

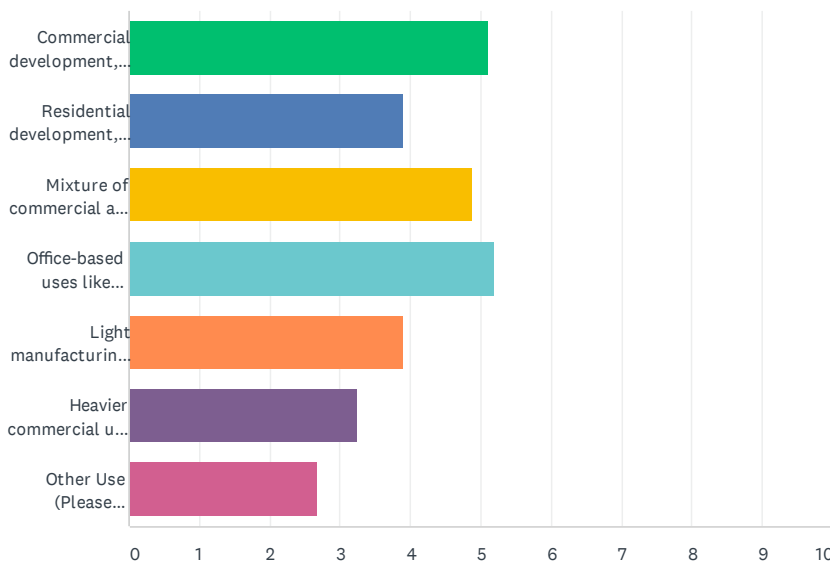
CHURCHILL BOROUGH
C-1 VISIONING
2020 COMMUNITY QUESTIONNAIRE RESULTS

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q1 Many of us have watched over the years as the old Westinghouse site transformed from a busy research center to the collection of mostly empty buildings that exist today. Looking to the future, what land uses would you like to see added? Rank the following, with 1 being your top priority.

Answered: 232 Skipped: 4



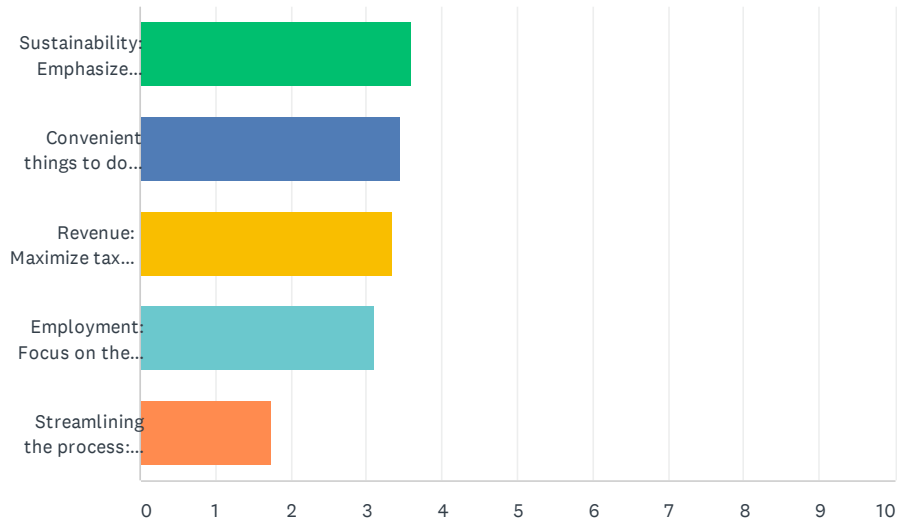
	1	2	3	4	5	6	7	TOTAL	SCORE
Commercial development, like shops, entertainment, hotel, dining and services	30.00% 66	18.64% 41	14.55% 32	17.27% 38	10.91% 24	6.36% 14	2.27% 5	220	5.11
Residential development, such as multi-family rental or condo units, retirement community, or live-work spaces	10.09% 22	11.93% 26	17.89% 39	15.60% 34	15.60% 34	19.72% 43	9.17% 20	218	3.89
Mixture of commercial and residential development	18.55% 41	21.72% 48	20.36% 45	15.84% 35	15.84% 35	7.24% 16	0.45% 1	221	4.88
Office-based uses like medical practices, research and development, robotics or labs	20.63% 46	21.52% 48	23.32% 52	26.01% 58	7.17% 16	0.90% 2	0.45% 1	223	5.18
Light manufacturing, such as production and assembly of products	1.83% 4	19.72% 43	12.39% 27	14.68% 32	36.24% 79	12.84% 28	2.29% 5	218	3.89
Heavier commercial uses like a warehouse or distribution center	14.61% 32	3.20% 7	10.05% 22	8.22% 18	9.59% 21	36.99% 81	17.35% 38	219	3.25
Other Use (Please describe your answer in Question 6.)	13.51% 20	8.11% 12	3.38% 5	3.38% 5	3.38% 5	14.86% 22	53.38% 79	148	2.67

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q2 As Churchill looks to the future regarding development of the C-1 District, what should the Borough's highest priority be when considering development proposals? Rank these in order of importance to you, with 1 being your highest priority.

Answered: 231 Skipped: 5



	1	2	3	4	5	TOTAL	SCORE
Sustainability: Emphasize development that protects air and water quality and trees, and limits noise and light pollution.	40.18% 90	17.86% 40	15.63% 35	13.39% 30	12.95% 29	224	3.59
Convenient things to do: Emphasize adding a variety of amenities and services that residents and visitors want, need or would enjoy.	22.97% 51	31.08% 69	21.62% 48	17.57% 39	6.76% 15	222	3.46
Revenue: Maximize tax revenue over all other considerations.	28.57% 62	20.28% 44	17.51% 38	23.96% 52	9.68% 21	217	3.34
Employment: Focus on the quality and number of jobs created.	9.81% 21	28.50% 61	32.24% 69	20.09% 43	9.35% 20	214	3.09
Streamlining the process: Find a development opportunity that takes minimal time to complete.	2.80% 6	4.67% 10	14.02% 30	21.03% 45	57.48% 123	214	1.74

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q3 One of Churchill's goals is to attract young residents. What kind of development at the former Westinghouse site would make Churchill more desirable to them?

Answered: 218 Skipped: 18

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

<p>One of Churchill's goals is to attract young residents. What kind of development at the former Westinghouse site would make Churchill more desirable to them?</p>
<p>Walkable town square type development with restaurants, farmer’s market style grocery store like Sprouts, a library</p>
<p>Employment and development opportunities that secure the financial future of the borough.</p>
<p>Commercial development where the public has a place to interact with each other mixed with green spaces in between</p>
<p>park; animal park, entertainment possibilities such as amphitheater</p>
<p>commercial development that would create revenue and offset some of the high taxes. The high school taxes and failing district deters young professionals especially those who purchase a home and the very next year have their taxes doubled. We should be considering only revenue makers to help alleviate the high cost of taxes</p>
<p>something sustainability-focused (could be any number of ventures using sustainable practices and with environmentally responsible operations)</p>
<p>bars, restaurants, grocery store, outdoor spaces, dog park</p>
<p>Local small businesses from Pittsburgh</p>
<p>Amazon Warehouse</p>
<p>We believe that having new development that significantly increases revenue to Churchill, such that taxes can be held in check or reduced, will go a long way toward making Churchill affordable for the young residents that you seek. Additionally, it will probably be very difficult to retain young people who wish to start families until the Woodland Hills school district is vastly improved (we realize that this is largely beyond the scope of this survey).</p>
<p>Restaurants, family recreation space, their employment here</p>
<p>One that promotes and combines health, wellness and nature.</p>
<p>Passive and active greenspace, activity/social oriented destination, multi access - public transit, walkable, bike friendly, etc</p>

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

Offices and lab development spaces for research
dont know
Walking/running trails
Coffee shop, bakery, small shops, green space, trails, etc.
Something that keeps taxes down
Any development that would lower our tax rate.
Ahared community space like a playground with a spray park; many are parents but Churchill has no playgrounds; mixed commercial and residential development; a shared community space where we can also have events like open air movies, small concerts, etc. something like Bakery Square with more options for parents and families
Reducing taxes better schools
We need to lower our taxes that will attract younger people
A brewery/restaurant with outdoor seating. Daycare on the more practical side.
I'm not the demographic to best answer this.
A Whole Foods, or similar market , specialized fitness facility,
Tech company jobs, scientific research.
Recreation including a swimming pool and playground along with trails
employment
Something that increases property values
Mixture of residential, office, retail.
Recreation
Commercial development with jobs plus public park for recreation
Stop focusing on Young ... refocus on seniors who built this community.
lower taxes.
Bars, restaurants, cafes, some retail shopping, a park like area to walk around in, activities for children also
Better schools
Research/technology
Natural foods grocer, coffee shop, yoga studio, playground

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

jobs, and a park like setting, and a NICE restuarant.
The school district is a deterrent to the community.
employment opportunities
Attract young families to fine their permanent home and a retirement residential area for senior citizens
nice residential community with pool, park
Amenities with housing, pool, coffee shop, gym - like Bakery Square
opportunity to make a living wage
Attractive housing options
amazon
Mixed use
Either entertainment or high quality tech jobs
Walking paths, benches, picnic tables
Technology Company
Mixed use—Parks, trails, some housing, some shops
The light at Beulah & William Penn has poor timing. I have sat at the light for minutes with no one moving. Also, a right turn lane from W.Penn onto Beulah South would be good.
Jobs and tax revenue to reduce tax payer burden
Shopping and dining
unsure
Open air restaurant/shop concept
Ball fields
Parks and places of activity for children.
Research & development, technologically oriented companies, goods & services, and ecologically sound practices.
retail, entertainment , restaurants
Food and entertainment and outdoor recreation.

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

Get a major company like Amazon or Goggle
Tech and professional offices (medical, wellness, attorney) a nice cafe or restaurant, and trails for walking or biking.
Employment opportunities that will help stabilize Taxes.
park, playground, recreational use, swimming pool
Cafes, coffee shops
keep the open land as a park with minimal commercial or residential, even consider demolition and removing parking
Not high end, but quality dining and shopping. Mix with quality apartments and condos/townhomes
Co-working space, dining and entertainment
Mixed use including a park for kids
Restaurants, cafes, shopping
Artisan community/ indoor outdoor greenhouse/community farmers market like in Cleveland. Get progressive
Entertainment; Family friendly activities
Affordable housing; daycare facilities; recreational opportunities
Employment opportunities, Outdoor Spaces, shops and restaurants that appeal to younger residents.
park, recreational activities Place to take their kids
Quality, reasonably priced housing, proximity to employment.
Housing community with recreation, improved schools, employment opportunities
Jobs
Local gym, new restaurant
Sportsbar, dek hockey court, basketball court, softball field
Environmental center
Not a big warehouse. Young people like cool shops and restaurants and parks.

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

Some commercial development, restaurants and shops. Walking trails and green space as well.
Jobs/Restaurants/Shops- Edgewood Town Center with more green space
Anything that brings employment opportunities with tech firms like amazon, google, uber etc... We need jobs close to home to attract young people here. We need the tax revenue to make the school district more academically competitive and attract young people.
As a young Churchill resident, (30 years old) I would like to see restaurants (with outdoor seating), bars and shops.
Restaurants and shops. Childcare
Retail commercial friendly to foot/bike travel, or educational space like for a school that's better than what we have now.
walkable areas to restaurants and shops and entertainment be it commercial entertainment or recreation. Think sidewalks... town square
High tech jobs with attractive residential apartments
Hiking or bike trails or some kind of park.
Great children's park. Maybe a pool like Forest Hills, or a nature center like Frick Park. Community garden and produce/farmer's market.
Employment and possibly some recreation/fitness amenities.
white collar jobs and retail as well as green space
Outdoor access, biking trails and shopping ease
Walking trails. Playground. Coffee shop. Small stores.
Retail, restaurants mix set in natural outdoor spaces. Walking paths
Lower our property taxes as you promised

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

<p>My vision is a mixture of residential and commercial. A place that many Churchill residents are able to walk to safely. A square with shops that does not allow traffic in the center of the square. Please change the light at the entrance to Westinghouse so pedestrians can safely cross at that light. A combination of small shops businesses and wooded park area.</p>
<p>School district needs improvement with better balanced tax; some convenience stores so Parkway East is not needed for the basics. If a singular large tax revenue generated like manufacturing or distribution house is not feasible, then a mixed use area that gives a 'Center' or "Main Street' to Churchill.</p>
<p>Young shopping area</p>
<p>Something that will aid in reducing property tax</p>
<p>Young shopping area</p>
<p>Sustainability.</p>
<p>Exclusive shopping, dining, entertainment mixed with residential</p>
<p>housing development with ammenities like pool, gym</p>
<p>Recreational area with park, playground, walking trails, etc</p>
<p>Something that would lower residential taxes first and foremost. There should be a cap on residential school taxes. No young residents are sending their child to public school. They have plenty of money for the houses but are being deterred by astronomical school taxes. We need to offset taxes with income from this property! We do not need another park or bike trail.</p>
<p>restaurants, coffee shops, park like atmosphere, playground</p>
<p>Entertainment, bars and restaurants, and all in a pedestrian-friendly strip to create a destination</p>

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

Shopping district or offices that would create jobs and increase revenue to the community without increasing taxes in a school district they have not intentions of using.
Amenities needed in walking distance
Having any occupant
Something that will generate revenue and keep our taxes down
Mixed use residential and commercial
dining and entertainment facilities
Internet cafe?
The main attraction for young families is a good school system.
Commercial/ Residential mix (smaller/more affordable homes/apartments) - small shops - walking ability and park area. High Tech amenity draws such as the first 5G in the area or Borough provided free WiFi to the area. How about a magnate public school for K-8.
Create jobs
Residential - you can live in Churchill and get to the city quickly without paying city tax
Outdoor living space
Before Covid I would have said restaurants and entertainment. But now I think green space and a park.
Whole foods?
Jobs
Parks for outdoor activity and sports.
One of the F-A-N-G Corps. or similar tech / medical type of opportunity
Employment opportunities for our borough and surrounding boroughs in our school district. We have enough housing.
Good jobs
A school that isn't part of the Woodland Hills District, like a cyber charter school.
parks and rec
Technology research and development
shops, entertainment, kid friendly park
Work-life mixed use

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

Mixed use development creating jobs and services.
apartments or condo's with amenities
Mixed residential and business with open space for residents to enjoy with amenities related to outdoor activities
Employment Opportunities
Boutiques, Restaurants, Coffee Shops, Public Golf Course
anything that will lower Taxes!
Open space , park facilities, casual dining
EMPLOYMENT
Jobs in technology or corporate satellite-location positions; university off-campus extension facilities or labs; startup incubation spaces (Innovation Works/AlphaLab partnership); new models of retail and lifestyle businesses - food halls, pop-up retail, holistic health providers, healthy food options (Look at NovaPlace redevelopment in the North Side as inspiration); green spaces with sustainable elements; community gardens; ability to give back (Look at partnerships with local non-profits like AllStar Code); educational experiences or options for family enrichment; restaurants by successful new chefs in our area
New School District to replace WHSD
Professional offices, anything regarding environmental concerns
Quality day care center, children's play facility, reasonably priced coffee house ,
green space, walking trails, playground, coffee shop
Any
A major development that would increase the tax revenue to allow the WQoodland Hills School district to improve from its rating of 548 out of 688 PA schools and be more attractive to raise families
A development that supports new jobs and lowers taxes
a private school

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

<p>Anything that would lower taxes and improve the school system would probably attract residents. But the questions is flawed. Why do you want to attract younger residents? Younger than whom? Why would the older residents of Churchill have insight into what would attract younger residents?</p>
<p>A technologically advanced jobsite - Amazon distribution has been in the news for the site. Let's put that there.</p>
<p>Town center shops, Entertainment and green space</p>
<p>It does not matter, as a newer resident in my early 40's, I want the space to be used to generate jobs and generates taxes for our school district.</p>
<p>None. Consider sidewalks on the residential streets and local schools even if private. Consider ceceding from the Woodland Hills SD</p>
<p>mixed use commercial retail/office/apartments</p>
<p>More community resources such as recreational center/park, playground, swimming pool.</p>
<p>Employment and recreational oportunites</p>
<p>Research and development sites that would bring young people for good jobs.</p>
<p>A development that would provide jobs for all classes of people and increase tax revenue for the borough and school district. Improving the school district, which includes lowering the property taxes to compete with Westmoreland County taxes would attract younger residence that will raise their family here.</p>
<p>Quiet business area</p>
<p>Good schools! For good schools we need a tax base that is beyond residential.</p>
<p>jobs</p>
<p>Something that lowers property taxes</p>

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

[I'm 35] Chain like jimmy johns, or other fast casual, high quality grocer, pharmacy, gas/quick shop, park with dog park, trails/pavement for hiking/running
Park & Recreation
Bars and restaurants!!! Preferably not chains.
We think we are too old to know. Ask some young people.
Upscale shopping or eating establishments
social gathering places,restaurants,coffee shops
Lower taxes and better schools
Mixed use of residential housing (young & old), highend retail, commercial office, hotel that would include amenities such as walking trails. NO INDUSTRIAL OR WAREHOUSE!
A high quality private school with excellent facilities.
Lower taxes and affordable housing
Low taxes.
condos w restaurants grocery store
Farm to table food, brewery/wine tasting/distillery, food halls like small man galley, entertainment like duck bowling, fire pits, escape room, local products sold, green space, dog friendly
Green space
sustainable, natural surroundings
Jobs
Incorporating the types of attractions that appeal to younger people: social gathering places, exercise facilities, condo/townhome developments, outdoor activities. Integration of live/work/play developments
Employment
Outdoor area for physical fitness
Community Activity Center
tech center with employment opportunities
A combination of shops, residences, and light factory. All of this with sustainability as #1.
Development that provides revenue to take pressure off real estate taxes for families
Recreational Facilities

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

running trails, nature center for kids, playground, perhaps a stable
Long-term job opportunities
residential/entertainment
Offices for companies that draw young professionals
A combination of the Westinghouse site having a maximum of good paying jobs and the Churchill Valley Greenway being purchased by ALT, would make Churchill very attractive to young residents. It combines green space with jobs and improved revenue base.
Patio Homes, Condos, Apartments
Convenient retail
Walking areas, gathering spaces such as coffee shops and restaurants, small independent business such as hair/nail salon, gym, community vegetable garden, playground, swimming pool.
Parks, play spaces for families and kids, family friendly restaurants and shops, walking spaces, outdoor eating areas, community pool
A large set aside as green space.
Parks and recreation
Brewery
Internet accessible. Place to study/work like a cafe. Less national chains more local
A mix of commercial, entertainment, and outdoor activity
Jobs
Multi use site with lower property taxes
mix of public park, commercial retail development and residential housing
Parks and recreation, dog parks
One that gives jobs and adds to boro and school taxes
Recreation and entertainment
Keeping and enhancing the green space on the property. Maybe walking trails and a playground. Soccer fields would be great too if there's enough level space.

QUESTIONNAIRE RESULTS

Q3 – Attract young residents

coffee shops, restaurants, offices
Keep the green space part of the land and turn it into a park. We leave off of Lewin and would enjoy being able to walk on that land.
Local, independent businesses. Childcare/Montessori.
Good paying jobs
Smaller affordable spaces to run a small business from.
A place that has jobs and potentially attractions (retail/restaurants)
Open-Ended Response

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q4 If you worry that development in the C-1 District would detract from Churchill's quality of life, what are your main concerns?

Answered: 208 Skipped: 28

ANSWER CHOICES	RESPONSES	
Item 1:	100.00%	208
Item 2:	77.88%	162
Item 3:	58.17%	121

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

If you worry that development in the C-1 District would detract from Churchill's quality of life, what are your main concerns?
None
Pollution
loss of green space
traffic congestion
The opportunity to create revenue is turned down so that the small few are not inconvenienced.
Environmental degradation & pollution
must be green energy- NO FOSSIL FUELS
Traffic/Speeding/congestion
Only worry is not maximizing tax revenue.
None
Noise
Noise/sound pollution
Loss of existing green space
Tons of condos and apartments
traffic and noise
traffic
too much traffic
heavy commercial traffic
Don't feel it would. Concern should be to lower our tax rate.

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

Too much traffic, especially on Beulah, Penn Ave, and McCrady Road
Noise at night
Commercial develop will not detract
Noise
Environment damage.
Traffic
Pollution- environmental,as well as noise, light, etc.
Traffic congestion
crime
Traffic congestion
Negative environmental & infrastructure impact
Sufficient well-planned entrance/exits to minimize impact of traffic on already established Churchill residences
I have NO concerns except taxing seniors out of their lifetime investment ... their homes
pollution
Too much traffic, especially coming off the parkway
Water contamination
noise
Too much traffic, noise, and pollution from a warehouse
environmental degradation
Do not allow Fracking
N/a
I do not worry that development would detract
traffic
traffic both residential and commercial
No section 8 housing
traffic
Property value
Low income or subsidized housing
leave as is

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

Pollution
Noise
Low income housing
Not enough tax revenue to cover the needed resources
increased traffic
No large trucks
Traffic
Noise levels
pollution
stormwater runoff
Noise and road damage from big trucks.
Lack of jobs
Traffic
Traffic congestion
manufacturing that would create noise and pollution
None -- need the tax revenue, improve the school district
increase in traffic
Warehouses and/or distribution
Too much heavy truck traffic, potential for disruption of our peaceful neighborhood
Managing traffic on Greensburg Pike
Traffic
traffic
denser traffic
Increased Traffic on Beulah Rd and Churchill Rd
Noise

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

Development of industrial site is usually unpleasing
Quality school district
Crime
crime
Traffic issues
Traffic
Traffic
Traffic and noise
Pollution.
Cheap Housing
I don't worry that any type of development will detract from Churchill. On the contrary I see Churchill slowly rotting away just like the site and it's time to do something about it and make some progress.
Crime from low income housing
business that extends into the overnight hours
light and noise pollution can be handled appropriately
Changing the landscape of the area around the C-1 District
traffic control
Commercial shops, hotels and dining right outside Wilkinsburg
traffic
Traffic
air pollution and noise pollution
Too much traffic.
Don't want ugly warehouse space being developed on property
Lower our property taxes ... why aren't you listening to us?

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

Pollution- I'm sure there is a way to develop it using green technology.
No tax deduction incentives for big businesses to be established (box stores, Amazon, Google, etc.). They should pay their share and contribute towards a tax base enhancing Churchill.
Subsidized housing decreases property value
It would be terrible if there was no tax base
Subsidized housing decreases property value
Not worried
Attracting the wrong kinds of businesses
noise
air pollution
Low income housing built- decreased property value
noise and pollution
Pollution
Turn it into a park. Total waste
Noise
Noise and traffic on burlap road
Too much focus on cars, not enough on peds, bikes
traffic
none
Commercial establishments that could be high failure risks, create traffic congestion issues, or detract from quality of life

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

Traffic congestion
Traffic
Pollution
Traffic
Pollution
Air quality
Pollution both air and noise.
Traffic
Traffic
Truck traffic should come from the parkway, not residential roads.
Hard to care about quality of life if you do not have a job.
Increased traffic on Greensburg Pike.
safety
Bars
Economic stability of businesses
None
Noise
Residential community life distracted by heavy truck traffic outside normal business days of operation
Vacancy
Traffic
traffic onto parkway ramp
Pollution — air and noise
traffic - but have the developer build new access ramps

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

Additional noise and traffic (Divert the Churchill on-ramp closer to the commercial land and away from residential. Add sidewalks for local residents to walk to site rather than drive)
Truck traffic, noise and pollution
Traffic and noise associated with industrial development
traffic
removal of green space
None
If Churchill doesnt approve the Hillwood proposed warehouse distributin center and it's 8 million dollars per year in tax revenue they are not being responsible
There should be absolutely no detracton from the quality of life
none
Oil and Gas exploration would tank our property values and health
The C-1 District is an already developed property. It provided thousands of jobs when developed, and has the opportunity to do so again.
Attracting outsiders that do not have personal investment in the community
I have not concerns, the area is accessible by high traffic areas anyway.
None
traffic
Additional traffic
Noise
Noise, increased traffic,

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

It remaining an abandoned property as it sits right now.
Noise
Your questionnaire is greatly skewed by this question.You should word your questions to avoid your obvious bias.
Something that's too snooty and exclusive
None; people who worry about traffic are selfish
There's not enough for the kids & young adults to do in our community
Traffic
traffic
Increased traffic
industry,pollution
not concerned
increased traffic, pollution/noise/air
Traffic
too much light at night coming from the development
Lack of development. Staying empty.
none
More traffic on main roads (Beulah)
Degradation of the green nature of Churchill
Traffic
Poor traffic management
Traffic
Increased traffic
home values decline
Sustainability

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

Noise
degrading quality of life and cheapening the neighborhood vibe
Water pollution
Traffic management by both state and borough government
crime
Traffic concerns
I have none we need to move forward
Air pollution
Pollution
traffic; the need to create new traffic patterns to accommodate cars entering and exiting that property
Buffalo Hot wings causes the hot cell to melt down!!!!
Traffic
Cheap, quick building of a strip mall
Traffic congestion at the entrance intersection
High taxes
Crime
Misuse of the taxes provided by the potential use of the C-1 District
heavy use, pollution and noise
Cheap housing units
None
Truck traffic
Traffic
traffic
Noise
Industry = various forms of pollution (noise, air, in particular).

QUESTIONNAIRE RESULTS

Q4 answer 1 Quality of Life Concerns

Traffic
No Development
Traffic (the light on Beulah is already horrible)
Item 1:

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

large amounts of extra truck traffic
littering
Noise and traffic
increased traffic if the site was developed for manufacturing
Air & land quality (pollution)
None
Air quality
Overly commercialized
Increase air pollution
Low income housing
noise
people leaving garbage and not cleaning up

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Trash thrown on the side of the road and noise and air pollution
we need more revenue to strengthen Churchill
Crime
Traffic dangers
Noise
Traffic on Beulah & Greensburg Pike
Noise pollution
pollution
Increase in crime
Noise
noise
Worried about increased traffic, pollution, and trash along McCrady road, Penn Ave, and Beulah road
Loss of green space
traffic
Damage to residential ambiance and aesthetics
traffic congestion
Increasing my taxes
noise
noise
Absolutely no more group homes
Traffic
Unplanned development
more retail

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Noise
Poor infrastructure to handle increased traffic
No Pollution
Industrial use
Pollution
traffic
Property value decline
More revenue
Ugly commercialization
Pollution
more unnecessary shopping options that become future vacancies
pollution of air and by garbage everywhere
Noise and pollution
Illegal activity, crime and disruption to keeping the peace, which means more law enforcement will be necessary
Noise
Noise
air pollution
green spaces won't be maintained
Increased Noise, Pollution, and Crime

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Road congestion and degradation
Noise and increased traffic on local roads and 376
Employment
Heavy traffic
decrease in property values
Noise
Litter
Noise
Pollution
Increased noise.
Building too close to current residents.
I don't worry that any type of development will detract from Churchill. On the contrary I see Churchill slowly rotting away just like the site and it's time to do something about it and make some progress.
Low end card bringing drug and alcohol abuse
pollution (including noise and light)
design aspects handled nice or garishly
Air/water pollution
low income housing, crime
Multi-family residential or condos
noise
Crime
visual eyesores, signage buildings, and large parking or vehicle
Too much noise.
Traffic/congestion

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Increased traffic on side roads when Parkway East bridges are reduced in capacity to be retrofitted starting in 1 to 2 years and lasting for 3 to 5 years
Create a park that would not generate revenue
No tax base
Create a park that would not generate revenue
too many cars/trucks
water pollution
No revenue from C-1 property would increase res. prop taxes
low income type development
Large trucks
Allowing it to remain empty and a tax burden
Traffic
Heavy industry
crime
Low quality stores...dollar stores

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Pollution and Noise
Littering
Noise
Pollution (air and water e.g. runoff from parking lots)
Heavy industrial traffic
Noise
Large truck transportation issues associated with warehouses
Increased noise and light pollution.
traffic
Gambling
Traffic on Beulah Rd
None
Traffic
Close knit community, resident opposed to large scale development that creates more truck traffic
Lack of Sustainability
Type of business
Heavy traffic
none

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Additional pollution
Excessive night time lighting
Quality and character of residential development
overspending of tax revenues by borough government
elevated noise
A development that offers jobs would never cause an issue
Dense housing without commercial might increase the use of services I use at the same time I use them.
My main concerns are the fact that the tax base is being burdened, and needs help to ease the pain of the ever-increasing taxes - increased through a vote from the Borough Council again this year.
Compromise Churchill's quiet friendliness that I have enjoyed for 9 years so far
pollution
Air pollution and noise pollution.
Excessive traffic

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Litter
It becoming a property that is taxed exempted, such as the green space of the former Churchill Valley County Club. A second property like this is unnecessary in regards to quality of life
Heavy traffic
Litter
noise
Influx of non-resident shoppers/diners
decreased natural habitants
security
Crime
too much potential traffic
Would need bike paths/ sidewalks or pedestrian walkways for neighborhood people to get there
Traffic increase
Inability to attract the right businesses
Increased crime
crime

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Tax revenues
Pollution
lowering property values, uglification
Air pollution
Any heavy manufacturing entities
traffic
worry more about if it remains undeveloped,that shale fracking would once again target Churchill.
We have the access to the City and we don't promote it
Noise pollution
Noise
ruining the green space at the site; it would be great to have that preserved and open for everyone to use
Poor planning of overall development
Something industrial
Additional high-speed traffic along Beulah Rd.
Housing for those who do not deserve it
Property values
The land being used minimally with limited income for community use
loss of tax base
over-crowding like Penn Hills
Air Pollution
Noise
pollution
Traffic

QUESTIONNAIRE RESULTS

Q4 Answer 2 - Quality of life concerns

Noise
Community wanting more park or green space
Safety
Item 2:

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

cookie cutter development that doesnt add any culture to the community
Corporate influence and chain businesses/reduction of Borough's character
large corporations getting involved- should be as locally based as possible- priority given to small, local businesses
Quality of our roads
None
Traffic
Increase traffic

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

removal of trees and all of the land used
crime
too much noise
Too many cars so more probability of car accidents; need a traffic light for pedestrians at McCrady and Beulah intersection
More revenue will lower our taxes
Traffic volume
Speeders
Quality of air
traffic
Noise
Traffic
traffic
Traffic congestion

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

what type of jobs/company that will help quality of life not detract from it.
Tying our fortunes to a behemoth again
pollution
No more "green space" - CVCC is enough!
Aesthetic of community
Lack of taxable property
more restaurants
Air, noise and light pollution
Attractive Entrance
public safety
Heavy traffic
noise

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

Traffic
Maintain an attractive environment with new business in place
Noise
Additional concerns for police, First responders etc.
hotels and commercial uses that would generate excessive traffic
reduction in the green canopy of trees and vegetation
Destruction of the physical beauty of our neighborhoods
Air pollution
noise pollution
Attracting low quality residents and businesses
Damage to the environment
Tax base
traffic

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

Dirtying the area
Crime
Litter
Decreased property value
Increased traffic.
Noise
I don't worry that any type of development will detract from Churchill. On the contrary I see Churchill slowly rotting away just like the site and it's time to do something about it and make some progress.
Manufacturing causing unpleasant sites and sounds
relocating the deer into my yard
having it all.. my cake & eat it too. Enough effort towards compromise not simply majority rule
Any commercial/residential other than retirement community
attracting crime (drugs, fights)
Litter

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

further degradation of land and tree and water resources
Overdeveloping land. Needs to be a green space mixed use
Don't be bamboozled with "increased jobs propaganda" and then cite the number of jobs for construction people (which is temporary and not local) or distribution warehouses/manufacturers (which are already mostly automated and will continue further on that track). Be frank about the actual employment numbers any development is likely to be produced.
No tax base
pollution
traffic congestion

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

big box type stores
Crime
Turning it into housing that will decrease property values
Crime
Need a mixture of jobs and residential
noise
Noise and pollution
construction density to tight
Traffic
Removing green space

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

Displacement of current residents.
noise
Movie theater
None
Undesirable business
Friendliness of the neighborhoods and it residents
Tax Base
Taxes are far too high!
Safety
none
Developments that don't also consider the wellbeing of residents who are lower income
Excessive deer population
Traffic associated with residential development
speeding by heavy vehicles on Beulah Road
heavier traffic

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

This survey is BROKEN! My Question 1 answers were reordered before submitting and there's no way to check your answers after submission. You should invalidate these responses!
The Borough should allow the development of the site with its highest and best use, as we would then be able to fix our roads and sewers, increase our home values, provide millions of dollars to the school district and borough, and allow for the municipal workers to have an increase in compensation.

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

Building practices that concentrate too many people in one area
Lack of long-term focus; interest in quick-fix and short-term revenue
increased taxes from rebates to tennents
Attractiveness from outside the property i .e. From the roads, nearby residents, etc.
air pollution, noise, crime
Noise pollution
Crime
pollution
Folks want short commutes to and from work to maximize there free time. This must be promoted
Blight / ugly design

QUESTIONNAIRE RESULTS

Q4 Answer 3 – Quality of Life Concerns

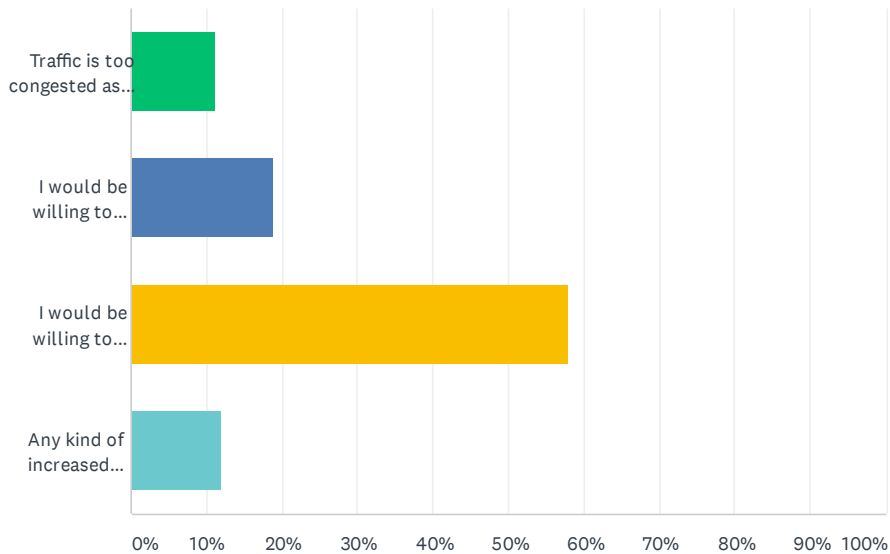
Heavy traffic of trucks or Fraking
the CO2 emissions from the traffic
Something noise or pollution producing
Section 8 housing/group homes
Conservation
more green space instead of use of the land
don't use it as a warehouse
crime
Noise
Environmental Impact
Tax exempt development (Parks, Churches, UPMC)
Item 3:

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q5 Most new types of development at the site will generate significantly more traffic in the area than currently exists. Which of the following statements best reflects your opinion? (Please select one.)

Answered: 233 Skipped: 3



ANSWER CHOICES	RESPONSES
Traffic is too congested as it is, and I would hate to see any development that would generate new traffic in the area around the Westinghouse site.	11.16% 26
I would be willing to experience more traffic if that additional traffic is spread out over extended business hours (7 a.m. to 10 p.m.).	18.88% 44
I would be willing to experience more traffic as long as it is moderated with the appropriate traffic controls such as traffic lights or highway ramps.	57.94% 135
Any kind of increased traffic, including 24 hour/day tractor-trailer traffic would be OK with me.	12.02% 28
TOTAL	233

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q6 Are there any other thoughts you would like to share with the Borough as it works toward developing a Vision for the C-1 Zoning District in Churchill?

Answered: 187 Skipped: 49

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

Are there any other thoughts you would like to share with the Borough as it works toward developing a Vision for the C-1 Zoning District in Churchill?
No
The fiscal security of the borough over the next five to ten years and beyond should be secured by pursuing the warehousing and distribution project being proposed, or a similar project that will lessen the tax burdens on residents while supplying good services and amenities to residents.
na
I would love to see development in terms of community building. Playground, dog park, these are family building activities
Shopping like trader joes, a small gym or other would be best for attracting young professionals but any business would add to the community
It is hugely important to us in a city already plagued by environmental degradation from its past that we do not add additional pollution to the air, water, and soil. Reducing our tax burden would be desirable, and commercial activity's potential benefits in this regard should be considered, but any environmental impacts on the area for residents should also, and with equal measure, be taken into account.
You need to get more young people involved with the planning. The webinars were daunting to attend and lengthy. as the project moves forward, outreach should be specifically targeted at younger residents like myself! I would like to be involved, but don't know how!
Green space + dog park with light mixutre of small local business

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

<p>Don't miss this Amazon opportunity. Private on/off ramps with Interstate 376 will alleviate any traffic concerns. With the Borough's employee benefits and pensions steadily increasing, additional revenue is needed as a funding source. This will lessen current Borough taxpayer obligations.</p>
<p>We will send a separate email to Donna Perry with more than can be easily written in this space.</p>
<p>Just get it done and generate much-needed tax dollars</p>
<p>Churchill has many unique Mid-Century Modern houses. Incorporating a MCM aesthetic into the development would be ideal.</p>
<p>Other 1: Sustainable Development: Maintain the existing green space with any additional development</p>
<p>If you would let Amazon go in to this area. 90% of the traffic would be getting right back on to the parkway and not be a huge issue for the area. It would also bring tax dollars to update parks and roads. We are no better off that site just sitting there not being used.</p>
<p>Improve access from Greensburg Pike</p>
<p>Establishing the space as "Churchill Green". Would like to see light commercial traffic like Point Breeze or Regent Square where people could congregate. Would like to see a small business park. Would like to see trails, gardens and green spaces in the development where you could participate in activities (bikes, etc) and then stop for coffee, pastry or light meal. Consider adding pavilions, tennis courts, sand volleyball, etc. No multi-housing rentals!</p>
<p>What do you do with the "hot room" in the former Westinghouse Research center?</p>

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

Lowering our tax rate should be the#1 priority!
We need development, but development that adds to the community positively
Tax base had to be increased to keep taxes under control
Westinghouse was a busy site and significantly help our borrow we need to develop this site as a commercial property
Maximize revenue so our property taxes could be decreased. Hoping this area gets developed in some way soon! Thanks for letting us provide input.
The increase of vehicle traffic from 22 to Nottingham to Holland Road to Beulah. It's awful now.
Consider a 2nd entrance/exit
Please consider the effects on Churchill residents OVER the economic implications for the Borough. And the environment.
The property has the potential to make a community park with a variety of walking /bike trails.
this site has been vacant far too long.
Would like green space (Park, etc) to be incorporated. Do not want any noisy commercial trucks traveling in the area especially at night and during early morning and late evening.
We would like to see the C-1 zone partially used for a Borough park including swimming pool, walking trails, etc. similar to Forest Hills. The remainder of the property should be used per our Question 1 ranking.
Get it done and be smart about it vs worrying about 'looking' good. Seniors AND families need the focus and taxes need to be addressed!
Tax business not residents; eliminate deer!!!!!!

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

The borough would have to do a traffic study. The traffic light at the intersection of Beulah and McCrady already has so much congestion
Making a park like setting ,would be the best for homes resale!
I am hoping something will go in this sight in the very near future.
Mixture of commercial and office-based uses
A retirement community and a NICE restuarant and a shop or 2 with maybe a few more houses, but not a lot of condos and increased housing that cannot be filled 'cause there are no jobs.
The east side of town is not in high demand. I'd like to see some tax revenue from the site.
I am disappointed that we missed the opportunity to drill for oil and gas in Churchill
Make sure to listen to all responses both young and old. Try to find a middle group where everyone will be happy
no
We need a tax base increase - not a tax deferment for a big business.
The key is to attract young families to make Churchill their permanent home and a retirement community for Senior Citizens who want to stay in Churchill.

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

Currently, residential use is not permitted or a conditional use in the C1 zone. With an area this large and with its modest geography, it almost begs residential use. Firstly, the zoning should be amended. Secondly, a plan for use should be developed. And, third, since the current owner does not seem to be part of this discussion, we should strive to include them in planning. If they are unwilling or unable to participate, a developer or the borough should take steps to secure development potential.
don't block something to wind up with nothing
No
Developing this property must be done in such a way that current Churchill residents can continue to enjoy a safe and continued quality of life in the community. Our homes are life investments and their value should be protected in our beautiful borough.
Does Churchill own the Westinghouse site?
Tax payers had Westinghouse at one time to help with taxes. We need a company that will play a similar role in the borough.
no
none I can think of
This community needs parks and recreation areas.
I heard that Amazon was interested in making it into a fulfillment center or warehouse. I wouldn't be opposed to that since it would generate a lot of revenue and attract other businesses to this area as long as proper steps are taken to redirect traffic and minimize noise and pollution.
I would like Churchill to be energized.

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

<p>Employment should be multi-level to bring back property values, return retail (bank, pharmacy, restaurant) and provide tax revenue to improve the schools.</p>
<p>Make it a beautification zone as well as large companies using land</p>
<p>In addition to small income generating businesses, we could have trails for hiking and biking, a place for Community Day, a dog park, a coffee shop, a senior center, cultural facilities for plays and art shows. All of which would make Churchill more attractive.</p>
<p>I believe most people are ready to see something successful in that location. For too long it has been idle</p>
<p>a park with pavilions, play equipment and a public swimming pool would be great</p>
<p>To bring young folks -- the school district needs major overhauling</p>
<p>protect current residents, not go for more people or vehicles</p>
<p>Absolutely no fracking- but then we have fought that fight.</p>
<p>No</p>
<p>I think it's important to attract more people to Churchill, both residents and visitors.</p>
<p>Look at successes of other communities. Go green, value the environment, contribute to health and well being. Seeking tax dollars in lieu of life style will create another issue.</p>
<p>Maintain qualities of small town community</p>
<p> </p>

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

<p>Please keep in mind the residents that live directly around the site that would be the most impacted by traffic increases. Ramps directly into the site off of the Parkway could help with this. Also look into upscale apartments that would attract high quality residents at lower densities which would help with many concerns.</p>
<p>park, recreational activities</p>
<p>Distribution center viable if better access to the highway was created and local roads upgraded.</p>
<p>I would hope that the development would consider the beauty of the community and develop the site to be environmentally sounds and aesthetically pleasing.</p>
<p>Jobs, families, schools, businesses, communities all benefit, if a large company, like Westinghouse, moves into the area..</p>
<p>Is there nuclear waste under the existing buildings? What about asbestos?</p>
<p>has the site been assessed for nuclear and other research/industrial waste?</p>
<p>As a young and new resident I feel like the area is going in a good direction. Some new experiences or different shops would be a great addition. Churchill is a good area for new and upcoming families/couples</p>
<p>Development focused more on children would be beneficial</p>
<p>Trails. Dog park.</p>
<p>Try to incorporate walking trails and green space that is accessible to the community, to promote walking, jogging and biking in a safe environment.</p>
<p>Just don't build cheap houses/apartments.</p>

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

It's time to put Churchill back on the map let's attract some real investment from leading firms in our back yard
I think we need to maximize sustainability and tax revenue. Our borough residents, especially new home owners, are taxed higher than areas with similar income levels. I believe this will sadly lead me to move to the north or south hills. At least there, home values increase and it's better for younger families
We need places to walk to. I think it's ridiculous to turn away companies such as charter schools such as the charter school who is now renting and developing space in the Homestead Waterfront area.
Repeating. Strong effort towards compromise of ideas and not simply majority rule. Finding middle ground or not directly in the middle but gives some accommodation to minority opinion would be amazing leadership on your part... especially in our all or nothing politics of our times.
I would love to see a high tech/residential mix
Let's get the ball rolling, boys and girls.
It will not matter what the site becomes if the schools and school safety do not improve. Have respect of current residents and environment. Cashflow: bring in taxes and lower very high school taxes.
not at this time

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

tax revenue needed,, but also an identity as a 'downtown' gathering place for residents to walk or bike to
I'd like to see a space that can be used by the community for outdoor use as well as light retail/restaurants. We don't have anything like that nearby. A place to walk around and enjoy using by local residents is much preferred over warehouse space with increased truck traffic.
#1 priority is to lower our property taxes - given you seem totally inept at getting a proper school district in place
This seemingly contradicts some of my previous answers, due mostly to the narrow structure of questions/answers, but sustainability should be hammered home with any development. Also previously mentioned above, if a large tax revenue generating manufacturer, research, distribution facility is not feasible....Churchill needs a "Center" or "Main Street" sense of place which would be best served by a mixture of restaurants, stores, convenience stores, and residences
Combination shops and office space would be ideal but the main focus should be generating revenue to help property taxes

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

The property is located very close to parkway entrances more traffic in that area would not be bothersome
Combination shops and office space would be ideal but the main focus should be generating revenue to help property taxes
Not at this time
Keep most structures, Westinghouse name if allowed.
it would be great to have a Churchill park, walking trails and pool
I would prefer it be used for either a recreational area, or mixed commercial development like shops, restaurants, etc
Would love to see shopping district amenities that would attract young professionals or offices to increase jobs in the area. Most ideal scenario but anything that will generate revenue for the area will help overall.
Encourage SMALL businesses and restaurants over chains and large stores
As a young professional the most attractive option would be a business center or shopping center. Something to make the area a trendy convenient place to live for other young professionals.
No
Any occupant is better than a vacant property. Please make this happen.
consider direct access from I-376
no
It would be nice to have a place to walk. If it is developed having it open for residents to enjoy. A retirement community with patio homes.
Any development would be good to start the process

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

Anything to lower taxes or not increase them and improve school district so we can stay here rather than look to move out
Keep open all communication about this process and the plans
I'd like to see some green space remain at the site, perhaps with walking trails and park areas.
I would prefer that the heavier traffic flow toward Beulah Rd. and the HWy rather than Greensburg Pike
We don't have the luxury of lots of options that would generate additional tax revenue so we should seriously consider the options we are faced with
We have no community center for family activities and our parks are underdeveloped.
I did not fill out the questionnaire above. All efforts for improvement are futile unless all of Churchill embraces the local school system. It would have been easy 35/40 years ago to welcome the little children with darker skin, instead of fleeing from them. Really! Because our children were long past school age , when we moved to Churchill in 2000, I was not aware of the school situation, and I certainly would not have moved here had I known about the racial division in this community. Monica Wesner
It's time to move this Boro forward...
Churchill has almost no businesses. If there are jobs, young people will move in and buy a house. Am I the only one who wants jobs in Churchill?
I'm astounded that it took this long for someone to care about or notice that a commercial property existed in our neighborhood.
Retail sustainability is a thing of the past. Please don't create another wasteland.

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

<p>You mentioned bringing younger families but what about the older adults who live in the community. Something like a mini Longwood (senior living) would fit very well into that property.</p>
<p>We need to bring in jobs and related tax revenue in order to keep our taxes at reasonable levels. Also, jobs would increase the value of our houses which helps in the long run.</p>
<p>retirement community</p>
<p>Additional entrance and exits to C-1 Development directly onto I376</p>
<p>Find a way to lower taxes and pave the roads. Any new development should include sidewalks.</p>
<p>Think Mt. Lebo. The problem with the residential/commercial property split is, that if we could attract commercial (dining/grocery ect) establishments, why haven't they been interested so far? What do we have to do to attract them?</p>
<p>GET SOMETHING IN THERE TO PAY TAXES!!!!</p>
<p>This is incredibly exciting and I would love to be part of the process. I'm a leader in corporate innovation and could help with ideation, collaborative sessions and partnership opportunities. Feel free to contact me at Ashley.blankette@gmail.com and 724.331.3962</p>
<p>Perfect location for a winery, brewery and whiskey maker</p>
<p>I would be opposed to tractor-trailer traffic at any time of the day. Moderate increase in other traffic would be OK.</p>
<p>Get on with it already and no more sloppy deals such as you made with Waste Management</p>
<p>keeping and improving the green space to enhance quality of life</p>

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

No
The Boro Council under the lead of Jay Dworinand Diane Lawis not properly repring the best interests of the boro by not working with Hillwood development to allow the warehouse distribution center to proceed as is is now evident that is the way of the present and future
Don't understand how the Borough is working to developing a Vision with the current ownership. It is absolutely unacceptable.
Time is of the essence. Speed up any action.
The most valuable residential property in Pittsburgh suburbs lies within the best school districts. Please increase our tax base and increase funding for Woodland Hills School District
Why is the Borough selectively targeting the C-1 district for questions on proposed development? There is only 1 privately-owned piece of property located in this district. Is there a proposed development that the Borough is aware of and is not disclosing in this questionnaire, or to the borough residents? Why is the Borough slanting the questions in this questionnaire to be geared toward expected responses based on the structure of the question?
The thought of an area that creates somewhere for additional recreation and places to eat and socialize is nice. Especially if it isn't just chains moving . And in that local small business owners from the community have the opportunity .

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

This is critical to becoming relevant in the Pittsburgh area
It seems like a prime site market it as such
How would the maintenance of public amenities be guaranteed?
Improve access to the C-1 site DIRECTLY from the Parkway or, from William Penn Highway. Traffic through the borough on existing roads would be a non starter for the homeowners near the site. Ideally, an extension of Phipps would be great!
no
It certainly nice to see a development that would benefit and be a service to the community.
I remember growing up, and seeing the Westinghouse Christmas Tree when traveling with my family during Christmas time. The memories of a booming business and property fade as I drive through today, as the property is abandoned, and appears run down. The borough needs a property that will thrive, resulting in more jobs and opportunities for not only this borough, but surrounding areas as well. A commercial development would bring these east suburbs together, instead of segregating the boroughs and townships, which would result from housing developments or properties that don't offer any financial incentive to the borough.
No
I appreciate you asking your residents for their opinion. We have significant water issues and the borough says they have no money to fix them. Increasing our tax base has potential.
Increase the tax base
Not at this time
I think restaurants (chains that aren't elsewhere nearby), gas/quick shop, pharmacy, park space should be #1 priority
Think about making it a more family oriented place for kids & young residents

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

<p>The area seems optimal for commercial development. Churchill is in a great spot in proximity to the city and has so much to offer young families. The closest bar/restaurant areas are still too far away. I live in the blackridge section and it frustrates me that such a useful site sits wasted. With CVCC becoming a green area, the former Westinghouse site would be a fantastic "downtown Churchill." Also, our taxes are very high and it seems like any business would help with that</p>
<p>We would like to see green space and variety of architecture, instead of a development like Beacon Hill on Penn Avenue.</p>
<p>I think mixed residential commercial.walking exercise trails would be excellent</p>
<p>Churchill and the school district need the additional tax revenue to lower residential tax obligations in order to attract young families to this area</p>
<p>However the site is developed, is should be developed in such a manner as to become a destination, where people would want to live, work, shop and play.</p>
<p>No.</p>
<p>Need to increase the tax revenue base. Current residents are maxed out and will be forced to move because of not being able to afford to live here because of the combination of local and school taxes</p>
<p>Churchill property taxes are high, using buildings that are currently empty to generate tax revenue is a good idea. Change is hard, but necessary.</p>
<p>no</p>
<p>Since you are looking to attract young people - are young people involved in this development project to share their insights? There should be an advisory board made of Churchill residents under 40. I would volunteer!</p>
<p>A dog park</p>
<p> </p>
<p> </p>

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

<p>The area could greatly benefit from outdoor sports facilities (soccer, deck hockey, etc) and family play/exercise areas. Also, integrating live/work/play capabilities attracts sustainable growth: condos and townhouses intermixed with restaurants, coffee shops and microbrewery, and small movie theatre with exercise and outdoor facilities.</p>
<p>No</p>
<p>Be vigilant, be diligent and keep the environment at the front of your decisions and good luck. Always remember, you cannot please all the people. If you please 51% you're doing well!!</p>
<p>It will be a huge mistake to let this land continue to sit idle.</p>
<p>n/a</p>
<p>a park with a visitor center would be my first choice for this district</p>
<p>Economic development is needed tempered with qualified leadership.</p>
<p>Any development plan needs to be very transparent and include a well thought out plan for traffic that would enter and exit the parkway. If a distribution center/warehouse is developed then strong consideration needs to be placed on the vehicles being environmentally safe, which would include hybrid or electrical vehicles. In addition the buildings developed need to be LEED certified. Also security needs to be factored into the plan.</p>
<p>we need to think out of the box, its not the Churchill it once was. Time to mover forward with a visionary approach. Doing business as it's always been done is a kiss of death</p>
<p>No solution will make everyone happy; you'll have complaints no matter what. But it's important to make SOMETHING happen.</p>

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

Please put sidewalks in community. Walkability is the biggest negative to this community.
Parks and green space. Churchill doesn't really have any.
Rework traffic lights at beulah and crossroads for better flow of traffic
I believe that the developer should present a master plan that incorporates a balance of residential, commercial and recreation/parks . Being that this is such a large piece of property , there should be an additional in off ramps from the parkway to serve the location
Other than tax value, the only community value would be in building something with hip restaurants, coffee houses, and small upscale retail
Nothing too expensive but sustainable. Good location close to CCAC may be a good partner
Happy this is being worked on.
No more group housing! It detracts from potential homeowners
Employment for locals
Churchill Borough needs tax revenue because the cost of owning a home here is not beneficial. The school district is not an attraction to live here due to the poor proficiency of the school and the continual waste of tax dollars on sports and lack of quality education with in the school system. The location is exceptional but the borough provides minimal services for the cost to live here. The land should be zoned for the highest and best use and to provide tax relief in this community.
Parkway traffic noise has increased tremendously. Noise barriers on both side of the parkway would certainly make housing more desirable.
At time like this you can't let this sit empty for another 15 years

QUESTIONNAIRE RESULTS

Q6 Any other thoughts? Open Ended

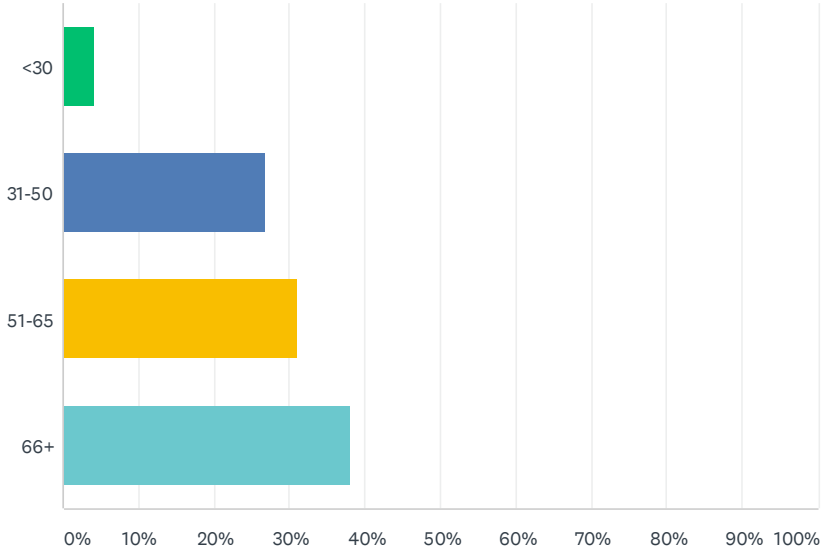
Concerned about vacant properties enforcement
I'm all for solid plans that utilize the space. Making a park out part of the property would be great for residents. Adding businesses that increase tax revenue is also very important, while ensuring those new businesses are here for the long term.
Consider businesses that would offer convenience to residents that aren't super close. Like a Starbucks on the way to the parkway :)
There seems to be very little if any enforcement or noise ordinances especially on Beulah road so, more traffic without more noise control would make life miserable
Commercial Condos
I would like to see a park and ride or mass transit option considered.
Open-Ended Response

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q7 Please identify your age range.

Answered: 236 Skipped: 0



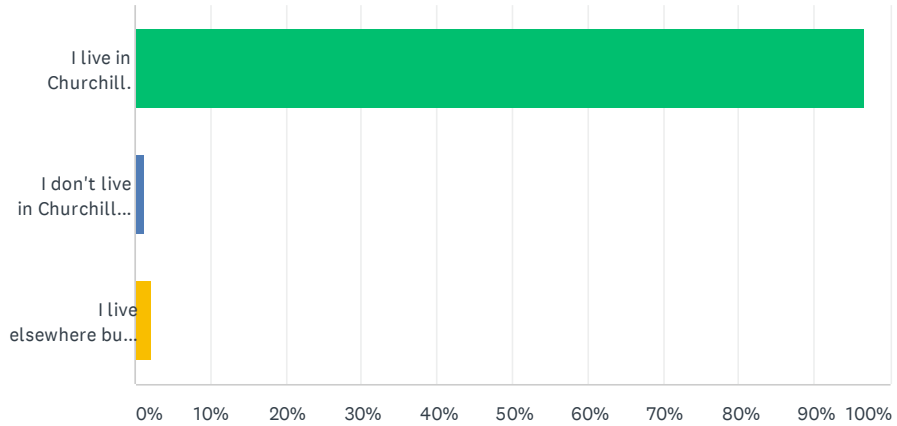
ANSWER CHOICES	RESPONSES	
<30	4.24%	10
31-50	26.69%	63
51-65	30.93%	73
66+	38.14%	90
TOTAL		236

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q8 Which best describes you?

Answered: 236 Skipped: 0



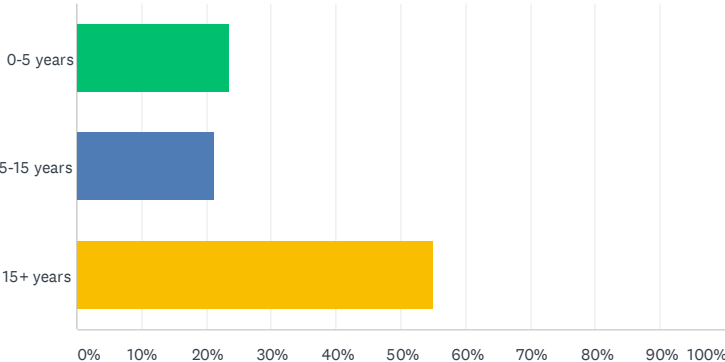
ANSWER CHOICES	RESPONSES	
I live in Churchill.	96.61%	228
I don't live in Churchill but I own property there.	1.27%	3
I live elsewhere but am interested in this matter.	2.12%	5
Total Respondents: 236		

QUESTIONNAIRE RESULTS

Churchill Borough C-1 District Community Questionnaire

Q9 If you are a Churchill resident, how long have you lived in the community?

Answered: 229 Skipped: 7



ANSWER CHOICES	RESPONSES	
0-5 years	23.58%	54
5-15 years	21.40%	49
15+ years	55.02%	126
TOTAL		229

QUESTIONNAIRE RESULTS

QUESTIONNAIRE RESULTS



Landscape Architecture | Community Planning | Design

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