul style="list-style-type: none"> • PB • Private developers 	<ul style="list-style-type: none"> • Private sector developers • AHDF • PHFA • BHI 	To be determined	Short-term – Long-term
Provide incentives for the development of visitable housing units	<ul style="list-style-type: none"> • PBC • AC • HUD 	<ul style="list-style-type: none"> • HUD Sect. 811 Program • ACCESS 	To be determined	Short-term – Long-term

IMPLEMENTATION MATRIX
Plum Borough Comprehensive Plan
Chapter 7
Economic Development Plan

AC	Allegheny County
APB	Agricultural Preservation Board
ARCGP	Appalachian Regional Commission Grant Program (DCED)
BAPG	Brownfields Assessment Grants (EPA)
BIG	Brownfield Inventory Grants (PA DEP)
BIOS	Business in Our Sites (DCED)
CDBG	Community Development Block Grant
CITF	Community Infrastructure and Tourism Fund (ACED)
CJT	Customized Job Training (DCED)
CLGGP	Certified Local Government Grant Program (PHMC)
CRP	Community Revitalization Program (PA DCED)
DCED	Pennsylvania Department of Community and Economic Development
FIF	First Industries Fund (DCED)
HRA	Housing and Redevelopment Assistance Fund (DCED)
IDP	Infrastructure Development Program (DCED)
IDP	Infrastructure Development Program (DCED)
ISRP	Industrial Sites Reuse Program (DCED)
JCTC	Job Creation Tax Credits (DCED)
JTPA	Job Training Partnership Act
KHPG	Keystone Historic Preservation Grants (PHMC)
LERTA	Local Economic Revitalization Tax Act
OGP	Opportunity Grant Program
PAAC	Port Authority of Allegheny County
PB	Plum Borough
PBC	Plum Borough Council
PBPC	Plum Borough Planning Commission
PBSD	Plum Borough School District
PCAP	Pennsylvania Capital Access Program
PCC	Plum Chamber of Commerce
PEDFA	Pennsylvania Economic Development Financing Authority

PFOP	Preservation Fund of Pennsylvania (PP)
PHLF	Pittsburgh History and Landmarks Foundation
PHMC	Pennsylvania Historical and Museum Commission
PHPP	Pennsylvania Heritage Parks Program (DCNR)
PIDA	Pennsylvania Industrial Development Authority
PP	Preservation Pennsylvania
RUS	Rural Utilities Service (USDA)
SBF	Small Business First
SPC	Southwestern Pennsylvania Commission
TIF	Tax Increment Financing (AC)
TIP	Transportation Improvement Program (SPC)
TSAP	Targeted Site Assessment Program (EPA)

Goal 1: Maintain/expand efforts to attract/retain/expand businesses.

Objective A: Provide leadership to guide economic development efforts.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Establish/maintain liaisons with county and regional economic development agencies and the Plum Chamber of Commerce to identify growth industries and to market Plum Borough as a place to do business.	<ul style="list-style-type: none"> • PBC 	N/A	N/A	Ongoing
Inventory, prioritize and promote brownfields and greyfields for redevelopment, including the existing municipal complex.	<ul style="list-style-type: none"> • PBPC • PBC • Property owners 	<ul style="list-style-type: none"> • BAPG • BIG • CDBG • ISRP • TSAP • BIOS • IDP • CITF • Private sector 	N/A	Short-term – Ongoing

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
		funds		
Establish/maintain liaisons with borough businesses and the Plum chamber of Commerce to identify and address issues that will facilitate business attraction/retention/expansion.	• PBC	N/A	N/A	Ongoing
Identify and use public sector incentive programs (e.g., tax increment financing and tax abatement) to foster commercial and industrial development and support private sector applications for funding through these programs.	• PBC • Private sector developers	• PBC (LERTA) • TIF and other county, state and federal programs	N/A	Ongoing
Encourage a coordinated, intermunicipal development approach in areas zoned for commercial, light industrial and office park uses along the borough borders.	• PB • Surrounding municipalities	N/A	N/A	Ongoing
Implement the goals, objectives and strategies of the borough's park, recreation, and open space plan to provide the facilities and amenities that help attract and retain the workforce that local businesses need.	• PBC	• As identified in the borough parks, recreation and space program	To be determined	Short-term – long-term
Maintain an adequate amount of land zoned for commercial uses and industrial uses in appropriate locations.	• PBPC • PBC	N/A	N/A	Ongoing
Pursue commercial redevelopment of the current municipal complex and surrounding properties on New Texas Road.	• PBC • Private sector developers	• CITF • PB • OGP • CRP • Other county, state and federal programs	To be determined	Short-term – Long-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
		<ul style="list-style-type: none"> • Private sector funds 		
Monitor and evaluate the effectiveness and impact of the LERTA program to assist borough council in its consideration of whether to renew the program every five years.	<ul style="list-style-type: none"> • PBC 	<ul style="list-style-type: none"> • N/A 	N/A	Ongoing

Objective B: Promote quality commercial and industrial development.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Adopt standards that will produce development that is physically attractive and has minimal adverse impacts.	<ul style="list-style-type: none"> • PBPC • PBC 	<ul style="list-style-type: none"> • PB 	\$1,000-\$3,000	Short-term
Encourage “green” building design and construction.	<ul style="list-style-type: none"> • PBPC • PBC • Private sector developers 	N/A	N/A	Ongoing
Support needed infrastructure improvements and extensions, including intersection improvements listed in the transportation capital improvements plan.	<ul style="list-style-type: none"> • PBC • Private sector developers 	<ul style="list-style-type: none"> • PB • CITF • CDBG • BIOS • Penn Vest • RUS • ARCGP • IDP • TIP • Private sector developers 	\$45 million - \$150 million	Short-term – Long-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Encourage commercial property owners to rehabilitate buildings.	<ul style="list-style-type: none"> • PBC • PCC • Property owners 	<ul style="list-style-type: none"> • CITF • Other state and federal programs • Private sector funds 	N/A	Ongoing
Continue to enforce property maintenance codes.	<ul style="list-style-type: none"> • PBC • PCC • Property owners 	<ul style="list-style-type: none"> • PB 	N/A	Ongoing
As needed, consult with the Allegheny County Redevelopment Authority to pursue small-scale and/or large-scale commercial or industrial redevelopment opportunities.	<ul style="list-style-type: none"> • PBC • RAAC 	<ul style="list-style-type: none"> • CDBG • DCED • HRA 		As needed

Objective C: Collaborate with private sector and public sector entities to secure various types of development in appropriate areas of the borough.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Promote further large-scale commercial and office park development in the Davidson Road area.	<ul style="list-style-type: none"> • PBC • Private sector developers 	<ul style="list-style-type: none"> • Private sector developers • CITF • OGP • CRP • PCAP • PEDFA • PIDA 	To be determined	Ongoing

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
		<ul style="list-style-type: none"> • SBF 		
Support commercial development along the following roads: the Golden Mile Highway (PA Route 286), Leechburg Road, Saltsburg Road (PA Route 380), Coxcomb Hill Road (PA Route 909), Old Leechburg Road, Greensburg Road (PA Route 366) and Old Frankstown Road. To achieve optimum commercial development in these locations, road infrastructure needs must also be addressed.	<ul style="list-style-type: none"> • PBC • Private sector developers 	<ul style="list-style-type: none"> • Private sector developers • CITF • OGP • CRP • PCAP • PEDFA • PIDA • SBF 	To be determined	Ongoing
Encourage commercial and recreational riverfront development.	<ul style="list-style-type: none"> • PBC • Private sector developers 	<ul style="list-style-type: none"> • Private sector developers • CITF • OGP • CRP • PCAP • PEDFA • PIDA • SBF 	To be determined	Ongoing

Objective D: Promote agriculture and historic preservation as economic generators.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Encourage the establishment of Agricultural Security Areas, agricultural easements and similar measures designed to preserve farming and farmland.	<ul style="list-style-type: none"> • PBC • Farmers 	<ul style="list-style-type: none"> • APB • Farmers 	\$5,000-\$10,000	Short-term – Mid-term
Support a “buy fresh, buy local” campaign in the	<ul style="list-style-type: none"> • PBC 	N/A	N/A	Ongoing

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
community.	<ul style="list-style-type: none"> • Farmers 			
Use the Penn State Cooperative Extension’s “Future of Agriculture in Our Community” planning process to identify and support the needs of local farmers.	<ul style="list-style-type: none"> • PBC • Farmers 	N/A	N/A	Short-term
Collaborate with local, county, and state historic preservation groups and agencies to explore the feasibility of establishing tourism based on historic resources.	<ul style="list-style-type: none"> • PBC • Local and state historic • Property owners 	<ul style="list-style-type: none"> • CDBG • CLGCP • PHPP • KHPG • PFOP • PHLF • PHMC • FIF • PP • Property owners 	N/A	Short-term

Objective E: Maximize the linkages between and among economic development, transportation improvement, and land use development actions.

Goal 2: Maintain efforts to attract/retain/expand employment opportunities.

Objective A: Attain and maintain an adequate labor force.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Establish/maintain liaisons with the Plum Borough Chamber of Commerce, borough businesses, and county and regional economic development agencies to identify the labor force needs of existing and future businesses.	<ul style="list-style-type: none"> • PBC • PBCC • AC • SPC 	N/A	N/A	Ongoing

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Work with the Plum Borough School District, local colleges and universities, job training agencies, and borough businesses to provide educational, vocational, and entrepreneurial training programs that will prepare borough residents for existing and future jobs.	<ul style="list-style-type: none"> • PBC • PBSB • Local colleges 	<ul style="list-style-type: none"> • CJT • JCTC • JTPA 	N/A	Ongoing

IMPLEMENTATION MATRIX
Plum Borough Comprehensive Plan
Chapter 8
Land Use

PB	Plum Borough
PADCNR	Pennsylvania Department of Conservation and Natural Resources
PADEP	Pennsylvania Department of Environmental Protection
LUPTAP	Land Use Planning and Technical Assistance Program (DCED)

Goal 1: The Planning Department should keep Plum Borough Council and Planning Commission up to date on the ongoing land development and development trends in the borough, including land development regulation deficiencies and needed amendments.

Objective A: Attend land development workshops and seminars to learn the latest land use development trends, strategies and regulations.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Budget for staff, planning commission and borough council members to attend various planning, smart growth and land development seminars on an annual basis.	• PB	• PB	\$5,000	Short-term

Objective B: Review and critique development in the borough.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Review annual development report and update land use map on an annual basis	• PB	• PB	\$1,000	Short-term

Continue to give residents the opportunity to participate in public approval process	• PB	• PB	N/A	Short-term
--	------	------	-----	------------

Objective C: Recommend new or revised development strategies.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Produce annual report recommending any suggested changes to the borough's Unified Development Ordinance	• PB	• PB	N/A	Short-term
Implement applicable development strategies identified at development seminars	• PB	• PB	N/A	Short-term

Objective D: Identify and promote preferred development sites.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Create and maintain a map that identifies sites for various development types and open space	• PB	• PB	N/A	Short-term
Identify and map locations for infill development				

Goal 2: Protect the borough's natural resources

Objective A: Protect, conserve, and preserve the Barking Slopes, Lower Allegheny River Islands and Plum Creek Biodiversity Areas (BDA), and other environmentally sensitive areas, e.g., wetlands, steep slopes, riparian buffers/streams, native flora and fauna, floodplains, steep slopes, watersheds, woodlands, etc.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Develop standards for protecting, conserving and preserving land within environmentally sensitive areas	• PB	• PB	N/A	Short-term
Amend municipal development regulations to incorporate development standards for environmentally sensitive areas.	• PB	• PB	\$20,000	Short-term
Require environmental assessments and environmental impact statements for developments proposed in or adjacent to environmentally sensitive areas.	• PB	• Developers	N/A	Short-term

Objective B: Revise Unified Development Ordinance to reflect PA House Bill 1950 of 2011 regarding Marcellus Shale

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Revise the borough's unified development ordinance to reflect PA House Bill 1950 of 2011 regarding Marcellus Shale	• PB	• PB	\$2,500	Short-term

Goal 3: Protect rural areas

Objective A: Encourage the preservation of prime agricultural lands

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Establish standards for developing on prime agricultural soils	• PB	• PB	N/A	Short-term
Promote the creation of agricultural	• PB	• PB	N/A	Short-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
security areas and agricultural easements				
Encourage farmers to participate in the PA Clean and Green program	• PB	• Local farmers	N/A	Short-term
Amend the borough's unified development ordinance to protect better farmland	• PB	• PB	\$25,000	Short-term
Promote "buy fresh, buy local" efforts	• PB	• PB	N/A	Short-term

Objective B: Require open space, greenways and buffers to be included in new development.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Work with open space and preservation groups to identify, acquire and protect open spaces in the borough	• PB	<ul style="list-style-type: none"> • PB • PADCNR • PADEP • Plum Creek Watershed Association • Allegheny Land Trust • W. PA Conservancy 	N/A	Long-term
Amend the borough's unified development ordinance by adding requirements for open space and greenways in residential subdivisions	• PB	• PB	\$20,000	Short-term
Implement Allegheny County Greenways Plan in Plum Borough	• PB	• PB	N/A	Short-term

Objective C: Establish a land banking and/or open space program.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Work with conservation groups and similar agencies to identify and acquire open space	<ul style="list-style-type: none"> • PB 	<ul style="list-style-type: none"> • PB • PADCNR • PADEP • Plum Creek Watershed Association • Allegheny Land Trust • W. PA Conservancy 	N/A	Long-term
Establish incentives (e.g., density bonuses) for developers to create permanent open spaces	<ul style="list-style-type: none"> • PB • PB Planning Commission 	<ul style="list-style-type: none"> • PB 	N/A	Short-term

Objective D: Use natural topography and native vegetation to maintain and enhance rural character

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Establish a Rural Resource Zoning District in the northeastern section of Plum with regulations that will help maintain the area's rural character, e.g., restrictions on	<ul style="list-style-type: none"> • PB 	<ul style="list-style-type: none"> • PB 	\$5,000	Short-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
tree removal, maximum developable slopes, etc.				

Objective E: Promote development that is environmentally friendly via cluster zoning, conservation subdivisions, transfer of development rights, etc.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Develop standards in the Unified Development Ordinance for conservation subdivisions, density bonuses, sustainability principles, etc.	• PB	• PB	N/A	Short-term
Amend the borough's unified development ordinance to create incentives for green building design and construction	• PB	• PB • LUPTAP	N/A	Short-term

Goal 4: Provide areas for higher-density commercial, light industrial, and other intensive land uses in a cohesive land use district(s)

Objective A: Encourage commercial and office development

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Through zoning, maintain areas for cohesive commercial and light industrial land uses in the southwest section of the borough along Davidson Road and in the southeast section of the borough along Old	• PB	• PB	\$20,000	Short-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Frankstown Road				

Objective B: Encourage development and/or redevelopment along the Leechburg Road, Saltsburg Road (PA Route 380), PA Route 366, Golden Mile Highway (PA Route 286), Coxcomb Hill Road (PA Route 909) and Old Leechburg Rd. corridors.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Maintain areas for cohesive commercial and light industrial uses along Leechburg Road, Saltsburg Road (PA Route 380), PA Route 366, Golden Mile Highway (PA Route 286), Coxcomb Hill Road (PA Route 909) and Old Leechburg Road corridors	• PB	• PB	N/A	Short-term
Amend the Unified Development Ordinance and Zoning Map to allow for various types of commercial development along the corridors	• PB	• PB	\$20,000	Short-term

Objective C: Promote development of borough property (aka the Renton site) as the new civic center and the redevelopment of the current municipal complex on New Texas Rd. as a commercial town center.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Determine the feasibility of relocating the borough municipal complex to the Renton site and redeveloping the current municipal complex into a commercial center	• PB	• PB	\$100,000	Mid-term

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Zone the Renton site to allow for the development of a civic center	• PB	• PB	N/A	Short-term
Through zoning, promote the redevelopment and reuse of the current municipal complex as a new commercial center	• PB	• PB	\$20,000	Short-term

IMPLEMENTATION MATRIX
Plum Borough Comprehensive Plan
Chapter 9
Intergovernmental Cooperation

PB	Plum Borough
PBPC	Plum Borough Planning Commission
PBMA	Plum Borough Municipal Authority
PAMPC	Pennsylvania Municipalities Planning Code

Goal 1: Participate in intergovernmental programs

Objective A: Continue as a member of the Turtle Creek Council of Governments, South Hills Area Council of Governments, and Central Westmoreland Council of Governments.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Budget for annual membership fees	• PB	• PB	\$5,000 (annual)	Ongoing
Continue joint purchasing through councils of governments and through state purchasing programs to maximize savings.	• PB	• PB	N/A	Ongoing

Goal 2: Keep planning commission, zoning hearing board members and staff current with new PAMPC requirements.

Objective A: Educate new planning commission and zoning hearing board members about their duties and responsibilities.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Participate in Local Government Academy training seminars	• PBPC	• PB	\$1,000 (annual)	Ongoing
Host a Local Government Academy training seminar for the planning	• PB	• PB	\$2,000	Short-term

commission and zoning hearing board members and staff of Plum Borough and surrounding municipalities.				
---	--	--	--	--

Goal 3: Avoid duplication of utility services

Objective A: Provide potable water service and sanitary sewer service.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Continue to purchase water through Penn-Wilkesburg Joint Authority	• PBMA	• PBMA	N/A	Ongoing
Continue agreement with Oakmont Water Authority to supply water service to appropriate parts of the borough.	• PBMA	• PBMA	N/A	Ongoing
Continue agreements with Penn Hills and New Kensington for treatment of sanitary sewerage.	• PBMA	• PBMA	N/A	Ongoing

Goal 4: Promote shared services

Objective A: Hire a full-time recreation director.

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Share a parks and recreation director with a neighboring municipality	• PB	• PB • PADCNR • Neighboring municipality	\$20,000 (annual)	Ongoing

Goal 5: Stay current with PAMPC requirements

Objective A: Keep up-to-date with PAMPC changes

Strategy	Responsible Entity	Potential Resources	Cost Estimate	Schedule
Update Unified Development Ordinance	<ul style="list-style-type: none">• PB• PBPC	<ul style="list-style-type: none">• PB	\$5,000	Ongoing