

IMPLEMENTATION STRATEGIES

Introduction

In the plan chapters, planning issues and recommendations are discussed within the context of a specific topic or resource, such as land use or natural resources. Stepping back from that specific focus, this section discusses issues and actions in a broader framework. Many of the individual recommendations noted in the plan chapters should be considered within the context of implementing the full vision of the Future Land Use Plan.

Priority

The priority assigned to the implementation strategies should be interpreted as follows:

Immediate

The recommendation is related to a high priority item for the Township, and implementation should be commenced within the next **one to two** years. Typically these types of recommendations can be accomplished relatively quickly, or are the first step in a long-term program.

Short-Term

The recommendation is a medium priority for the Township, and implementation should be commenced within the next **three to five** years.

Long-Term

The recommendation is a lower priority for the Township, and implementation should be commenced within the next **five to ten** years or as funding becomes available.

Ongoing

The recommendation will require a continued effort. The initial action, if not already begun, should be undertaken in the next one to two years. These actions often involve monitoring or the continuation of existing programs.



Periodic

The recommendation is of a nature that requires effort at intervals, such as every two years.

Who

The group or groups with primary responsibility for implementing a particular recommendation are listed under this heading. Generally, the groups with the most responsibilities assigned are the Planning Commission, Board of Supervisors, or township staff.

Groups are identified as follows within Figures 2-1 through 2-4:

- **BOS:** Board of Supervisors
- **PC:** Planning Commission
- **HPC:** Historic Preservation Commission
- **PRC:** Park and Recreation Commission
- **Staff:** Township Staff (to include staff such as the Township Manager, Township Secretary, Zoning Officer, and the Township Engineer)
- **EMD:** Emergency Management Director/Fire Marshall
- **RM:** Road Master

The leadership of the elected officials of Thornbury Township in setting priorities and assigning groups to undertake the tasks outlined in this chapter is very important. In the case of ordinances, while it is the Board of Supervisors that must adopt a proposed ordinance, primary responsibility for ordinance development falls to the Planning Commission.

Suggested Method/Partners

Specific implementation methods are noted here, such as ordinance updates or public outreach tools. Potential partnering organizations are also noted if appropriate, particularly when a recommendation cannot be accomplished without reaching beyond the Township, or when a partnering organization can bring valuable skills to the task at hand. Organizations are also noted if they can provide information for public education purposes.

Figure 2-1: Implementation Strategies – Ch. 3 Land Use & Community Character

#	Recommendation	Priority	Who	Suggested Method/Partners
<i># - Corresponds to the recommendation number in the Chapter, refer to chapter narratives for additional detail. Who - BOS: Board of Supervisors; PC: Planning Commission; HPC: Historic Preservation Commission; PRC: Parks and Recreation Commission; Staff: Township Staff; EMD: Emergency Management Director; RM: Road Master</i>				
LAND USE				
3-A	Review and amend the Zoning Ordinance, as necessary, for improved consistency with the Future Land Use Plan and to better reflect opportunities for development and preservation in the Township.	Immediate	BOS, PC, Staff	Specified in action
3-B	Coordinate the Act 537 Plan (sewage facilities) with the Future Land Use Plan.	Short Term	BOS, PC, Staff	Specified in action
3-C	Continue to support Cheyney University as an important historical resource and community asset.	Ongoing	BOS, PC, HPC	Coordination with Cheyney
HOUSING				
3-D	Ensure that the density of new housing is consistent with existing residential uses.	Ongoing	BOS, PC, Staff	Review and amend Zoning Ordinance as necessary
3-E	Continue to support a diversity of housing choices in the limited developable areas of the Township.	Ongoing	BOS, PC, Staff	Provide options within the Zoning Ordinance
3-F	Encourage “green” building and development practices through Leadership in Energy and Environmental Design (LEED), Energy Star, or other green building standards to improve the sustainability of housing and development within the Township.	Ongoing	BOS, PC	Review and amend Zoning Ordinance as necessary
HISTORIC AND SCENIC PRESERVATION				
3-G	Continue identifying historic resources with local markers and investigate installing historic markers and individual resources plaques through PHMC’s Historic Marker Program	Long Term /Ongoing	BOS, PC, HPC	Coordination with PHMC
3-H	Continue to identify and evaluate historic resources through historic resource surveys.	Ongoing	BOS, PC, HPC	Use of the PA Historic Resource Survey Form
3-I	Support nominations of high priority properties for eligibility and/or listing on the National Register of Historic Places.	Long Term	BOS, PC, HPC	Provide Guidance to property owners and education on the National Register
3-J	Actively encourage community involvement and participation in historic preservation efforts through the Historic Preservation Commission.	Ongoing	BOS, PC, HPC	Specified in Recommendation
3-K	Coordinate with PennDOT (or Chester County as appropriate) on any proposed transportation projects early and throughout the project development process to ensure a context sensitive design.	Ongoing	BOS, PC, HPC, RM	Coordination with PennDOT and/or Chester County as necessary

3-L	Amend Township ordinances to recognize the negative impact of scenic intrusions and require that applicants seeking to construct a new scenic intrusion, or redevelop an existing scenic intrusion, investigate options to avoid, minimize, or mitigate its negative scenic impacts.	Immediate	BOS, PC, Staff	Specified in action
3-M	Review ordinance provisions to ensure they permit and encourage design of parking facilities to respond to scenic qualities as well as functional requirements.	Immediate	BOS, PC, Staff	Specified in action
ECONOMIC DEVELOPMENT				
3-N	Encourage the continuation of agricultural operations, businesses, and employment opportunities.	Immediate/ Ongoing	BOS, PC, Staff	Review and amend zoning to provide flexibility for new and existing commercial uses to expand and/or adjust to compete in the changing economy.
3-O	Promote the continuation and possible expansion of commercial uses at the intersection of routes 202 and 926.	Immediate/ Ongoing	BOS, PC, Staff	Review and amend zoning to provide flexibility for new and existing commercial uses to expand and/or adjust to compete in the changing economy.

Figure 2-2: Implementation Strategies – Ch. 4 Transportation & Infrastructure

#	Recommendation	Priority	Who	Suggested Method/Partners
<p># - Corresponds to the recommendation number in the Chapter, refer to chapter narratives for additional detail. Who - BOS: Board of Supervisors; PC: Planning Commission; HPC: Historic Preservation Commission; PRC: Parks and Recreation Commission; Staff: Township Staff; EMD: Emergency Management Director; RM: Road Master</p>				
ROADWAYS				
4-A	Improve the overall safety for the entirety of both the Route 202 and Route 926 corridors as well as develop strategies to prevent through 202 traffic from utilizing Township streets as alternate routes. Specific emphasis should be given to resolve congestion and safety at the Route 202/926 intersection.	Immediate/ Ongoing	BOS, PC, RM	Coordination with PennDOT and neighboring municipalities
4-B	Continue to preserve South Concord Road as a scenic road while improving its overall safety for pedestrian and bicycle users.	Short Term /Ongoing	BOS, PC, RM	Inclusion of additional signage and markings as recommended by the Township Engineer
4-C	Monitor traffic volumes along impacted Township roads and implement traffic calming when warranted in a collaborative, community based process.	Immediate	BOS, PC, RM, Staff	Development of a formal program to process requests for traffic calming in coordination with the Engineer. Improvements should be consistent with the PennDOT Traffic Calming Handbook
4-D	Periodically review the zoning and subdivision and land development ordinances to ensure standards for roads are current and up-to-date with contemporary best practices.	Immediate	BOS, PC, Staff, RM	Review ordinances and amend as necessary
4-E	Amend the Official Map to reflect identified traffic calming priorities and areas in need of improvements from this plan.	Immediate	BOS, PC, Staff, RM	Review official map and amend as necessary
MULTIMODAL				
4-F	Determine if there is a need for additional transit connections to serve residents and business owners and work with SEPTA to increase their services if needed and where practicable.	Long Term	BOS, PC, RM	Coordination with SEPTA
4-G	Support efforts to restore SEPTA Regional Rail service to West Chester.	Ongoing	BOS, PC	Coordination with SEPTA
4-H	Coordinate with SEPTA and Cheyney University to improve overall safety and amenities of the existing bus stop adjacent to Cope Hall on University Drive.	Immediate	BOS, PC, RM	Coordination with SEPTA and Cheyney; concept developed as part of the CCPC publication “Enhancing the Transit Environment”
4-I	Explore funding opportunities for connection of existing trails and pedestrian facilities to create a network of trails that link to parks & other community facilities.	Long Term /Ongoing	BOS, PC, Staff, PRC	See Chapter 5: Preserving and Enhancing Green Spaces
4-J	Periodically review the zoning and subdivision and land development ordinances to ensure standards for sidewalks and trails are current and up-to-date with contemporary best practices.	Immediate	BOS, PC, Staff, RM	Review ordinances and amend as necessary
4-K	Amend the Official Map to reflect identified trail corridors and pedestrian and bicycle improvements from this plan.	Immediate	BOS, PC, Staff	Review official map and amend as necessary

SEWERS				
4-L	Determine if areas in addition to Thornbury Estates should be considered for future expansion of public sewers.	Short Term	BOS, PC, Staff	Update the Act 537 Plan as necessary
4-M	Partner with Aqua Pennsylvania and/or the West Goshen Sewer Authority to determine what the estimated costs would be for the expansion of public sewer to the Thornbury Estates community.	Short Term	BOS, PC, Staff	Coordination with sewage plant operators and the Township Engineer
4-N	Continue to support the use of private, on-lot facilities where appropriate and ensure they are functioning properly through the on-going Management Program for Sewage Systems.	Ongoing	BOS, PC, Staff	Continued enforcement of the On-lot management program
ENERGY CONSERVATION				
4-O	Incorporate into the zoning ordinance provisions permitting both principal and accessory renewable energy systems as uses throughout the Township (i.e. geothermal, solar and wind energy systems).	Immediate	BOS, PC, Staff	Review ordinances and amend as necessary
4-P	Incorporate into the subdivision and land development ordinance provisions requiring sustainable building construction and incorporation of green practices into development when practicable.	Immediate	BOS, PC, Staff	Review ordinances and amend as necessary
4-Q	Complete an Energy Assessment Report for existing municipal facilities and any facility under consideration for acquisition by the Township in the future, to identify strategies to improve energy efficiency and reduce overall costs in its provision.	Long Term	BOS, PC, Staff	Incorporate into all future property acquisition(s) and/or lease(s)
4-R	Support collaborative municipal energy leadership initiatives in conjunction with regional municipal partners.	Ongoing	BOS, PC	Coordination with DVRPC and neighboring municipalities

Figure 2-3: Implementation Strategies–Ch. 5 Preserving & Enhancing Green Space

#	Recommendation	Priority	Who	Suggested Method/Partners
<p># - Corresponds to the recommendation number in the Chapter, refer to chapter narratives for additional detail. Who - BOS: Board of Supervisors; PC: Planning Commission; HPC: Historic Preservation Commission; PRC: Parks and Recreation Commission; Staff: Township Staff; EMD: Emergency Management Director; RM: Road Master</p>				
NATURAL RESOURCES				
5-A	Review and amend plan requirements in the Township SLDO to include Township identified Priority Resource Areas.	Immediate	BOS, PC, Staff	Specified in action
5-B	Review and amend natural resource protection standards to conserve natural resources, address Ms4 requirements, and protect the Township’s rural character.	Immediate	BOS, PC, Staff	Specified in action
5-C	Review and amend ordinance standards to include requirements for a Tree Protection Zone to be implemented during construction.	Immediate	BOS, PC, Staff	Specified in action
PARKS AND RECREATION				
5-D	Amend Township ordinances to include and consistently define common terms as they relate to park, recreation, and open space planning.	Immediate	BOS, PC, Staff, PRC	Specified in action
5-E	Evaluate and expand, as necessary, the responsibilities of the Parks and Recreation Commission (PRC).	Immediate	BOS, PC, PRC	Coordination with the PRC
5-F	Maintain existing park facilities and explore additions to those facilities to ensure that both active and passive recreational opportunities meet the needs of current and future residents.	Immediate	BOS, PC, Staff, PRC	Coordination with PRC, Staff, and survey residents to identify recreational needs
5-G	Review existing community programs offered at Township parks and explore additional programming at the parks such as yoga classes, painting classes, student programs, and other similar activities as identified/desired by Township residents.	Immediate	BOS, PC, PRC	
TRAILS				
5-H	Explore funding opportunities for connection of existing trails and pedestrian facilities to create a network of trails that link to parks and other community facilities.	Ongoing	BOS, PC, PRC	Coordination with PRC
OPEN SPACE				
5-I	Explore funding opportunities to preserve additional open space resources to protect the Township’s rural character and accommodate additional opportunities for recreation and pedestrian and Bicycle connection.	Ongoing	BOS, PC	Coordination with PRC in accordance with improvements noted on Map 5-B

Figure 2-4: Implementation Strategies – Ch. 6 Community Facilities & Services

#	Recommendation	Priority	Who	Suggested Method/Partners
<i># - Corresponds to the recommendation number in the Chapter, refer to chapter narratives for additional detail. Who - BOS: Board of Supervisors; PC: Planning Commission; HPC: Historic Preservation Commission; PRC: Parks and Recreation Commission; Staff: Township Staff; EMD: Emergency Management Director; RM: Road Master</i>				
MUNICIPAL GOVERNMENT				
6-A	Evaluate the methods utilized for communicating with the public, and adapt as needed to incorporate new mediums (i.e. social media, YouTube channel, etc.).	Ongoing	BOS, Staff	Regular website updates; periodic review of how to best connect with residents and businesses
6-B	Evaluate the feasibility of relocating the Township office to a location within the Township.	Ongoing	BOS, Staff	
WATER SUPPLY				
6-C	Continue to support the use of private wells to supply water for properties outside public service areas, while evaluating the feasibility and costs associated for expansion of public water infrastructure in the event it becomes necessary.	Ongoing	BOS, PC, Staff	Coordination with water service providers (Aqua PA, Chester Water Authority)
STORMWATER MANAGEMENT				
6-D	Sponsor workshops for Township residents and businesses on Best Management Practices (BMPs) and how they can be implemented to address stormwater management for both quality and quantity.	Short Term	BOS, PC, Staff	Coordination with the Chester County Water Resources Authority as a potential partner for a citizen event
6-E	Consider incentives for residents who voluntarily incorporate BMPs addressing stormwater issues.	Long Term	BOS, PC	Work with Township Engineer to develop a list of approved BMPs for this purpose; incentives such as reduced permit fees, awards, etc. can then be determined
6-F	Evaluate existing ordinance provisions as they relate to stormwater management and amend as necessary to promote implementation of natural riparian buffers (See Figure 6-1) and the contemporary BMP technologies.	Immediate	BOS, PC, Staff	Review ordinances and amend as necessary
6-G	Consider adoption of a stormwater utility fee if at such time necessary to ensure full MS4 compliance.	Long Term	BOS, PC, Staff	Consideration only after all other options exhausted; will require extensive review by both the Township Solicitor and Engineer
SOLID WASTE DISPOSAL				
6-H	Continue to allow for residents to select their own solid waste hauler.	Ongoing	BOS, PC	Ensure that the contracted hauler(s) provide for a range of materials to be collected as well as recycled
6-I	Consider placement of additional recycling centers at locations such as Cheyney University and the Commons at Thornbury shopping center.	Short Term	BOS, PC, Staff	Consideration of easily accessible locations; determine if gaps exist in what contracted hauler(s) accept for recycling
6-J	Consider the sponsoring of e-waste and hazardous material recycling events.	Immediate	BOS, PC	Partner with the Chester County Solid Waste Authority and neighboring municipalities

EMERGENCY SERVICES				
6-K	Establish an Emergency Management Committee to coordinate updating of the Township EOP, help emergency responders coordinate during emergencies, and assist in recovery efforts after an emergency event.	Immediate	BOS, PC, Staff, EMD	Specified in action
6-L	Ensure the EOP is up-to-date and addresses contemporary situations and/or threats.	Ongoing	BOS, PC, Staff, EMD	Review EOP and update as necessary
6-M	Coordinate with Chester County Emergency Services to ensure all addressing within the Township complies with the criteria set forth for E-911 addressing standards.	Ongoing	BOS, PC, Staff, EMD	Identify corner properties with addressing inconsistent with County standards and work with resident to resolve the situation.
6-N	Encourage residents to register for ReadyChesco and support public training events for basic first aid practices including CPR.	Ongoing	BOS, PC, EMD	Provide a link to ReadyChesco registration on Township website; work with emergency responders to provide resident training courses
EDUCATION				
6-O	Support both public and private institutions and their mandate to provide for high quality education to the children of the Township.	Ongoing	BOS, PC, Staff	Coordination with educational providers; review ordinances and amend as necessary to best promote education
6-P	Continue to support both Cheyney University and The Concept School as learning institutions and critical members of the community.	Ongoing	BOS, PC, PRC, Staff	Coordination with Cheyney University and the Concept School
HEALTHCARE				
6-Q	Encourage healthier lifestyles through the sponsoring of public events addressing health issues at Township Parks.	Short Term	BOS, PC, Staff, PRC, EMD	Consider sponsoring of a health fair in conjunction with neighboring municipalities

Page intentionally left blank