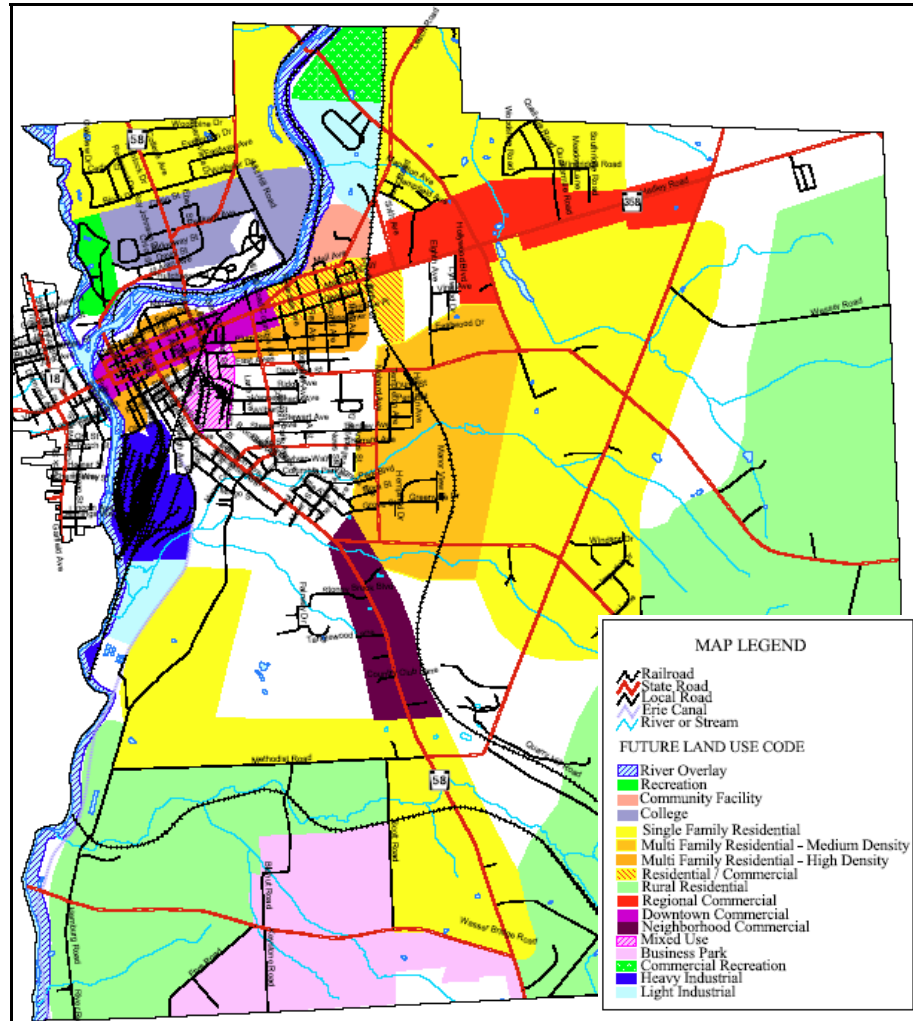


LAND USE & NATURAL RESOURCES

The land use plan for Greenville and Hempfield included an existing land use inventory - land characteristics and coverage; future land use plan; and local land use controls. The future land use plan identified projected land use patterns based upon current trends, growth patterns, and natural development constraints. It is a tool that provides a blueprint to direct future growth and becomes the foundation for updating land use and development ordinances.

Findings of the plan showed that the majority of the land in Greenville Borough is being used for single family residential (over 45%) while community facilities, including Thiel College, comprise another 20% of land uses. Conversely, almost half of all land in Hempfield Township is classified as open space and an additional twenty-five percent is classified as agricultural. Single family residential, occupying approximately 17% of the land is the next largest category while all other land use categories occupy less than five percent of total land in the township.

The establishment of a designated growth area for Greenville and Hempfield, which comprised the entire borough and the portions of the township that currently have access to public water and sewer, included strategies on infill development and the reuse of existing buildings and structures. To ensure that the goals of the land use plan are met, Greenville and Hempfield will need to review their local land use controls to determine inconsistencies or conflicts with the adopted comprehensive plan.



Strategies to achieve the overall vision for the study area should start with the creation of an intergovernmental cooperative implementation agreement for the purpose of implementing the comprehensive plan. Others include:

1. Establish a partnership between Greenville Borough and Hempfield Township regarding planning efforts to promote coordinated and uniform ordinances
2. Update the zoning ordinances for Greenville Borough and Hempfield Township to provide guidelines that reflect recommendations contained in the comprehensive plan
3. Conduct a review of local ordinances to ensure the compatibility of regulations with the comprehensive plan
4. Update flood plain designations that coincide with the most recent County / FEMA mapping

GREENVILLE BOROUGH & HEMPFIELD TOWNSHIP JOINT COMPREHENSIVE PLAN

EXECUTIVE SUMMARY

Adopted 2004

The following organizations should be recognized for their commitment to the planning process and for having the willingness to work together:

- Greenville Borough Planning Commission
- Hempfield Township Planning Commission
- Greenville Borough Council
- Hempfield Township Board of Supervisors
- Mercer County Regional Planning Commission Staff
- Joint Comprehensive Plan Advisory Committee— comprised of:

Pete Longiotti
Gary Hittle
Robert Herring
Alva C. Baker
Joann Price
Vance E. Oakes
Brian Scott
Douglas Riley
Jim Lowry
Brad Gosser
Mario Marini
Michael Downing
Lorrie Smith
Marie Julian
Robin Douglas
Rick Cianci
Joe Hohman
Bob Callen
Denny Puko
Jeremy Cox

This comprehensive plan was completed by consultant team of Mackin Engineering Company and Johnson, Mirmiran & Thompson.

The Greenville Borough & Hempfield Township Joint Comprehensive Plan was funded in part by the Pennsylvania Department of Community and Economic Development (DCED) Land Use Planning and Technical Assistance Program (LUPTAP).

Greenville Borough and Hempfield Township - located in Mercer County - are approximately 60 miles north of Pittsburgh via Route 60 or Interstate 79. Greenville is a small, densely populated municipality which has a limited amount of vacant land available for new development. Hempfield on the other hand, has a much lower population density and the land available for additional development.

The housing stock within the borough is affordable and attractive and is supplemented by an established downtown commercial base. As is the case with most older boroughs, due to buildings being demolished or abandoned, infill development opportunities exist. Hempfield Township also has quality housing providing a variety of living options and costs. In addition, the township has opportunities to strengthen its economic position in the region due to available land in proximity to existing infrastructure. With both communities having the necessary transportation network and infrastructure in place, they should be able to accomplish many of the goals established in the Joint Comprehensive Plan.

The Plan identifies locations for future development and targeted areas for redevelopment and infill efforts. Recommendations for water and sewer expansion follow logical growth boundaries that are consistent with the vision that has been developed for the region. The recommendations in the plan also establish rural resource protection areas that have been created to preserve natural and agricultural resources along with important scenic areas in the study area.

Both communities have additional strengths that are essential to the future growth and development of the



region. At first glance, the communities' history is an obvious asset that can be promoted for tourism. The region enjoys a heritage rich in industrial and transportation related facilities / events as a result of its location along the major transportation corridor between Pittsburgh and Erie. Even today, there are many reminders of the transportation and industrial beginnings in Greenville and Hempfield.

Greenville and Hempfield are home to quality educational institutions that provide residents with many recreational and cultural opportunities. Thiel College is just one of the assets that is utilized for recreational and entertainment facilities and programs.

Throughout the planning process, both Greenville Borough and Hempfield Township have shown a willingness to work together for the good of the communities and the region. Keeping the lines of communication open in the future will help to continue this relationship. Successful implementation of the recommendations will be a result of an approach that is targeted to achieve goals and strategies that will benefit both communities.

HISTORY & COMMUNITY CHARACTER

Greenville and Hempfield have an opportunity to capitalize on individuals, events and industries that played a role in the development of the region. Through the promotion of events that celebrate this heritage, the communities could not only create an awareness of the importance of the transportation and manufacturing industries, but they could provide an avenue to bring the residents closer together. Utilizing existing resources such as the historical society, museums, Thiel College, the school district, and local industries, the municipalities could develop an annual event that could draw visitors and tourism dollars into the region.

After the adoption of the Comprehensive Plan, the municipalities should begin to identify all historic or cultural resources that should be preserved. The opportunity exists to incorporate tools such as historic zoning overlay districts into the zoning ordinances to protect and preserve these important community features (see Section 605 (2) (vi) of the PA MPC). Funding is available from the Pennsylvania Historical and Museum Commission (PHMC) to non-profit organizations and local governments for historic preservation, structural rehabilitation, and restoration of historic properties. The PHMC grants are awarded on a competitive basis and can be used for identification, evaluation, and preservation planning initiatives at the local or regional level.



The Canal Museum (Greenville Borough)



Bigler Graves (Hempfield Township)

Greenville Borough and Hempfield Township have a wealth of resources and opportunities in place that could be used to develop a solid heritage tourism foundation. As stated in the plan, there are many tools available for municipal officials that can be used to foster community character and protect important historic and cultural assets. As these steps are taken, the municipalities will see benefits both socially (as community pride increases) and economically (with increased property values and an infusion of spending by visitors).

The following action steps have been identified as priorities for the history and community character element:

1. **Implement the Streetscape Plan**
2. **Develop criteria to identify and prioritize dilapidated buildings**
3. **Identify Funding Programs to support building façade improvements**
4. **Establish gateways at key locations**
5. **Develop a business owners association for Main Street and Hadley Road**
6. **Implement a downtown street cleaning program**
7. **Implement landscaping requirements within municipal ordinances**
8. **Complete a Market Study to identify all entertainment and cultural opportunities**
9. **Identify specific programs that can be offered by the college to community residents**
10. **Develop a community arts guide**
11. **Develop a web site to market entertainment and cultural opportunities**
12. **Develop a marketing strategy with the Mercer County Convention and Visitors Bureau**
13. **Hold semi-annual or quarterly workshops to discuss strategic planning efforts and local projects**

ECONOMIC DEVELOPMENT

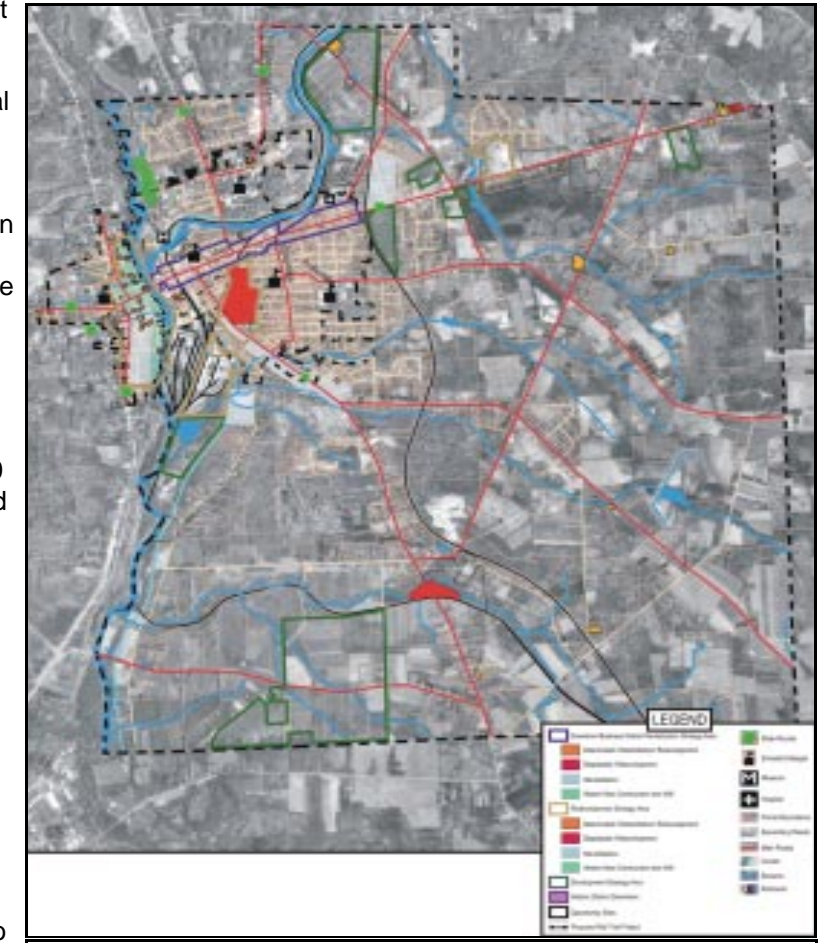
The economic plan assesses the ability to meet the economic needs of those anticipated to reside and work in the Borough and Township. The plan's recommendations will influence local economic growth patterns with specific strategies for revitalization, rehabilitation, business retention and expansion and new development. The strategies were developed in response to the analysis of economic trends and the capacity to meet both current and future economic demands.

The study area has several strong economic factors in its favor including a stable economy, educational and cultural advantages, and plentiful recreation opportunities. More than 50 manufacturing industries, small businesses and institutions provide jobs for area residents and while the region has a rural atmosphere, it has large market area amenities and access to regional and national markets.

Findings of the plan included that opportunities exist for new economic development, downtown revitalization, the rehabilitation of key sites and partnerships with the College to undertake community development projects. The limited supply of a skilled labor force creates economic conditions that result in high unemployment rates and low household incomes. These conditions can be alleviated to some extent as the region's workforce and economic development professionals are "cross-trained". Also, additional study and analysis is necessary to identify the "niche" and "cluster" markets that can be attracted to the region.

The following strategies have been identified as priorities to ensuring the long term sustainability of the local economy:

1. **Identify unique assets and characteristics of Downtown Greenville that contribute to a competitive advantage**
2. **Establish a downtown or main street coordinator and business committee that will focus on entrepreneurship, downtown cooperation, aesthetic improvements (public and private) and promotion of downtown events and activities**
3. **Identify spending characteristics and needs of the Thiel College student body**
4. **Establish a "Greenville Area Partnership" to enhance coordination of efforts between all economic development partners and effectiveness with respect to joint marketing of development sites within both the Borough and Township**



Possible Target Areas for Economic Development Strategies

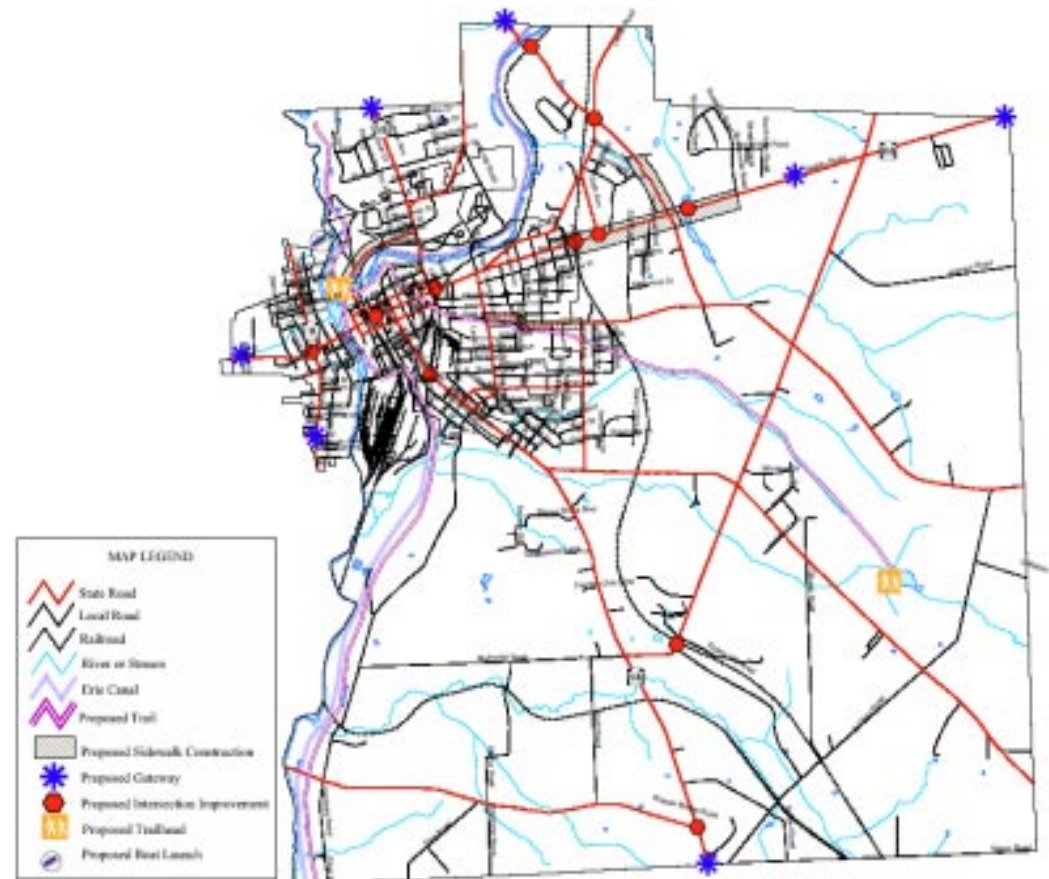
TRANSPORTATION

The transportation network within the study area provides adequate movement of people, goods and services for local residents and businesses. The local road network is in good condition and provides easy access to the regional road network. The existing rail facilities, which have been a part of the history of the region, provide for the movement of freight to regional and national destinations. While the rail lines are an asset to the study area, they present some obstacles to developing certain areas, specifically along the waterways. The Greenville Airport is a small, mostly private, facility that has the potential for expansion.

Throughout the planning process, a high level of emphasis was placed on the congestion and disruption caused by commercial vehicular activity in the downtown business district. Prior to any re-routing of traffic, it is imperative that a thorough study be completed regarding alternative routes and potential impacts of re-directing traffic flow. Parking capacity in the downtown area is adequate and often underutilized, a problem that can be corrected through the proper signing of the lots.

As identified through the public participation process, roadways into Greenville and Hempfield are well traveled, but contribute to a lot of traffic and congestion in the downtown area. The following actions have been identified as being important to the long term viability of the region:

1. Complete a traffic study to determine the feasibility and corresponding impacts of a bypass around Greenville Borough or alternative options to reduce commercial truck traffic
2. Identify locations where pedestrians cross high traffic areas and provide marked crossing areas and signing
3. Extend the pedestrian network by encouraging the construction of new sidewalks
4. Coordinate with Mercer County Community Transit to provide public transportation services to the region focusing on high traffic corridors and population centers



PARKS, RECREATION & OPEN SPACE

One of the many assets of the Greenville Borough and Hempfield Township region is the highly developed system of parks and recreation. With Riverside Park and the Hempfield Township Municipal Park as its anchors, efforts should be made to create connections between the parks and the various parklets surrounding them. There should also be efforts to promote the use of the river for recreation purposes. To help offset the costs of providing quality recreation facilities and services, the municipalities should determine the extent to which they can work together and with other entities to provide quality recreational programming. The communities have the option of entering into intergovernmental agreements which will help to provide a framework and understanding of responsibilities and accountability.



The following action steps have been identified as priorities for the parks, recreation and open space element:

1. Identify underutilized waterfront property to provide passive recreational opportunities
2. Work with Shenango Conservancy and Shenango River Watchers to develop a "canoe trail" with public boat launches available in Riverside Park near the Nature Center and one at the Kidd's Mill Covered Bridge
3. Enter into Intergovernmental Cooperation Agreements with surrounding municipalities, Greenville Area School District and Thiel College to meet regional recreational programming needs
4. Work with Mercer County to access Saul Dam for fishing and improve trail to ADA standards

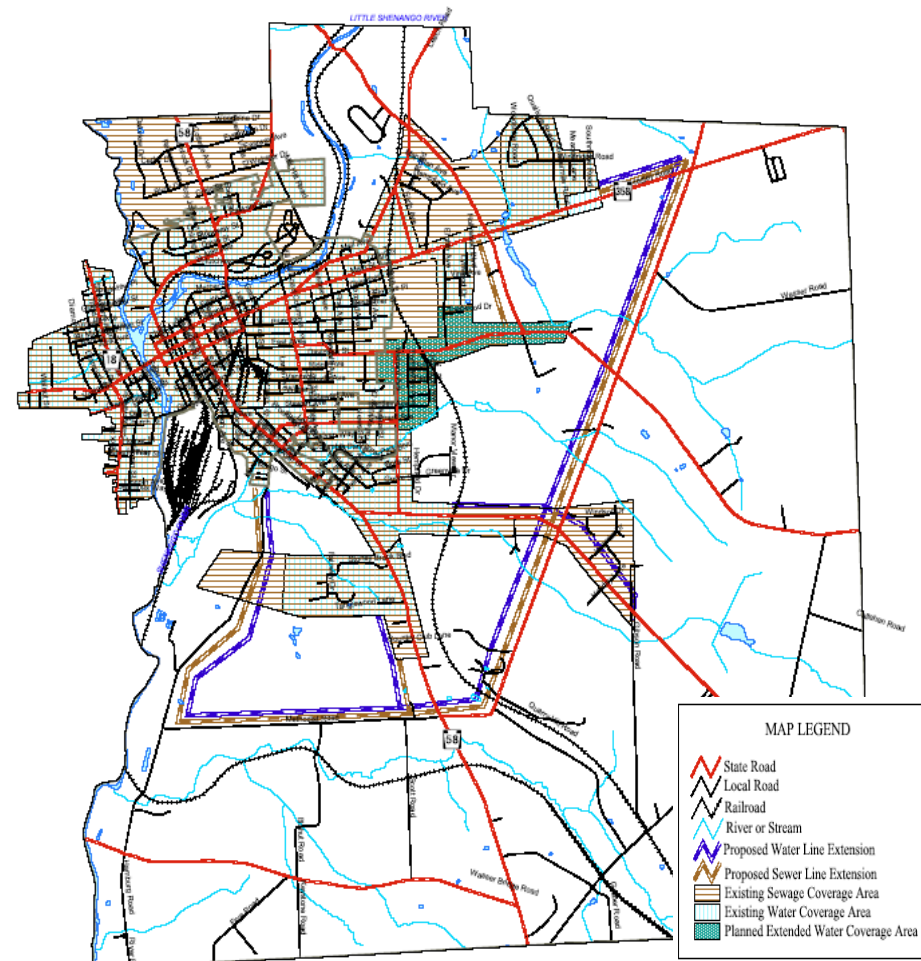


COMUNITY FACILITIES AND UTILITIES

The provision of community facilities / services and utilities are often included in the quality of life factors that people look for when finding a place to reside. It is the community's ability to provide the necessary facilities and services that will ultimately impact its potential for growth. But providing these facilities and utilities normally requires capital investments by the community that are funded through municipal budgets or through the implementation of user fees. Therefore, the type, quality and quantity of facilities and services being provided is most often a compromise of the resident's ability or interest in paying for them.

The community facilities and services being provided by Greenville and Hempfield have been identified as an asset during the public participation process. However, the following strategies should be completed by the communities in order to continue providing quality community services:

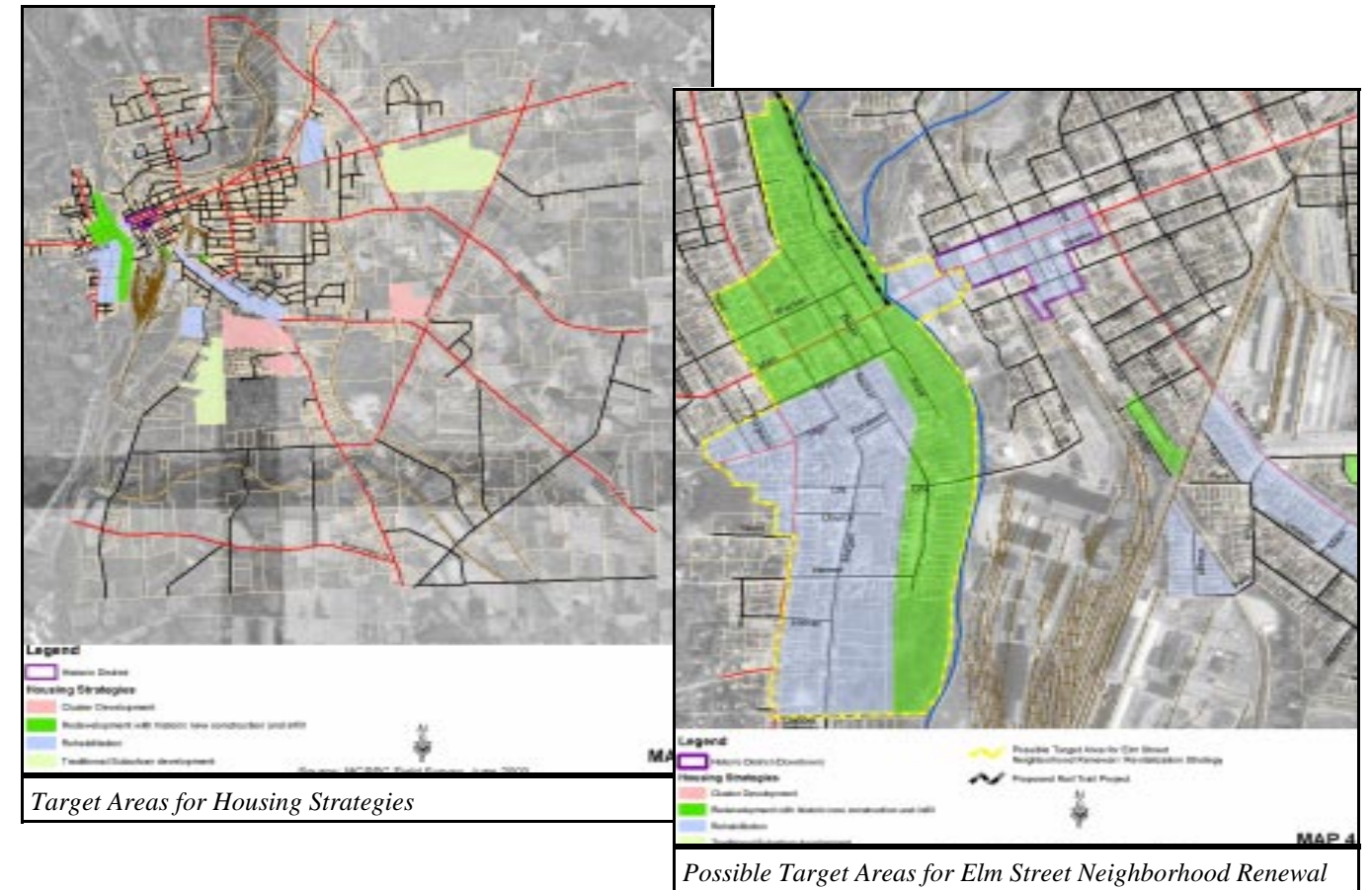
1. Establish a joint working group to address infrastructure needs
2. Charge the joint working group with investigating ownership options for the water and sewerage systems
3. Establish a Town/Gown Committee comprised of borough & township officials, college representatives, and citizens
4. Charge the Town/ Gown Committee with developing a marketing campaign in partnership with the Chamber of Commerce and Thiel College
5. Charge the Town/Gown Committee with identifying projects planned by the college that will impact land use in the region.



HOUSING

The housing plan focuses on implementation strategies such as preservation of historic neighborhoods, housing rehabilitation and new development. The strategies developed are in response to the analysis of housing trends and the capacity to meet both current and future housing needs.

Housing in the Greenville—Hempfield region is generally characterized as a small urban core surrounded by rural style homes, pockets of suburban style development and estate style homes. Findings of the plan concluded that adequate opportunities existing to provide safe and affordable housing for a variety of income levels for all population groups including first time home buyer to empty nesters to both dependent and independent retired living arrangements. Current land use regulations adequately provide lands for new development to meet future housing needs.



In order to meet the anticipated goals established during the public participation process, the following action steps have been identified as priorities for the housing element:

1. Adopt land use regulations and development standards that allow for open space and natural resource preservation while achieving desired development patterns
2. Implement land use regulations and housing/building codes that support preservation of historic structures
3. Provide incentives and assistance programs for preservation of historic structures
4. Promote historic neighborhoods (where applicable) throughout the region
5. Collaborate with residential realtors to promote housing within the region