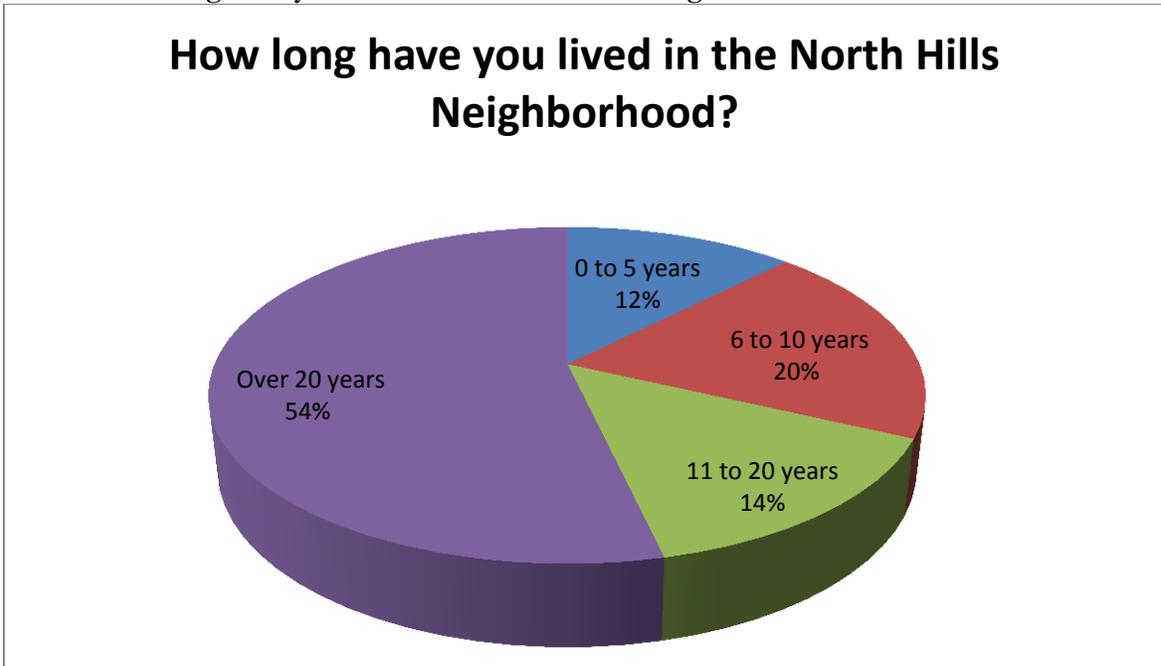


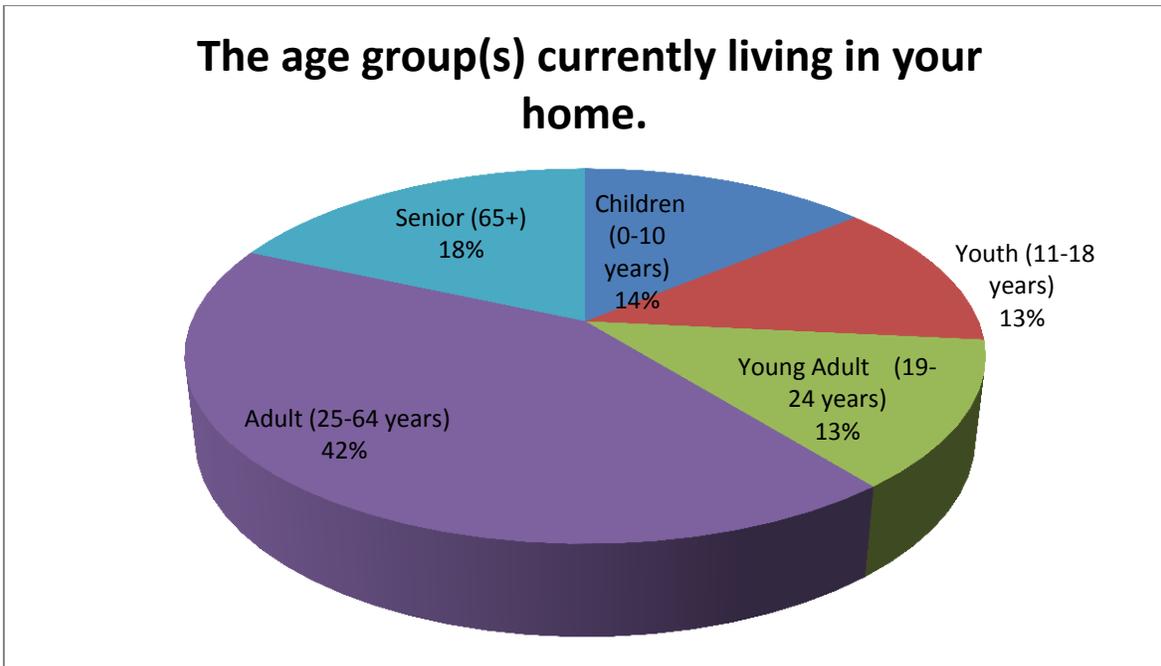
Invest North Hills – Planning Effort
Neighborhood Survey

Neighborhood Response is
N1 - N97

1. How long have you lived in the North Hills Neighborhood



2. Please check all the boxes representing the age group(s) currently living in your home



No answer = 1

Results as of January 30, 2015

3. What do you consider the most important asset(s) that the North Hills community has?

The manor always there; secret was a child I lived there for 5 years at the age of 12 my family moved out and built a home.
The sense of family. The “old school” North Hills residents grew up together. Everyone knows everyone. A close knit community.
Transportation, good store, new place to live, people seem friendly
We still have the open spaces – Evelyn B. Wright park and the pool at the center
Quiet, family friendly, youth friendly, respectful
Park
Public transportation – trains, buses, close to turnpike, golf course, schools & churches
Country look
Country look
Its homeowners
The swimming pool
Upper Dublin school district
Open spaces, greenway, small town atmosphere
Close knit community
The new townhouse and some new homes
Friendly neighbors, quiet working neighbors. Seeing your taxes at work. No big city look!
Community center & diversity & playground
Family
Family oriented
Close to transportation/ shopping
Around golf courses
The community center
The community center
Close to train station/ public transport
Security
The people
Safety, cleanliness
Safe environment
Great location, friendly community, good schools
Close proximity to Philadelphia, family oriented neighborhood, public transportation, no crime
Location to stores, excellent school system
The residents/ people who live in the community, open space

Results as of January 30, 2015

The parks and open areas, the playgrounds
Abington township
Good schools, parks, accessibility to different nodes of transportation
We were a very close knit community, neighbors would look out for each other
Safety for people, living, transportation, hospital in area
The school district (Upper Dublin)
We are in a great area- pool, community center, church, barber shop, train, bus, 2 country clubs
Sense of community, good neighbor relations
The land donated by the township for redevelopment of housing
Proximity to area attractions
Nice houses, church, swimming pool, low income housing, baseball field, center
Safety
Health center, after school swimming park
Community parks in walking distance. Pool in walking distance- reasons why we moved here!!
It's a safe community and everyone knows each other
Location + school district
Antioch Baptist church, community center
Swimming pool, basketball courts, one baseball field.
People know each other. Working class people
Community center (health facility, child care and summer recreation for youth)
Community center & pool
The medical clinic
The upcoming owner-occupied houses that are being built
Safety
Community center
Safety
The open space by the pool and the baseball field.
Children's afterschool program
Community center – Evenly Wright Playground. Pool – People living in North Hills Community.
The community center, the pool, the church, and the manor
Church, Community Center, Pool, (Community Center Playground)
Quiet, safe, good access to shopping and transportation and community pool for children.
It's quiet and peaceful. True sense of community. It's open spaces.
Knowing who your ward leader is should an issue arise
The small size and our consequent ability to constantly question and better our neighborhood.
Church, Police patrol

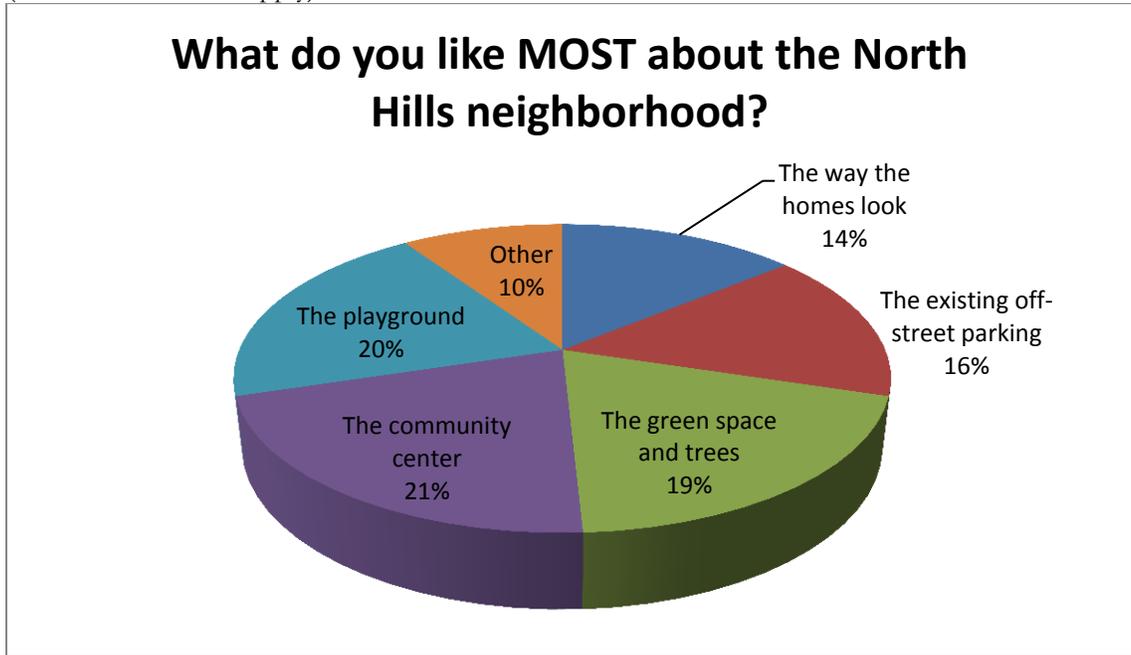
Results as of January 30, 2015

Baseball field and pool
Diversity
Community center/Swimming Pool
The closeness of the community and the family friendly neighborhood
Community Center, Community Pool
Safe, quiet, friendly community
A quiet small close mixed community with a convenient library, community center and the township pool.
Land that was or will be donated for the redevelopment Diversity of working class families
Community setting, swimming pool, baseball field, basketball court
People, location, size
Church, community center, pool
Community Center, playground, pool

4. North Hills neighborhood

What do you like **MOST** about the North Hills neighborhood?

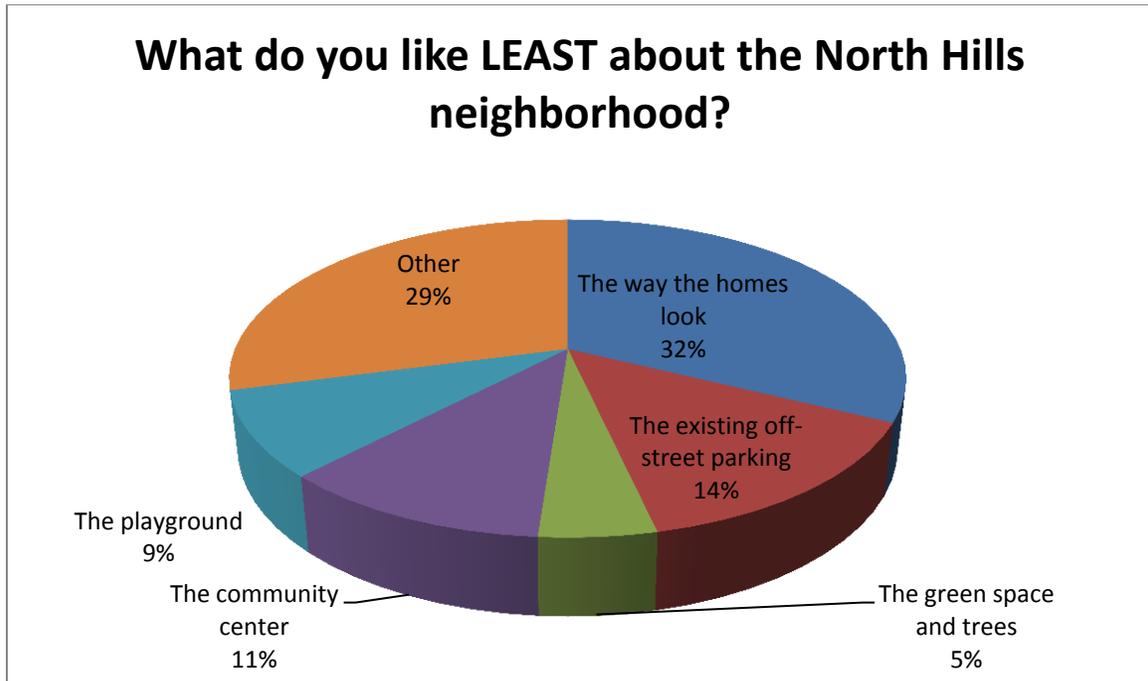
(Please check all that apply)



Other

Church and people
Quiet neighborhood
Open spaces grass - trees
No sidewalks
No sidewalks
Spacious
Church
Around golf courses
No major crime , feel safe
A peaceful environment
The close family ties of many neighbors
Suburban
Safe neighborhood
Diversity of people living in neighborhood
Swimming pool
Pool
Diversity
The pool
The newer homes
The litter throughout the streets
Swimming pool
The Manor – it makes North Hills
Quiet
Pool
Police patrol and kindness
Lack of fences

What do you like LEAST about the North Hills neighborhood?



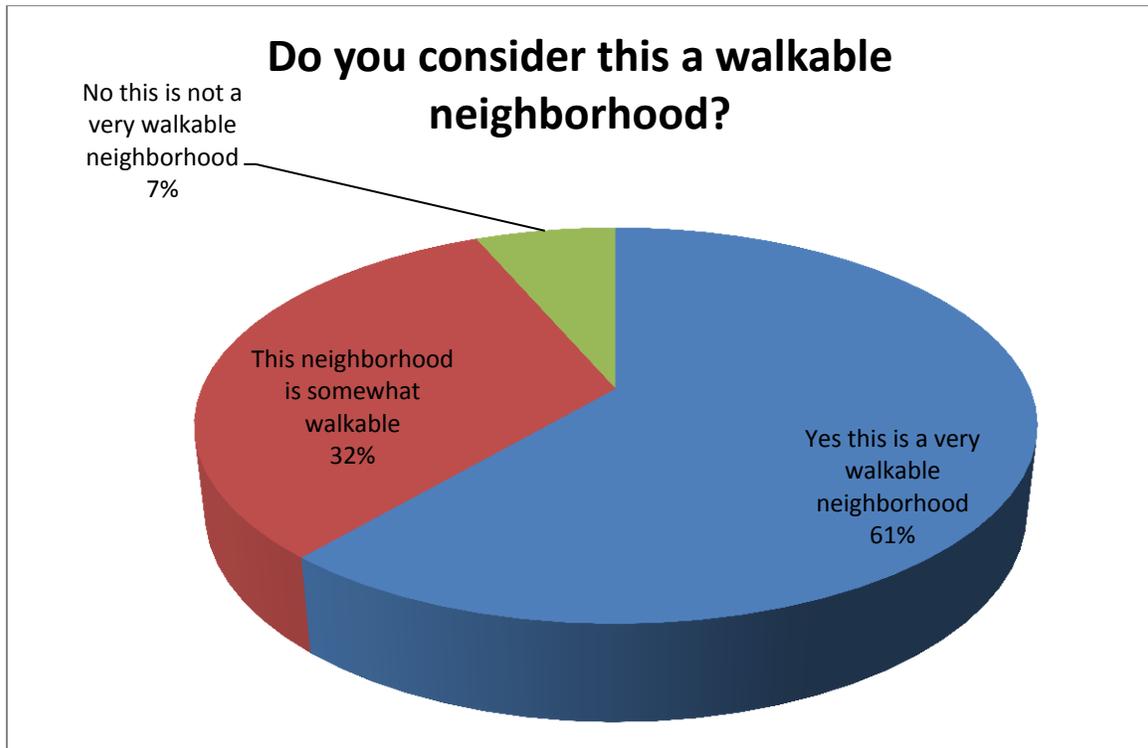
Other

Debris in the streets
The way the Manor look it really needs to be improved!
The teens seem to think they own the street & lack personal skills and respect for neighborhood
No sidewalks
Trash in street, noise at certain times (drugs)
The Manor
People loitering the street and dealing drugs
Manor projects
The blacktop in the Manor
North Hill Manor
The dirty Manor + pool
North Hills Manor
The corners where people hang out
Pool
Police activity and loitering in the streets
Pool, outside residents use it more than we do
Public housing
Pool- outside residents who dominate the use of the pool. The manor should be improved to better meet the needs of the community including manor residents. Newly build home just improve
Crime, other eye sores/ trash in streets, abandoned cars, people "hanging out", the noise levels
The dump at the end of Girard Ave
NO pavement/sidewalks, trash
Do not like how the township approved any new structure built in North Hills
Low-income housing drops property values! Can't sell my home
Excessive police presence

Results as of January 30, 2015

North Hills Manor
Projects
Swimming pool
Ranches would look better, no storage facilities for each unit
Public housing
There is none (playground) at the manor, no yard or privacy, lack of storage space in Manor
The fact that they want to move the Manor!
Eye sores, Lack of economic development and improvement
Leaf collection – twice is not enough
The poor maintenance of Beechwood Ave.
The way some of the houses look. Trash all over the streets.
Violence, drug selling, no community activities, when dogs go to bathroom on my property.
Litter
The projects “Soar eyes”
The way the manor looks, very dated! There are not enough trash bins out on the blocks for trash to keep the streets clean. Too much clutter in some areas.
Lacks of street lighting; on street parking
Unrestricted and unsafe construction lot at end of x Ave (can't read clearly survey #92)

5. **Do you consider this a walkable neighborhood?** (A walkable neighborhood – one in which all people can safely and easily move about on foot)



6. Is there a need to slow traffic on local streets for pedestrian safety?



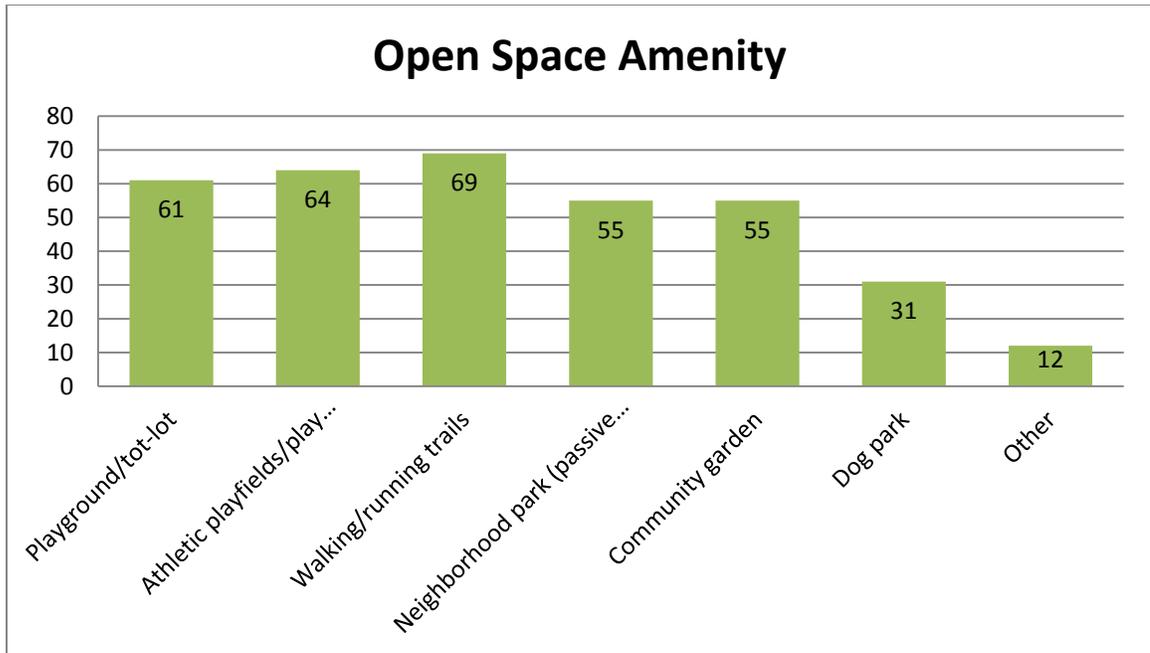
if yes which streets

Ruscombe Ave and Linden Ave
Walnut, Chestnut, Logan
Linden, Walnut
Chelsea, Penn
Walnut, Ruscombe, Chelsea, Chestnut
Logan, Linden, All streets
Girard Ave, Walnut lanes need stop sign
All
Girard Ave
Linden Ave
Girard Ave
North Hills Ave
North Hills, Ruscombe
Linden, Chelsea
Linden, Chelsea
North Hills , Ruscombe
Girard Ave, walnut, Logan
Chelsea, North Hills
Linden (200-300 blocks)
Girard, North Hills, Logan
I have not numbered
Chelsea, Mount Carmel
Chelsea
Girard, Ruscombe, Linden, Walnut, Chestnut
Jackson, Linden, Girard
All streets, cars often run through stop signs
Logan
Walnut

Results as of January 30, 2015

Linden, Walnut, Girard
Chelsea
Girard 100-200 block , Linden 200 block
Girard
Girard not enough stop signs on needs to be added at Girard & Walnut
Streets with no stop signs
300 Linden- speed bumps!
Linden
Linden
Linden, Walnut, Chelsea
Chelsea, Girard proposes – Linden is questionable
Entire community
Ruscombe used to cut thru to Mt. Carmel Ave. The store hours of the mini market.
Linden Ave – Chestnut St.
All streets should have 4 way stop signs
Linden Ave, Girard Ave
Chelsea Ave
All of them, speed limit is set properly, but never enforced by police officers
Logan and Linden Aves in vicinity of pool
Limekiln Pike
Chelsea – but only because it is a through street from Limekiln to Penn Ave.
Linden Ave
North Hills Ave
Chelsea
Ruscombe, Chelsea
Logan Ave and Chelsea Ave
Ruscombe
Chelsea
All
Walnut Ave

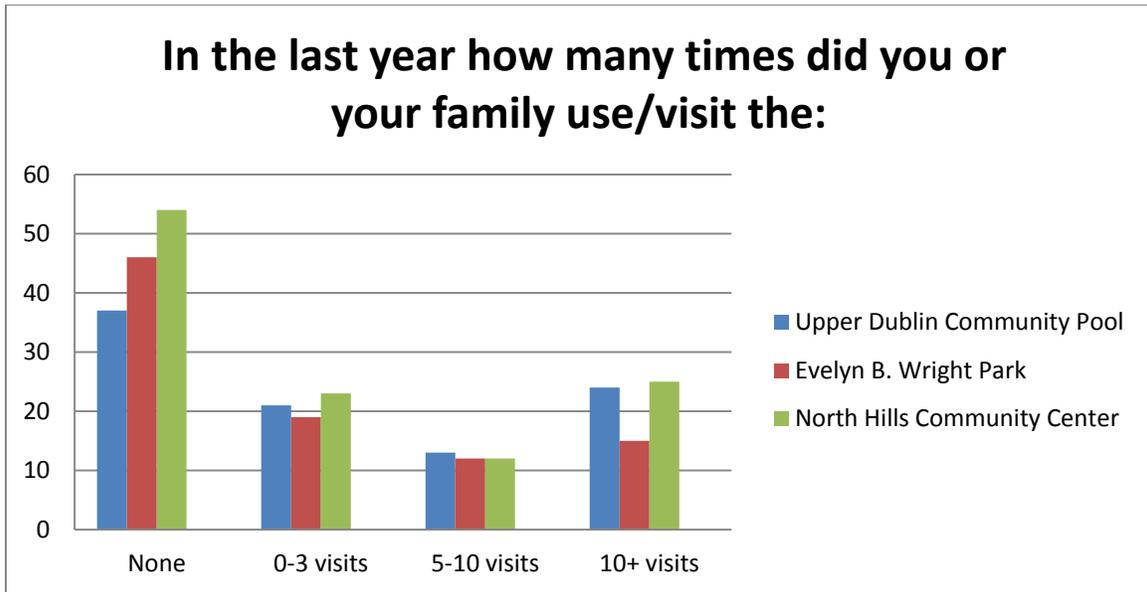
7. What type of open space amenity is important to you



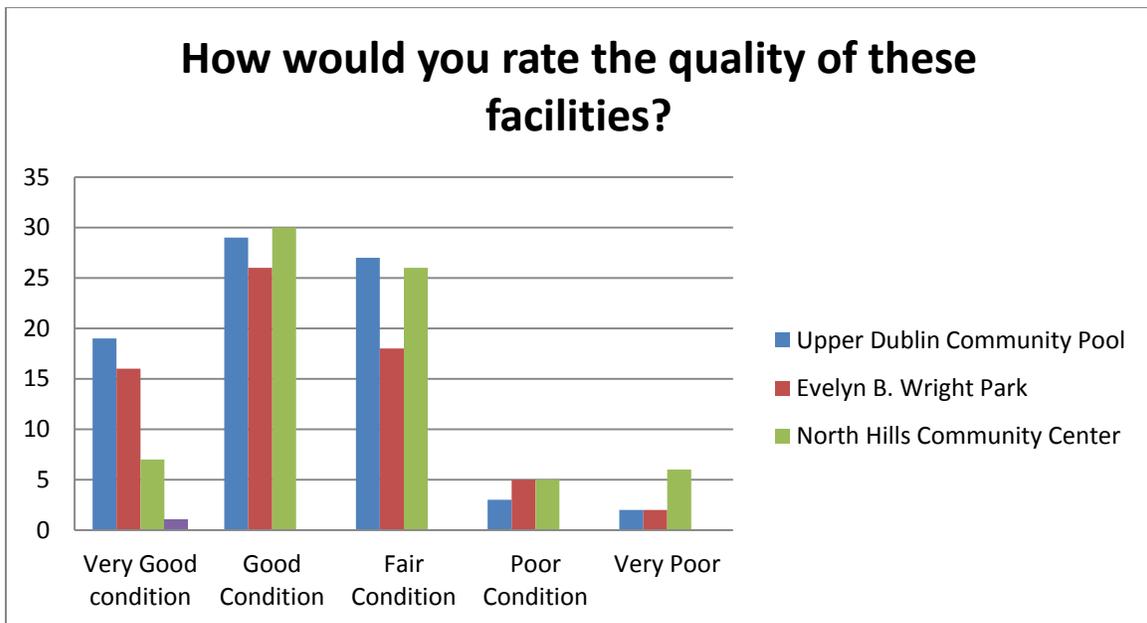
Other

Lights in all areas
Pool for Upper Dublin or North Hills residents only!
No pool
Baseball field is very nice
Sidewalks
Newer community center
Child care center and laundry facilities
Pool!
Our Pool, Community Center
Pool
With the small size of the neighborhood, I think 1 small park is sufficient. More open space allows for more loitering.
Pool

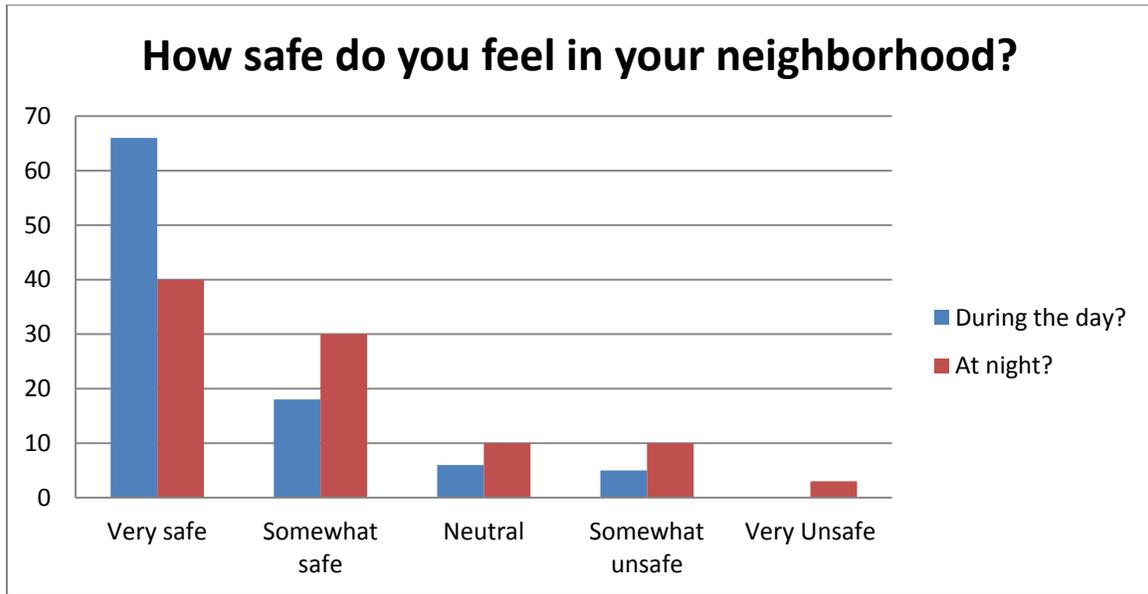
8. In the last year how many times did you or your family use/visit the:



9. How would you rate the quality of these facilities?



10. How safe do you feel in your neighborhood?



11. If you have safety concerns in your neighborhood what are they?

Cars drive slower
Police watch, safety for the children
The Manor- with the shooting that happened this summer – if moved the problem could spread over the whole community
The streets get blocked with cars stopped & congregating people at cars
Police patrolling
Our neighbors
Traffic, drugs and guns
Some street lights
Some street lights
Drugs being sold in the Manor
Drug dealing in the North Hills Manor
More lighting throughout, more police patrols
Drug traffic, teenagers/young adults vandalizing
Street light
North Hills Manor not safe at night
Drug & violence & guns

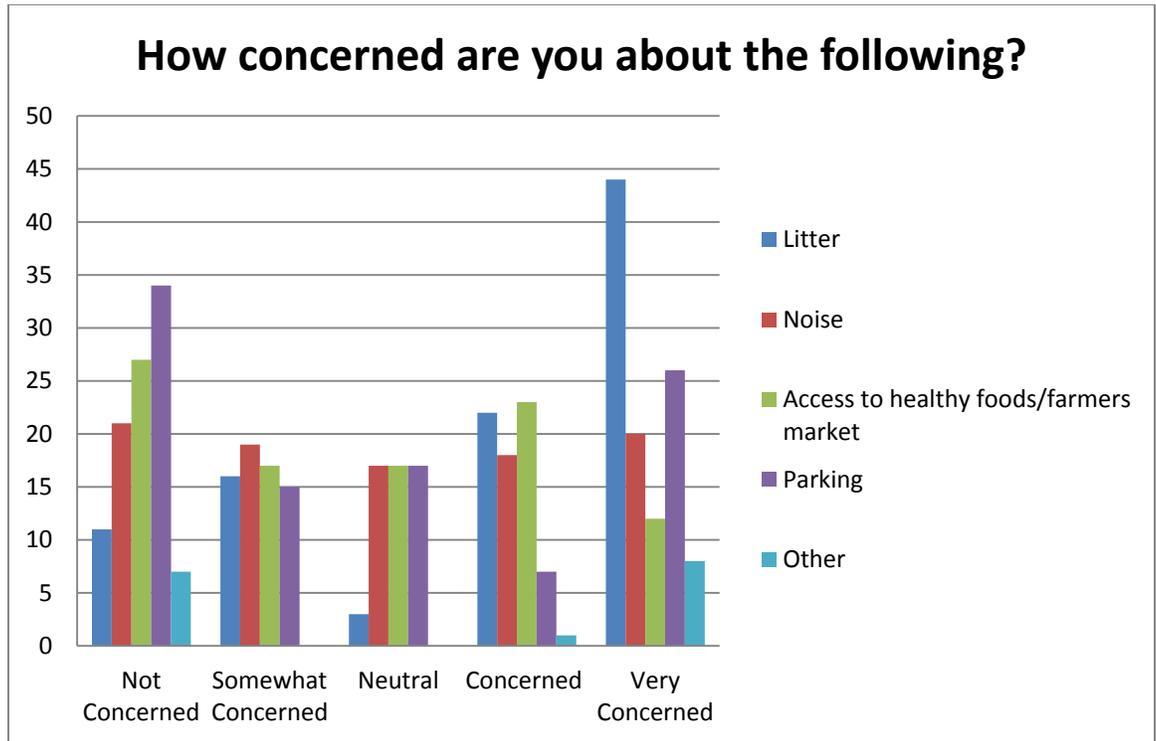
Results as of January 30, 2015

Drugs being sold
Just don't feel safe to walk my dog by myself at night
North Hills and Pennsylvania Ave - Getty Gas Station attracts traffic of people and cars (loud), trash containers open and unlocked gate
New people coming into our close knit community
New people moving in we don't know
Speeding cars, people parking in no parking areas, people not shoveling sidewalks making one have to walk in the street
More cop help
Police activity – regular at the North Hills Manor. Recent gun activity- in midday – not the place to be
Drug problem in the Manor and unknown strangers who frequent there!
The sale and use of illegal narcotics bring other crimes such as assaults, burglaries, robberies etc.
Poor lighting, drug activity in the low income housing apartments. Gangs hanging out on street corners
Deeply personal- I have been to the police about it
Groups of youths walking streets at night need more street lights
Drugs, gun shots
To many out of town people moving in- shooting guns, etc... this use to be an all family neighborhood
Unknown cars and people. People standing on corner at Logan
Drugs in NHM
Crime/ drug issues involving NHM. Cars blocking roads/ intersection so lazy people can chat
Summer time party in projects
Speeding autos, drugs
At times, young adults hang on corners
Groups standing in front of manor and excessive traffic around Manor
Outsiders = (drug sales)
Better street lighting, better signs (street signs)
People standing around loitering
Drugs, fighting, littering, profanity, you name it!
Loitering and drugs

Results as of January 30, 2015

Outsiders coming into the Manor development hanging out and making loud noise. No PRIVACY!!! Tenants guests being disrespectful.
Kids and adults fighting in the neighborhood on the streets to the point the cops have been called and shown up multiple times.
Nobody's shooting to kill people. But the mini market on Mt. Carmel Ave is a drug store!
Don't know new people who moved in Neighborhood
My concern is for the families in the Manor. Will they be forced out?
Outsiders from other areas of Phila – Montco-Area, wasted property space, Police presence is visible, but not executed fairly when monitoring, patrolling or protecting the neighborhood.
Aged and decaying trees
Speeding
The recent shooting in the North Hills Manor. The lack of sidewalks, abandoned homes, poor street lights, stop signs (lack of)
Mostly the speeding cars on Limekiln Pike and lack of sidewalks
Vacant and unattended homes/houses
I never felt unsafe until the recent shooting. While I know it was an isolated incident, I have not noticed an increased police presence, and I wish I saw more police patrolling.
Recently there were shootings with fatality. I really want to move.
Guns, drugs, empty house, unkept homes
Need more street lights
A letter drop box
Public housing
Speeding cars, dump site, trucks, children
Not enough police presence- need due to drugs being sold in and around The Manor. It's not constant but enough it needs to be eliminated.
There was a shooting in the Manor recently. Crime, drug selling, loitering, etc.
Police badgering
People walking at night w/ no lighting
Lighting + walkways
Some teenagers hanging out in some street corners
There is some DMG activity- some of it from the outside
Lighting is poor in some areas

12. How concerned are you about the following?

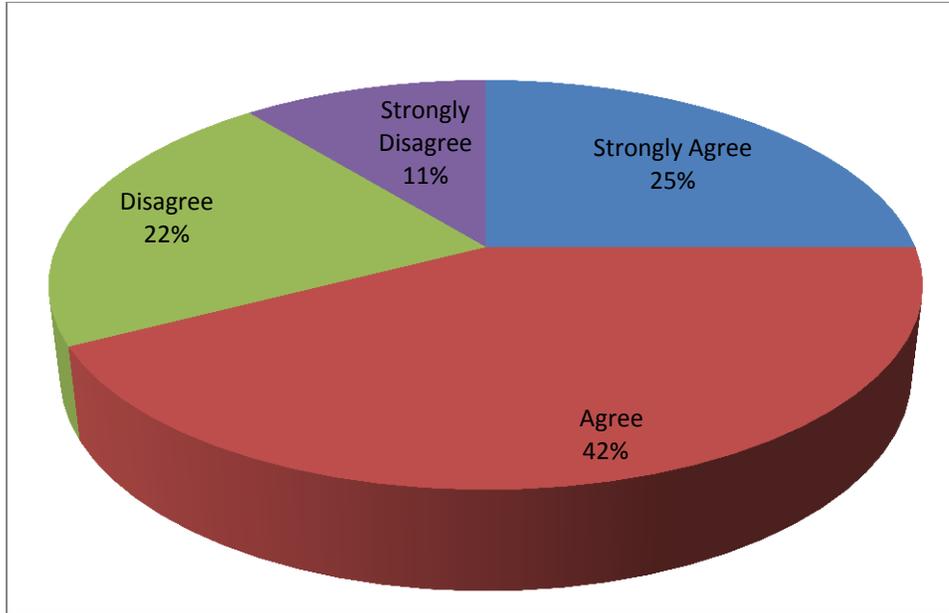


Other:

Privacy, Yards, Storage
No place for youth to hang out. We need the center on Friday nights to have talents show – play games and have dances.
The Manor Families
Fighting
Traffic
Vacant rental homes/properties
Safety
Store, Litter

13. Please rate your level of agreement with the following statement:

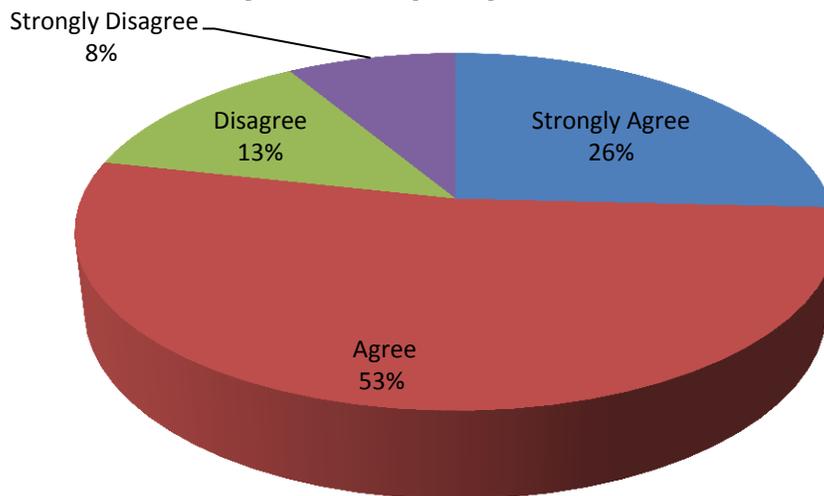
This is a close-knit neighborhood where you can count on adults to watch out that children are safe and do not get into trouble and where parents generally know each other and their children's friends



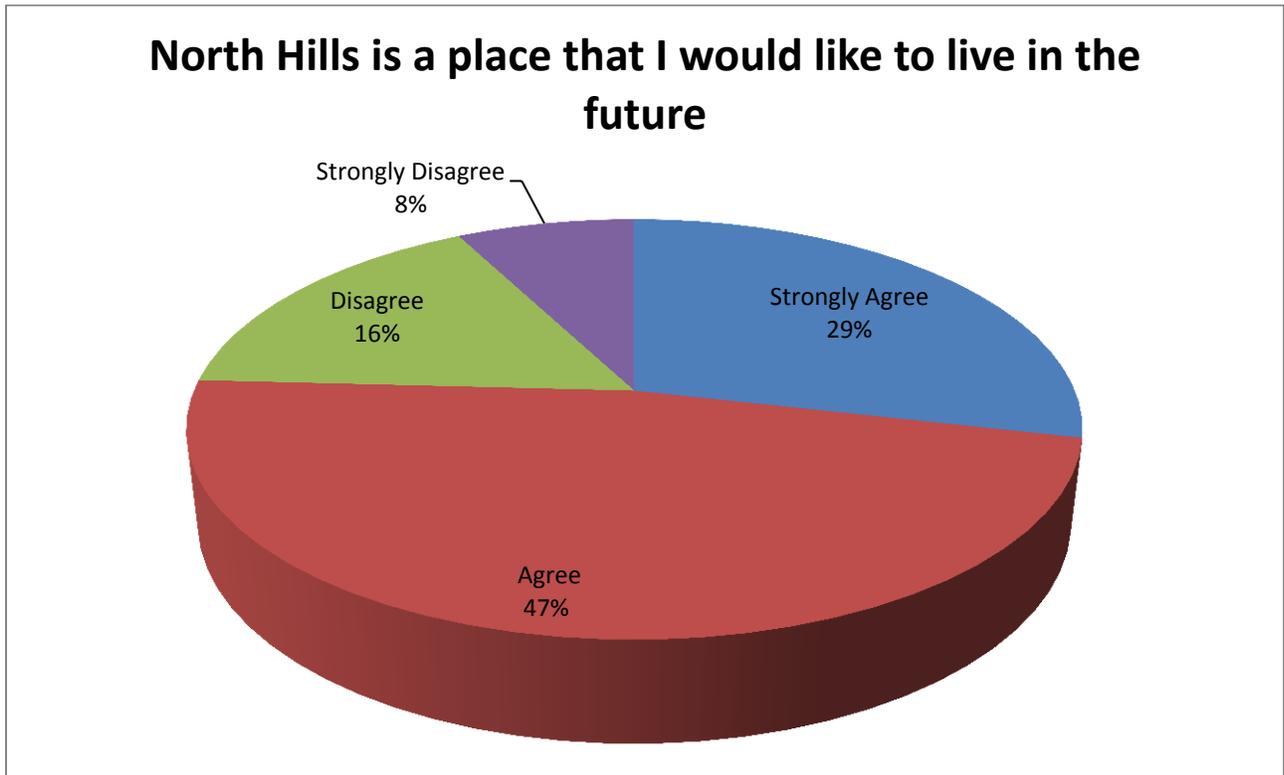
No Answer = 2

14. Please rate your level of agreement with the following statement:

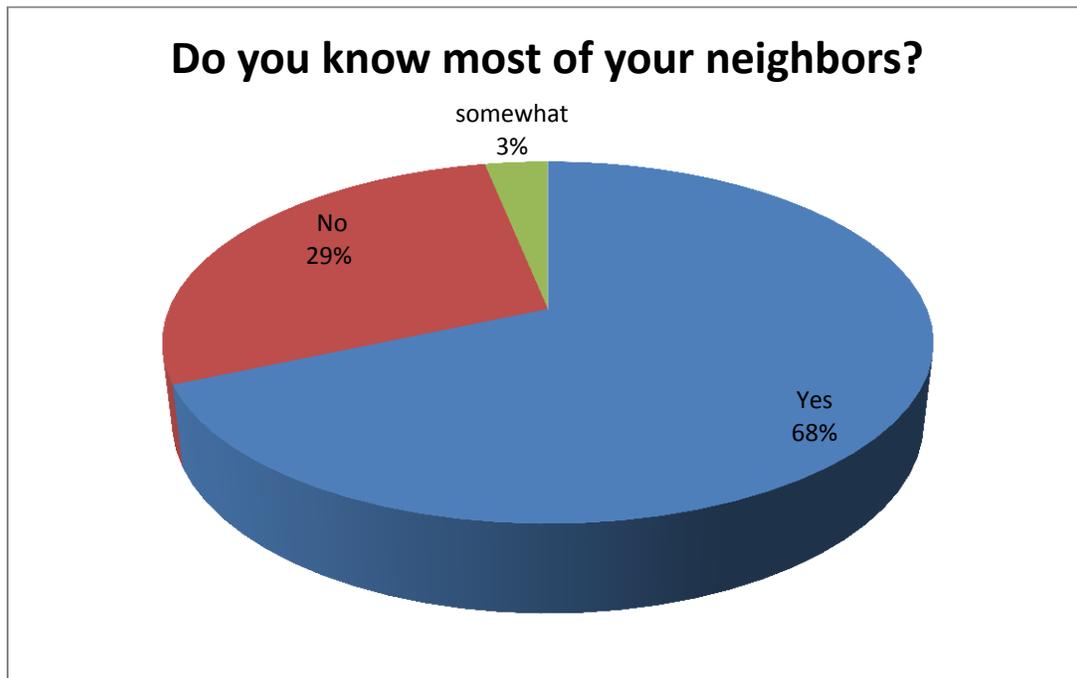
North Hills has a strong sense of community where people feel welcomed.



15. Please rate your level of agreement with the following statement: **North Hills is a place that I would like to live in the future.**

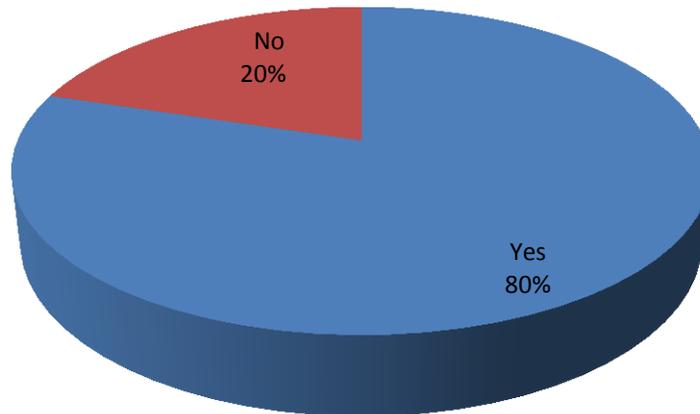


16. Do you know most of your neighbors? (Please check one box)

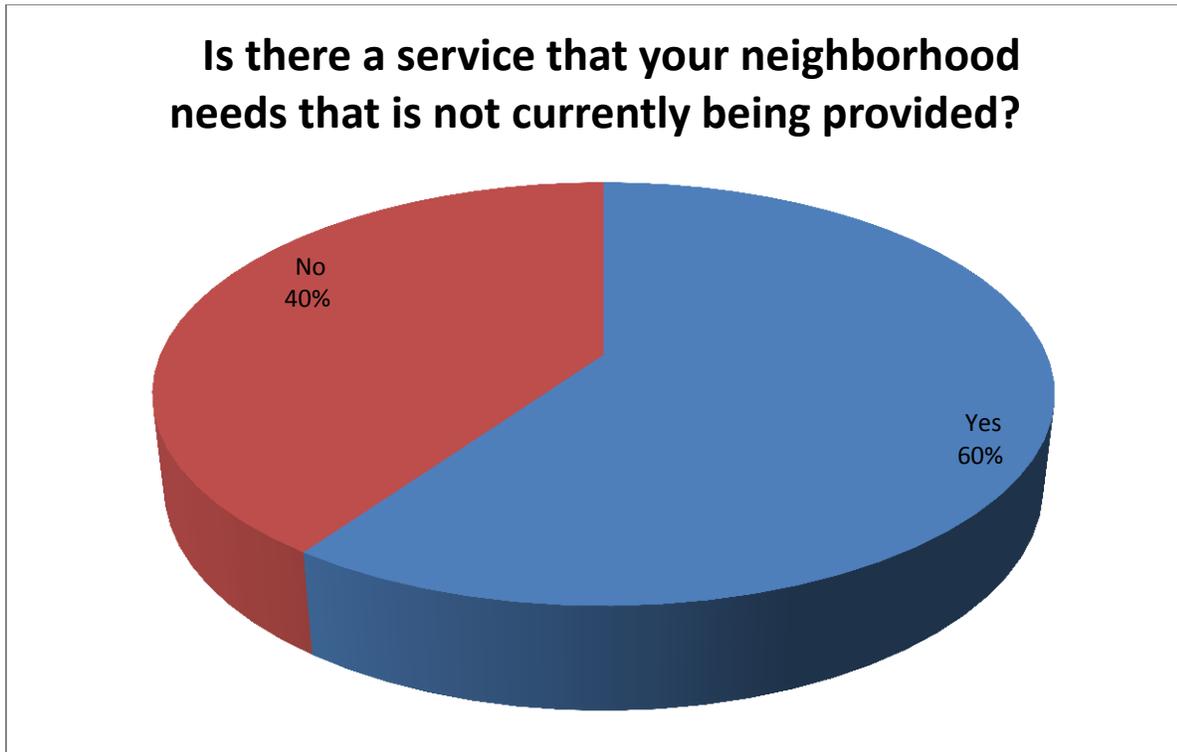


17. If there was a North Hills Neighborhood Association focused on efforts to improve the community is this something that you would be interested in joining? (Activities that a neighborhood association may sponsor include social activities, educational workshops, safety workshops, neighborhood beautification projects...) (Please check one box)

If there was a North Hills Neighborhood Association focused on efforts to improve the community is this something that you would be interested in joining?



18. Is there a service that your neighborhood needs that is not currently being provided?



If yes what is it?

Keep the streets clean
Educational services or programs for seniors and baby boomers
No sidewalks
Street sweepers
After school activities for children
Daily street cleaning, especially near the North Hills Manor homes
Adult rec over 30 years
Storm drains on corner of Ruscombe and Chestnut, Ruscombe and walnut
More street lights on 300 block Girard Ave
Affordable housing
Litter clean up (occasional) would also like to see a summer curfew for teens
Town watch type organization (not specific to North Hills Manor but for neighborhood as a whole)
Litter control, enforcement of people to use sidewalks, end the garbage dump on Girard Ave.
More police presence, trash pick up
Info : on work opportunities. Gov programs training programs. Things to keep people interested and usage help, like element? activities that people in the neighborhood, has a lot of different talents taking advantage of that on using it, open up job opportunities.
Transportation to stores
Retail stores, discount stores
Library/ computer access
Street cleaning and improvement for paper road
Local (convenient) sports programs for kids

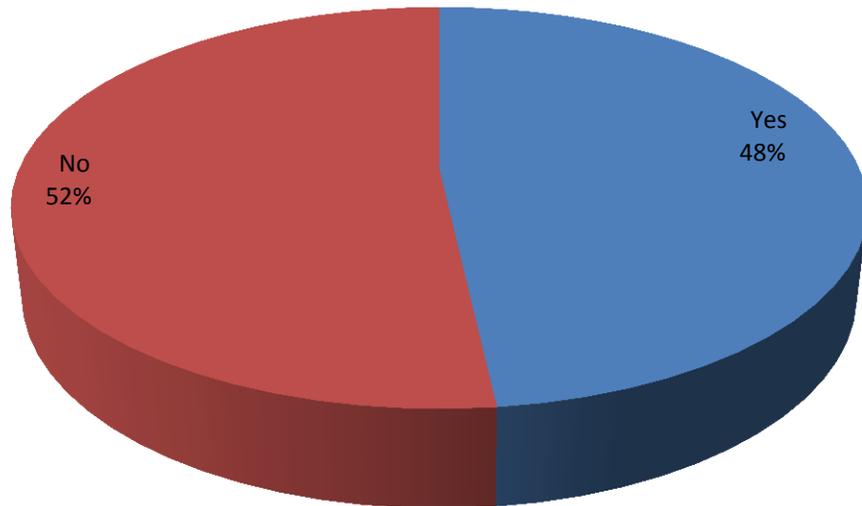
Results as of January 30, 2015

Support groups
Jobs and job training
Building tall houses make the town look bad
Community meeting every 3 months
More activities for kids and young adults
Drug enforcement
Child care/Laundry facilities/outside yard/privacy/storage area/a driveway
Senior and youth programs
Street sweeping
Senior social services, Health and Dental Services, Planned Parenthood.
Programs for our youth
Adult professional development resources
Brighter street lamps. LEDs are bright and cost effective.
Litter policing, walking police officers.
Community oriented policing for littering, noise, and general safety of residents.
Computers at community center for children to use to do afterschool homework. Safety patrol, cameras in all streets. We need more community activities for all ages.
Clean up the neighborhood
Social activities
President and VP for the community center. Community center could be used also as a safe haven when storms hit our neighborhood.
Extracurricular activities
Tree service, trees should be trimmed every season before the winter months to avoid some of the power outages North Hills go thru every year and it's always more than 3 days
Playground up the street, handicap parking + accessibility
Town watch
Litter pick up at NH Manor

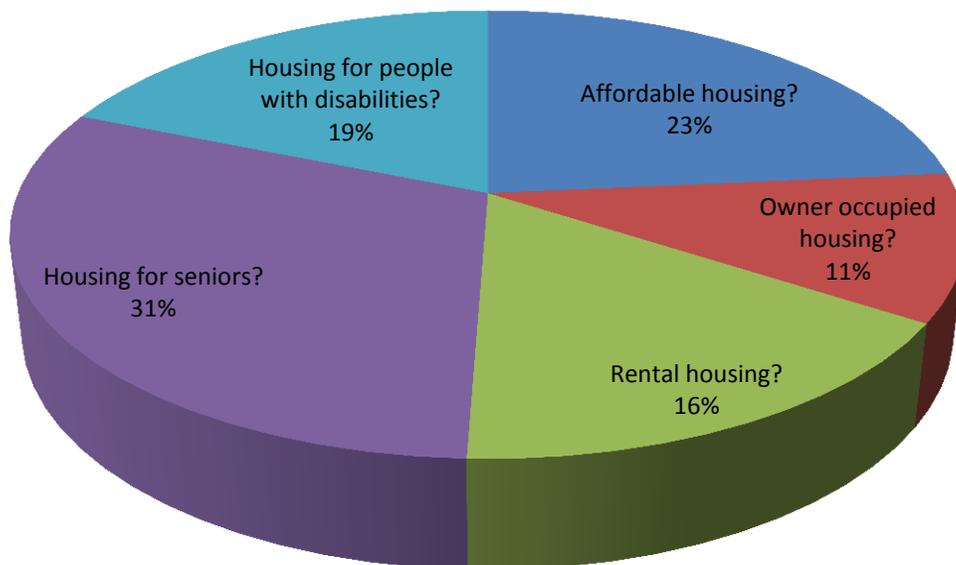
19. Housing

No Response =2

Do you think this neighborhood provides a range of housing to meet community needs?



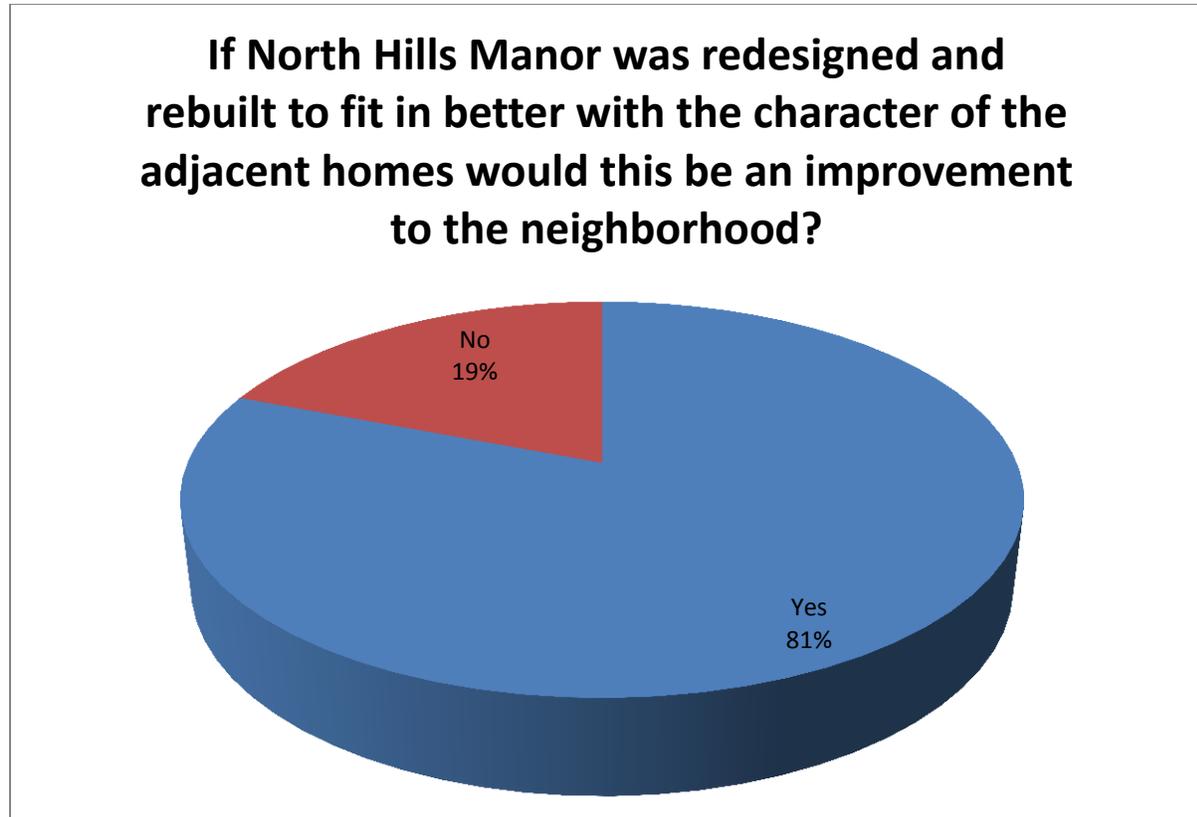
If not what type(s) of housing is missing?



20. North Hills Manor

If North Hills Manor was redesigned and rebuilt to fit in better with the character of the adjacent homes would this be an improvement to the neighborhood?

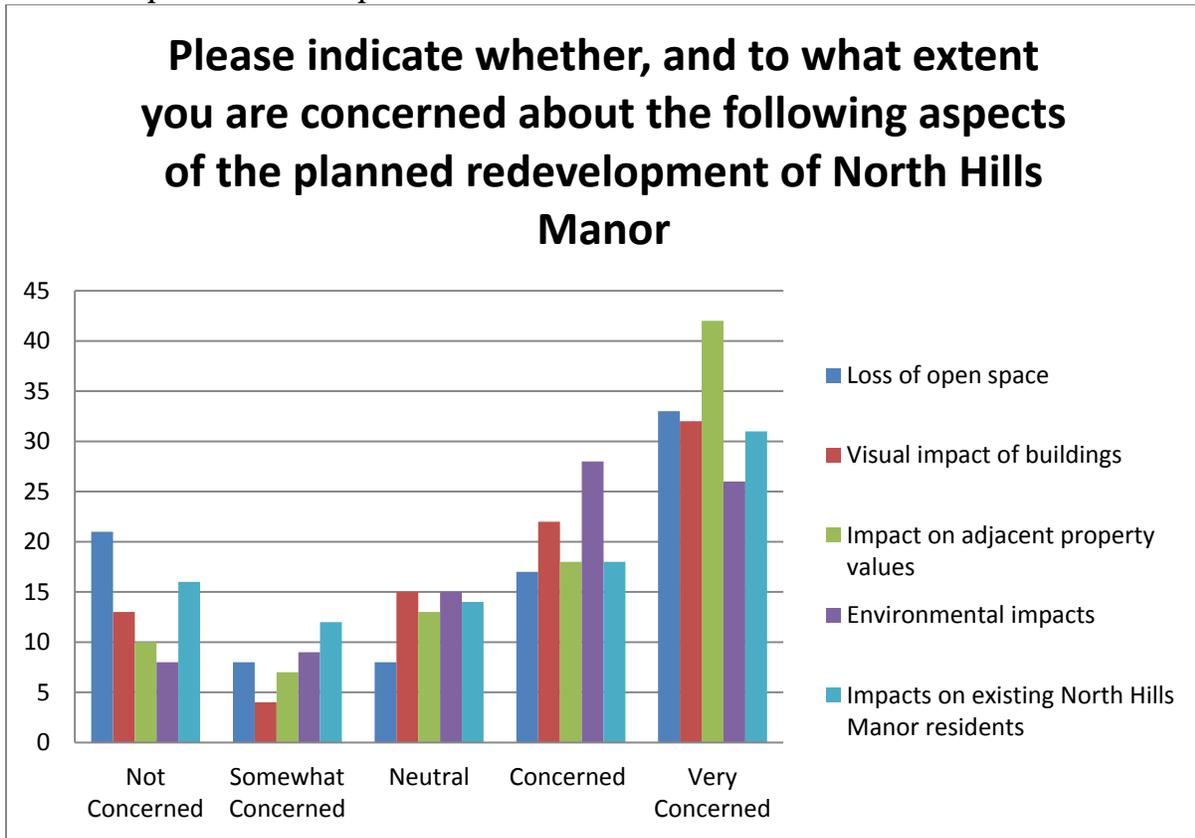
No Answer = 2



If not why?

It will displace families
Update look homes
It was never an issue before why is it now?
Not at the expense of open spaces
Different mentality
We have lived in NH far over 10 years and we have no idea where the Manor is located
Still same type of people living there who have little respect for Neighbors or streets
If they stayed where they are now!!!
Some people that live there would be able to afford it
If I wanted to live in a project neighborhood – I would have stayed in the city
Not sure if it will lower property values
If they remain where they are and are owner occupied
It does not have to duplicate the character of adjacent homes. It was here first. The problem is homeowners vs Manor Residents!
If the same caliber of people will exist, it would not change.
Let the Projects stay where they are at now.
Too many different style homes where do you match too?
Not if it eliminates current open and green spaces (ie. Community center, ball field, pool).
No gentrification

21. Please indicate whether, and to what extent you are concerned about the following aspects of the planned redevelopment of North Hills Manor



Other please specify:

Name should not be abandoned/dropped and appease these home owners!
Rentals don't share the same values as owner occupied housing
Concerned about the increase of congestion at the Manor
Everyone needs a place to live
Concerned about corner ground for children to play together
Redevelopment turnaround time
Who gets the land that the manor is on if taken away. What are they going to build on the existing land.
Would prefer modernized living, not (APT-Brick) style blgs.
Loss of pool, ball field and community center
Project funding and timely project completion.
Increasing owner occupied housing and creating standards for exterior maintenance would vastly improve the community and home values in the neighborhood.
Very concerned tax benefits not earned
Think about the tax payer!
In regards to environmental, I am concerned with the building and tearing down will cause an occurrence of rodents
Removal of pool + other rec areas

22. Do you have any comments that were not addressed in this survey?

Some of the new people that moved here don't even speak to you. I don't know if they even speak English or not
I really think the Manor needs to be rebuilt, but keep them where they are now!!
The people – I am tired of picking up their trash and their lack of respect for those need live in neighborhood
North Hills feels abandoned by both Upper Dublin and Abington township PA
Everyone should have a decent place to live
We look forward to our neighborhood improving with updated beautiful homes that will inspire home ownership and increased property value. As a homeowner, I am very excited about a start date to improve our neighborhood. Thank you
Police should patrol more around North Hills Manor, when North Hills Manor is rebuilt it should be smaller to reduce the amount of residents
Tear North Hills Manor down and reduce the allotment from 50 units to 15-20 units. Keep as much open space for parks and recreational as you can. Provide those 15-20 units for residents who were and always been in good favor with the housing authority. Provide vouchers for the rest
Repave roads around pool area
Traffic from Getty gas station drop trash on roads. No trash bins or litter signs
How and who is going to manage these places because management isn't people living in the places they shouldn't be. That's part of the problem. People messing up the places and management not handling this problem, need to talk about the hanging on the corner of the Manor and who's responsibility is it going to be to get them off the corners. The tenant of who house they are standing in front of or the Housing Authority?
I think you should have a meeting with the teens about the community center
Make this for the betterment of all the people living in North Hills
As a 46 year homeowner, I am looking forward to the new and improved look of this outdated looking Manor, which is an eyesore to our neighborhood.
I'm in favor at rebuilding the Manor for affordable homes for qualified residents. It would really improve our neighborhood!
Yes, our tax dollars are not being used in our community. Monies have not been used for years- Upper Dublin Township has neglected North Hills for years!!!
I don't know right now is there a number to add suggestion. You most time thinking on your feet is not good. Exciting mice problem need to be dealt with right now!!!!
Homeowners should stop trying to intimidate Manor residents. Conflict with homeowners has existed over 40 years!
My children hate their home. They are always cold and see mice. They have asthma which may be a result of badly wrapped asbestos pipes!
My shovel is ready let get started...

Upgrade center – pool and baseball
Drug sales, littering
Moving the Manor around keep it the same way for my 75 years in the neighborhood, none of them has the history as I do
North Hills is a drag on the community, safety and home prices. I'm tired of the litter on the street
No more habitat of humanity homes. This has directly impacted good neighbors no longer interested in socializing outside of our homes.
Style/type of housing: Twin, Row home, townhome, condo, etc. Preference: Twin, Townhome, Condo.
Just to clarify, we want the North Hills Manor to be improved look-wise including driveway parking for the overall community, whether they are moved to a different part of the neighborhood into townhomes or to stay here as townhomes would benefit everyone. We also don't want any unrest between the North Hills Manor residents and the existing homeowners.
The swimming pool is a huge asset for the children in the summer, taking away the pool the children will now have to hang on the streets. The pool provides a safe place for friends to meet and keep the children active and healthy.
Why is it that you want to move North Hills Manor? Rebuild where they are and what happens to the land, that housing is on?
I feel that North Hill Manor needs to stay where they are and keep the existing families there.
Will there be an increase in property and or energy?
Blocks are poorly lit and I would like to see more street lights. There is a massive amount of litter in this neighborhood, that I believe the placement of trashcans won't fix. We need to have severe fines and increased policing to reinforce this. I am tired of having to remove debris from my front yard every day. This neighborhood is also in need of sidewalks. The lack of sidewalks causes residents to walk down the MIDDLE of the road, which is a serious safety hazard with vehicles coming so fast down some streets (especially Chelsea Ave). I am also concerned about noise, I think an increase police WALKING presence would remedy this. With the littering and large numbers of people walking down the middle of the road, the neighborhood sometimes seems reckless and noise increases, if we could stop the more controllable issues the noise wouldn't be as much of a problem.
My son is a teenager and states that most of the youth want to steal. We need male mentor programs for the youth and youth trips.
Unoccupied, trashed houses bringing down property value.
Manor will be brand new homes and there will be people across that are tax payers. Homes look just like that how would you fill? Do you think the appreciation will be like a tax payer. Answer will be no!!!
How long will the new housing project take once started? Will asbestos be contained if any found?
Accessible Manor homes
The town home complex's appearance is not very inviting to outsiders