

Harborcreek

COMMUNITY INPUT MEETING

OCTOBER 23, 2023



Welcome



&



TOWNSHIP SUPERVISORS
PLANNING COMMISSION
STEERING COMMITTEE

COMPREHENSIVE PLAN

VISION & GOALS

PROBLEMS, NEEDS &
OPPORTUNITIES

SOLUTIONS &
IMPROVEMENTS

PRIORITIES

BLUEPRINT FOR
IMPLEMENTATION



HARBORCREEK COMPREHENSIVE PLAN



WINTER 2023

PUBLIC SURVEY
STAKEHOLDER
OUTREACH

SPRING 2023

COMMUNITY INPUT
EVENT #1
ISSUE IDENTIFICATION

SUMMER 2023

DEVELOP
GOALS AND
ACTION ITEMS

FALL 2023

COMMUNITY INPUT
EVENT #2

COMPREHENSIVE PLAN STEERING COMMITTEE WORK SESSIONS



VISION

HARBORCREEK WILL CONTINUOUSLY STRIVE TO BE A PLACE PEOPLE ARE PROUD TO CALL THEIR HOME BY:

Targeting future growth and development to appropriate areas.

Providing public places like the commercial center, trails and parks and community events that connect people to destinations and each other.

Encouraging safe and affordable housing options.

Preserving agricultural and natural resources.

GOALS

Resources are limited: WHERE SHOULD WE FOCUS?

KEY COMMERCIAL CORRIDOR REDEVELOPMENT

Provide an atmosphere for economic development that will sustain existing businesses while attracting new opportunities.



REMAINING A CHOICE COMMUNITY FOR ALL

Provide a variety of housing options and reliable infrastructure in targeted areas while preserving assets such as natural and agricultural areas that the residents value.



STRENGTHENING CONNECTIVITY AND RECREATIONAL ASSETS

Provide a high quality of life for residents and visitors through the preservation and promotion of recreational amenities and multi-modal connections between Township destinations.



KEY COMMERCIAL CORRIDOR REDEVELOPMENT

RECOMMENDATION:

Create a Buffalo
Road Town Square
District

ACTION PLAN:

Provide Streetscape, Pedestrian, and Cycling Access Improvements throughout the District to create a vibrant and unique gathering place in the center of the community.

Promote Redevelopment of Key Properties in Phase I of the Buffalo Town Road Square District

Encourage Mixed-Use spaces with options with flexibility for Commercial or Residential depending on market preference via:

- Design Guidelines
- Overlay District



KEY COMMERCIAL CORRIDOR REDEVELOPMENT

RECOMMENDATION:

Support Business Attraction and Retention Efforts

ACTION PLAN:

Boost Capacity for the Engagement Team to serve as a Main Street Organization for the Buffalo Road Town Square District.

Develop a Formal Business Attraction and Retention Strategy for the Township to encourage activity in key commercial corridors.



REMAINING A CHOICE COMMUNITY FOR ALL

RECOMMENDATION:

Preserve
Agricultural Land
and Green Spaces

ACTION PLAN:

Adopt a Targeted Growth Area which identifies in-fill priority future growth areas and preserves agricultural green spaces.



REMAINING A CHOICE COMMUNITY FOR ALL

RECOMMENDATION:

Encourage a variety of housing options

ACTION PLAN:

Encourage options suitable for professionals, families, and aging populations which allows for flexible residential opportunities.



REMAINING A CHOICE COMMUNITY FOR ALL

RECOMMENDATION:

Continue Strong
Budgeting
Practices

ACTION PLAN:

Develop a Formal Capital
Improvement Plan to Address
Aging Infrastructure and Major
Investments into Township
Assets.

Explore the feasibility of including
Capital Planning for Recreational
Assets to continue to attract a
strong base for Earned Income
Tax Revenues.



STRENGTHENING CONNECTIVITY AND RECREATIONAL AREAS

RECOMMENDATION:

Invest in Connections between Key Institutional, Commercial, and Recreational Assets

ACTION PLAN:

Implement the Buffalo-Behrend Trail Corridor

Advocate for Erie to Pittsburgh Trail Connections and Spurs to Connect the Buffalo-Behrend Trail Corridor and Township Recreational Assets



STRENGTHENING CONNECTIVITY AND RECREATIONAL AREAS

RECOMMENDATION:

Leverage and
Market
Recreational Assets

ACTION PLAN:

Prepare a
Comprehensive Parks
Plan to position the
Township to compete
for DCNR and other
parks and recreational
funding.

Market Recreational
Assets and
Improvements and Plant
a Flag as a Destination
Four Seasons and Lake
Front Community.



NEXT STEPS:



FALL 2023

DRAFT PLAN COMPLETED

WINTER 2023/2024

PUBLIC COMMENT PERIOD

WINTER 2024

PUBLIC HEARING
PLAN ADOPTION

Comments



WHAT CHANGES TO TOP RECOMMENDATIONS DO YOU SUGGEST?

WHAT ADDITIONAL RECOMMENDATIONS DO YOU SUGGEST?

SHOULD ANY OF THE TOP RECOMMENDATIONS BE ELIMINATED?

*Click here to provide
comments on the draft
recommendations*

KEY COMMERCIAL CORRIDOR REDEVELOPMENT

Encourage Mixed-Use spaces with flexibility for Commercial or Residential depending on market preference. Provide Streetscape, Pedestrian, and Cycling Access Improvements throughout the District to create a vibrant and unique gathering place in the center of the community.

Promote Redevelopment of Key Properties in Phase I of the Buffalo Road Town Square District.

Boost Capacity for the Engagement Team to serve as a Main Street Organization for the Buffalo Road Town Square District.

Develop a Formal Business Attraction and Retention Strategy for the Township to encourage activity in key commercial corridors.

REMAINING A CHOICE COMMUNITY FOR ALL

Adopt a Targeted Growth Area which identifies in-fill priority future growth areas and preserves agricultural, green spaces.

Encourage options suitable for professionals, families, and aging populations which allows for flexible residential opportunities.

Develop a Formal Capital Improvement Plan to Address Aging Infrastructure and Major Investments into Township Assets.

Explore the feasibility of including Capital Planning for Recreational Assets to continue to attract a strong base for Earned Income Tax Revenues.

STRENGTHENING CONNECTIVITY AND RECREATIONAL ASSETS

Implement the Buffalo-Behrend Trail Corridor.

Advocate for Erie to Pittsburgh Trail Connections and Spurs to Connect to the Buffalo-Behrend Trail Corridor and Township Recreational Areas.

Prepare a Comprehensive Parks Plan to position the Township to compete for DCNR and other parks and recreational funding.

Market Recreational Assets and Improvements and Plant a Flag as a Destination Four Seasons and Lake Front Community.

Thank you!



HARBORCREEK IS LISTENING.

YOUR INPUT WILL MATTER IN DETERMINING
THE FINAL RECOMMENDATIONS AND
PREPARING A DRAFT PLAN.