



2022 Comprehensive Plan

Collier Township

Public Meeting
1/19/12

Public Meeting

- Welcome
- Comprehensive Plan/Planning Process
- Community Profile Overview
 - Key Township Demographics
 - Existing Conditions Analysis
- Vision and Aspirations Discussion
- Other
- Next Steps

Welcome

Introductions

- Township Representatives
 - Planning Commission
 - Staff
 - Elected Officials
- Planning Team



Welcome

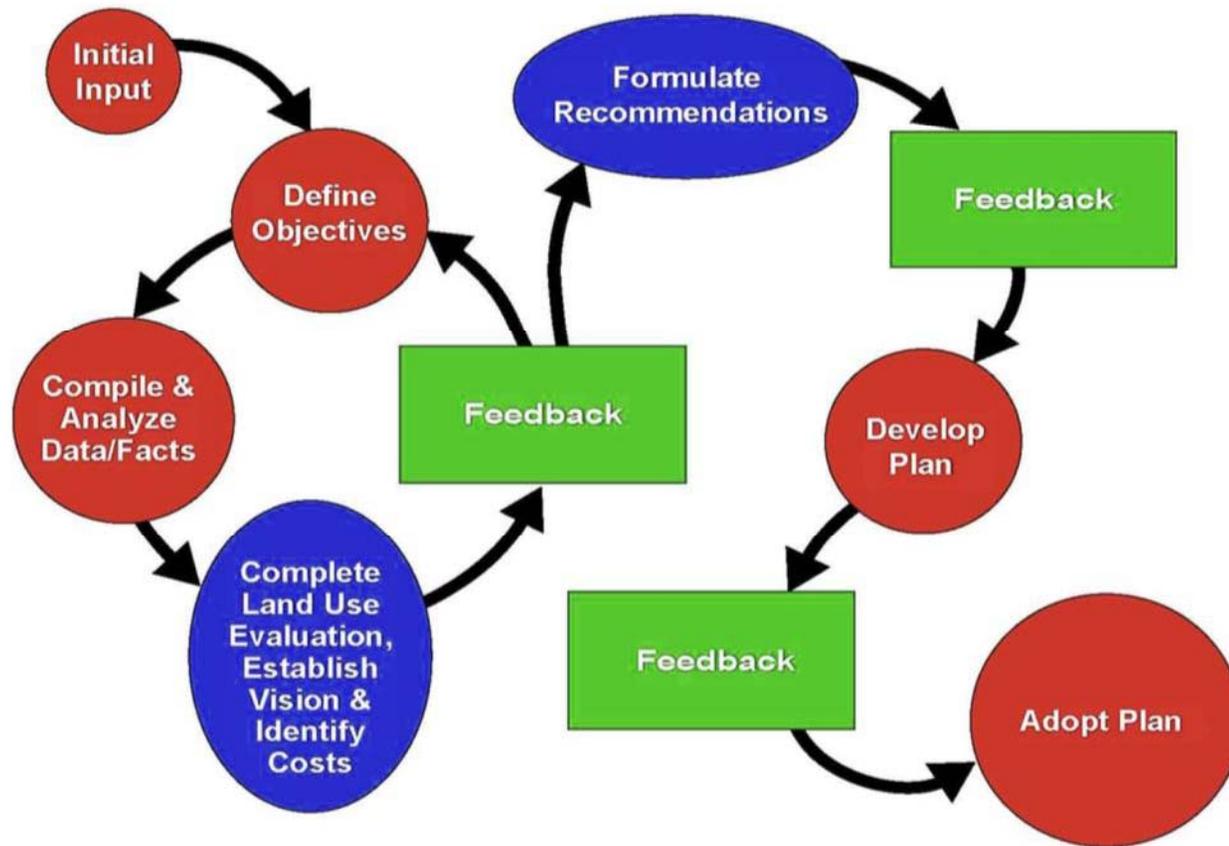


Why are we here today?

- Introduce the purpose of the community's comprehensive plan
- Review information gathering
- Discuss key opportunities and challenges in the community

What is a comprehensive plan?

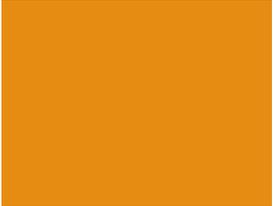
Planning process



What is a comprehensive plan?

A comprehensive plan evaluates a community in light of:

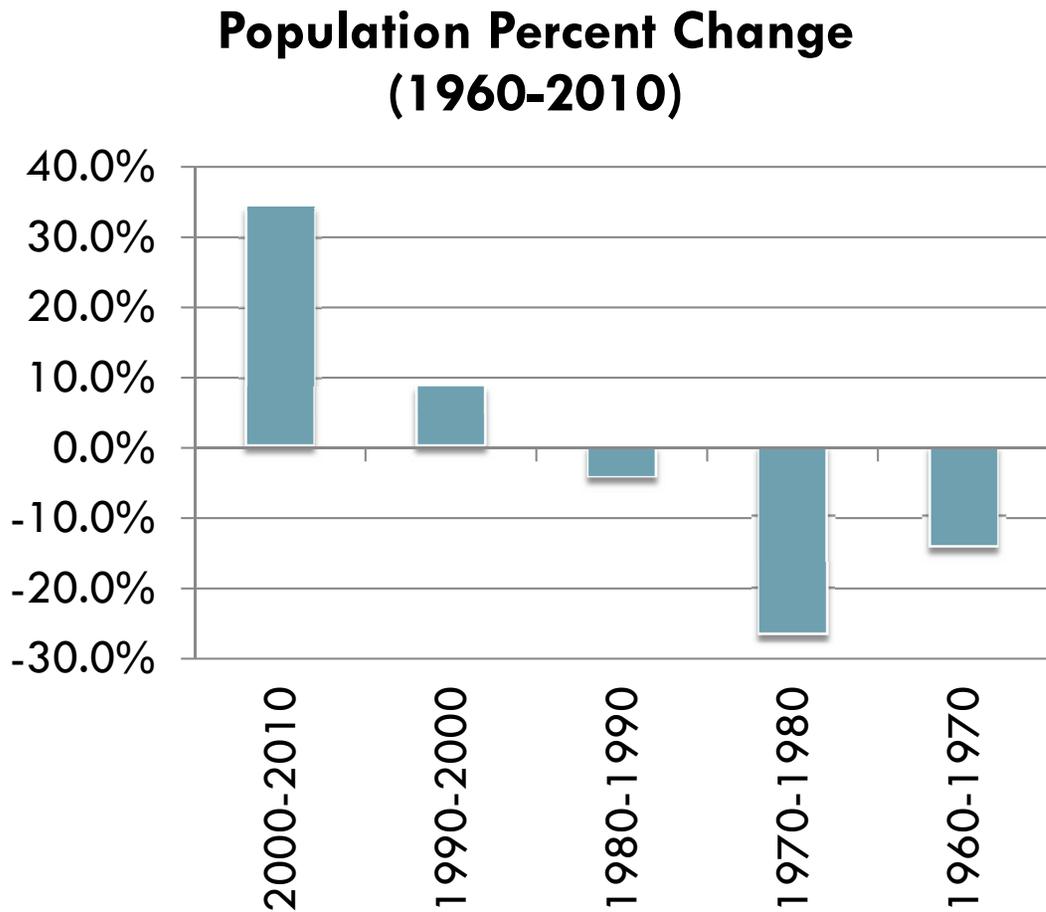
- Land Use and Housing
- Transportation
- Infrastructure
- Residential Amenities
- Natural Resources
- Historical Resources
- Demographics
- Energy
- Public Safety Concerns
- Educational Opportunities
- Fiscal Performance
- Future Population
- Future Development
- Public Services



Community Profile

- Socio-Economic Demographic Information
- Land Use, Amenities and Natural Resources

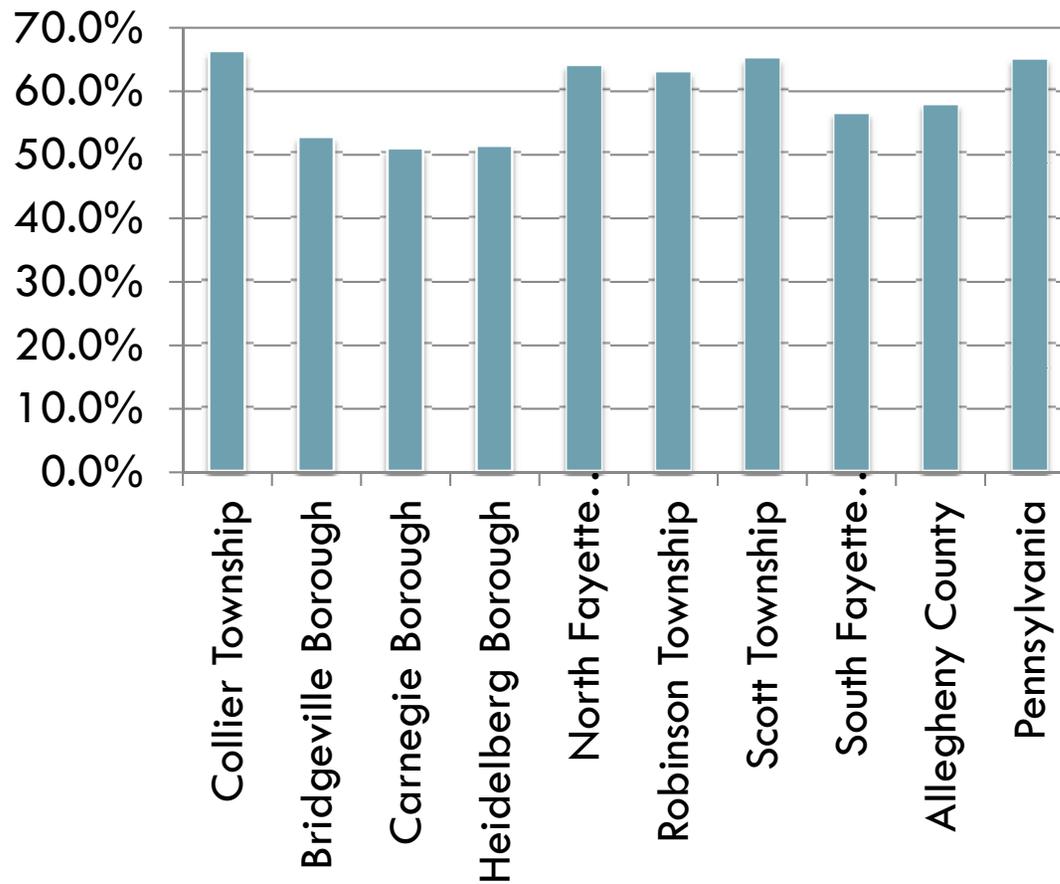
Population Percent Change



- Positive population change since 1990; losses 3 decades prior
- 34.5% increase in population between 2000 and 2010

Family Households

Family households 2010

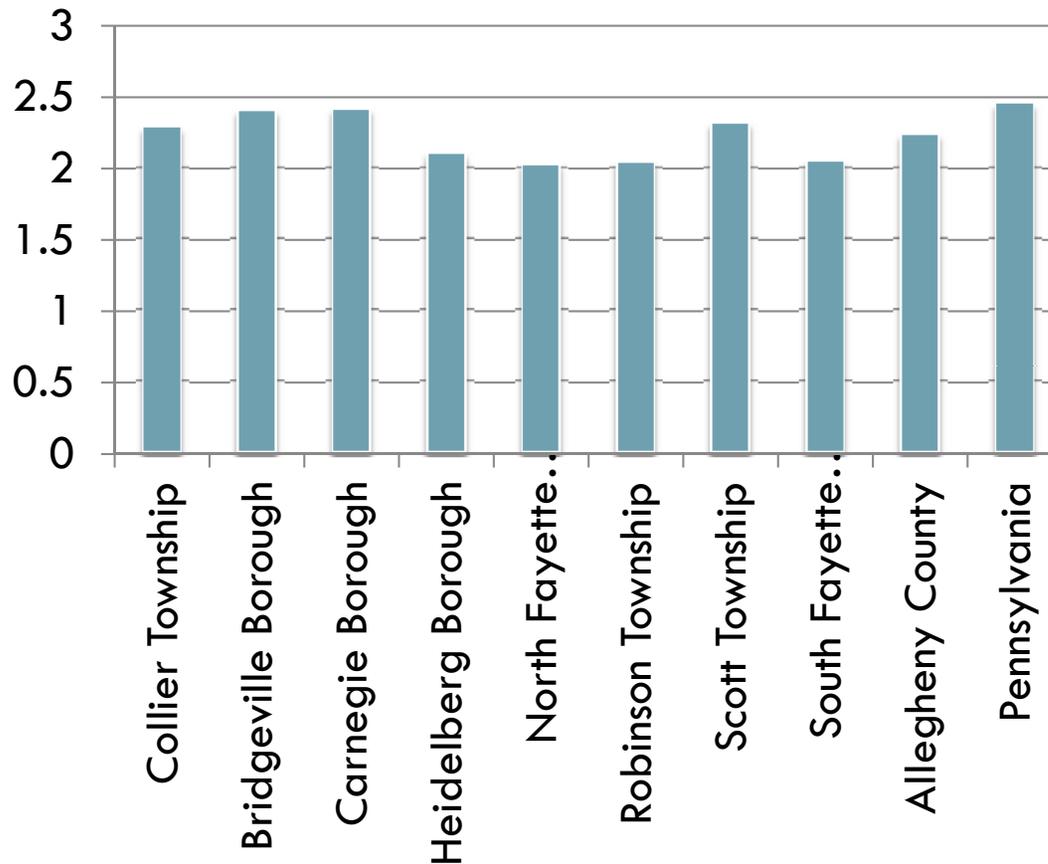


- Collier has the highest percentage of family households compared to surrounding communities, the county and the state

■ Family households

Average Household and Family Size

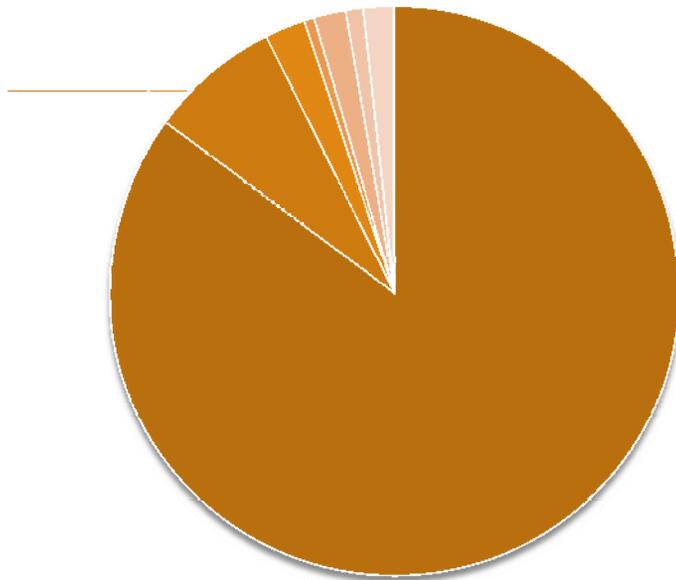
Average Household Size 2010



- Collier has an average household size of 2.3 people per household, similar to surrounding communities, the state and the county

Total Occupied Housing Units

**Total Occupied Housing Units
2010**

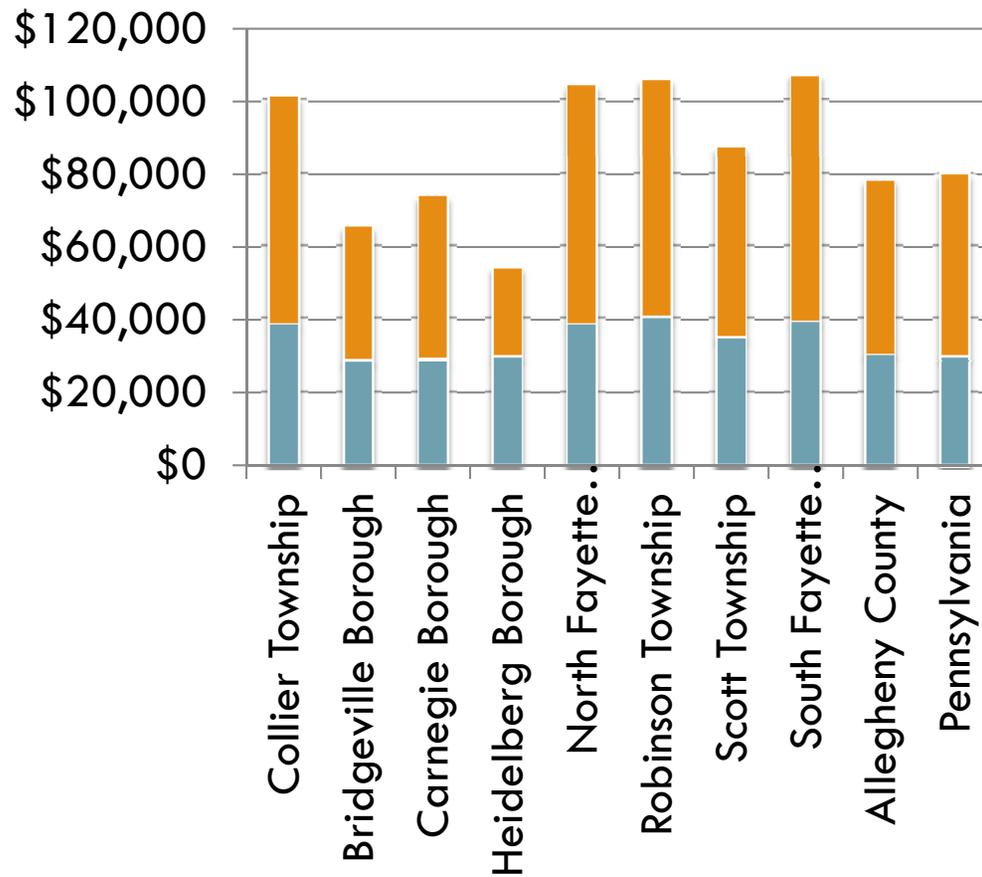


- Occupied housing units
- For rent
- Rented or sold, not occupied
- For sale only
- For seasonal, recreational, or occasional use
- All other vacants

- Over 91% of Collier's existing housing units are occupied
- 82% of Collier's existing housing units are owner occupied while 18% are renter occupied

Median Family Income

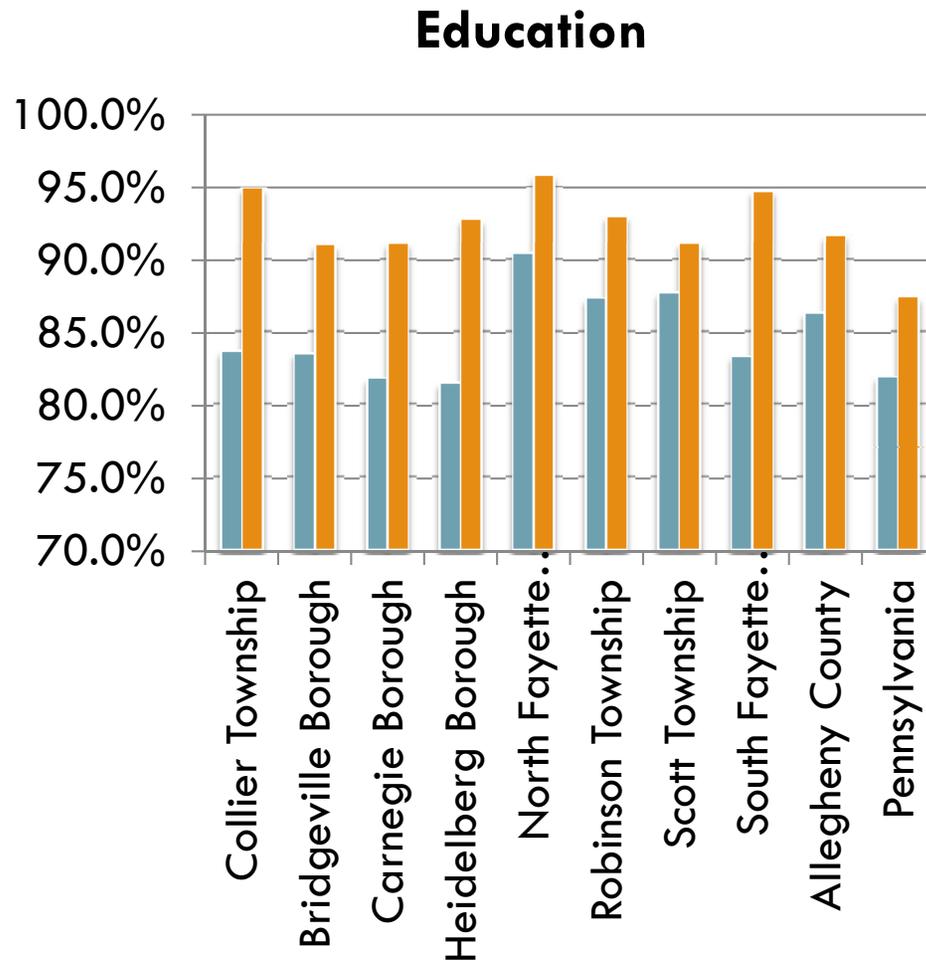
Median Family Income 2010



- Collier's median income per worker is nearly \$40,000 per year
- 4.5% of Collier residents lived below poverty level in 2010

■ Median family
■ Per Worker

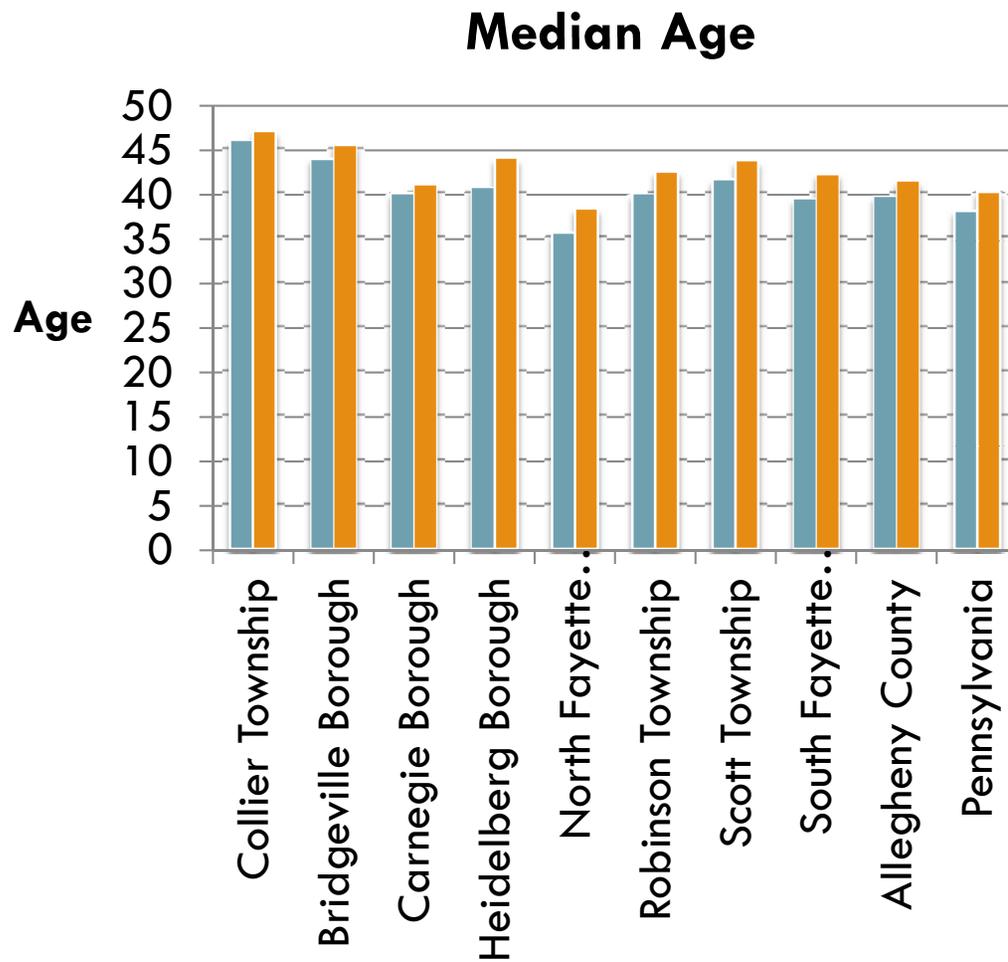
Educational Attainment



- Nearly 95% of Collier’s residents completed a high school diploma or higher in 2010

■ 2000 HS Diploma or Higher
 ■ 2010 HS Diploma or Higher

Median Age in Years



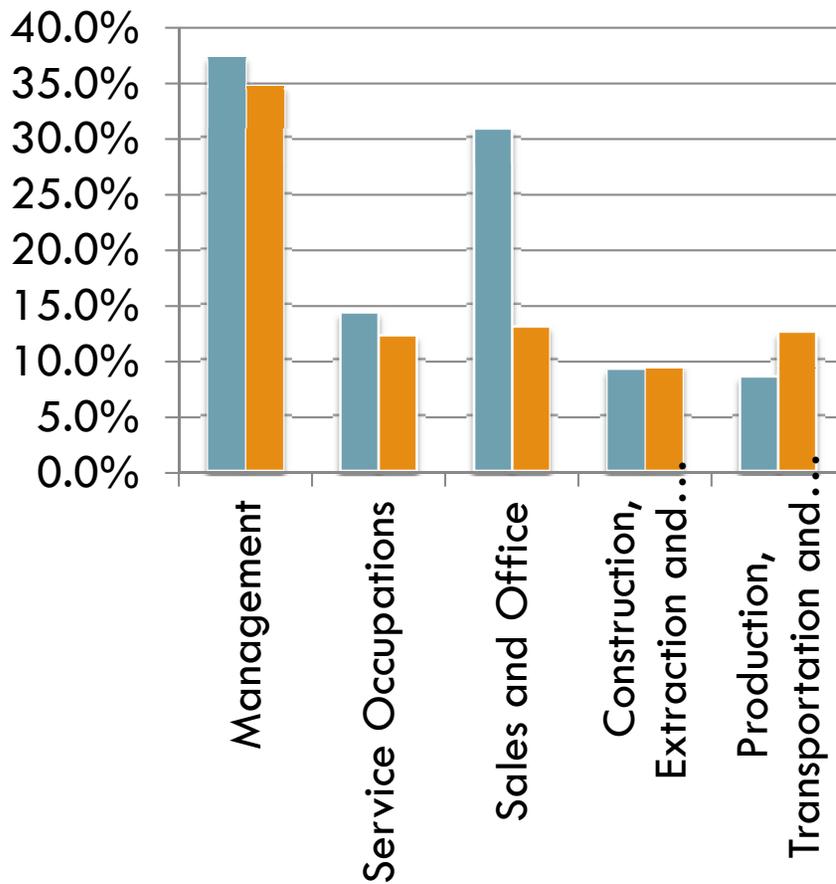
- Collier’s median age is 47 years old
- This is higher than all surrounding communities, Allegheny County and PA

■ 2000

■ 2010

Occupation

Occupation of Collier Residents

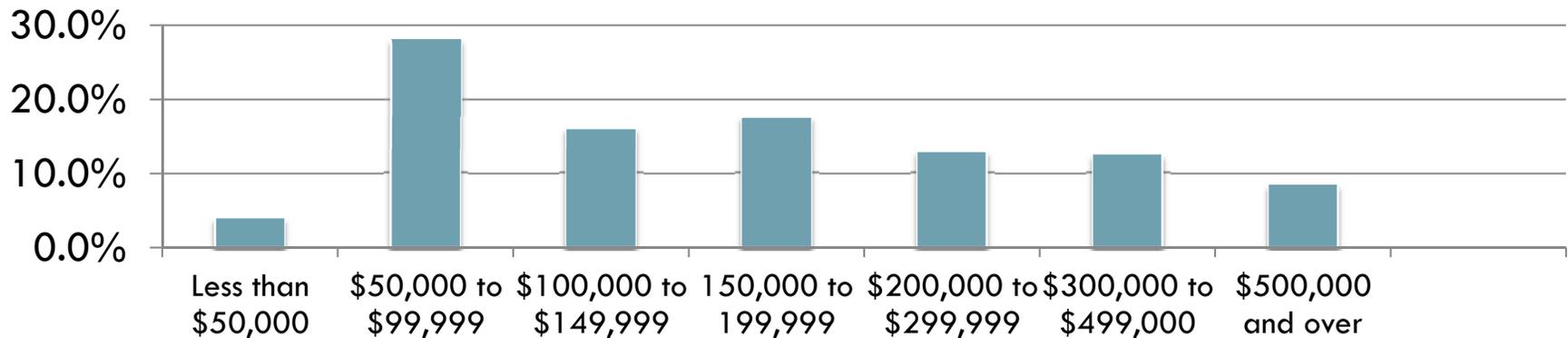


- In 2010, 37% of Twp. residents with a job were in management
- Between 1980 and 2010, the % of employed residents in education and health care industries has increased from 6.5% to over 16% (chart not shown)

■ 2010
■ 2000

Home Value and Cost

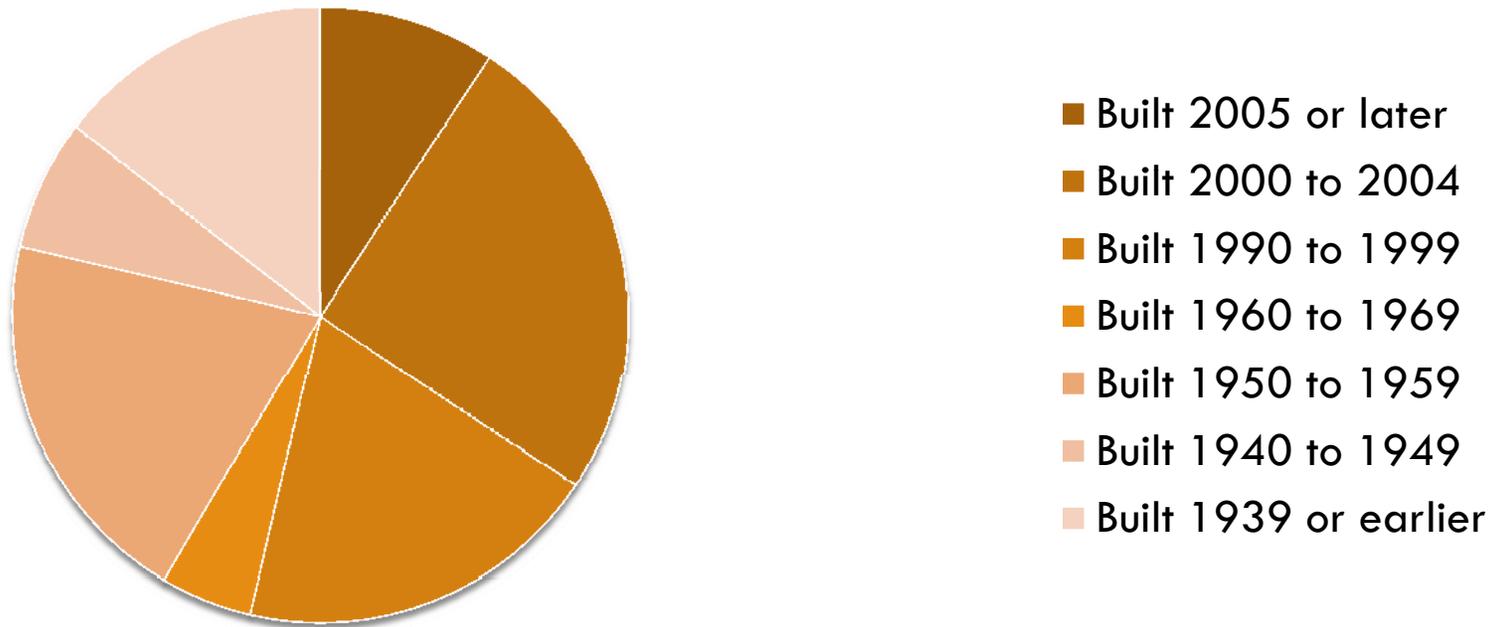
Collier Township Home Value 2010



- Nearly 30% of homes in Collier Township were valued between \$50,000 and 99,999 in 2010
- Collier had the highest median housing price in 2000 compared to the surrounding communities (chart not shown)

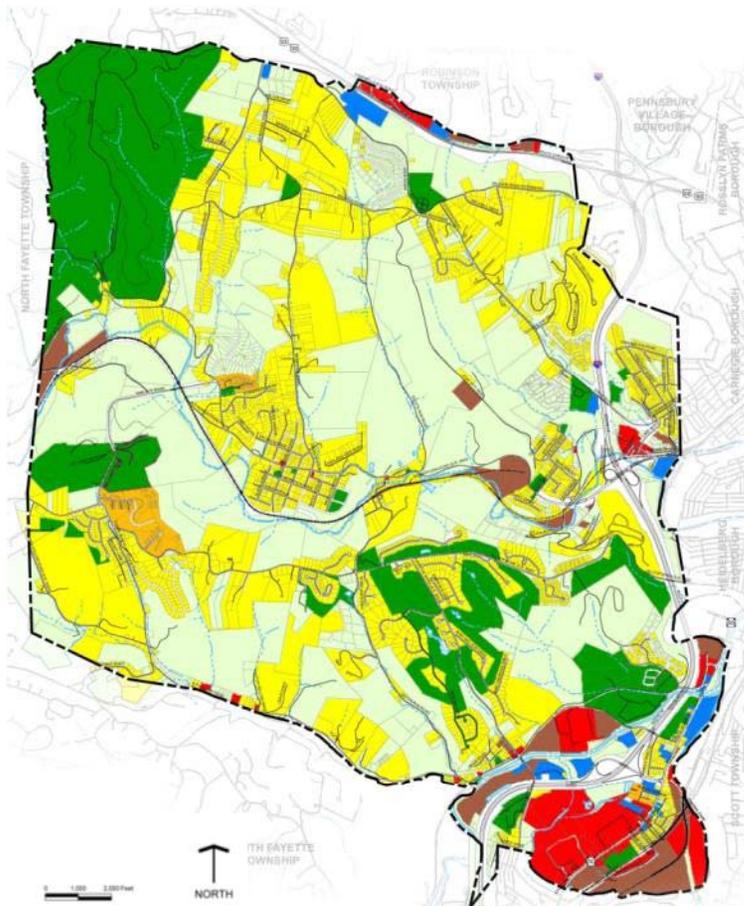
Housing Type and Construction

Collier Township Year Homes Built as of 2010

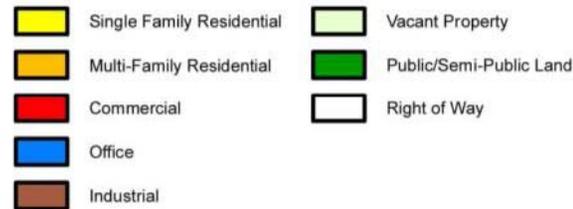


- The median year of home construction in Collier is 1964
- 75% of homes in Collier are single family detached

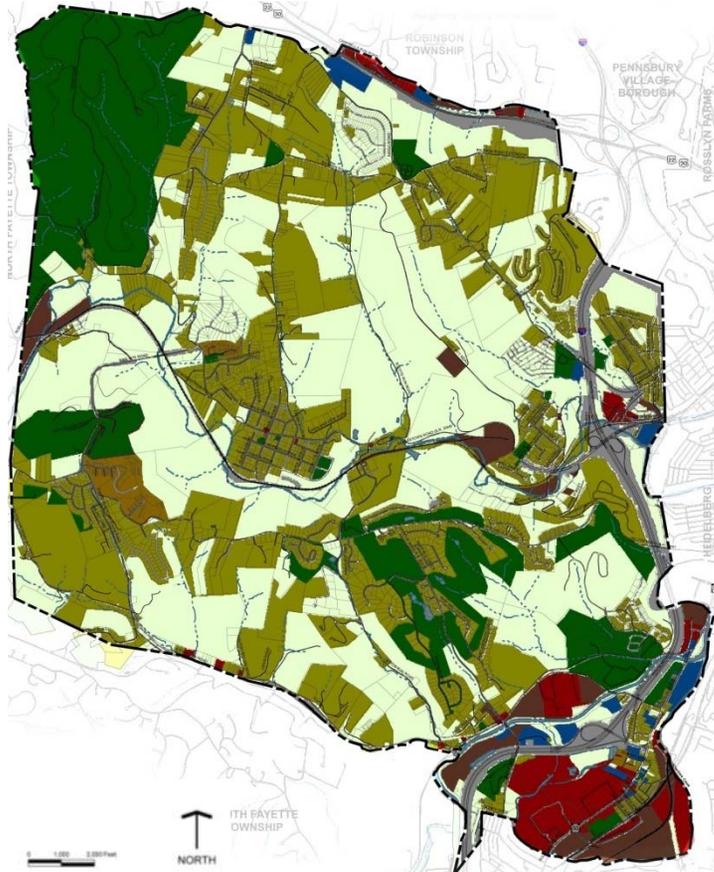
Existing Land Use



- Residential 30%
- Office/Commercial 4%
- Industrial 1%
- Public/Semipublic 16%
- Vacant 40%
- ROW 8%

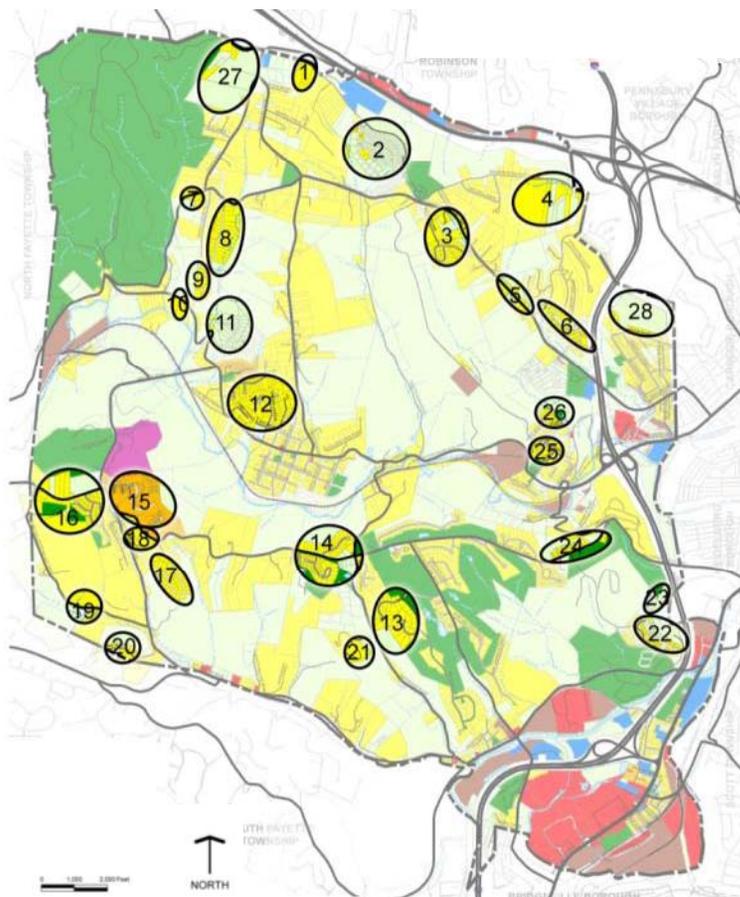


Existing Land Use



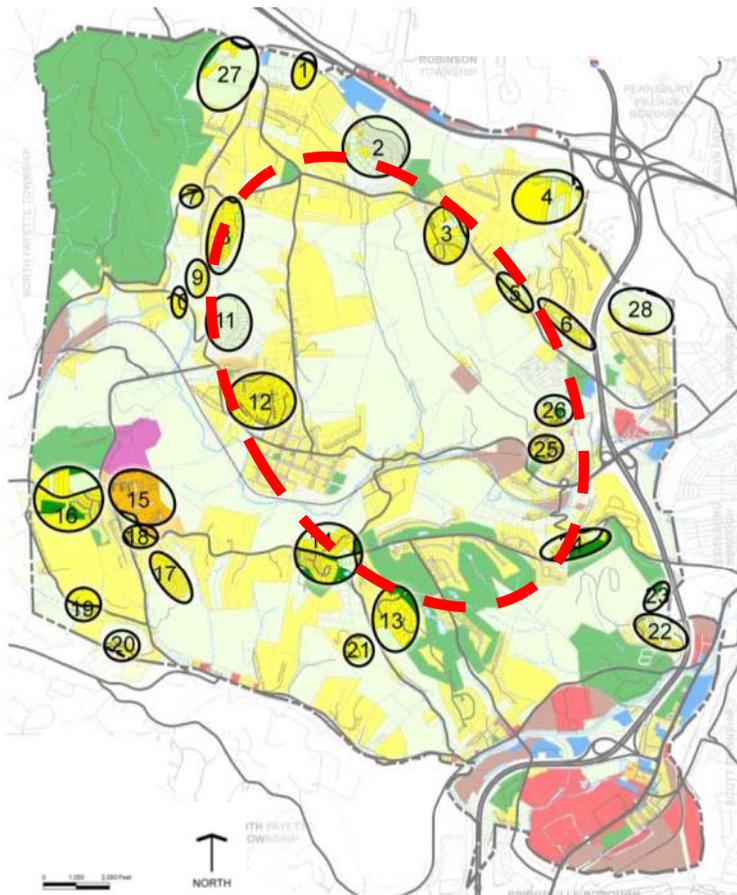
- 40% of Collier Township's land is vacant

Recent Development and Subdivision



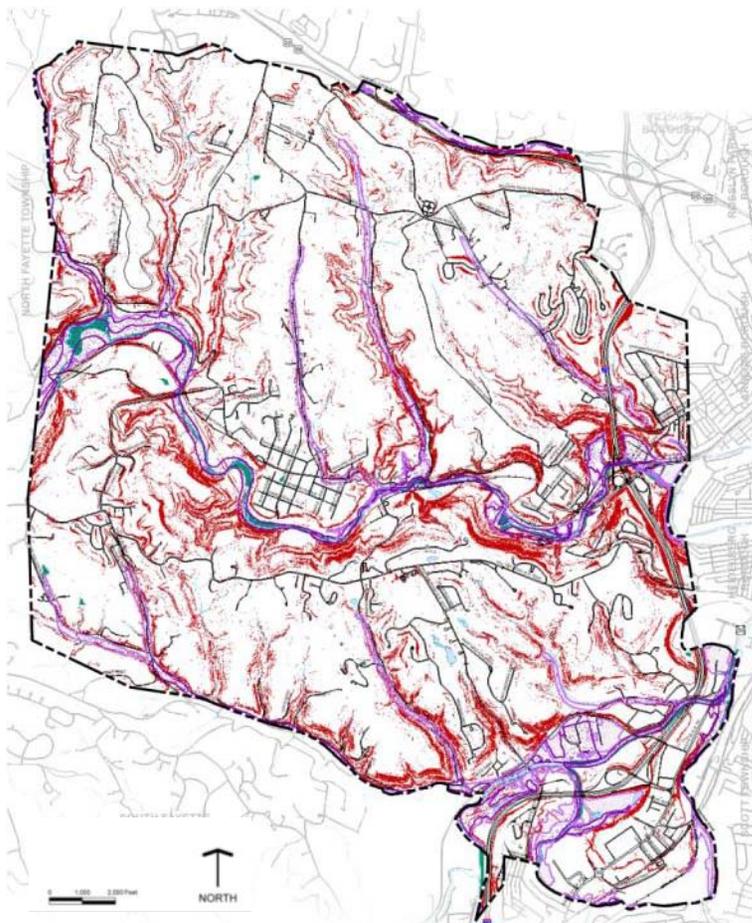
- New developments scattered throughout township
- Large area at center of township with little activity
- Implications for future growth

Recent Development and Subdivision



- Development is beginning to infiltrate the Central Valley

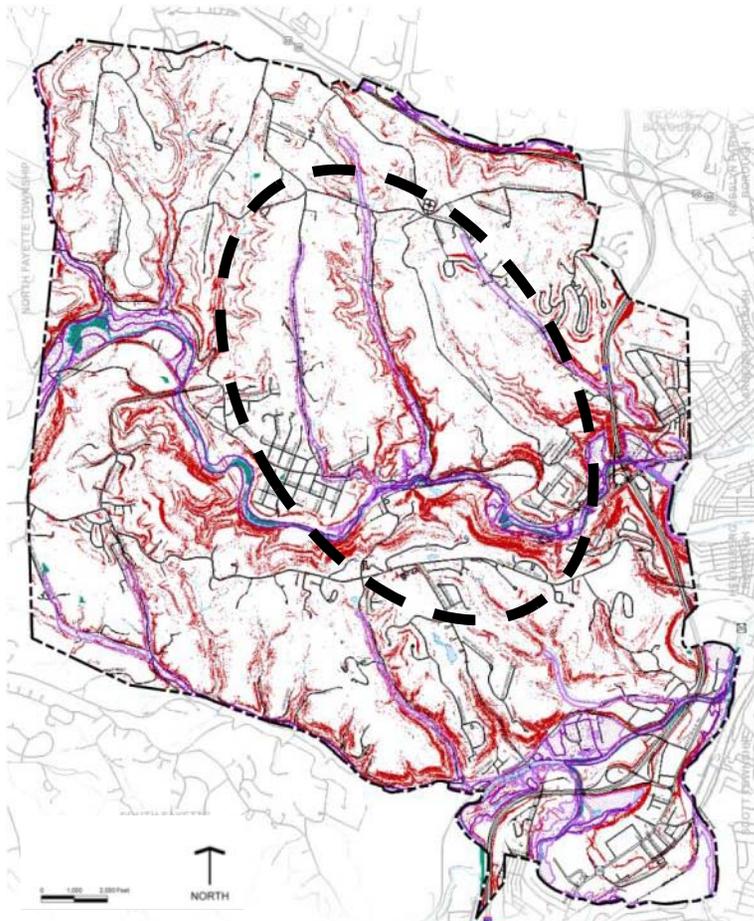
Natural Resources



- 100 Year Floodplain 412 ac.
- 500 Year Floodplain 350 ac.
- Steep Slopes 1,193 ac.
- Wetlands 134 ac.
- Steams 408 ac.
- Lakes/Ponds 144 ac.

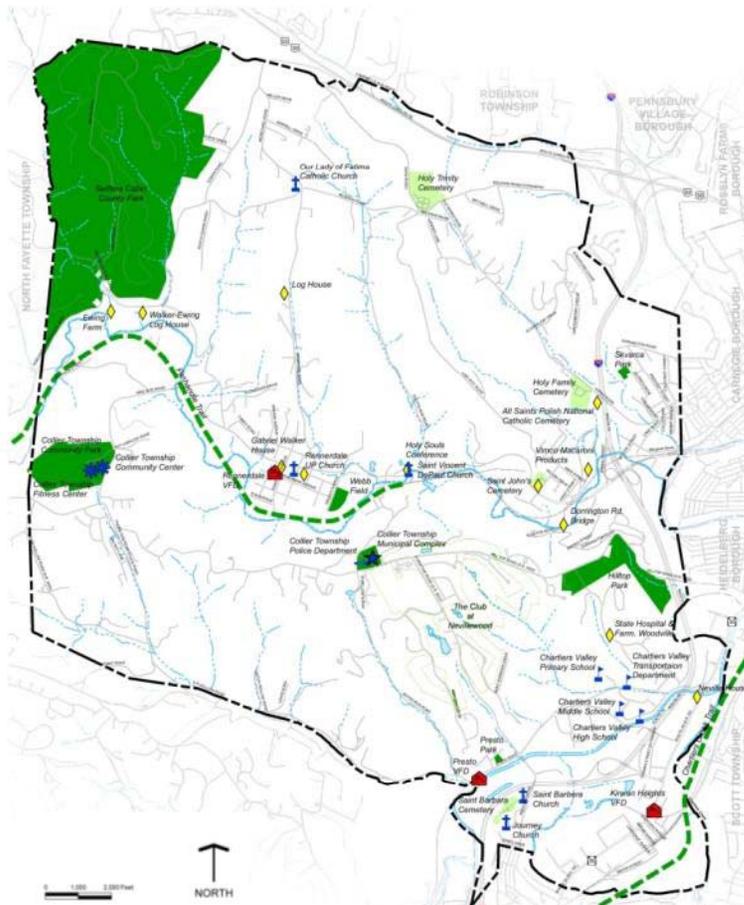


Natural Resources



- Watershed patterns make development in the Central Valley challenging

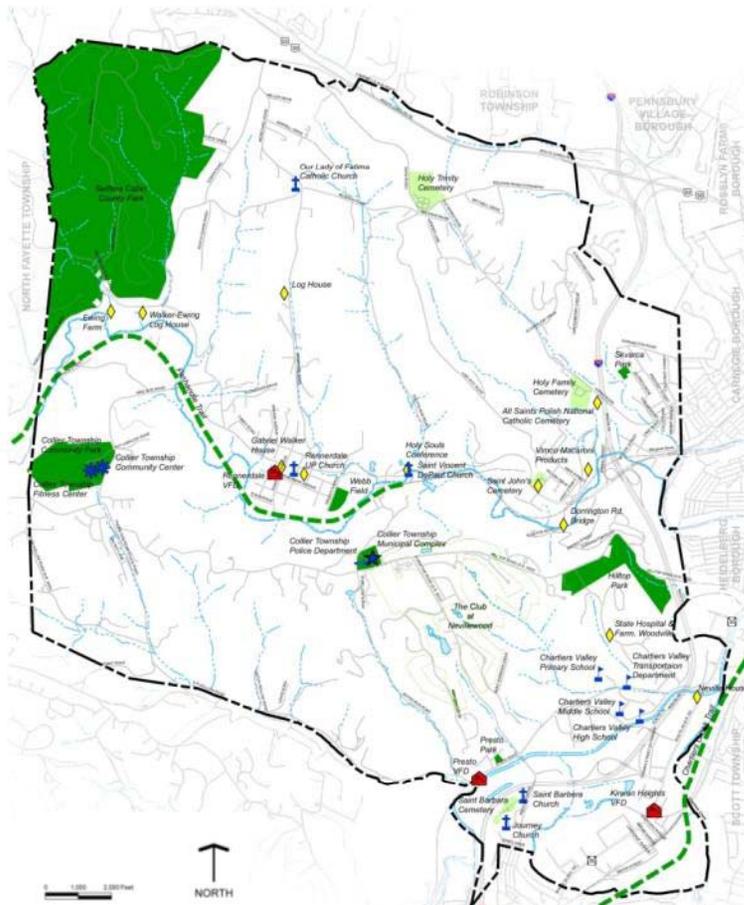
Local Civic Amenities



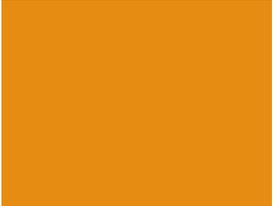
- Schools, Local Parks, Historic and Civic Amenities
- Settlers Cabin County Park
- Panhandle Trail
- Botanic Garden and trail connector

	Fire Department	OPEN SPACE
	Historic Site (PHMC Listed)	 Cemetery
	Place of Worship	 Park
	Police Department	 Trail
	Township Building	
	Other Facilities	

Local Civic Amenities



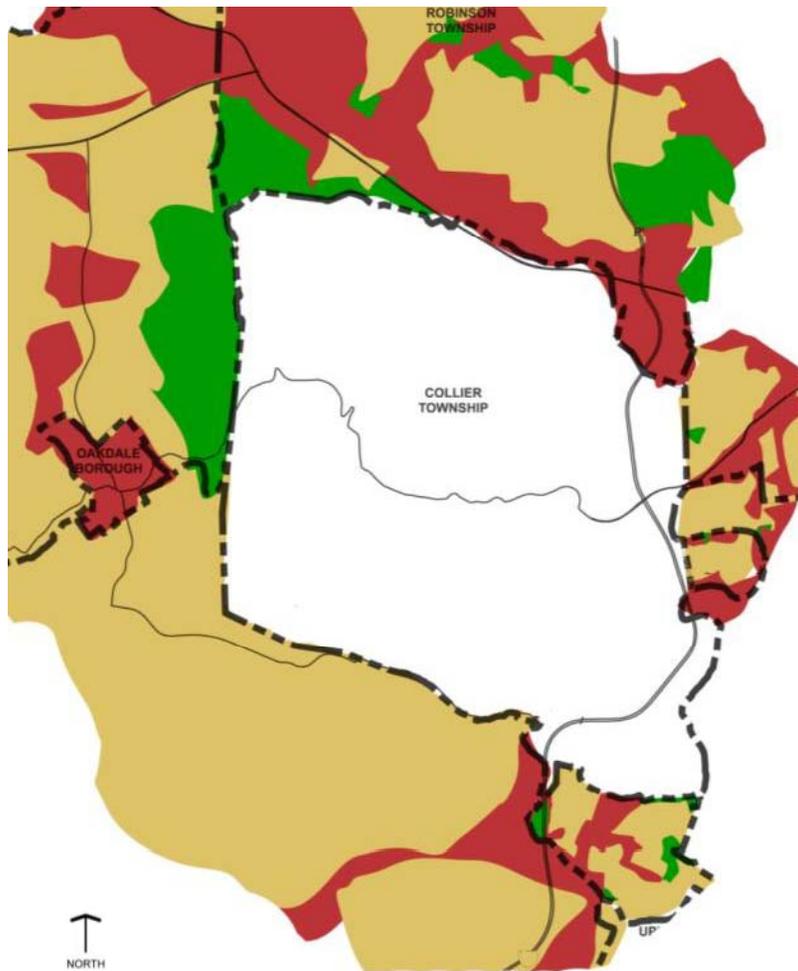
- Next to schools, civic amenities are the reason people choose to move into a community



Visions and Aspirations

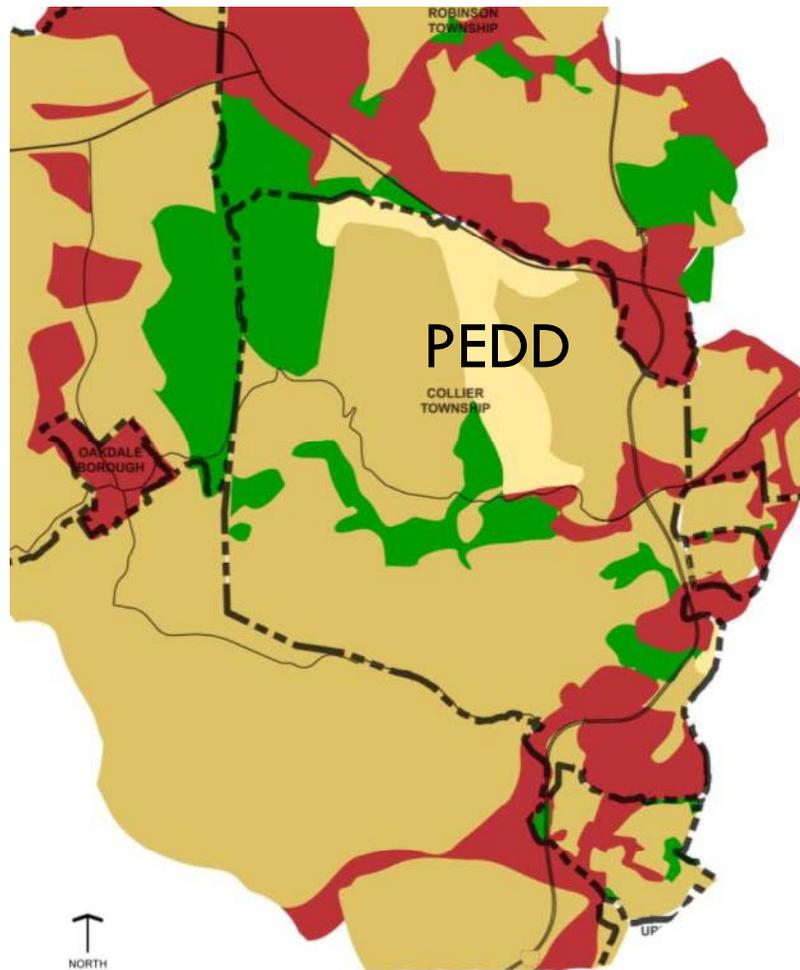
- Regional Land Use
- Regional Planning Initiatives
- Allegheny County Comprehensive Plan
- Community Opportunities and Challenges

Regional Future Land Use



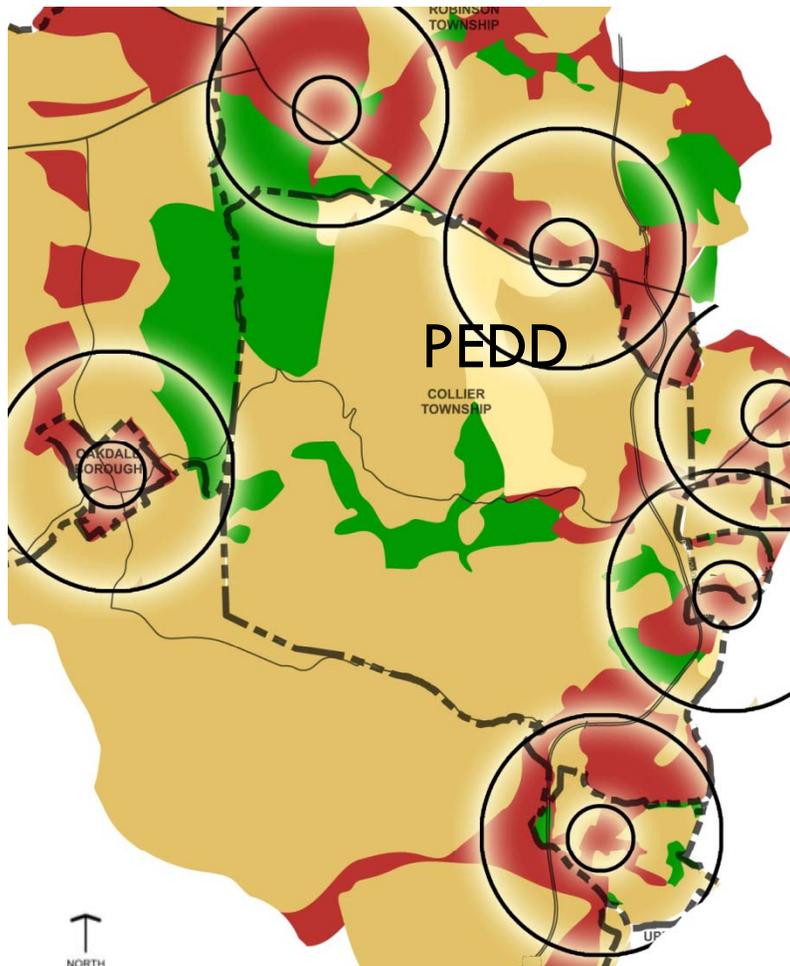
- Collier has significant non-residential land uses (red) to the north, east and southeast
- South Fayette is largely residential (yellow) near the border with Collier
- Public and Semipublic Open Space (green) is partly shared in the northwest

Collier Township Existing Zoning



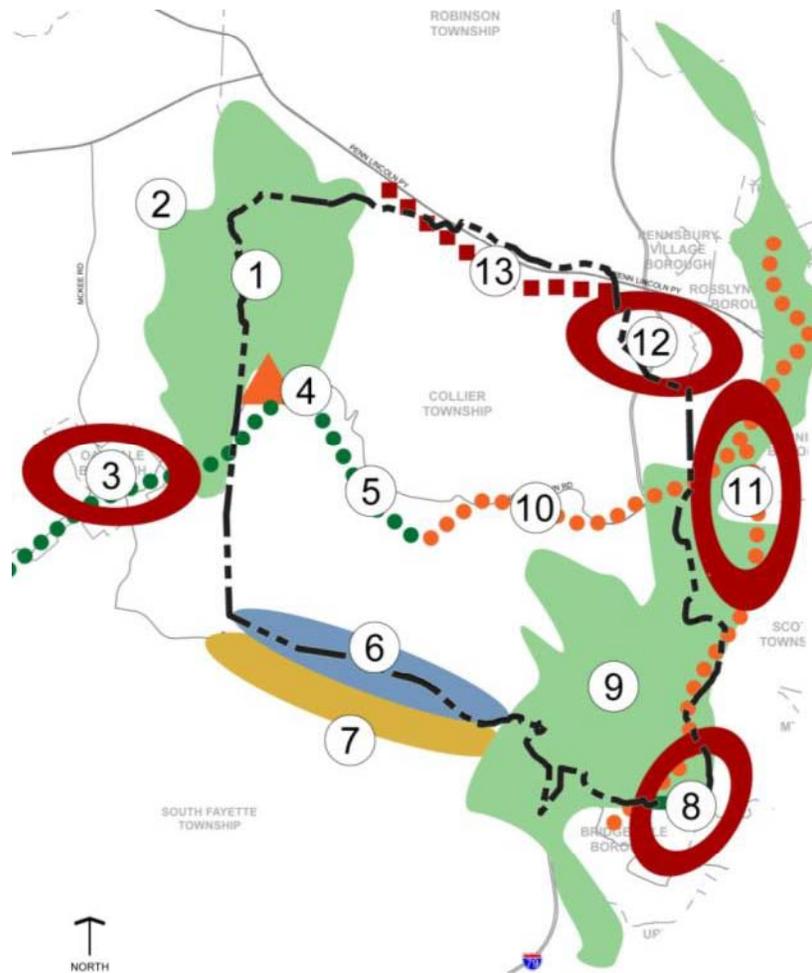
- Existing zoning designations in Collier Township show little area for commercial growth
- The PED District in the Central Valley can be utilized for commercial or residential development
- Development to date has been residential

Regional Land Use



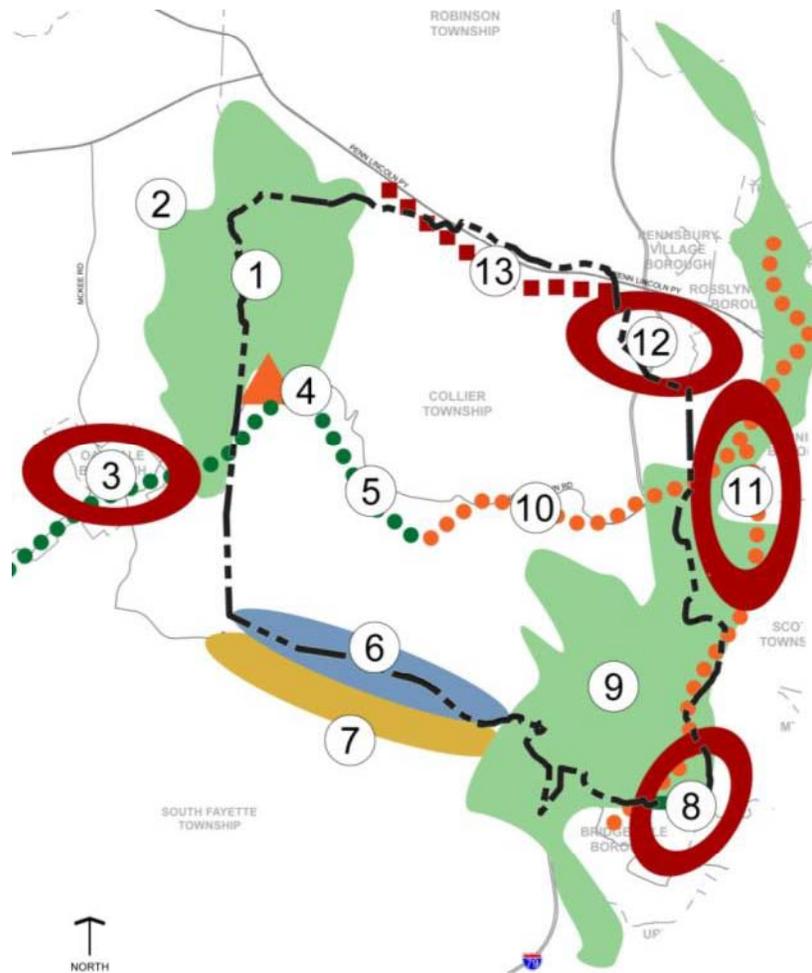
- 1/4 mile and 1 mile radii from nearby commercial areas show that much of Collier is underserved

Regional Planning Considerations



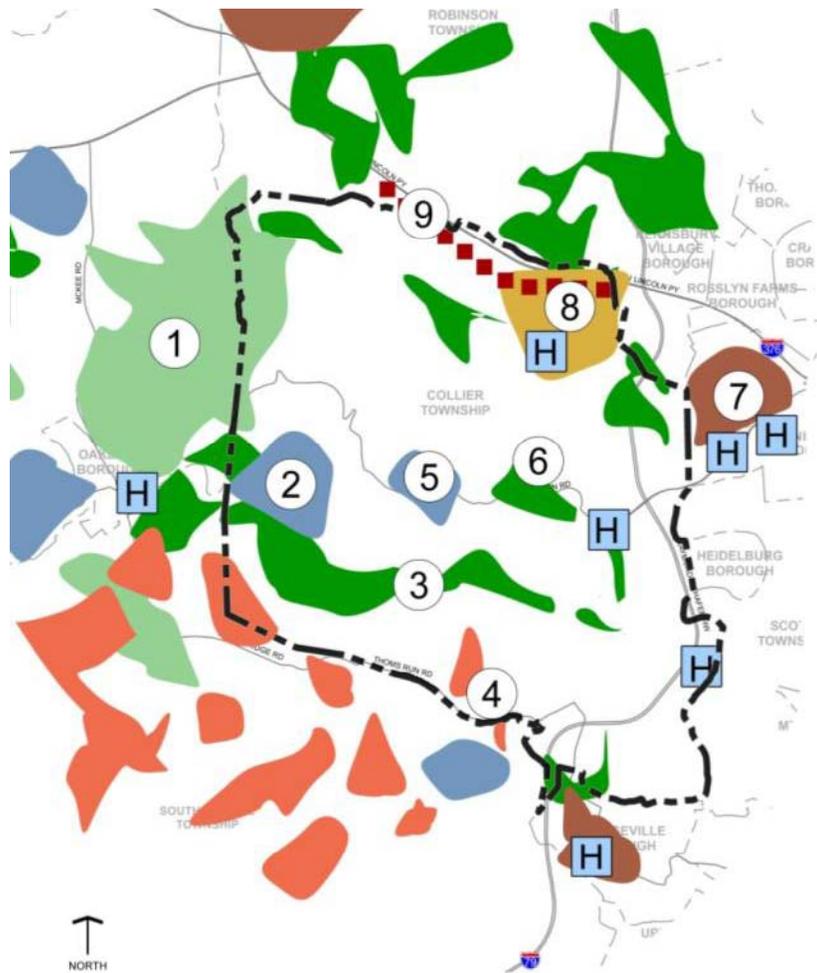
1. Settler's Cabin Park
2. Park entrances in North Fayette
3. Oakdale
4. Botanic Garden and Trail Connector
5. Panhandle Trail
6. Thoms Run Watershed
7. Residential growth in South Fayette

Regional Planning Considerations



- 8. Bridgeville Streetscape Improvements
- 9. Chartiers Creek Greenway
- 10. Planned Trail
- 11. Carnegie, Scott and Heidelberg Planning Area
- 12. Prestley Heights
- 13. Campbells Run Road Widening

Allegheny Comprehensive Plan Elements



1. County Park
2. Village
3. Allegheny Land Trust
GREENPRINT
4. Agricultural Security
Area
7. Community Downtown
8. Corridor
9. Campbells Run Road
Widening
- H. H-Historic Sites

Opportunities and Challenges

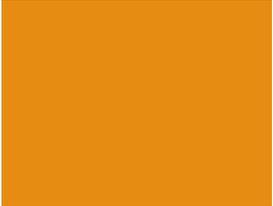
What are the opportunities and challenges for Collier Township?

- Regional Amenities (trail, parks, golf course)
- New Development
- Highway Access
- Industrial and Commercial Activity
- Undeveloped Land
- Collier Township Community Park
- Historic Resources

Visions and Aspirations

What is your vision of Collier Township?

- Local character
- As a place in the region



Next Steps

- Initial Concepts
- Recommendations
- Community Workshop