

# Plan Springdale Economic Vitality Survey

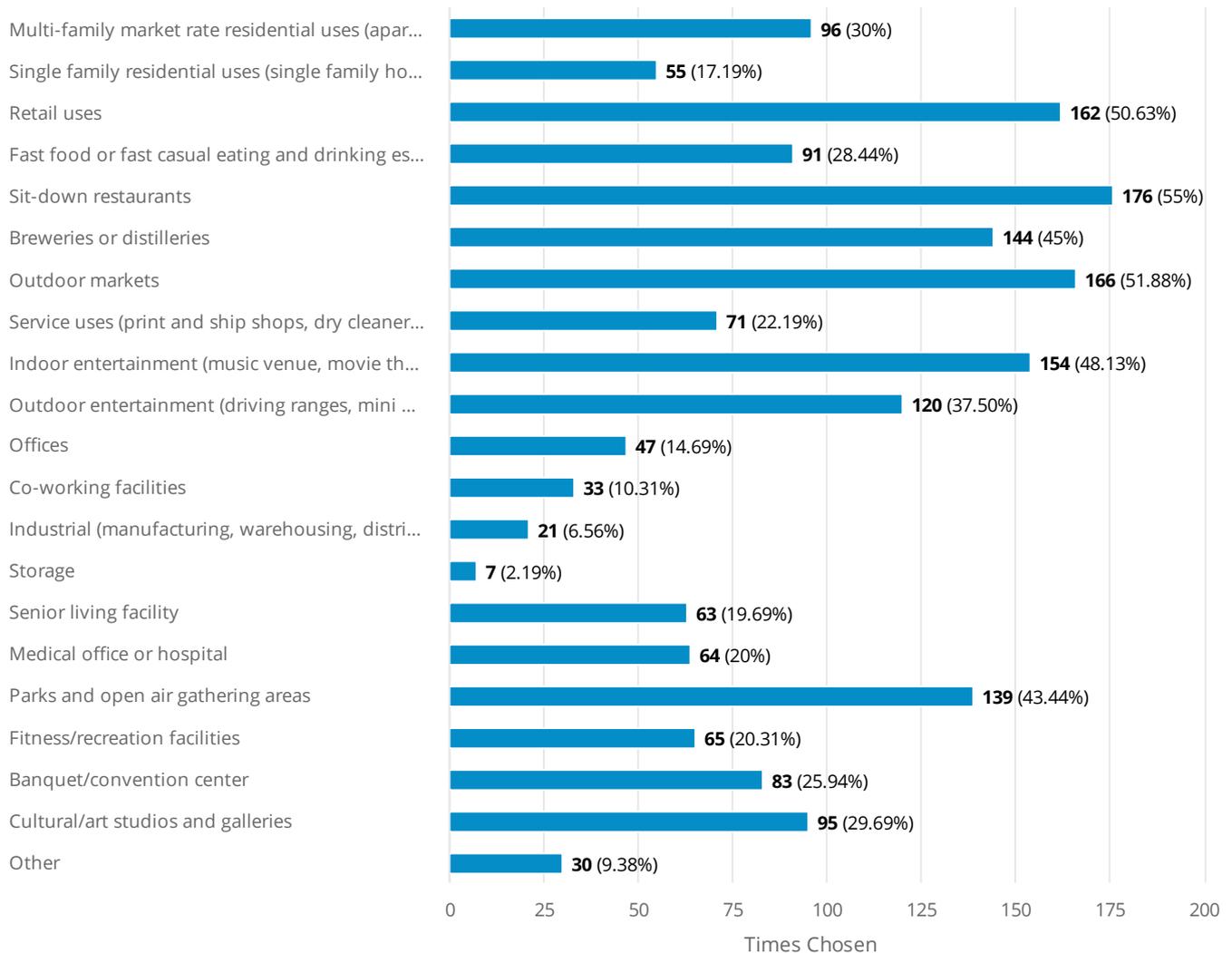
## What economic development (community investment) activities should the city prioritize?

Number of responses: 304

Rank	Choice	Distribution	Score	Times Ranked
1.	Partner with existing businesses to create and retain high quality jobs		1040	286
2.	Market the city to prospective employers, residents, and visitors		1016	289
3.	Develop new "mixed use" areas which combine multi-family apartments with some retail, office, or service businesses on the same property		775	272
4.	Building new housing or assisting with renovating existing housing developments		707	275
5.	Develop or assist with affordable housing options		531	271
		Lowest  Highest		

# If the tri-county mall property were redeveloped, what uses do you think would be appropriate on the property and that would positively impact the city?

Number of responses: 320



"Other" text answers:

Redesign the whole thing--consider the Liberty Center idea--get rid of some buildings, cut through with new streets; upgrade the whole darn thing. It

Indoor pool

Kroger

Whole Foods

International market

Make it like the Liberty Center

Homeless shelter

Trader Joe's!

any and all of the above to embrace its redevelopment

Become a campus for U's OLLI program. Get a branch of the public library here. Take advantage of the existing parking and (recent) food facilities. Do not give permits to new outlying buildings--renovate what's there.

A portion of it being for small business, rental space for fitness classes, no liquor establishments, party rental facilities, inside playground for children, pop-up shops, area to hold various types of retreats (Business, fitness, etc) computer training classes, activities for special needs individuals r

Something like Summit Park

Grocery store

Solar parking, EV charging

Something like blue ash summit or liberty center area;

Meijer, Wonder Works Museum, Kenwood mall similar

Kroger Marketplace and apartments

Multi use facility that supports a multi generational, culture community-housing and supporting businesses

krogers

sell it- let buyer decide

Crafter/Maker businesses bringing together retail and classes

Outdoor individual entrance shopping

An indoor/outdoor market similar to Findlay Market would be awesome! There's no others around and it would bring people to our area

Grocery store

Grocery store

A "Downtown Springdale" like experience with a mix of many things, like Liberty Center.

GROCERY Store, ie, Meijers

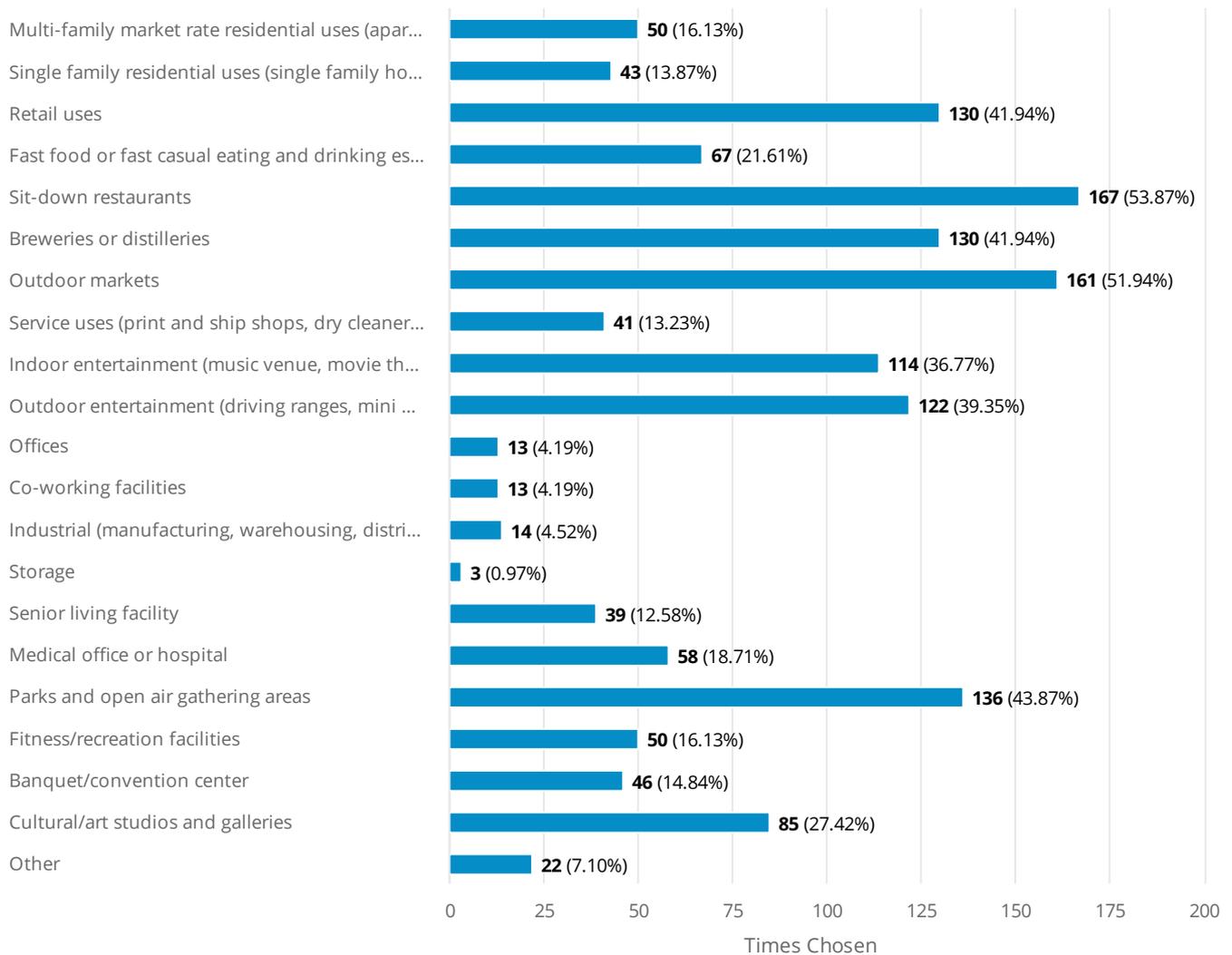
Baseball and soccer complex

Liberty Center vibes

Casino

# As a resident or frequent visitor of Springdale, what uses would you like to see come to town or build more of within the city? What uses would enhance your quality of life?

Number of responses: 310



"Other" text answers:

Grocery

Promoting eco friendly or sustainable business

Sidewalk and bike trails

Whole Foods

International market

A place where we can ride our quads.

Smoothie king

Dog parks

Grocery Store with fresh produce and goods, locally owned would be even better

No brand-new construction! Give substantial incentives for renovating what already exists.

Grocery store

Senior living that is above the low income area in order to allow seniors whose incomes are over \$31k and up to \$45k or so. Offer normal apartments or condos built for senior needs, without the care. Strictly living in a complex that is specifically built for senior needs. No entry fees. Just every day market rent

nothing

Grocery Store

Grocery Stores

Grocery store

I would like to see an open air space with shops and restaurants, open air seating. Kinds like Union Center in West Chester where there could also be outside concerts, etc

Grocery store such as Whole Food

Farmers market - y'all killed it when you made it hide back behind everything. So incorporate space for it where the mall is on the corner, with visibility from both 747 and Kemper

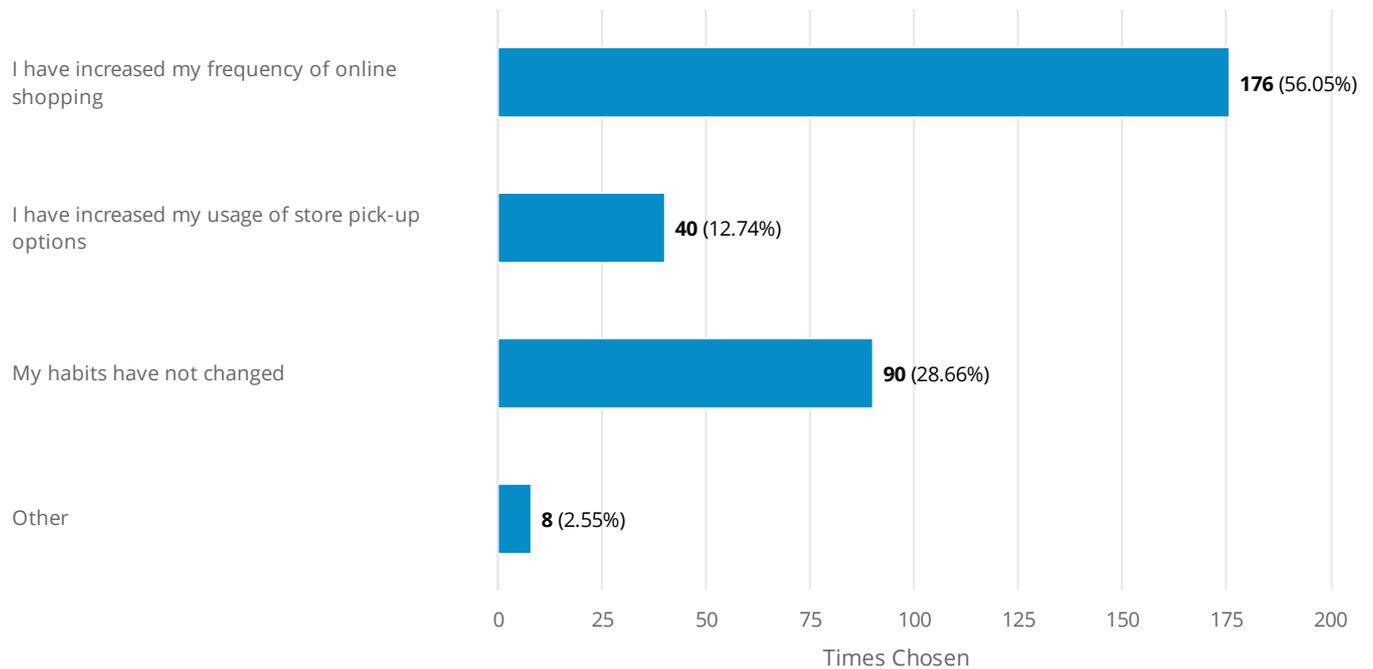
Grocery store

GROCERY Store, ie, Meijers!

Good grocery store, on trend shopping

# How has your purchasing habits changed over the last 18 months?

Number of responses: 314



"Other" text answers:

More delivered food

I have increased my usage of local shopping

I have tried to stick with brick-and-mortar local stores, but inventory is horrible and I am often driven to online purchasing.

I travel to other communities to shop because we have no real shopping in Springdale. Just learned that Aldi will open in September, that a step in the right direction. It will be the only market in Springdale. Thirty-four years ago when we moved here the only super market was Thriftway, and then it left.

Make purchases outside the city of springdale

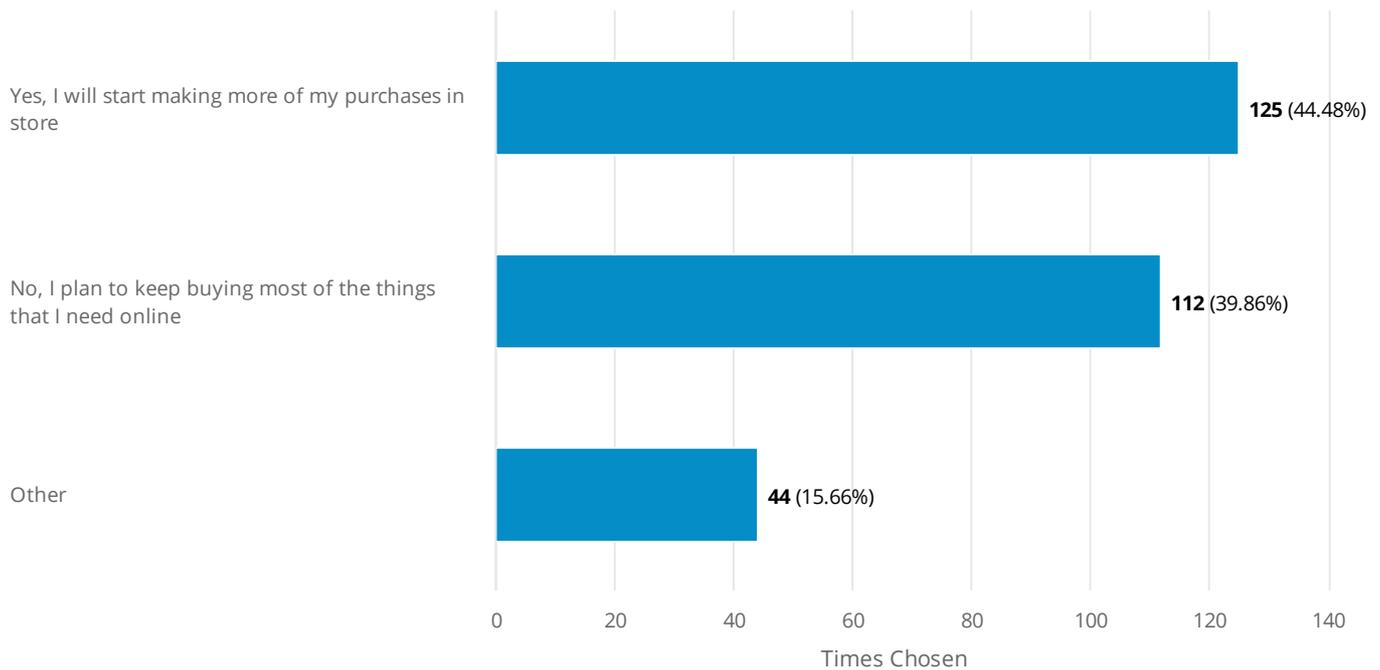
Both online and store pickup have increased

Combination of online and store pick up

cant do much if everything is closed

## If you increased your online shopping during the last 18 months, do you expect your purchasing habits to change in the next 18 months?

Number of responses: 281



"Other" text answers:

It depends on Covid

I will have to buy online more if stores are not nearby to make those purchases

Depends on the purchase

Combination of both.

NA

I enjoy in store shopping and online shopping.

I use what's convenient.

I purchase in store if possible, but usually can't find what I want

Good mix depending on needs

Same

More pick up options

Other

I would prefer in store purchasing, but feel I'm being forced to shop online because of more options and better pricing.

If we had more stores, I would shop at the stores.

Same

Depends on what is needed. I prefer to purchase clothing in person, but few close by options. Some items I buy in bulk online.

Not sure

I will continue my current purchasing habits (a mixture of in-store and online)

I don't like to shop online, I would rather see in person what I'm purchasing and I enjoy getting out to shop.

Not sure, depends on Covid

It depends on what businesses come into Springdale. Way too many have left!

Same

I like going to a store to buy

I don't think my purchasing will change.

I buy locally when I can, but online for what I can't find locally.

It depends on what I'm buying and if there is a store nearby that has what I want.

Unsure

Habits did not change

Depends what it is

If there were more shopping options available in Springdale probably would decrease online shopping

Combination of both

I expect my shopping habits to remain the same

I dont buy online.

If Springdale gets the stores I want back I'll go back to shopping in store

N/A

50/50

It hasn't changed

a mix of online and in store shopping. I prefer to try clothes on before buying, or check out quality, size, etc. of other items

Don't like online. Prefer hands on. Macy's closed and mall security. Kiddo inforcement. This has cut down my spending in Springdale. I have saved some money

Not sure

It depends on what I can easily get locally at competitive prices

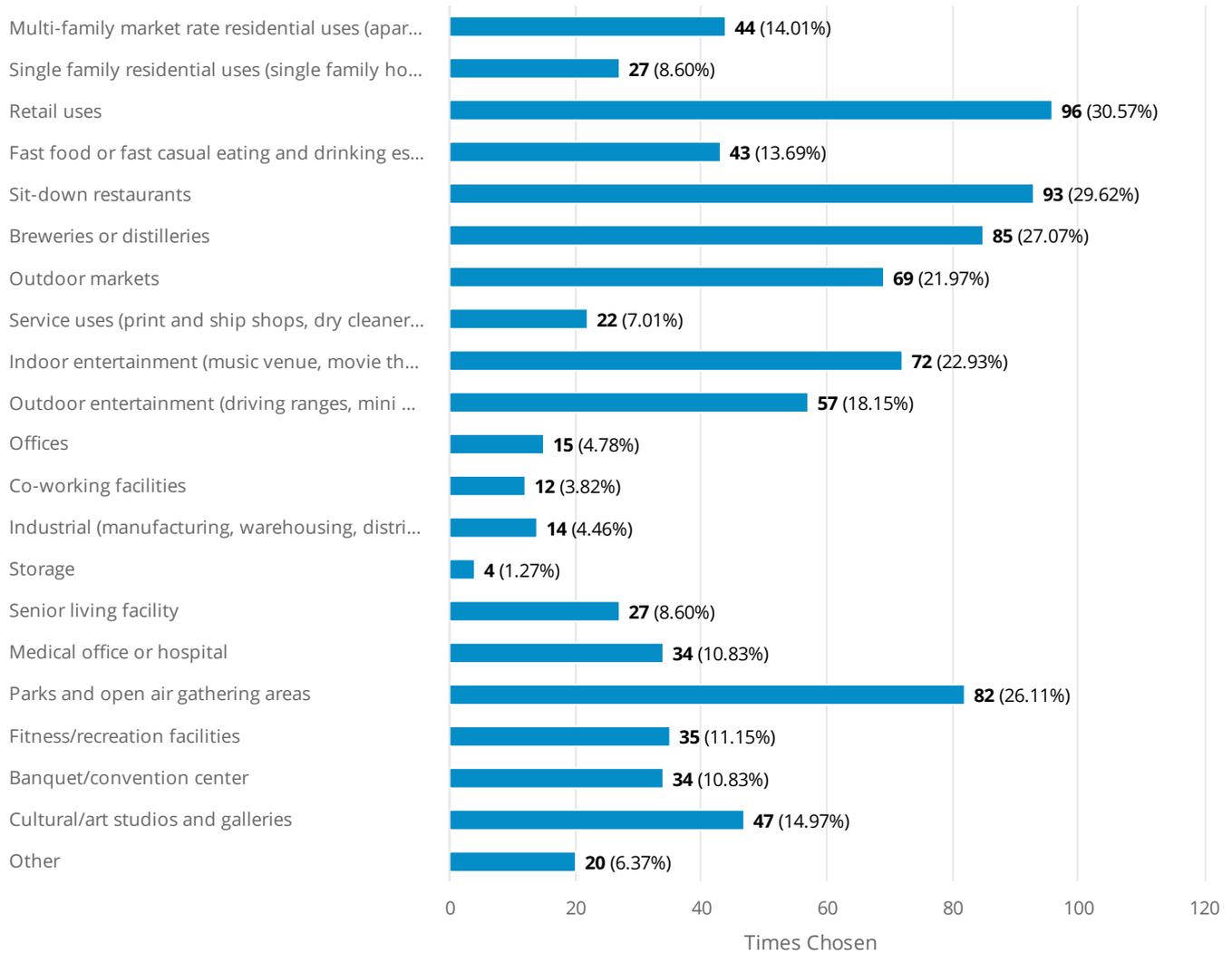
My purchasing habits would return to the mall with the introduction of more & varied shops; a large retail store, ie Penney's, Marshall's, etc; a grocery stor

Depends on who has what I need/want; prefer to buy in person

I will probably use Amazon less but may do a mix of buy online and pick up in store or buying more direct for retailers and online small businesses

# What uses do you feel are most appropriate to replace vacant retail and big-box stores in Springdale?

Number of responses: 314



"Other" text answers:

Multi use areas-part retail, part residential

Senior Center with full range of activities

Green spaces, dog park

Indoor pool

International market

Grocery Store

Grocery/places to get lunch (not fast food)

market driven

Take your cue from whatever still exists at the location and market and renovate like crazy. Who it is totally gone, and large enough, consider multifamily housing and other big projects.

Grocery store

Error in system. Only would allow for one answer. As a result, I did not answer.

The system would not allow me to choose multiply selections

Book Store, we need a Springdale Book Store

Grocery Store

the radio buttons aren't working on this question

Retail and housing so that residents can walk to restaurants and stores.

open air roof top restaurants, open air shopping and eating spaces

Farmers market

says I can select multiple, but I it won't let me! I say anything but storage.

skating rinks or bike parks, give the kids something to do

## What's next for Springdale?

Number of responses: 103

Text answers:

It needs to be re-developed. It is very sad to see so many businesses close and so much empty dilapidated real estate. Its becoming an eyesore to even drive through.

Update tri co mall. Currently eyesore and wasted space

Create more opportunities for children 0 - 18 at Rec center and throughout city.

Maybe use portion of tri co mall for new Springdale rec with indoor and outdoor pool options, courts,  
Make current recreation center specifically for seniors only

Continue to engage new businesses and restaurants. Love that there is a Five below and Aldi

Not much if businesses and stores keep leaving.

More extreme control over 'teens' ruining every single venue.

The obvious and visible problem: TriCounty Mall and surrounding retail. Suggest a design contest to see what Great Idea might show up. Also need more info or professional fortune-telling on what retail businesses will attract people to their brick-and-mortar locations. And this info by demographic group (age, sex, income, etc.). The traditional mall is a thing of the past. We should plan for what services and products and entertainments people want to go out for. What becomes a destination for residents and for non-residents. Also: pursue a longer-term view, not just what tax revenue Springdale can get for the next year or so. A short term approach ends up with an un-used indoor entertainment business--and we've seen that go kaput. Also people are aching and hunting for beauty in their towns and in the common places; don't overlook that as an attraction factor.

Thriving businesses and economy.

I would like to see more green living options welcomed in Springdale. Including community gardens, allowing backyard chickens, farmers markets

Need to draw businesses to fill the vacancies. Or turn the vacant buildings into apartments, breweries, etc... green space. We need to look at how Scandinavian cities provide housing, businesses and parks together.

More grocery stores. Glad to see Aldi moving in; would love a few more options!

Build on tree city and stand out with sustainable options - incentives for sustainable and eco driven suppliers, installers for goods and services as well as recreation options.

Location is great! We need to gear up for electric vehicles. We need to land better brands like Kroger, Brio, Pub, Greater's, Kohl's, Dick's Sporting Goods, and outdoor cafe type dining.  
Tear some of TC Mall down and increase security. TC Mall needs outdoor walkways and green space, better bus stop. Disallow guns.  
Executive office space is poor. Mega church or small version with outreach to community. Kids zone for fun in mall area. Better community center and post office.

Convert Tricounty mall to an International Market with individual vendors (unlike Jungle Jim's). These markets are all around in lower rent spaces. Perhaps the mall can bring multiple cultures together as a Cincinnati destination place. Housing on the second level and stores below.

I have to go to either Kenwood, West Chester, or Bridgetown, to shop at stores that use to be in Tri County. I would rather spend my money in my community.

I have worked in Springdale for over 5 years and find the area desolate. Where is downtown Springdale? Maybe you could build one on the Tri-County Mall site. Office, apartments, condos, retail, restaurants, parking, green space etc. Not huge complexes, just a downtown.

Bring back farmers market

Something must be done to stop the closing of retail and restaurants in this once vital area. How can places like Colerain township and Liberty attract new businesses and we have attracted a discount grocery and another dollar store?

We need more retail restaurants and entertainment . I would like a better grocery store like Kroger or Meijer

Make it more like Liberty Falls and Colerain. A lot more restaurants like Colerain and a lot more strip malls like Liberty Falls

It would be great to see the TriCounty Mall developed into something else. Outdoor Outlet Mall similar to Premium Outlets or other indoor/outdoor retail and dining similar to Liberty Center.

Bring in Trader Joe's and some wine shops

Affordable housing please!!!!

Would like more options for summer programs at Springdale recreation center or creation of more options in Springdale in oppose to driving to other communities and suburbs.

Possibly consider entertainment options for vacant tri co mall, casino, indoor children options or scene 75 concept. Bring back bowling alley up to date etc

Get a Trader Joe's or Whole Foods to open in Springdale!!!

We need higher-end restaurants versus fast food establishment. Suggestions...Cheese Cake Factory, PF Chang, Deweys Pizza, Belgium Waffle. We also need better grocers i.e, Trader Joe, Whole Foods.

Incentives for small business to move to Springdale with affordable rent options.

I would love a Kroger to be built!

In the area where they tore down the hotel I think they should put a really nice senior facility. Springdale is a maturing community and these residence will need a place to live.

The amount of empty, unused office complexes and the ravages of urban blight on fallen retail giants is awful for the community, and no amount of fast food chains or loan shark businesses will restore life to these spaces. Please, encourage locally owned businesses to take charge, give power to artists, and create experiential attractions that will draw citizens from their homes in a post-pandemic reality and bring money back into the community. I have lived here my entire life, and to see the death of this city is one of the many reasons I plan to inevitably leave. If Springdale cannot adapt and support its people, I won't be the only one to leave.

Regarding the questions on the next page, I LOVE the ethnic and economic diversity of Springdale and hope we can keep it.

I would like to see the neighborhood cleaned up. Due to the housing market downturn, in 2008, we have more homes being rented. These residents do not respect our neighborhood the way the homeowners and long-term residents do. Let's enforce the rules more. Keep the trees and bushes, on the public streets, well kept. Turn this into a walking neighborhood again.

I have lived in and around Springdale for almost 45 years. The neighborhood was thriving. We had a local grocery store (Thriftway), several restaurant options, pony kegs, etc. within walking distance. Bring this back.

Becoming a more diverse community!

Build a walkable city and development and people will come. Limit parking and people will be forced to walk.

Look for unique opportunities

Please try to retain Costco.

We need more retail. I hate that I have to drive to Bridgewater Falls, Kenwood, or Liberty Way to shop. All my favorite stores are gone!

would not allow me to select multi answers

New business and new young families

Depends on Tri County shopping ctr

Make it desirable to live here

Good people are leaving Springdale because our neighborhoods are being filled with illegals that have 15-20 people living in a house.

Devope Sheraton lane property

In general, I think outdoor markets or community-oriented developments would be the most beneficial to the area. Things that can be used by all will draw residents and visitors, in my opinion.

The last question is not allowing multiple choices. Parks and open air should be included. All of the current parks need new accessible playground equipment and ground covering needs maintenance more often.

More events at the rec center

I would like to see an upscale restaurant and a grocery store other than Aldis.

I know many hard-working people are choosing and talking about moving out of Springdale. We are talking and see it moving toward a forest park situation. Springdale is hard to work with to improve our personal property. Many get fed up and just do it behind their backs or just let the properties devalue like my next-door neighbor. The city seemingly only want to bring in lower income families; which is squashing our taxes money to improve our city.

I'd like to see Springdale have more green spaces and other public space where people can gather or exercise. It would be great to see more cultural attractions that might draw people from other parts of the city, including independent businesses. It would also be nice to see the forested area bulldozed for the Springrose development offset with a replanting of trees elsewhere:

Maintain the established communities with stricter enforcement of building codes, elimination of eyesores (unkept properties), and elimination of commercial vehicles (trailers oversized vans, etc.) from the streets.

Springdale has an opportunity to define ourselves as an affordable and vibrant place for working adults and young families to live. We need to be proactive in developing our dying retail spaces into something else while we still can, to become the kind of place where housing is within reach but people can also do fun things (outdoor markets / farmers' markets, breweries or distilleries, etc.). I hate to see us continue our decline into a town where all you can do is visit medical offices or get fast food. Retail will only continue to decline -- let's get creative and visionary.

Keep the Tri-County Mall alive and vibrant. It's one of the main hubs to our community.

Reimagining itself with outside markets and venues for entertainment.

We need a viable community with good retail and things to do here. We have to drive a half hour to find good shopping, cultural/art exhibits, restaurants that are not all chains. More of outdoor shopping that draws people to stroll and shop, get something to eat, galleries., not just another boring suburb.

More art studios! Vegan/ healthy restaurants

Tired of going elsewhere for a department store. Why can't we have One?

Revamping Tri-County mall area

I miss the community sense we used to have with events for families like fireworks and festivals in Summer. Halloween party for kids in the fall and Christmas tree lights in the winter. We also lack parks and fun things like at Sharon Woods or Winton woods. It feels now that this is just somewhere to live and we have to go to west Chester or downtown for community

I would love to see retailers mixed with residential properties including restaurants and entertainment venues on the same property.

Attract more businesses to use up vacant office spaces. Then attract restaurants to support the new business employees in the area.,

Focus on the younger generation of Springdale and find a new mayor

Restaurants other than Mexican

Maybe it was just overlooked by the survey designer ?? How about an all out EFFORT to obtain a simple grocery ? When the national size gives no interest, try an economic offer of assistance to an eager entrepreneur. How about an all out EFFORT to obtain a library ?? How about an idea of political influence to obtain a USA post office ??

Businesses that attract neighboring residents

Would love to see a summit park type of place, maybe with less housing but more entertainment.

We should have more greenspace with places for outdoor gatherings, shopping, and biking/walking. Springdale should invest heavily in green energy to lower costs for homeowners and businesses to acquire solar panels/rooftop arrays for the large buildings currently in use. One of the best investments would be to build a large EV charging area central to our business/retail areas to encourage potential investors and homebuyers. It would be amazing if every home and business would be able to install small vertical wind turbines (not the huge ones you see on the way to Chicago, there are small bladeless versions that spin horizontally and don't take up much space). I would also like to see the existing powerlines be moved in-ground to help beautify the city and reduce the likelihood of power outages for those areas that don't have buried powerlines.

With the Tricounty area having so much vacancy there needs to be improvements to bring Springdale out of the slump. I believe Aldi's will help tremendously and is a step in the right direction. Now the shopping center with Blg Lot and the mall need to be addressed.

Tear down Tri Co. Mall and build an Amazon distribution/offices/grocery store

Need to keep current businesses and bring in new businesses.

More Mixed use, bring better opportunities for the middle class family, continue to diversify stores.

Gotta find a way to bring the mall back. Columbus has

I am VERY concerned with the businesses that have left our city, I work for a company that used to have offices here. Create a marketing campaign highlighting the beauty, family, friendliness of Springdale. Pls do not allow our city to degrade.

Need to do something quick. People go elsewhere for their shopping needs, i.e. West Chester, Kenwood or Monroe.

Embrace, promote, and reflect the changing demographics of Springdale. Recruit and support businesses for these demographics.

There are plenty of "Help Wanted" signs in the area. There isn't enough affordable housing for the folks who can fill those jobs or public transportation to get them to those jobs.

Recruit and support businesses that are unique, stable, and provide working wage jobs. Springdale does not need another empty warehouse or crab leg restaurant.

Fix the survey so I can actually select multiple options for the question right above this one ...

I think retail is changing I hope we can reinvent our retail area to be more green and walkable. The strip mall and huge parking lots (and malls) aren't pleasant.

Redevelop Tri-County Mall as upscale apartments and shopping.

A dog park and senior living facilities

hopefully more companies that will hire workers; more retail for adults; more places to eat that are mom-and-pop type, or small franchise - no more large franchises.

cut taxes

Downtown more walkable & more parklike

Revitalization!

Maintenance of existing infrastructure and a tax friendly plan to attract new businesses

Need to fill dead retail areas.

We need to mimic the surrounding communities

A large grocery store would be nice.

Hopefully more economic improvement, possibly including a chamber of commerce that is in touch with the current century.

Fill up or remove empty buildings. Springdale is a good place to raise a family.

Bring back the Rec Center activities...local interactions with the youth and the older ppl build the Community. Increase security at these events until the problem ppl know it won't be tolerated. Instead, all have been canceled and the Community has suffered.

Back to single family owned houses. Away from rentals and apartments.

Springdale needs some new and innovative ideas to attract people to the city. We are no longer a destination. We need something new and unique.

Things for young families and all income levels.

Please bring back parades, holiday events(l.e. Memorial Day, July 4th, Labor Day)

Keep your police and fire departments top notch. Hire more if necessary ! We don't want to become another Chicago ! ( even Cincinnati the past two years) we choose to live here because it is SAFE !!!

We are losing a lot of retail businesses keep hoping TRI county mall can be redeveloped it's an eyesore for our city.

Drawing more residents who can commute to anywhere in Cincinnati or work from home, then giving them places they want to go and spend time even if they don't have a specific purchase in mind. Gathering areas that have shopping instead of shopping areas that have gathering.

Hopefully, the restoring of the mall, adding a grocery store (1st floor?) large & small businesses.

I would love to see our city geared more to young families!! Our pool and rec center needs a little love and hear what young families needs are. I hate going to other areas to meet our families needs when we live in such a great community.

A sports complex would bring travel teams to the area. They would need hotels to stay at. Restaurants to eat at. Entertainment. It would bring business here and allow new businesses to open. Another brewery also as third eye is doing really well so clearly there are people willing to come to the area. No more chain restaurants. A grocery store would also be good.

Don't try to reinvent the wheel. Look at our neighboring communities and see what is/is not working for them. Mirror successful communities. Our residents are driving to other communities frequently to take advantage of what they offer. Springdale is a great community to live in, but lacks the new age amenities that would make it a great community to play in as well.

Continuing to expand walkable options for young families, and allowing new businesses to join the community.

Hopefully some type of revitalization. As a late 30s resident of many years, who also grew up in Springdale, I would say that I really dislike living here and I have for about 10 years now. Springdale has declined & has not kept up with the times. I would move immediately if I had the ability to do so.

Highest priority tri county mall rehab.

Revitalize northland Blvd shopping strip mall and businesses south of Towne center, North of northland blvd.

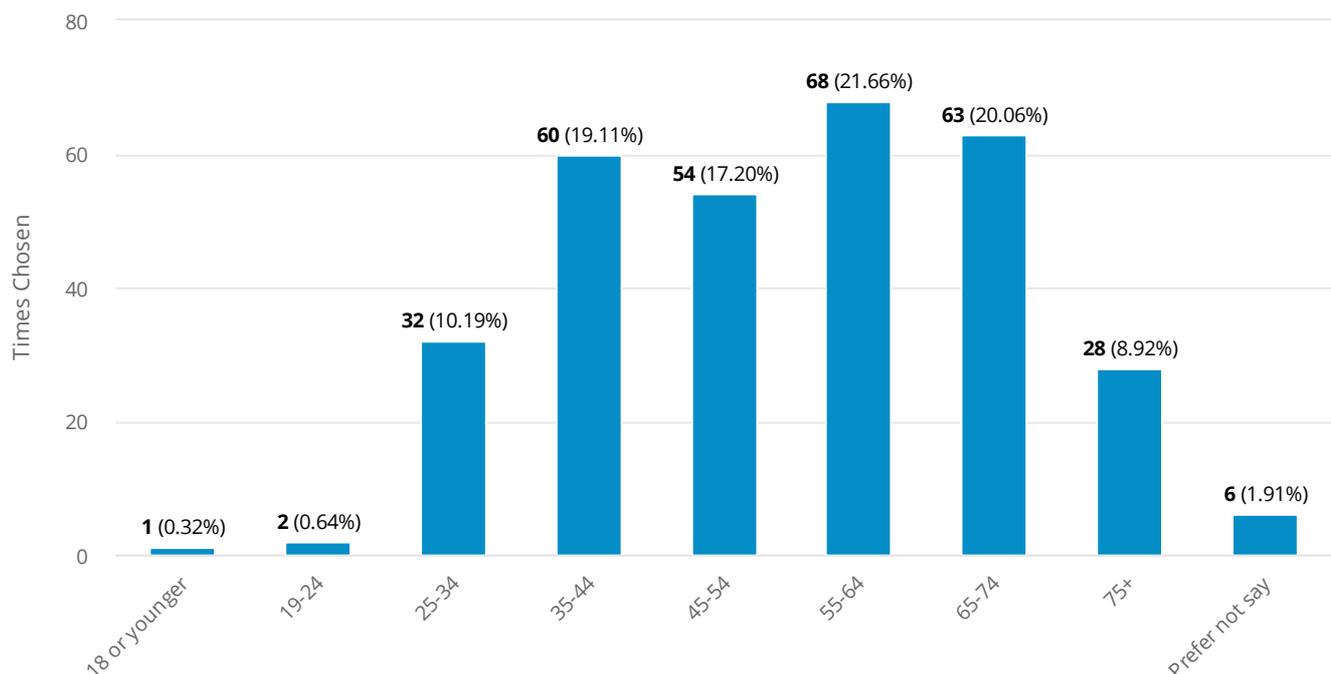
The white elephant Tri-County redevelopment

I hope Springdale can develop some condominiums for sale as well as a nice restaurant, hospital and banquet hall

We would love to have mixed use space. Options for my children are a must as well as fun for us older kids as well. Escape rooms we frequent often as well as breweries and parks.

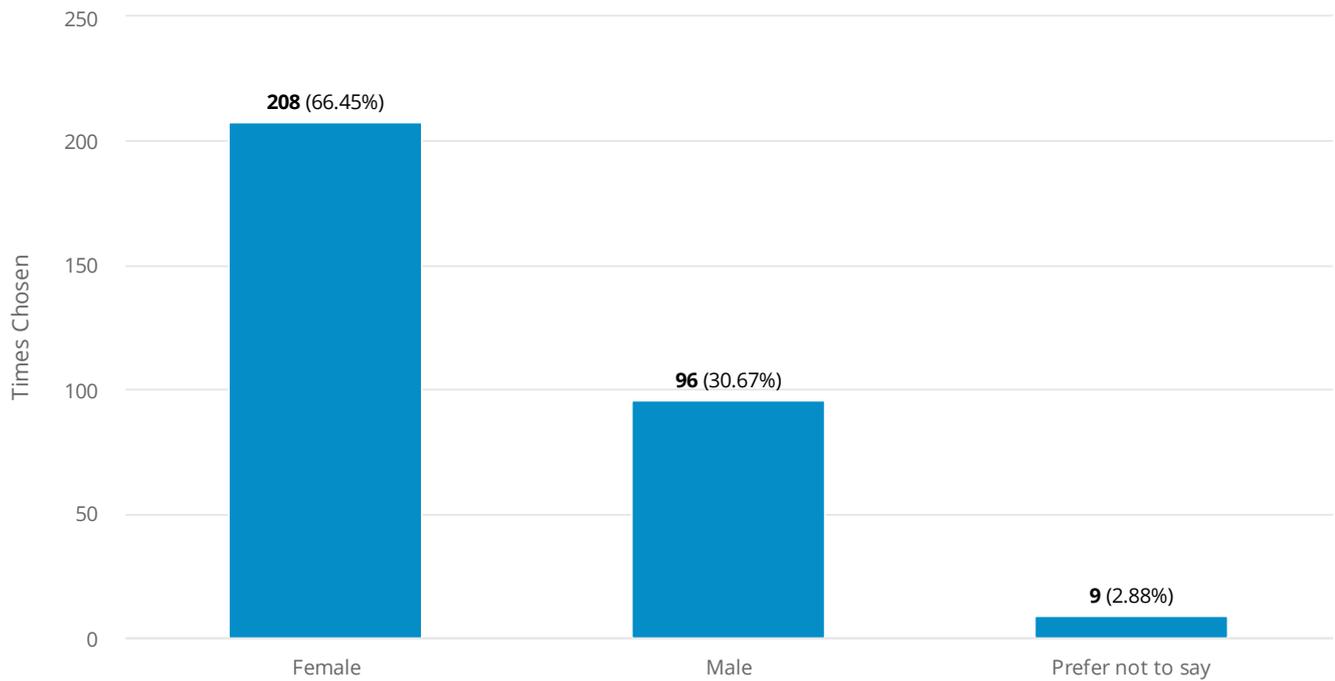
## What is your age?

Number of responses: 314



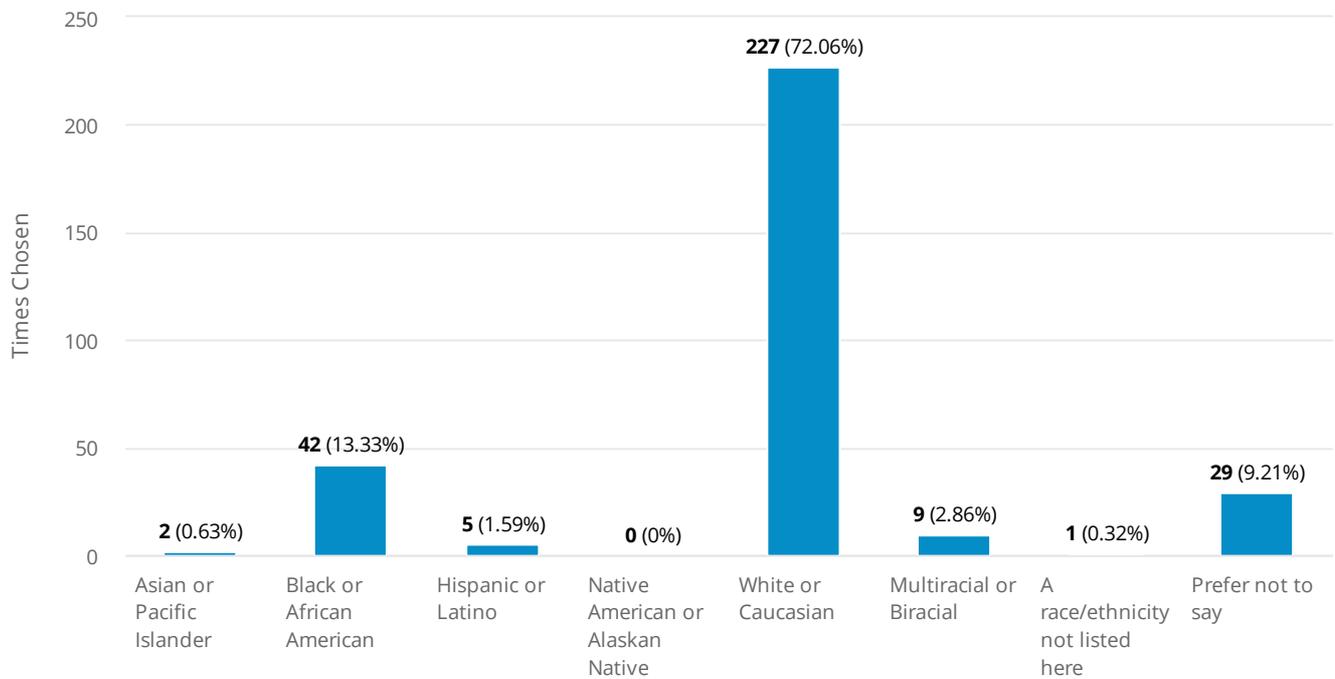
## Are you...

Number of responses: 313



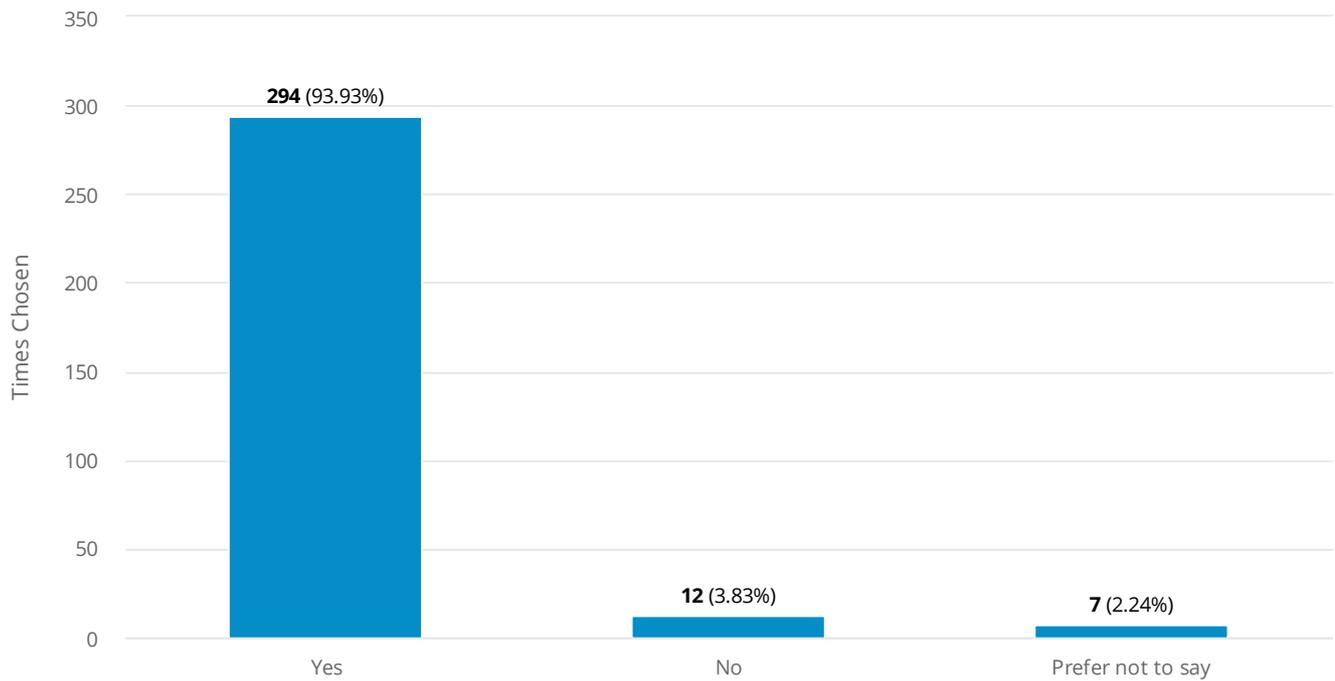
## Which of the following best describes you?

Number of responses: 315



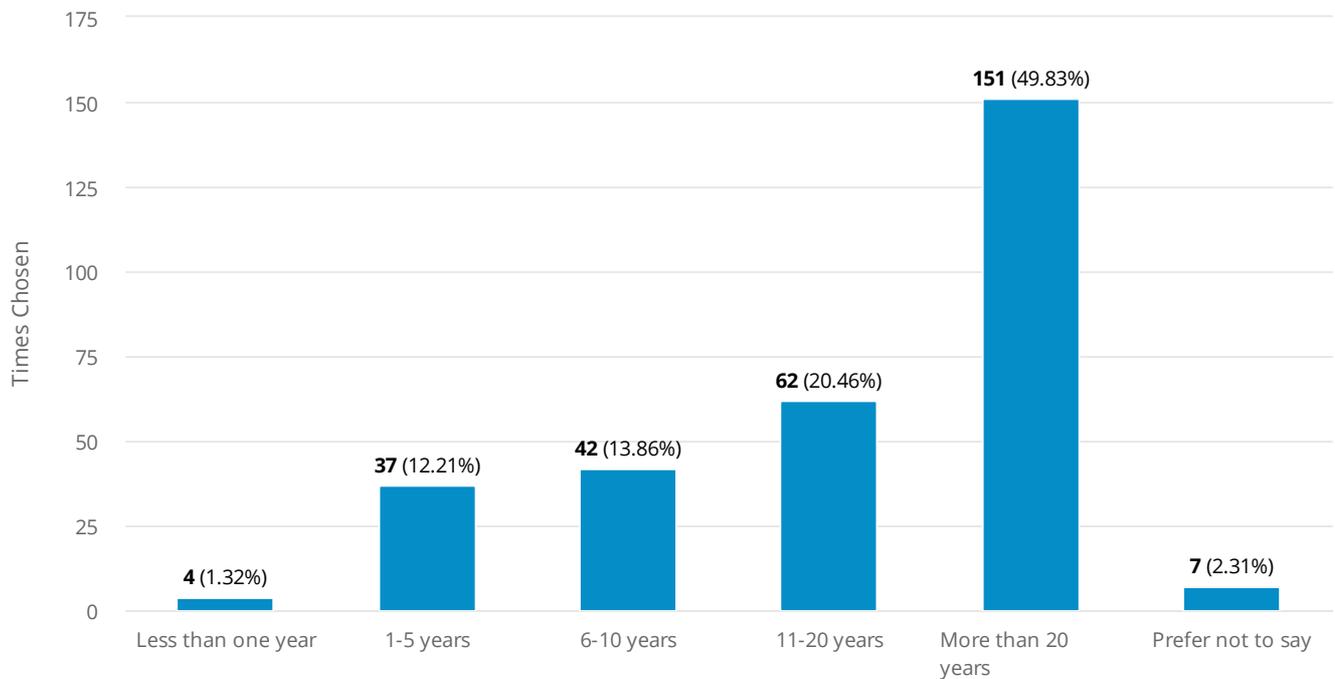
## Do you live in Springdale?

Number of responses: 313



## If you live in Springdale, how long have you been a resident?

Number of responses: 303



## Do you own or operate a business in Springdale?

Number of responses: 314

