

## Churchill – Monroeville – Wilkins Implementable Comprehensive Plan

### KEY ISSUES

**Transit and community connectivity with walking and biking routes** – Conditions can most likely be improved for transit riders in a few locations through partnerships with Lamar Advertising and some local property owners, and we are hopeful we can help at some specific, difficult sites. We also think that the three communities can make walking and biking safer and more enjoyable with improvements along specific routes, and we will propose a modest list of projects, with priorities, phasing and cost estimates.

**Recreation** – Improvements in the three communities' recreation programs and locations could do a lot to reinforce efforts to attract new residents. We don't know exactly what form this could take, and will continue to generate options. Maybe there are opportunities for shared programming and services. Maybe there are public-private partnership possibilities. Maybe a community (or all three, jointly) could undertake construction of a destination recreation facility.

**Shared services** – We have begun a conversation with all three community managers about possibilities for economies of scale with public services. The managers, along with Turtle Creek Valley COG, will continue to explore this idea and come back to the three elected bodies to discuss. We already mentioned more shared recreation. One other idea is a shared public relations/marketing/branding effort to help attract new residents.

**Land redevelopment sites** – Because the large-site redevelopment properties like the Westinghouse sites, former school locations, or Tech One site are privately owned, we can best help by making sure community leaders are aware of market realities for these kinds of projects. We will provide realistic forecasts for redevelopment, and offer creative solutions that we are aware of from elsewhere. We are including in this the Monroeville Mall, as we believe it will encounter increasing stress in the future due to store closings as part of a larger national trend.

**Housing and property maintenance** – It is Pashek+MTR's suggestion to add this topic to the list of key issues since we believe that large societal changes will not reverse themselves soon and will create new pressures on your community's residential sector. Declining population, increased suburban poverty, and other challenges make it likely that the community will face growing problems with absentee landlords, resulting in poor property maintenance, vacancy and blight. It is crucial that all three communities jump on this to hold the line. It's much easier to prevent blight than to fix it.

**Community awareness and positioning** – We think it is time that the communities – perhaps with TCVCOG – work toward creating an identity that helps you position yourself for the future in the public eye. We also think it is time for a community conversation about the changes and challenges that suburban communities will be facing. We would like to help citizens to gain a realistic understanding of coming challenges and societal trends. We'd like to help all three communities become known as places that are doing something rather than doing nothing in the face of these headwinds.