

APPENDIX C: IMPLEMENTATION MATRIX

TABLE 1: LAND USE & GROWTH MANAGEMENT

LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
GOAL #1: Preserve and enhance the existing character of Willards through compatible growth in existing properties.	OBJECTIVE #1: Develop simple and practical regulations to encourage appropriate infill and redevelopment within existing neighborhoods including incentive based processes/procedures for new development and redevelopment.	RECOMMENDATION #1: Encourage the revitalization and continued improvement of Willards with a special emphasis on the Town Center and Neighborhood Conservation Districts. To accomplish this goal, the Town Council should specifically identify and designate future revitalization areas.
GOAL #2: Preserve the existing residential neighborhood areas in Willards and ensure that new development is consistent with Town character.	OBJECTIVE #2: Develop regulations that reflect good design standards and practices.	RECOMMENDATION #2: Require a mandatory percentage of open space for new development areas that promotes sensitive area protection and passive and active recreation for residents.
GOAL #3: Encourage the restoration, rehabilitation, and adaptive reuse of existing buildings.	OBJECTIVE #3: Prevent development on land that is unsuitable for development because of soil characteristics, high water tables, or other natural limitations.	RECOMMENDATION #3: Contain the costs of future development and growth to ensure that costs do not burden current and future residents and businesses. Accordingly, new development should be expected to pay for the extension of municipal services and capital improvements resulting from such new development as well as pay for the necessary technical expertise to review plans.
GOAL #4: Improve existing property values and the climate for new investment and reinvestment in Willards by addressing key infrastructure	OBJECTIVE #4: Limit “through” traffic in residential neighborhoods and heavy vehicles in the Town Center.	RECOMMENDATION #4: Promote inter-jurisdictional coordination and future cooperative planning and zoning efforts with Wicomico County.
GOAL #5: Stabilize property values through the adoption of appropriate regulations.	OBJECTIVE #5: Control the location of new development in a manner consistent with efficient use of existing planned facilities, services, and amenities.	ZONING ORDINANCE
GOAL #6: Expand the tax base of the Town by encouraging appropriate infill and redevelopment of vacant and underutilized properties.	OBJECTIVE #6: Protect residential areas from encroachment by incompatible land uses.	RECOMMENDATION #1: Adopt new official zoning map(s) to implement the recommendations of the Comprehensive Plan.
GOAL #7: Utilize the unique location advantage of Willards on U.S. Route 50 for development that will increase employment opportunities for	OBJECTIVE #7: Evaluate development with regard to the availability of, and impact on, public facilities and services.	RECOMMENDATION #2: Create special overlay planning districts for the Town Center, Neighborhood Revitalization, and Transitional

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residents and improve the assessable tax base.		Districts that encourage and facilitate context sensitive infill and redevelopment.
GOAL #8: Encourage development of new well designed and properly located commercial and industrial facilities and promote the maintenance and revitalization of existing commercial and industrial uses.	OBJECTIVE #8: Integrate land use and the street and highway networks to provide for the logical continuation and improvement of existing streets and highways in proper coordination with State and municipal facilities currently in existence.	RECOMMENDATION #3: Create a “Planned Neighborhood Floating Zone” applicable to the Planned Mixed-Use District. Establish development standards and guidance for planned mixed-use development areas that insure compliance with the Town’s development design objectives.
GOAL #9: Maintain and create desirable residential (home) environments for all residents of Willards based on “smart neighborhood” principles.	OBJECTIVE #9: Require adequate recreational facilities and open space as part of new residential developments, where applicable.	RECOMMENDATION #4: Revise current development review processes. For other than a permitted uses requiring a building permit, require all applicants to first submit a conceptual development plan, including proposed building types and typical building elevations. Periodically update the development review and approval process to ensure that reviews can be carried out in a timely fashion and ensure appropriate decisions are made with regard to plan review and approvals required for new projects.
GOAL #10: Ensure new development is consistent with the overall growth objectives of Willards by adopting appropriate development codes/standards and ensuring that all new development is appropriate in scale and size for Willards. GOAL #11: Improve coordination between Willards and Wicomico County to promote inter-jurisdictional coordination and cooperation as required by State law.	OBJECTIVE #10: Provide for a variety of open space areas, recreational facilities, and the protection of undeveloped natural areas.	RECOMMENDATION #5: Where possible, streamline current regulations and create flexible processes/procedures to promote investment and reinvestment in existing properties and promote context sensitive design for infill and redevelopment.
GOAL #12: Protect sensitive environmental areas.	OBJECTIVE #11: Encourage greater recognition by all citizens that land is a finite resource and its wise use and effective conservation is essential for the survival of existing and future generations. This objective is consistent with Vision 4 of the “Planning Act, “stewardship of the Chesapeake Bay and the land is a universal ethic.”	RECOMMENDATION #6: Establish development standards that are consistent with the existing lot and development pattern in surrounding neighborhoods.

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<p>GOAL #13: Ensure that all current and future residents and businesses in Willards have adequate public services necessary to protect the health, safety, and welfare and to promote an attractive environment in which to live and work.</p>	<p>OBJECTIVE #12: Encourage continued growth in a manner that will preserve significant natural features and other resources by requiring proper planning and design techniques for future development to address sensitive environmental concerns. This objective is consistent with Vision 2 of the Planning Act, whereby "sensitive areas are protected."</p>	<p>RECOMMENDATION #7: Adopt a "Commercial Corridor Overlay Zone" applicable to properties in the U.S. Route 50 and MD 354 corridor south of Old Ocean City Road. Include standards for buffers, signage, access management, lighting, and landscaping etc.</p>
	<p>OBJECTIVE #13: Encourage the preservation of historic and cultural resources that define Town character.</p>	<p>RECOMMENDATION #8: Adopt zoning review fees that cover the cost of Town review, including the cost of any professional assistance The Willards Planning and Zoning Commission or Town Council may need to adequately evaluate the merits of a proposed development.</p>
	<p>OBJECTIVE #14: Encourage energy conservation in residential development and establish subdivision and zoning regulations to accommodate techniques that achieve greater energy efficiency in accordance with Vision 5 of the Planning Act, which states the following "conservation of resources, including a reduction in resource consumption, is practiced."</p>	<p>RECOMMENDATION #9: Establish "Design Objectives" for each zoning district based on the basic design principles:</p>
	<p>OBJECTIVE #15: Encourage residential development that reflects good design practices to promote efficient use of available land to produce attractive subdivisions and other developments.</p>	<p>RECOMMENDATION #10: Develop parking requirements appropriate to the use proposed. Allow flexible parking arrangements (e.g., shared parking) where appropriate.</p>
	<p>OBJECTIVE #16: Work with the County to develop inter-jurisdictional mechanisms to streamline mutually related processes and facilitate growth management in accordance with Willards' position as a Wicomico County Growth Area.</p>	<p>RECOMMENDATION #11: Encourage the adaptive reuse of existing buildings.</p>
		<p>RECOMMENDATION #12: Establish minimum protection standards for "Sensitive Areas."</p>

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		<p>RECOMMENDATION #13: Ensure appropriate provisions to address flooding and stormwater management. Encourage the use of innovative low impact stormwater management techniques, when feasible.</p>
		<p>RECOMMENDATION #14: Require a minimum set aside of land in proposed developments for neighborhood parks that meet the active and passive recreation needs of residents. Where appropriate accept a fee in-lieu of open space provided the fees are used to develop public park and open space facilities that will serve the residents of the proposed development.</p>
		<p>RECOMMENDATION #15: Encourage development of housing units affordable to town residents earning at or below the medium income for Wicomico County. Consider offering appropriate density bonuses to achieve this objective.</p>
		<p>SUBDIVISION REGULATIONS</p>
		<p>RECOMMENDATION #1: Update the Town's subdivision regulations consistent with the recommendations of this Comprehensive Plan.</p>
		<p>RECOMMENDATION #2: Develop design standards and guidelines for all new major subdivisions and all commercial and industrial construction and alterations.</p>
		<p>RECOMMENDATION #3: Maintain and develop a road network that calms traffic in residential areas and gives appropriate consideration to the needs of pedestrians and bicyclists.</p>

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		<p>RECOMMENDATION #4: Require that no development may be approved unless it can be demonstrated that public facilities, adequate to meet the needs of proposed development, exist or are planned and will be available when needed. To accomplish this recommendation evaluate the appropriateness of adopting an adequate public facilities ordinance and/or impact fees to address demand on public facilities and services created by new development.</p>
		<p>RECOMMENDATION #5: Develop a Willards “Developer’s Rights and Responsibilities Agreement” Ordinance. Use DRRAs to address mitigation of impacts on Town facilities and services.</p>
<p>*Note: The Implementation Matrix can be used as a reference guide for the Comprehensive Plan Goals, Objectives, and Recommendations. *Source: Redman/Johnston Associates, Ltd.</p>		

TABLE 2: COMMUNITY FACILITIES

FACILITIES GOALS	FACILITIES OBJECTIVES	FACILITIES RECOMMENDATIONS
GOAL #1: Provide an appropriate array of community facilities and services required to maintain the health, safety and welfare of the residents of Willards.	OBJECTIVE #1: Assure the continued expansion of public facilities and services is commensurate with local financial capabilities and the capacity of each system.	RECOMMENDATION #1: Upgrade the Town's water and sewerage facilities and services to accommodate infill and redevelopment as needed.
	OBJECTIVE #2: Assure the provision of community services and facilities to all living and working areas of Willards in accomplished in a manner which is the least disruptive to the environmental qualities of the area.	RECOMMENDATION #2: Annex the Town's existing wastewater treatment site (WWTP), which currently lies outside corporate boundaries. This area can be annexed in the future to provide Willards with flexibility for WWTP upgrades.
	OBJECTIVE #3: Encourage the efficient use of natural resources of the area such as water, waterways and scenic areas for the benefit of all residents of Willards.	RECOMMENDATION #3: Conduct regular assessments of the Willards Volunteer Fire Department to determine if expansion of facilities is needed as the Town's population increases.
	OBJECTIVE #4: Encourage the use of public lands and buildings for a variety of public purposes	RECOMMENDATION #4: Regularly assess the need for additional support from the Wicomico County Sheriff's Department and/or the need to establish a Willards police department as the Town's population increases.
		RECOMMENDATION #5: Establish at least one neighborhood park on the southerly end of Town so that residents of that area will be within quick and easy walking distance of a park area.
		RECOMMENDATION #6: Require new developments to set aside land for neighborhood parks. These facilities should be centrally located for adjacent neighborhoods and easily accessible (pedestrians and vehicles) from anywhere within the Town.

*Note: The Implementation Matrix can be used as a reference guide for the Comprehensive Plan Goals, Objectives, and Recommendations. *Source: Redman/Johnston Associates, Ltd.

TABLE 3: MUNICIPAL GROWTH

CONSERVATION GOALS	CONSERVATION OBJECTIVES	CONSERVATION RECOMMENDATIONS
GOAL #1: Determine the future pattern of growth and development in The Town of Willards and address associated impacts on facilities, services, and infrastructure.	OBJECTIVE #1: Perform a detailed impact analysis of new growth and development on Town services, facilities, and infrastructure.	RECOMMENDATION #1: Preserve the small town historic and rural character of Willards, while also preserving single-family neighborhood community identity by initiating local municipal policies and regulations to stabilize neighborhoods.
	OBJECTIVE #2: Address potential impacts of growth and development in the Town’s Capital Improvements Program (CIP), which should be updated annually.	RECOMMENDATION #2: Review, update, and revise The Town of Willards’ development standards, guidelines, regulations, processes, and procedures to achieve consistency with the Comprehensive Plan. This is particularly important for infill and redevelopment, annexation, and infrastructure.
	OBJECTIVE #3: Map Town infill and redevelopment areas as well as Town growth areas to define expectations for new development.	RECOMMENDATION #3: Require a mandatory percentage of open space for new development areas that promotes sensitive area protection and passive and active recreation for residents.
	OBJECTIVE #4: Improve inter-jurisdictional initiatives with Wicomico County to coordinate growth and development for effective growth management.	RECOMMENDATION #4: Require new planned development assess their impacts, including fiscal and environmental impacts.
	OBJECTIVE #5: Update Town policies, processes, and regulations to address infill and redevelopment issues and opportunities.	RECOMMENDATION #5: Contain the costs of future development and growth to ensure that costs do not burden current and future residents and businesses. Accordingly, new development should be expected to pay for the extension of municipal services and capital improvements resulting from such new development as well as pay for the necessary technical expertise to review plans.
		RECOMMENDATION #6: Promote inter-jurisdictional coordination and future cooperative

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		<p>planning and zoning efforts with Wicomico County. If and when a Wicomico County Council of Governments (COG) is formed, Willards will be provided a forum to discuss issues and opportunities with County officials. In addition, the Wicomico County and The Willards Planning and Zoning Commissions should meet annually or periodically to discuss planning issues of mutual interest.</p>

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TABLE 4: RESOURCE CONSERVATION

CONSERVATION GOALS	CONSERVATION OBJECTIVES	CONSERVATION RECOMMENDATIONS
GOAL #1: Preserve and protect the natural and historic resources and features of Willards and the surrounding environs to insure a balance between development and the need to protect indigenous resources or features.	OBJECTIVE #1: Assess future development proposals in light of the site's physical suitability to accommodate development while protecting natural resources, historic features and the quality of the Town's groundwater.	RECOMMENDATION #1: The Town should seek ways to ensure that the Eastern Shore vernacular architecture found along its streets is maintained and preserved as a valuable asset and an important resource in regional heritage programs.
GOAL #2: Minimize adverse impacts on water quality (including ground water) that result from high nutrient loadings or pollutants in runoff from surrounding lands or from pollutants that are discharged from structures and to conserve fish, wildlife, and plant habitats in the Willards.	OBJECTIVE #2: Provide specific protection measures for the following areas: 1) Streams and stream buffers, 2) 100-year floodplain, 3) endangered species habitats, and steep slopes	RECOMMENDATION #2: The Town should support and participate in the region's heritage programs and initiatives, such as the Lower Eastern Shore Heritage Area and the Old Ocean City Road Scenic Byway, both of which serve as economic and community development tools. The Town's support of these programs will assist it in promoting its own economic development efforts, and contribute to the well-being of Town residents and businesses.
	OBJECTIVE #3: Identify wetlands and flood plains in order to provide the special protection they may need.	RECOMMENDATION #3: The Town should assist property owners in identifying financial incentives for rehabilitation and/or adaptive reuse of older buildings that exhibit important or traditional architectural features. New construction of commercial and residential buildings, including new development, infill and redevelopment, should reflect the characteristics of Willards' best historic architecture.
	OBJECTIVE #4: Preserve and protect fragile groundwater resources within the Town.	RECOMMENDATION #4: A large percentage of intact buildings in Willards predate World War II. The Town should consult with the Maryland Historical Trust (see below) to find out if an historic survey of the Town would be appropriate and/or advantageous.
	OBJECTIVE #5: Assure that proper stormwater	RECOMMENDATION #5: Willards should adopt

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	management and sediment and erosion controls are enforced in accordance with the Stormwater Management Ordinance.	zoning provisions that promote the adaptive reuse of historic structures for public and private uses including, but not limited to, bed and breakfast establishments, craft/gift shops, small retail operations, museums, and studio space for artisans, when such uses minimize exterior structural alteration.
	OBJECTIVE #6: Conserve forest and woodland resources and, wherever possible, replenish them through tree conservation measures and replanting programs in compliance with the Maryland Forest Conservation Act.	RECOMMENDATION #6: Willards may, through the use of various incentives, encourage the establishment of local historic districts in Willards. Incentives may include tax incentives and recognition through the awarding of plaques.
	OBJECTIVE #7: Insure that all new development and redevelopment minimizes pollutant loadings and runoff from the site through the implementation of sediment, stormwater and erosion control plans.	RECOMMENDATION #7: The Zoning Ordinance and Subdivision Regulations for Willards should require developers to identify cemeteries/burial grounds/archaeological sites/historical structures on a property prior to any disturbance of the site and support archaeological and historical research through preservation of significant sites.
	OBJECTIVE #8: Protect and preserve the most valuable remaining ecological lands (Green Infrastructure) in and around the Town, and encourage restoration of lands to a green infrastructure condition.	

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TABLE 5: WATER RESOURCES

HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS
GOAL #1: Provide an adequate and safe potable water supply to serve current and future residents.	OBJECTIVE #1: Take the necessary steps to ensure an adequate and safe potable water supply to serve the residents of The Town of Willards now and into the future.	RECOMMENDATION #1: Begin planning for additional sewer and water capacity when these systems are at 75% of permitted capacity.
GOAL #2: Protect water quality in the Upper Pocomoke River Watershed and the Chesapeake Bay.	OBJECTIVE #2: Implement appropriate measures to restore and protect water quality and contribute toward meeting water quality regulatory requirements in rivers and streams in the Upper Pocomoke River Watershed. This will require addressing current water quality impacts as well as future impacts from land development and population growth.	RECOMMENDATION #2: Consider sewer allocation policies and void committing sewer allocation on a long-term basis.
	OBJECTIVE #3: Protect the habitat value of the rivers, streams, and wetlands in the watershed.	RECOMMENDATION #3: Consider accepting a non-refundable option or reservation fee for sewer allocations and limit commitments to no more than two or three years.
	OBJECTIVE #4: Work with Wicomico and Worcester Counties and Pittsville to develop watershed planning and management strategies to minimize the impacts of land use and development on water resources.	RECOMMENDATION #4: Make education material regarding nutrient management to reduce fertilizer applications to grassed areas and lawns available to residents.
	OBJECTIVE #5: Develop Town-wide water conservation methods and policies.	RECOMMENDATION #5: Establish, maintain, and/or expand forest buffers in the form of linear wooded areas along streams to help filter nutrients, sediments and other pollutants in runoff.
		RECOMMENDATION #6: Work with developers, homeowners associations and individual homeowners to reduce the amount of impervious cover by implementing techniques such as clustered houses, narrow streets, reduced pervious surface in parking lot areas, shared driveways, and pervious paving materials.
		RECOMMENDATION #7: Require new development and infill and redevelopment projects to treat stormwater using nonstructural and micro-scale practices to the maximum extent feasible.

TABLE 5: WATER RESOURCES

HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS
		<p>Techniques such as submerged gravel wetlands, rain water harvesting (cisterns and rain barrels), landscape infiltration, infiltration berms, and dry wells should become common practices. Stormwater should be filtered using such techniques as rain gardens, landscape and tree planters (e.g., linear tree pits, sidewalk planters), grass swales and bio-swales, tree-swales, grass filter strips and vegetated buffers.</p>
		<p>RECOMMENDATION #8: Encourage development design that maintains or enhances green infrastructure, and incorporates low impact design through stormwater management techniques for water quality and quantity management. The Town also should encourage LEED (Leadership in Energy and Environmental Design) technology to promote sustainable building practices, conserve energy, and improve water and air quality.</p>
		<p>RECOMMENDATION #9: Cooperate with Wicomico County in planning for conservation of water resources. This is particularly important when considering the Manokin aquifer. As stated in the draft Wicomico WRE, “the main concern for the Manokin Aquifer is the amount of potable water available.” The Town should monitor the findings of USGS “Coastal Plain Aquifer System Study”. One of the recommended strategies in the draft Wicomico County Water Resources Element is the creation of a “County-wide Water and Sewer Coordinating Board with authority to monitor the use, maintenance and expansion of all water and sewer systems within Wicomico County.” If implemented, this “Coordinating Board” could be the point of contact for the Town to work cooperatively with Wicomico County in planning for and management of drinking water resources.</p>

TABLE 5: WATER RESOURCES

HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS
		RECOMMENDATION #10: Cooperate with Wicomico, Worcester and Sussex Counties in watershed-wide planning and pollution control initiatives.

*Note: The Implementation Matrix can be used as a reference guide for the Comprehensive Plan Goals, Objectives, and Recommendations. *Source: Redman/Johnston Associates, Ltd.

TABLE 6: HOUSING

HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS
GOAL #1: Develop policies, initiate programs and acquire funding to help alleviate substandard housing conditions.	OBJECTIVE #1: Seek assistance through available State and Federal programs for rehabilitation or, in some cases where no other alternative exists, for removal and replacement of existing substandard rental and owner-occupied housing units.	RECOMMENDATION #1: Insure that regulatory policies align with affordable housing goals by correcting regulations or requirements that explicitly exclude affordable housing types or that unnecessarily raise the cost of construction.
GOAL #2: Provide, in appropriate locations, residential areas which can accommodate a variety of housing densities, types, sizes and costs to meet the needs of existing and future populations.	OBJECTIVE #2: Provide incentives to encourage the development of new affordable housing as well as to encourage restoration and rehabilitation of existing housing which is affordable for households earning less than the median family income of the Town.	RECOMMENDATION #2: Consider adopting an inclusionary zoning provision for large scale residential projects that requires a portion of housing units in a new development be reserved for affordable housing. Discuss adopting joint county/municipal inclusionary zoning requirements with Wicomico County and neighboring towns.
GOAL #3: Provide a supply of workforce and affordable housing sufficient to meet the needs of low and moderate income households and senior citizens.	OBJECTIVE #3: Develop tools and methods to insure an adequate supply of affordable housing as new development is approved. This includes encouraging or requiring that a minimum percentage of housing units in larger developments be constructed as moderately priced dwelling units.	RECOMMENDATION #3: Allow for garage apartments and other kinds of accessory dwelling units.
	OBJECTIVE #4: Locate affordable housing where public facilities and community services are adequate to meet the needs of a higher density community.	RECOMMENDATION #4: Permit higher-density residential development.
	OBJECTIVE #5: Seek public input to determine the types of affordable housing that would best meet the needs of Willards' citizens (i.e., accessory dwellings, townhomes, 'cottage' neighborhoods, etc.).	RECOMMENDATION #5: Implement public water and sewer projects that enable higher-density residential development and mixed-use neighborhoods in designated growth areas and encourage a mix of housing densities and types in new subdivisions.
		RECOMMENDATION #6: Allow modified and/or flexible building codes to eliminate unnecessarily costly construction requirements.
		RECOMMENDATION #7: Where appropriate, allow reduced street widths and other unnecessary infrastructure requirements.
		RECOMMENDATION #8: Streamline approval

TABLE 6: HOUSING		
HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS
		processes to make the development process less time consuming.
		RECOMMENDATION #9: Waive or reduce fees (e. g., impact fees, excise tax) and infrastructure requirements, and provide other financial incentives for construction and renovation of workforce housing to make them financially feasible.
		RECOMMENDATION #10: Establish a housing trust fund to assist working families with programs dedicated solely to constructing or renovating affordable workforce housing, with the long-range goal of preserving workforce housing stock for subsequent program participants.
		RECOMMENDATION #11: Work with the County government and the County’s largest employers to develop and promote employer-assisted housing programs to increase workforce housing in Willards:
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TABLE 7: TRANSPORTATION

TRANSPORTATION GOALS	TRANSPORTATION OBJECTIVES	TRANSPORTATION RECOMMENDATIONS
GOAL #1: Ensure the safe and efficient movement of goods and people.	OBJECTIVE #1: Provide a balance of transportation facilities meeting the needs of Willards.	RECOMMENDATION #1: It is recommended that the functional classification be adopted to maintain a balanced system of streets and provide guidelines for redevelopment of existing and construction of new streets.
GOAL #2: Provide an adequate transportation system with minimal Town expenditures.	OBJECTIVE #2: Coordinate various modes of transportation so that they complement each other.	RECOMMENDATION #2: Major collectors - Old Ocean City Road has adequate traffic capacity for the near future, but several street improvements may be warranted. Recommended improvements include: installation of curb, gutter, sidewalks and a bike lane where none exist with a planting space between curb and sidewalk. The Town should request the State Highway Administration undertake a Streetscape Project for the section of Old Ocean City Road within Willards' corporate boundaries (See Illustration 1).
GOAL #3: Encourage efficient use of energy in transportation.	OBJECTIVE #3: Establish a transportation network that moves people and goods rapidly, yet safely.	RECOMMENDATION #3: Minor collectors - Although existing streets classified as local collectors may not be able to be improved to meet recommended standards, all future minor collectors in the Willards area should conform to standards set forth in the Willards Subdivision Regulations and other Town standards and specifications.
GOAL #4: Coordinate transportation decisions regionally and locally.	OBJECTIVE #4: Provide an adequate transportation network with minimal Town expense.	RECOMMENDATION #4: Residential streets - A Capital Improvements Program should be undertaken to upgrade existing local streets. Such a program should include installation of sidewalks, curb and gutter and other streetscape improvements where feasible. Priority streets for improvements that would improve circulation of traffic should include Market Street, Main Street, Reginalt, Truitt, Canal, Hearn, and Davis Streets. Traffic calming measures should be studied and implemented a key location, including along Main Street and on Davis Street (See Maps 5-2).

TABLE 7: TRANSPORTATION

TRANSPORTATION GOALS	TRANSPORTATION OBJECTIVES	TRANSPORTATION RECOMMENDATIONS
	OBJECTIVE #5: Coordinate Town, County, State, and Federal transportation planning.	RECOMMENDATION #5: New streets – Infill and redevelopment projects within the Town should be required to expand the existing modified grid street system and connect to existing streets as appropriate.
	OBJECTIVE #6: Maximize the desired use of transportation systems while minimizing possible effects upon neighborhoods, the environment, and the general public.	RECOMMENDATION #6: Public Parking – The Land Use Plan emphasizes infill and redevelopment, including development of small-scale retail establishments in the Town Center and Transitional planning districts. The Town should identify opportunities to increase public parking in these areas. For example, the Town could enter into a lease agreement for use of the Lions Club parking area.
		RECOMMENDATION #7: Existing sidewalks along Main Street should be upgraded and widened.
		RECOMMENDATION #8: New and upgraded pedestrian and bike systems should focus on providing safe access the Town Center, shopping areas, the Elementary School and park and recreation facilities.
		RECOMMENDATION #9: New developments should be required to provide sidewalks, including sidewalks along property frontages.
		RECOMMENDATION #10: New development should be required to include bike and pedestrian trails, where feasible and appropriate.
		RECOMMENDATION #11: Streetscape improvements along Old Ocean City Road should include sidewalks on both sides of the road, a bike lane, street trees and traffic calming measures. The Town should coordinate a streetscape improvement project along Old Ocean City Road to achieve this objective.

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