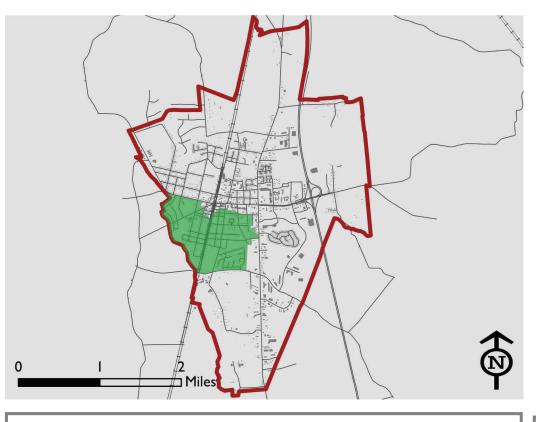
## Area #3: SW Neighborhoods



### **Existing Conditions**

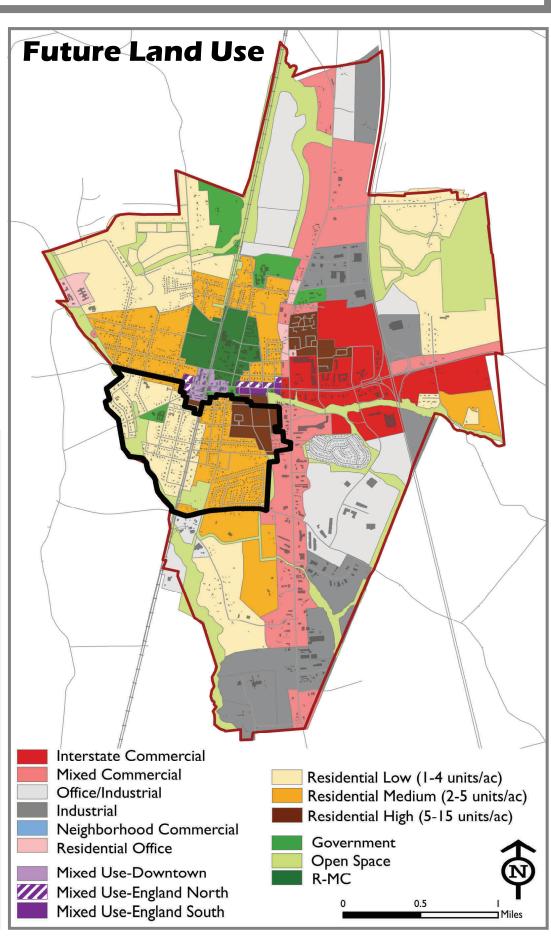
- 6,100 daily vehicles on Ashcake Road with new/planned development in Hanover
- Diverse, yet aging, housing stock
- Walkable neighborhoods connecting to trails and downtown
- Aging Town Pool in need of renovation
- Historic housing stock
- Ashland housing owner (55%) and renter (45%)
- Established area experiencing some infill development
- National Bike Routes 76 and 1 combine along railroad
- Median home value owner-occupied (\$189,400) and median gross rent (\$941/month)

#### **Goals & Policies**

- High quality construction that compliments and furthers traditional neighborhood design (TND)
- Neighborhood composition
  - Varied housing types, lots, and price points so that all ages and incomes live in a diverse neighborhood
  - Sustainable building materials and practices
  - Housing setbacks varied from street
  - Attract higher-income housing to balance market
- Housing design
  - Design Guidelines for building construction
  - 4-sided architecture with consistent materials
  - side or rear loading garages
  - Large front porches, prominent front door, high % windows, dormers, and consistent features
  - Age-in-place or new
- Transportation
  - Grid pattern, blocks generally 400'-500' x 300'-500'
  - No cul-de-sacs
  - Adequate sidewalks, crosswalks, lighting

#### **Goals & Policies, continued**

- Environment
  - Preserve existing wetlands
  - Quality design of stormwater features (LID)
  - Provide necessary park and recreation features
  - Open space design to accessible and an amenity
- Single Family Low Density (1-4 units/acre) and Medium Density (2-5 units/acre) similar design principals
- Infill housing with Architectural Review Board (ARB)
- Sustainable growth network
  - Housing cost to transportation, business, and open space
  - Safe and healthy living space
  - Environmental friendly buildings
  - Mixed income neighborhoods
- Increase homeownership, look into programs
- Revitalize aging housing through incentives (CDBG, Project HOMES) and enforcement (blight abatement teams)
- Schools are neighborhood centers; preserve and enhance
- Further connections with National Bike Routes and East Coast Greenway



# Area #3: SW Neighborhoods

#### **Implementation Chart**

Mointain neighborhood-based schools within Town boundaries.    Plan for development around the following key intersections: floute 54: Hill Carter Parkway and Mount fermion (Pancers Road.   Plan for development around the following key intersections: floute 54: Hill Carter Parkway and Mount fermion (Pancers Road.   Plan for development around the following key intersections: floute 54: Hill Carter Parkway and Mount fermion (Pancers Road.   Plan for development around the following key intersections: floute 54: Hill Carter Parkway and Mount fermion (Pancers Road.   Plan for the Plan f	implementation chair							
Plan for development around the following key intersections: Route 54: Hill Carter Parkway and Mount Remmon/Frances Road.   Remmon/Fran	Туре	Description	2011	2012	2013	2014	2015	
Hemoni/Rances Road.  Update Bike and Pedestrian Plan - Improve pedestrian mobility and create bike tanes  Update Bike and Pedestrian Plan - Improve pedestrian mobility and create bike tanes  Update Zoning - Landscaping - Include elements of distinct free-lined streets and public parks, and note the differing needs for differing frees in each specific location.  Update Zoning - Update Coning - Landscaping - Include elements of distinct free-lined streets and public parks, and note the differing needs for differing frees in each specific location.  Update Zoning - Landscaping - Include elements of distinct free lined streets and public parks, and note the differing needs for differing frees in each specific location.  Update Zoning - Landscaping - La	MSR	Maintain neighborhood-based schools within Town boundaries.						
Update the Sidewalk improvement Plan annually.  Update Zoning - Indiscaping - Include elements of distinct free-lined streets and public parks, and note the differing needs for differing frees in each specific location.  Update Zoning - Uphting - Review and consider the IDA-IES model lighting Ordinance for possible inclusions into the town Code. Pedestrian lighting standards.  Update Include the DGI to encourage a larger amount of the region's middle and upper income housing development.  Update Include the DGI to encourage a larger amount of the region's middle and upper income housing development.  Update Zoning - Address standards for residential intill and new development including materials, windows, noof materials and pilch, serback, accessory shucture placement, sheet design, CRG, standards, and convenient shopping.  Update Zoning in residential areas to encourage the creation of senior housing in close proximity to basic services such as churchs, cultural sites, medical facilities, and convenient shopping.  Zoning update - Ordinances are in place to ensure the proper maintenance occurs in both single- and multi-family homes; coordinate with flanover.  Conduct study as preparation for Transportation Plan 2020 update for Vaughan Road Extended  PLAN Develop a Banover County - Town of Ashland Small Area Plan for the newty-established Suburban service Area immediately surrounding the Town.  PLAN Develop a plan for other uses of the property located at 504 Myrtle Street. Possibility as a community garden site.  Noth Washington Highway for a future government use.  Update Zoning - Establish a local historic overlay district and create an architectural advisory board.  Update Zoning - Establish a local historic overlay district and create an architectural advisory board are in substantial accord with the Comprehensive Plan  Update Zoning - Review standards for septic tanks and well-water systems and water quality.  Update Zoning - Review standards for septic tanks and well-water systems and water quality.  Deve	PLAN							
Update Zoning - Landscaping - Include elements of distinct free-lined streets and public parks, and note the differing needs for differing frees in each specific location.  Update Zoning - Lighting - Review and consider the IDA-IES model Lighting Ordinance for possible inclusion into the Town Code. Pedestrian lighting standards.  Discovered the DCBI to encourage a targer amount of the region's middle and upper income housing development preserve wide range of housing; encourage new middle and upper income housing development preserve wide range of housing; encourage new middle and upper income housing development windows, roof materials and pitch, selback, accessory structure placement, street design, C&G, sidewalks  100 Update Zoning in residential areas to encourage the creation of senior housing in close proximity to basic services such as churches, cultural sites, medical facilities, and convenient shopping.  101 Zoning update - Ordinances are in place to ensure the proper maintenance occurs in both single- and multi-family homes; coordinate with Hanover.  102 Conduct study as preparation for Transportation Plan 2020 update for Vaughan Road Extended  103 Pevelop a Blanover County - Town of Ashiand Small Area Plan for the newly-established Suburban Services Area immediately sumounding the Town.  104 Period of the County - Town of Ashiand Small Area Plan for the newly-established Suburban Services Area immediately sumounding the Town.  105 Pevelop a plan for other uses of the property located at 506 Myrtle Street. Possibility as a community gradient site.  106 Period of the Machington Rightway for a Murue government use.  107 Period County of the County of the County and other regional partners, including the East Coast Greenway Organization.  108 Pevelop a connected trail system plan with Hanover County and other regional partners, including the East Coast Greenway Organization.  108 Pevelop a Counted Study of the Property Incomment of the Property Incomments and other projects listed in the CIP  109 Pevelop	PLAN	Update Bike and Pedestrian Plan - Improve pedestrian mobility and create bike lanes						
Update Zoning - Buyer and Consider the IDA-IES model Lightling Ordinance for possible inclusion into the Town Code. Fedestrian lighting standards.  Did Update Zoning - Buyer and Committed the IDA-IES model Lightling Ordinance for possible inclusion into the Town Code. Fedestrian lighting standards.  Did Update Iten DCBI to encourage a larger amount of the region's middle and upper income housing development preserve wide range of housing: encourage new middle and upper income housing development preserve wide range of housing: encourage new middle and upper income housing development preserve wide range of housing: encourage income middle and upper income housing development preserve wide range of housing: encourage income middle and upper income housing development preserve wide range of the subject of the control of the IDA IES and IDA	PROG	Update the Sidewalk Improvement Plan annually.		,				
Update the DGH to encourage a larger amount of the region's middle and upper income housing: preserve wide range of housing; encourage new middle and upper income housing development	zo							
Disperserve wide range of housing; encourage new middle and upper income housing development    Update Zoning - Address standards for residential intill and new development including materials, windows, not materials and pitch, sefback, accessory structure placement, street design, C&G, sidewalks  Update zoning in residential areas to encourage the creation of senior housing in close proximity to basic services such as churches, cultural sites, medical facilities, and convenient shopping.  Zoning update - Ordinances are in place to ensure the proper maintenance occurs in both single- and multi-family homes; coordinate with Hanover.  Zoning update - Ordinances are in place to ensure the proper maintenance occurs in both single- and multi-family homes; coordinate with Hanover.  Conduct study as preparation for Transportation Plan 2020 update for Vaughan Road Extended  Develop a Hanover County - Town of Ashland Small Area Plan for the newly-established Suburban Service Area immediately surrounding the Town.  PLAN  Develop a plan for other uses of the properly located at 506 Myrifle Street. Possibility as a community garden site.  Acquite portion of the Holland fract on the north side of Archie Cannon Drive between Henry Street and Ronf Washington Highway for a future government use.  Develop a connected trail system plan with Hanover County and other regional partners, including the East Coast Greenway Organization.  20 Update Zoning - Establish a local historic overlay district and create an architectural advisory board.  Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Rian  PROOD  Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Rian  Develop a program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in th	zo							
windows, roof materials and pitch, setback, accessory structure placement, street design, C&G, sidewalks    Update zoning in residential areas to encourage the creation of senior housing in close proximity to basic services such as churches, cultural sites, medical facilities, and convenient shopping.    Zoning update - Ordinances are in place to ensure the proper maintenance occurs in both single- and multi-dmith homes; coordinate with kianover.   Zoning update - Ordinances are in place to ensure the proper maintenance occurs in both single- and multi-dmith homes; coordinate with kianover.   Zoning update - Ordinances are in place to ensure the property maintenance occurs in both single- and multi-dmith homes; coordinate with kianover.   Zoning update - Ordinances are in place to ensure the property durate for Youghan Road Extended   Develop a Hanover County - Town of Ashland Small Area Plan for the newly-established Suburban Service Area immediately surrounding the Town.   Zoning update - Ordinances of the property located at 506 Myrtle Street. Possibility as a community acrea service.   Zoning - Develop a plan for other uses of the property located at 506 Myrtle Street. Possibility as a community acrea and North Washington Highway for a blure government use.   Zoning - Establish a local historic overlay district and create an architectural advisory board.   Zoning - Establish a local historic overlay district and create an architectural advisory board.   Zoning - Establish a local historic overlay district and create an architectural advisory board.   Zoning - Establish a local historic overlay district and create an architectural advisory board.   Zoning - Establish a local historic overlay district and create an architectural advisory board.   Zoning - Establish a local historic overlay district and create an architectural advisory board.   Zoning - Establish a local historic overlay district and create an architectural advisory board.   Zoning - Establish a local historic overlay district and create an ar	DGH							
Zoo Ioning update - Ordinances are in place to ensure the proper maintenance occurs in both single- and multi-family homes; coordinate with Hanover.  FLAIN Conduct study as preparation for Transportation Plan 2020 update for Vaughan Road Extended  PLAN Develop a Hanover County - Town of Ashiand Small Area Plan for the newly-established Suburban Service Area immediately surrounding the Town.  PLAN Develop a plan for other uses of the property located at 506 Myrtle Street. Possibility as a community and and small area of Archie Cannon Drive between Henry Street and North Washington Highway for a future government use.  MSR North Washington Highway for a future government use.  PLAN Develop a connected trail system plan with Hanover County and other regional partners, including the East Coast Greenway Organization.  Update Zoning - Establish a local historic overlay district and create an architectural advisory board.  Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Plan  Develop ac ash profier policy for the acceptance of cash profiers, relative to parks, transportation improvements, and other projects listed in the CIP  Update Zoning - Review standards for septic tanks and well-water systems and water quality.  PLON Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PLAN Develop a home ownership study to Identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  Develop a program to increase home ownership. Possible partners. Non-profit agency to finance and market a program to key employees groups (teachers, police officers and fireflighters)  Develop and manage an energy efficiency education program offering mini-energy audits in residential housing stock.  PLAN Develop and manage an energy		windows, roof materials and pitch, setback, accessory structure placement, street design, C&G,						
multi-family homes; coordinate with Hanover.  PLAN Conduct study as preparation for Transportation Plan 2020 update for Vaughan Road Extended  PLAN Develop a Hanover County - Town of Ashland Small Area Plan for the newly-established Suburban Service Area immediately surrounding the Town.  PLAN PLAN Develop a Plan for other uses of the property located at 506 Myrtle Street. Possibility as a community garden site.  MSR Acquire portion of the Holland tract on the north side of Archie Cannon Drive between Henry Street and North Washington Highway for a brive government use.  PLAN Develop a connected trail system plan with Hanover County and other regional partners, including the East Coast Greenway Organization.  ZO Update Zoning - Establish a local historic overlay district and create an architectural advisory board.  PROC Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Plan  PROC Develop a cash profier policy for the acceptance of cash proffers, relative to parks, transportation improvements, and other projects listed in the CIP  ZO Update Zoning - Review standards for septic tanks and well-water systems and water quality.  PROC Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PROC Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  Develop a program to key employees groups (teachers, police officers and firefighters)  PROC Develop an enighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROC Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  Reinstate Bilght Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, an	zo							
PLAN Develop a Hanover County - Town of Ashland Small Area Plan for the newly-established Suburban Service Area immediately surrounding the Town.  PLAN Develop a plan for other uses of the property located at 506 Myrtle Street. Possibility as a community graden site.  MSR Acquire portion of the Holland tract on the north side of Archie Cannon Drive between Henry Street and North Washington Highway for a future government use.  PLAN Develop a connected trail system plan with Hanover County and other regional partners, including the East Coast Greenway Organization.  Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Plan  PROG Develop a coash proffer policy for the acceptance of cash proffers, relative to parks, transportation improvements, and other projects listed in the CIP  Update Zoning - Review standards for septic tanks and well-water systems and water quality.  Develop a nome ownership study to identify programs being utilized by other locatilities in Virginia that could address the balance of owner occupied to rental housing.  Develop a program to key employees groups (feachers, police officers and fireflighters)  Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and cilizens  Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	zo							
PLAN Develop a plan for other uses of the property located at 506 Myrfle Street. Possibility as a community garden site.  MSR Acquire portion of the Holland tract on the north side of Archie Cannon Drive between Henry Street and North Washington Highway for a future government use.  PLAN Develop a connected trail system plan with Hanover County and other regional partners, including the East Coast Greenway Organization.  20 Update Zoning - Establish a local historic overlay district and create an architectural advisory board.  PROG Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Plan  PROG Develop a cash profier policy for the acceptance of cash profiers, relative to parks, transportation improvements, and other projects listed in the CIP  20 Update Zoning - Review standards for septic tanks and well-water systems and water quality.  PROG Develop a program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PROG Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  PROG Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (teachers, police officers and firefighters)  PROG Develop an elighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and clitzens  Create a detailed thoroughtare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PLAN	Conduct study as preparation for Transportation Plan 2020 update for Vaughan Road Extended						
Acquire portion of the Holland fract on the north side of Archie Cannon Drive between Henry Street and North Washington Highway for a future government use.  PLAN Develop a connected trail system plan with Hanover County and other regional partners, including the East Coast Greenway Organization.  20 Update Zoning - Establish a local historic overlay district and create an architectural advisory board.  PROG Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Plan  PROG Develop a cash proffer policy for the acceptance of cash proffers, relative to parks, transportation improvements, and other projects listed in the CIP  20 Update Zoning - Review standards for septic tanks and well-water systems and water quality.  PROG Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PROG Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  PROG Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (feachers, police officers and fireflighters)  PROG Develop an eighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  PROG Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended	PLAN							
Develop a connected trail system plan with Hanover County and other regional partners, including the East Coast Greenway Organization.  ZO Update Ioning - Establish a local historic overlay district and create an architectural advisory board.  PROG Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Plan  PROG Develop a cash proffer policy for the acceptance of cash proffers, relative to parks, transportation improvements, and other projects listed in the CIP  Update Zoning - Review standards for septic tanks and well-water systems and water quality.  PROG Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PLAN Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  PROG Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (feachers, police officers and fireflighters)  Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  PLAN Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.								
East Coast Greenway Organization.  10 Update Zoning - Establish a local historic overlay district and create an architectural advisory board.  10 PROG Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Plan  11 Develop a cash proffer policy for the acceptance of cash proffers, relative to parks, transportation improvements, and other projects listed in the CIP  12 Update Zoning - Review standards for septic tanks and well-water systems and water quality.  13 Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  14 Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  15 Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (teachers, police officers and firefighters)  16 Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  17 Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  18 Reinstate Bilght Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  18 Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  19 Create a detailed thoroughtare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	MSR							
Develop a procedure to ensure the location, character, and extent of all proposed community facilities are in substantial accord with the Comprehensive Plan  PROG Develop a cash proffer policy for the acceptance of cash proffers, relative to parks, transportation improvements, and other projects listed in the CIP  20 Update Zoning - Review standards for septic tanks and well-water systems and water quality.  PROG Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PLAN Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  PROG Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (teachers, police officers and firefighters)  PLAN Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  PROG Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and cilizens  PLAN Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  PLAN Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended	PLAN							
PROG Develop a cash proffer policy for the acceptance of cash proffers, relative to parks, transportation improvements, and other projects listed in the CIP  20 Update Zoning - Review standards for septic tanks and well-water systems and water quality.  PROG Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PLAN Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  PROG Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (teachers, police officers and firefighters)  PLAN Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  PLAN Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  PLAN Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	zo	Update Zoning - Establish a local historic overlay district and create an architectural advisory board.						
improvements, and other projects listed in the CIP  20 Update Zoning - Review standards for septic tanks and well-water systems and water quality.  PROS Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PLAN Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  PROS Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (teachers, police officers and firefighters)  PLAN Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROS Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  PLAN Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  PLAN Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PROG							
Develop program to support the provision of housing opportunities for physically and mentally challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  PLAN  Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  PROG  Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (teachers, police officers and firefighters)  PLAN  Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG  Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  PROG  Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  PLAN  Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PROG							
Challenged persons. Possibly partner with regional non-profits specializing in these types of housing.  Develop a home ownership study to identify programs being utilized by other localities in Virginia that could address the balance of owner occupied to rental housing.  Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (teachers, police officers and fireflighters)  Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  PLAN Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	zo	Update Zoning - Review standards for septic tanks and well-water systems and water quality.						
Develop a program to increase home ownership. Possible partners: Non-profit agency to finance and market a program to key employees groups (teachers, police officers and firefighters)  Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  PLAN  Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PROG							
market a program to key employees groups (teachers, police officers and firefighters)  PLAN  Develop a neighborhood revitalization plan as a method to preserve, maintain and improve the existing housing stock.  PROG  Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  PROG  Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  PLAN  Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PLAN							
PROG Develop and manage an energy efficiency education program offering mini-energy audits in residential homes.  PROG Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  PLAN Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  PLAN Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PROG							
homes.  Reinstate Blight Abatement Team. Task force: Planning, Zoning, Building Department, Police, Fire, and citizens  PLAN  Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PLAN	The state of the s						
citizens  PLAN Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended  PLAN Create a detailed thoroughfare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PROG	Se of a property production of the control of the c						
Create a detailed thoroughtare plan with Hanover County to ensure that appropriate connections occur across the Town boundaries.	PROG							
across the Town boundaries.	PLAN	Conduct study as preparation for Transportation Plan 2020 update for Maple Street Extended						
MSP Underly new rail exercises signeds and double guards (approx) on all rail exercises within the Town beyonderies	PLAN							
install new rail crossing signals and double guards (arms) on all rail crossings within the rown boundaries.	MSR	Install new rail crossing signals and double guards (arms) on all rail crossings within the Town boundaries.						
Update P&R Plan - Prioritize the completion of the trail connection between DeJarnette and Stony Run Trail	PLAN							

