

# Plan Springdale Housing Survey

## What is it about Springdale that made you decide to move here?

Number of responses: 246

Text answers:

I was born and raised here.

Diversity, excellent schools, affordable home, modest taxes, community center, non-overly restrictive HOA type rules, grateful location, short commute to work

Housing options  
Nearby restaurants mall and businesses  
Decent School district

Liked the neighborhood and houses.

Location, accessibility and community.

Princeton school. Home prices

Lived here as a child, moved here when I bought my first house. So it's close to family. Love the access to highways!

Husband lived here when I first met him and I moved in I.

affordable housing

We liked that property was well maintained, that the school district was exceptional, the low crime rate, that there was a community center that met the needs of the residents, and that the streets were well maintained.

The recreation center  
Availability to many stores  
Easy access to the expressway  
The homes are not close together  
Nice family community  
Well mix of different style of homes  
Racial diversity  
Policel am fire department  
Ability to The municipal building

And the schools

There are so many things to love about Springdale

It was a nice community where people were people with lots of diversity.

Location: to work, to other family locations and to ease of access to I-75 and northern destinations

I moved to Springdale when I was a child.

Diversity and services

Reasonable housing prices, easy highway access.

Close to shopping, highways, good schools, nice area

I wanted a nice quiet neighborhood to come home to after a hard day at work

Grew up in Springdale

Appeared to be a community on a positive trajectory and friendly neighborhoods.

We bought our home in 1976. Main Reason was the cost of a new home was less than other areas farther east.

Lived here as a child, moved back as an adult to raise my kids.

Location: not too far from family, and close to the mall and shops. We also were attracted to the diversity of residents. Housing was affordable for us.

The location is great and it's a great neighborhood.

Decided on house didn't look at city much.

The house and the neighborhood. The Schools and the location was great!

I love the convenience of the different merchants around my neighborhood. I live conveniently close to the Recreation Center.

Schools

location

neighborhood close to everything: grocery store, shopping center, community center, outstanding police and fire departments, schools, sports, ....a thriving community for families of all ages.

I grew up here, and when the house next door to my mom's was available (my grandparents' old house), I bought it for the history and large yard.

home in the Princeton School District.

green spaces near houses and 20 minute drive to work

Close to job.

Grew up here

Lived here as a child, lots of friends in Springdale, close to family, Princeton schools

Friend lived in the neighborhood. Seemed nice and family oriented.

Close to family

Services being offered at no cost to homeowners.  
The Community Center,  
Sport activities for all residents regardless of age.

Easy access to everything. A diverse community and a great school district.

The nice and safe, recreation center, school district, Tricounty Mall, restaurants etc.

It seemed quiet and had a decent school district.

Closeness to the highways and when we had major shopping. Leaving near 275 and 175 was major draw. When we built here it had lots of shopping.

Princeton High School.....in 1982

Location, close to shopping, highways and recreation

The community feel that we have. Families that grew up here stay here. I love that I can be anywhere in 20 minutes.

I bought my parents home.

The neighborhood was well maintained, diverse and offered a lot for growing families.

It is very similar to the area I grew up in. The city seems to do a relatively good job.

Springdale is a wonderful place to raise your children I've been here since 2003

School District

Housing

My son lived moved here to Springdale. Affordable housing, green space, Rec. Center, diversity.

I liked the clean but older neighborhood where the fire and police departments are located. It was an affordable neighborhood where homes and yards are taken care of.

The local neighborhood feel, lack of mass commercialization.

I loved the fact that Springdale looks vibrant. It's location is near many businesses and our community is small enough to be able to get to know everyone.

Family community, convenient location

The backyard

Ranch style home with fireplace.

Princeton City Schools

Close to work, stores. Affordable

Location, safety of my neighborhood

Distance from work & downtown Cincinnati - not too far, not too close. Conveniently located retail area (tri-county mall and surrounding)

Beautiful neighborhood. Easy access, wide streets.

The growing of the community. The housing.

School System

Family

I moved here in 1974. My husband and I wanted to be far enough from our old neighborhood so that if someone came to visit that they would have had to have planned the visit. We were also starting our family and was told how great the schools were. And homes were affordable.

The diversity and the schools

Schools

near to shopping, restaurants, supermarkets, access to I-75, I-275. Low crime rate.

I grew up here and have a strong tie to the community. I wanted my kids to have a similar experience.

New home in old neighborhood

The school district

I moved here in 2000, my boyfriend (now husband of 20 years) already owned a house here. Over the years we have looked at moving but have always decided to stay.

New residential construction close to office

It use to seem like people were held to a standard to keep their houses and yards in shape. Not anymore. Brian ward stopped a lot to talk with me about my neighborhood. Since he disappeared, it feels like we are only some tax money for Springdale.

Great school district, great neighborhood with diversity. Houses are moderately priced and great value!

My house was being demolished due to flooding and I needed to find a place to live.

Cost of the house for the size, in comparison to others

My parents moved to Springdale in 1948 so I grew up here. After living in other locations I decided to move back. I just love it here.

Good affordable housing.

I live on Cameron. I loved my large yard and community feel of the neighborhood

Princeton City Schools was a large factor in my decision to move to Springdale. The location in relation to the city and the outer suburbs was also ideal.

Schools, recreation center

Affordability and a great first starter home

55 and older community

Famil has lived here for 60 years.

Schools by then and close to work.

Originally it was the school system but now that our children are out of the house we stay because we feel comfortable here. We like the location, Beacon Hills is fairly well maintained and safe. Not looking to move anytime soon.

To be close to my daughter, who lives in Springdale.

Reasonably priced housing. Well cared for neighborhoods.

I was born here and have lived in Springdale my entire life.

It was a nice community in the Princeton school district

good community, and schools

Affordable housing, single family homes

Beautiful and peaceful. Lower taxes! Suburban area, but with entertainment and dining options. School district. The Events held years ago were awesome, especially the 3 day 4yh of July celebration.

Initially when we first moved here in 1979 before we owned our house, we needed to find an apartment that would accept our dog so that was the main reason we moved here. We moved from Chicago, so were not really familiar with the city.

I grew up in Woodlawn, attended Princeton School District. Wanted to stay close to my mom who still lives in Woodlawn and my brothers in Lincoln Heights. I wanted to stay close to family and always wanted my own home with a lot of land and a fire place. Springdale had the perfect house for me! I would love to build a home in Springdale!! The recently built homes are costly and do not have enough land for my taste. The homes seem a bit pricey for what you get.

Moved into spouse's childhood home.

Lived here my whole life. Love the people and feel safe.

The Princeton School system when we first arrived in 1987, we had 3 school aged children. The tax rate at the time was I believe 1% while neighboring communities were higher.

Central location

At the time the taxes were only 1.5% and the area was a great area.

Central location, quiet neighborhood with great sidewalks, established neighborhood, mix of different ethnicities.

It's my home town. I was in the second graduation class from Princeton in 1960. I love our location, close to interstate highways but still not too urban

I moved here as a child

The condo we bought and it's closeness to expressway

moved closer to work

Location

The sense of community, schools, good neighbors. We have been here 44 years.

Proximity to my job.

Community atmosphere

location

cost of housing, size of lots

Husband from the area and good youth sports and safe

Condo community that I live in, convenient shopping and dining, shorter commute to work, low crime rate

Born and raised in Springdale

Multi cultural community

Affordable cost of living

Job

grew up in the area

small town, good schools, convenient to shops, medical services, restaurants

The housing was cheap when we bought our house in 1995

Location to major highways.

The cul-de-sac I live on was quiet, well-kept, long-standing homeowners. That has since changed in a negative way.

It was a very clean and safe neighborhood. Tri-County Mall was close by and also grocery shopping.

Work and close proximity to everything.

I was born & raised in Springdale 81 years ago. Liked Springdale a lot better around 1960-1961. Was starting to have more to do at that time, but over time I think Springdale went too far. Way too much traffic. Hard time just trying to get out of Springdale. Can't leave just a little bit of green space. Springdale thinks every inch of green space must be filled.

Born here.

Location

Near I-275, I-75, & Tri County Shopping Center.

Found a house with what I want

The house was priced right. There is really no other reason than that.

At the time (2015), affordable housing for the square footage. The location was good for what we need as well.

Schools and diversity-

The Princeton school district and proximity to shopping and access to the interstate highways. Also, the housing options provided attractive neighborhoods.

My husband was transferred here with Sears in 1967 when it opened and we wanted to live close to Sears so we chose Springdale.

Seemed like a nice neighborhood

At the time we bought it was the schools and quality of the homes in the neighborhood. Location was also an important factor.

We first moved here as renters because it was convenient for our split commute (one of us headed north and one of us headed south). We stayed because we love the diverse and friendly community, the rec center, and the ability to get a big yard with trees for an affordable price. Don't underestimate the importance of trees!

Small town and very nice and close to everything

Grew up here and loved it, and the tax rate at the time was lower than surrounding communities. Also lots of great services like curbside trash pickup and recycling, mulching, etc. Plus there were lots of bookstores (sadly all gone now).

Fourth of July event up at the rec center, community activities. Resident benefits such as the shredding.

Affordable, attractive housing choices diversity, stepdaughter in Princeton schools

Schools

Affordable housing, good schools, many retail establishments nearby, city services, recreation center

The ability to buy a new build. We also liked the 15 year tax abatement. The Rec center and better reciprocity on income tax.

Location, appearance

I was brought here by my parents at the age of 6 and have never left. This is my home. Beacon Hills

Housing cost, maintenance of the city at the, low crime, the vast retail options at the time, close proximity to the highway, family friendly living and community involvement.

Easy access to highways, shopping (but this was 25 years ago) and safe community

Family friendly

Schools, beauty, ease of access to highway, shopping

I grew up in Springdale moved away and moved back since it was closer to my job. It's not the same Springdale it was 30 years ago

To move into a family house

Found a house for the right price

Peaceful - not loud.  
Safe

Closeness to everything we like, including our jobs when we moved here. The neighborhood seemed really quiet and nice.

I grew up here and found a great property to update and move in at a fair cost. The amount of resources nearby was a no-brainer.

Quiet community

The SINGLE FAMILY PRIVATELY OWNED WELL KEPT HOMES, close school, recreation and public services.

The community and the activities that are available to our youth. The school system was important as well. I also loved the diversity of people and how it is reflected in the businesses too.

Lower property taxes  
Convenient location  
Newer subdivision

Safety and diversity

I've lived here most of my life.

Price and location

Springdale elementary, decent community, grew up here, loved our house

Combination of good and prospering businesses that brought revenue to city as well as nice homes and neighborhoods that were more owner occupied than rentals.

We moved here sight unseen!

The diverse community

Location and amenities

Had a opportunity to rent a home and have my kids attend Princeton like I did.

Easy access to major highways, diversity, great school district

My husbands job

Nice, and close to everything.

11 years ago it was a quiet neighborhood with low crime and the Princeton school district

Safety, cleanliness and the school district

Quite tree lined community with near by shopping, restaurants, banks and nice community to live

I grew up here, my extended family is here (or nearby), good school district and love the diversity!

Location was close to 75 and 275.

Location, closeness to highways

Moved here as a child with my parents.

Central/convenient location

It was close to my work

The house I wanted is in Springdale

I moved here in 1994. Housing was affordable and good schools in the area. Lots of retail, and close to the highway.

School system, Rec center, green space,

Affordable housing, good amenities, good location for travel.

Affordability & city services plus convenient location

Schools, community

Recenter, good youth sports, parks and road maintenance, strong business community.

We like our house.

Family

Diversity

Nice neighborhood, great services.

Springdale is located to major interstate highways which makes for easier travel to anywhere in the USA

close to alot of places I use.

Small town feel in a city; husband's family is from here and we want to raise our kids in the same community.

Affordable condo in Princeton school district

Low tax rates.

Affordable single family houses is good neighborhoods.

Location to highways, location to family, location to food and shopping

A big yard for a reasonable price, close to where I worked at the time, and had most services and shopping either in or very close to the city

School district

The central location.

Home purchase price was reasonable. Neighbors maintained up keep on home. Location to major highways, shopping, and restaurants.

Community center, close to major highways, diversity, friendly.

When we moved here it was a nice community and had great sports program for kids and recreation center

I loved all that Springdale offers

The diversity of the neighborhood, the community upkeep

Strict community upkeep rules

Nice neighborhoods

Born here

Have lived here all my life.

I was raised here

Good location with regards to where my spouse and I work. Neighborhood is nice with lots of shady trees.

The family atmosphere. But I've been here for 27 years

Family oriented , Great Recreation Center, good schools.

Reasonably priced housing, close to everything, very visible Police Department on city streets

Location, the Crossings in the Park 55 and over condos.

School district and quality of neighborhood

School for my daughter

We moved to Springdale in the 70s great city with so much to offer shopping, recreation and schools.

Lots of retail options. Reasonable property taxes. Convenient to everything. Close to highways.

I was planning on moving closer to my job in Blue Ash instead of commuting from Miamisburg, and was shown a great deal on a condo in Springdale.

Nice area, home we liked. Well maintained homes.

Maple Knoll Village

Maple Knoll Village

Girlfriend is from here, Just so happen to find a house that fitted our needs.

I grew up in Springdale. I bought my first and second/current home here because it was a great community to grow up in.

It is close the both highways and is center ally located. We want to raise our family in a diverse area.

I grew up here and the city amenities were a plus to affordable housing near my family

Location, schools, clean/nice neighborhoods, family atmosphere, rec center

Family home.

Born here

Family friendly

Spouse and I lived with our parents as kids. moved away for a few years after marriage but came back as soon as we were able to afford house. Wanted to live "back home, raise our kids here and educate at Princeton.

I grew up in Springdale

Was raised here

Close to everything.

We built here 57 years ago, never had the desire to move

Sense of Community

The community center.

Close to babysitting for my two children. My fiancé and I were both born and raised in Springdale so our families are still around this area.

Test

## What neighborhood within Springdale do you live in?

Number of responses: 242

Text answers:

Oxford Hills

Springdale Park

Glenview subdivision

Beacon

Springdale terrace

Beacon hills

Terrace

Heritage Hill

Heritage Hill

We live in Oxford Hills.

Kemper Rd

Heritage Hill

Glenview

Knollsprings

Knolls

Park ave

Springdale park

Not sure but I live on Observatory Dr.

Beacon Hills

Oxford Hills

Oxford Hills

Olde Gate condos

The Knolls

Oxford

Heritage Hill

The Colony of Springdale

Heritage Hill

Beacon Hills

Smiley/Cloverdale

Springdale Park

Springdale Park

Royal Oaks

Heritage Hill

Springdale Lake

Springdale Lake

Near beacon hills

Springdale

Springdale Knolls

Mallard

Heritage Hill

The Knolls Condos

Springdale Park

In a home mallard lakes.

Beacon / Oxford Hills (I can never remember which) LOL. East of Kenn Rd.

Glenview

I'm not sure. We live on Smiley close to the new homes built.

Beacon Hills

Heritage Hill

Van Cleve Avenue

Off Grandin Avenue

Oxford hills

Springdale Terrace

By the recreation center.

Springdale Park

Kenn Rd, Cloverdale area

Neuss

Heritage Hill

Cameron Park/Sharon Rd

By community center

Crossings of Springdale

Heritage Hills

Oxford Hills

Rose Ln

Springdale Park

Terrace

Heritage Hill.

We lived in Beacon hills for about 10 years and now live in Glenview

Heritage Hill

Don't know the area name

The Gables condos

I lived in Heritage Hill for the majority of my life, and recently moved to Oxford Hills (Feb 2021).

Springdale Park

Beacon Hills

Springrose Meadow

Springdale Terrace

Glenview

Heritage Hill

Springdale Terrace

Royal Oaks section

Glenview

Colony of Springdale

Grandin

Cameron Park

I live in Beacon Hills.

Beacon Hills

CROSSINGS

First home was Heritage Hill

crossings in the park

Cloverdale Farms - Route 4 between Glensprings and Cloverdale.

Becon Hills west side

Beacon Hills

Hamlet Manor Condos

Heritage Hill

Heritage Hill

Beacon Hill

Herald Glen

Springdale Park

Beacon Hills

Beacon Hills

Not sure what is meant by what neighborhood in Springdale. I thought Springdale was its own neighborhood.

Glensharon Rd

Cloverdale area.

The Crossing

Heritage Hills

Royal Oaks

The Crossings of Springdale (condo association)

Springdale Lake Drive

Crossings at the Park

Colony of Springdale

Olde Gate

Old Springdale

Glenview

Old Springdale - Smiley Avenue

Old Springdale

Cameron

The Knolls Condo Community

Beacon Hills

Beacon Hills

Springdale Park? Smiley and Greenlawn.

Heritage Hill

heritage hill

Northern most community (Peak Drive)

Oxford Hills

Heritage Hill

Cameron Park

Glenview Subdivision.

Old Springdale

Heritage Hill

Crossings of Springdale condominiums.

Spring knolls

Heritage Hill

Park Avenue

Beacon Hills

Oxford Hills

Beacon Hills

Glensprings

Beacon Hills

Oxford Hills

Grandin Ave.

Near Ross Park

Springdale park

Beacon Hills

Cameron Park

Beacon Hills

Springrose Meadows

knolls

Beacon Hills

Oxford Hills

Glenview

Terrace

Off of Route 4 behid Hooters

Not in a neighborhood

Heritage hill

Peaceful-quiet  
Safe

Springdale Terrace

Springdale Lake Drive

Neighborhood behind the Rec center.

Heritage Hill

Heritage hill

Glenview

Knolls

I've lived in several

Springdale Park....I think....Smiley Ave

Oxford Hills

Oxford Hills

Carriage Court Apartments

Beacon hills

Springdale Park

Heritage Hill

Oxford Hills

Old

Beacon Hills

Oldgate

Beacon Hill

Beacon Hills

Knolls of Springdale Condos

Oxford Hills

Springdale Terrace.

Heritage Hill

Old Springdale

I do not know the name of my neighborhood

Royal oak

not sure - on West Kemper

Beacon Hills

Springdale

Park Ave

Old Springdale

Sprindale park

Beacon hills

Older stretch of Kemper

Beacon Hills

The Gables condominium development - home to the mayor of Springdale

Olde Gate

Madison/kemper

Knolls

Terrace

Harter Avenue.

Beacon Hills

I don't think my area has a name?

Beacon Hills

The Knolls.

Springdale Terrace

The Royal Oaks.

Springdale Park

Off Grandin

Beacon Hills

Heritage hill

Beacon Hills

Springdale. Been here so long that I only recognize....heritage hill and Springdale

Royal Oaks.

Beacon hills

?? There is no neighborhood sign at the beginning of my street, so I'm not sure. I live on Allen Ave.

Beacon Hills

Beacon Hills..

The Knolls

Crossings in the Park

Park ave, I don't know if it has a name

Knolls

Beacon hills

Heritage Hill.

Heritage Hill

Crossings of Springdale

Maple Knoll

Maple Knoll Village

Royal Oaks

Dimmick Ave.

Cameron park area

Uh, off Rose Lane

Oxford Hills

Oxford Hills.

Royal Oaks/ Springdale Terrace

Heritage Hill

Springdale lake area

Beacon Hills

Oxford hills

Beacon hills

Knolls

Royal oaks

Oxford Hills

Royal Oaks

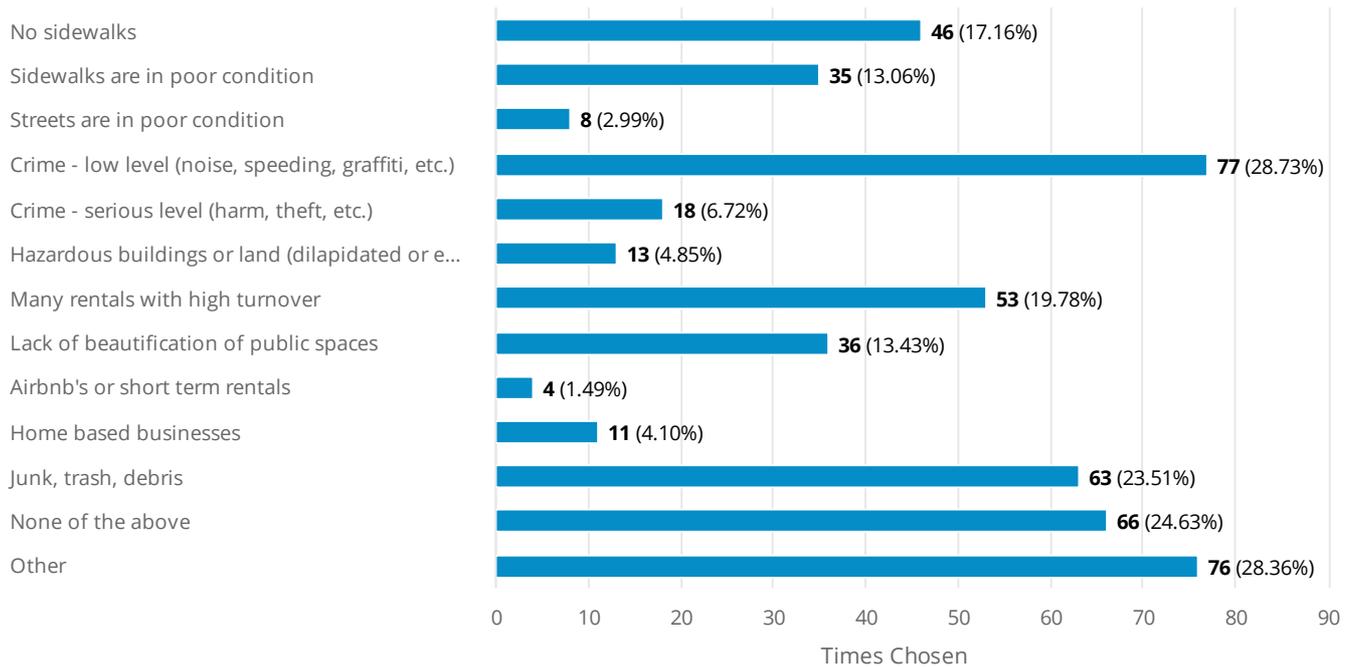
Springdale Park

We live on Bernhart off of Grandin.

Test

## What are the biggest challenges in your neighborhood?

Number of responses: 268



"Other" text answers:

No park/playground in neighborhood

Lack of clubhouse. Use Glenview park space for a community clubhouse.

Cars speeding down the main street of Kemper Road

Noise from 275. I can't even have a conversation on my patio with someone at a normal conversation level because the cars are so noisy on 275 we need a barrier please

We think we live in a hidden gem.

Ordinance's not followed

The complex is slow with maintenance services. The laundry facility on the side I live is always dirty. My neighbors on both side have broken windows (for months). It's an eye sore!! The septic and sewer is horrible causing water shut off monthly. The foul order it leaves throughout my apartment is sometimes unbearable. I pay \$1082 in rent and other charges. The reviews are horrible, but they got me with the demo apartment and remodeling upgrades which they will not be offering the current tenants, but they are putting them on the rental market

Cars traveling at a high rate of speed on Kenn Road

Safety/ no safe was to walk across 1275 under pass. Many people, mostly kids work north on 275.

Illegal Mexicans invasion

Other

Speed bumps on streets needed

The trees that have overgrown on the retaining wall off 275

Neighbors not able to keep property maintained properly

Seeing American stores closing and only Hispanic stores opening. Americans will leave if they feel like they are living in a city with illegal immigrants.

Receiving my mail. The parking side was switched due to the new homes. The mailboxes were never moved to the other side as we were told. So.. If someone parks in front of mailboxes.. the mail cannot be delivered.

People parking on their lawns

Conditions of some homes

Most cars never stop at Castro and let Brown when they are coming down the hill on the ground. Very few even slow down.

Junky neighbors

People treat the stop signs as merely a suggestion. Someone is going to get seriously hurt or killed. Speeding is OUT OF CONTROL!!

unkept lawns

Speeders using cameron as cut through

The drainage pipe that goes to the street is cosmetic. It is not a real drainage pipe. It was not implemented correctly, and my yard is a swamp as a result.

Geese Poop

Speeding and not stopping for stop signs.

I do not believe all home owners value their properties and landscape as in the past

Property owners not maintaining their houses/yards

Some neighbors not friendly to african americans

Ours is a private community however, I don't like sharing our roadways with Mallard Lake residents, they speed through our community.

Speeding

Some homes in rough shape, cars running stop signs

Lack of sidewalk connectivity to area business and places of interest

Traffic

Rentals that are not taken care of: grass mowing, broken screens, doors hanging open

Speeding is the issue

Lack of public transportation

none

trashy homeowner property, and too many cars

Neighbors parking cars and trucks in front yards. Also lack of their yard maintenance.

Streets could use some improvements, however, not terrible.

Its nice

The street parking often sucks. This neighborhood made sense when it was built. But too many people living in these little houses with too many cars. Sometimes I think the excessive street parking makes the neighborhood look junkie.

Lighting in neighborhood.

Drivers ignoring stop signs!!!

need for more stringent rules and regulations

People cutting down their perfectly healthy and good trees for no reason

Neighborhood noise: neighbor working on cars in his garage, constant lawn mowers, leaf blowers, and people constantly running stop signs.

A few homeowners not taking care of their property

Speeding ,and loud radios

Poorly cleaned area beneath the highway overpass,it reeks of urine, piles of pigeon feces, bird carcass, bushes need maintenance, etc.

building code not enforced, running of stop signs

Non-resident running an online car rental business through an app and parking their vehicles in my neighborhood. They also constantly drive real slow and stop suspiciously cruising our streets.

Lack of Traffic enforcement.

Mailboxes on the same side of the street as parking

Over grown weeds at houses. Stray cats in my yard

Yards in poor condition.

Some properties need to be cleaned up

Kids burning rubber behind the Cincinnati mills mall

Some rentals on street not taken care of

Yards not taken care of, garden in front yard along with piles of wood in front yard

Cracked driveways, visible garbage cans, keep out signs in yard, home maintenance issues

Weeds are growing in the streets and around the sewers

Speeding cars

Speeding on Kenn Road between stop signs

speeding and very loud cars revving at all hours, litter

People not taking care of their yards.

Neighbors not keeping their lawns cut, cars blocking mailboxes, garden, wood pile and swimming pool in the front yard.

Some homes in neighborhood have undesirable junk in view. Refrigerators on porch.

Lack of activity for families and young people.

Other

Rental properties are not kept up and effect the value of homeowners properties.

People running stop signs.

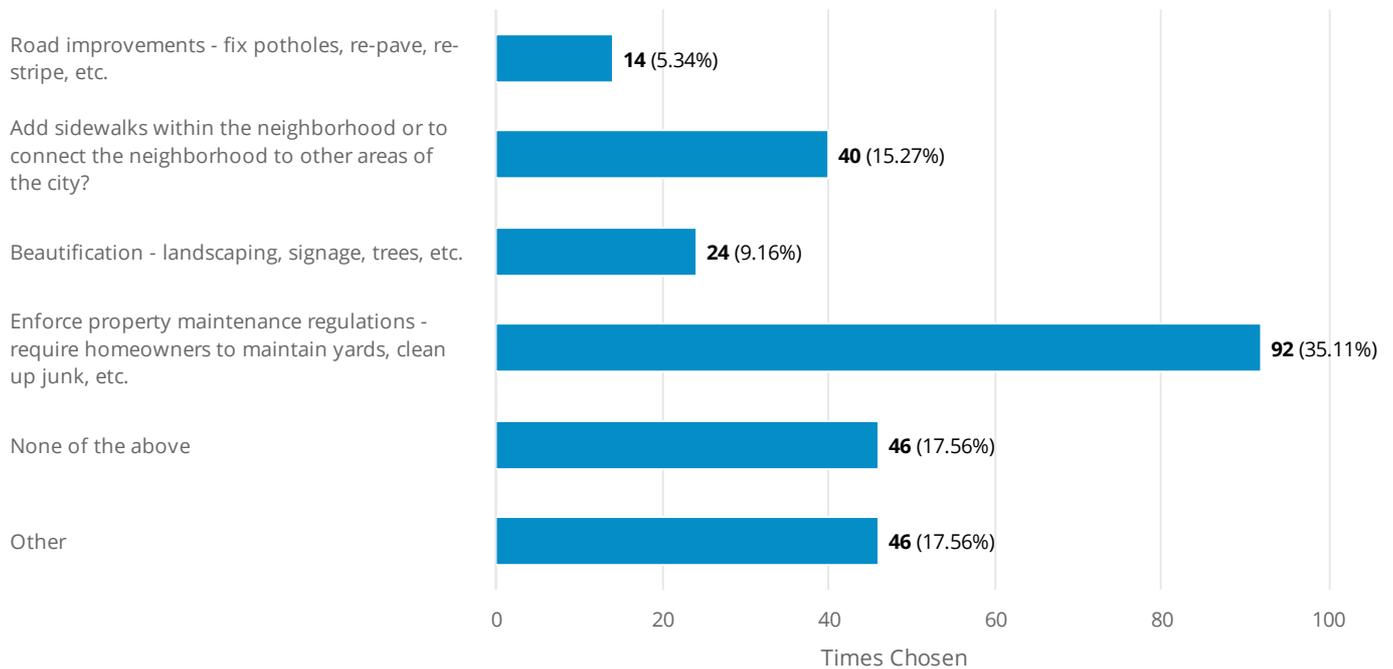
Traffic light is problematic to move more than 5 cars per light cycle. Some neigjbors need to do better job at maintenance.

Letting residents keep their property in a complete mess

Test

# What can the city do to improve your street or neighborhood?

Number of responses: 262



"Other" text answers:

Fix uneven sidewalks, \*actually successfully fix water drainage issue on Greencastle near corner with Cantrell (there continues to be a small creek that flows between houses onto curb and street - especially a problem when ices over

Better patrols of neighborhood.

Fix sidewalks. Add more speed traps inside neighborhoods

Better control of rental properties

Prefer not to have sidewalks on Kemper Road

Build a wall on 275 to reduce the noise

Some of the sides of the street have potholes and rebar are showing; continue to protect city trees; possibly sidewalks inside subdivision

Crack down on speeding

Require business to maintain their property

Put a traffic light at the intersection of Northland Blvd. and Olde Gate Drive. Make an entrance to the parking lot of the shopping plaza on Northland so the furniture trucks don't ruin the repaved Olde Gate Dr.

Repair all broken and raised sidewalks

Add speed bumps to Chesterdale Rd. Deport illegals.

Litter fines clean up street litter weekly

Speed bumps

Move the parking back to the other side of the street

Enforcement of noise ordinance

enforce speed on crescentville rd. - reckless drivers make front yards unsafe/unappealing

Add sidewalks. Better safety for children and older adults

More police patrol of Route 4. Motorists are often speeding, traveling noth north and south.

Offer events that attract the various ethnic groups living in Springdale. Have diverse events during events.

I think because it's a private community, there is not much the city can do to assist.

Traffic control - speeding, running stop signs

The city is not responsible for our community

Need to ensure swimming pools are not accessible from outside

my street is not dedicated so nothing

Rental properties conduct THOROUGH background checks. Enforce speed limits and noise, i.e. late night parties, loud car stereos

Poor lane markings along Kemper Road around Tri-County Mall area. Makes driving very difficult at night and on rainy days.

Improve Northbound Rt 4 left turns onto Ray Norrish... Use unused Ctr. lane for L. turns; Move white line North, Flashing Red L. turn arrow.

Speed bumps or greater police presence

prohibit parking of large commercial vehicles including trucks with trailers.

The sidewalks are great to have but really need some work. I've fallen running multiple times, and when I walk my paralyzed dog in his stroller, the sidewalks are so bad that I have to walk on the street or else I risk hitting a crack and tipping him out.

Noise control, such as enforcing hours for noise, such as not before 10 am or after 8 pm. Maintain/Cut treerees along he street that were not planted by the homeowners.he streetthe streetke

Maybe more patrols. I realize that are areas that need more police patrols than our area, but just levy fines for those that are those speeding and loud noises. WhenI moved here you never saw a hoopty car with out mufflers, never heard music from Kenn Rd.

Removal of dead Purple ash trees that were planted by the city many years ago along with repair of the sidewalks affected by their roots. We appreciate the city taking ongoing care of those trees

stop online car rental services from using our streets to park their cars

Since it will not allow me to select miltiple options as stated, I will list them : Enforce the laws and codes that are already on the books. One family per house plus a limited number per square foot, upkeep property, trash cans out of few, trim the City owned trees, repair the uneven sidewalks, get trailers off of the public street, enforce no semi parking, enforce not blocking sidewalk or lawn parking, enforce no barking dogs, loud music or loud exhaust, have indivuals repair aprons as we long time residents had to in the past and check on rentals more often. Also have our mayor and area elected officials more visible in our subdivision then just before elections!

I wish there was a sidewalk or wider bike lane that ran all the way down Kemper. I run and bike a lot and the Kemper road area is not the best on pets due to traffic.

Make people cut over grown yards and get rid of stay cats

Improve our park, it needs shade and a picnic area

Speed humps

enforce speed limit

The hotel and restaurants/gas station at the bottom bring the worst out.

Not put garbage out before the day of pickup. Many put junk out the Friday before

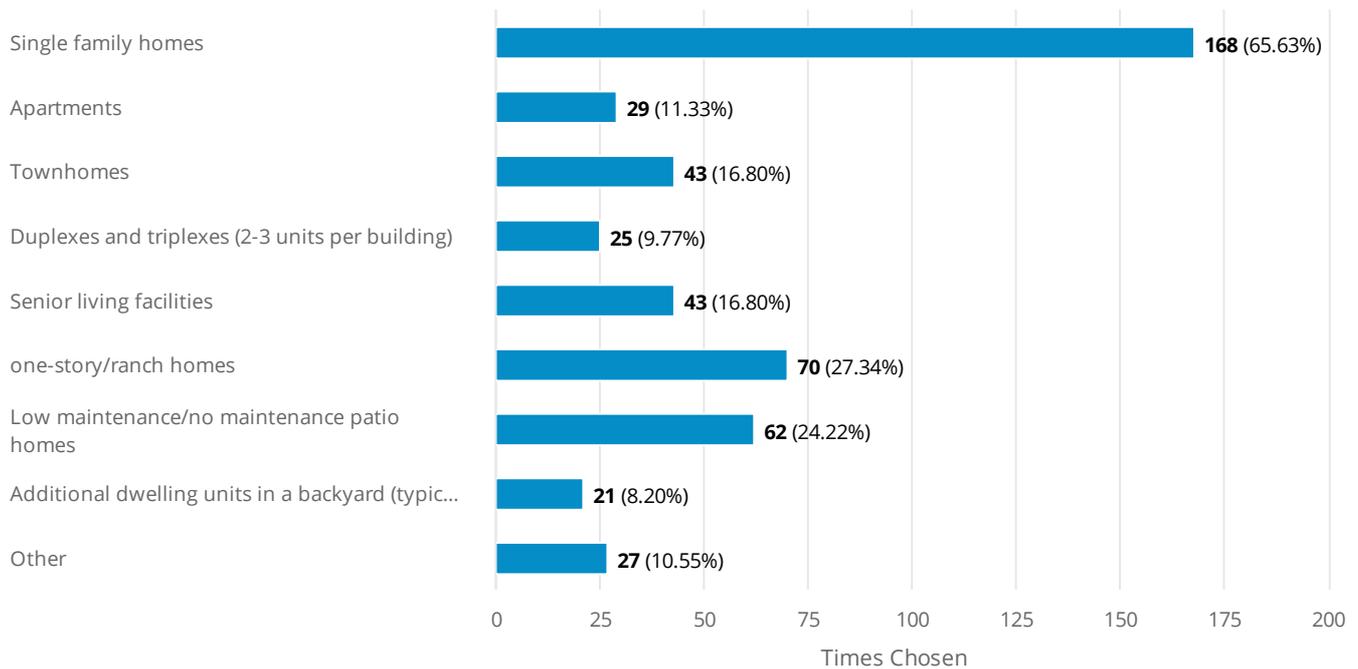
Trees have become overgrown in Beacon Hills. Our RV takes a beating going up Cedarhill , Bridgeport and Summerfield. Trees need strong pruning after Duke hatcheted them. Looks sloppy currently and unkempt.

Ticket those who enjoy running stop signs. This would be hard but is the biggest worry for me as my kids enjoy riding their bikes.

Post speed limits clearly & visibly; ENFORCE THEM

# What types of housing do you think is most needed in Springdale?

Number of responses: 256



"Other" text answers:

None

Aren't we big enough?

reallocate business spaces for electric charging islands, hydrogen stations. Also create city planning for an urban battery farm. As renewables dependances increase they will seriously be needed to maintain constant / consistant electricity needs for the city and its businesses. By being so forward thinking even more businesses will be attracted to Springdale.

No mother-N-suits this will result in teenage suits eventually results in parents allowing their teenage or adult children moving in.

Senior living facilities that are reasonable for seniors.

Cut grass on a regular basis

Affordable housing. Colony of Springdale is not renewing leases so they can put in stainless steel appliances, etc. and raise the rent \$300.00 a month. Makes it hard on a retired person who is on a fixed income to pay that much. Plus the cost of moving is impossible. I expected to live here until I couldn't anymore.

It is ok as is.

Independent Senior Living homes that are not tied to senior care, and the income requirement well above the poverty. Just need regular senior living apartments are townhomes that are built for senior living. Just zoned for seniors with no entrance fees. Homes to be purchased like one would a regular home. This is so lacking in many communities. Many seniors are living longer and in good physical health. They should not have to sell their homes just to pay an outlandish entry fee. Be the first to offer true homes or apartments regardless of their income, as long as they qualify to purchase the home. Springdale is the perfect community to be the trend setter in this area. I've looked all over for a place like this for my mom, and she is \$1000 over the qualification to move into a nice facility!! I would love to work on this if this becomes of interest to Springdale.

Denser housing

None

55 and older active communities

Something affordable for young first time home buyers ie. condos

No more apartments. Those people typically are here today ,gone tomorrow.

Mixed units, single family and townhome style (rental and owner occupied) together

condominiums

None

Not sure

Single family homes for single family's. Not 3 family's to one house

Section 8 options sprinkled throughout neighborhoods with social service support available

None

The ability to have a larger storage shed in the back yard

Perhaps some of the vacant retail areas can be reused for a newer apartment community in the area. If newer housing options were available could have a domino effect to bring other business to the area.

Section 8

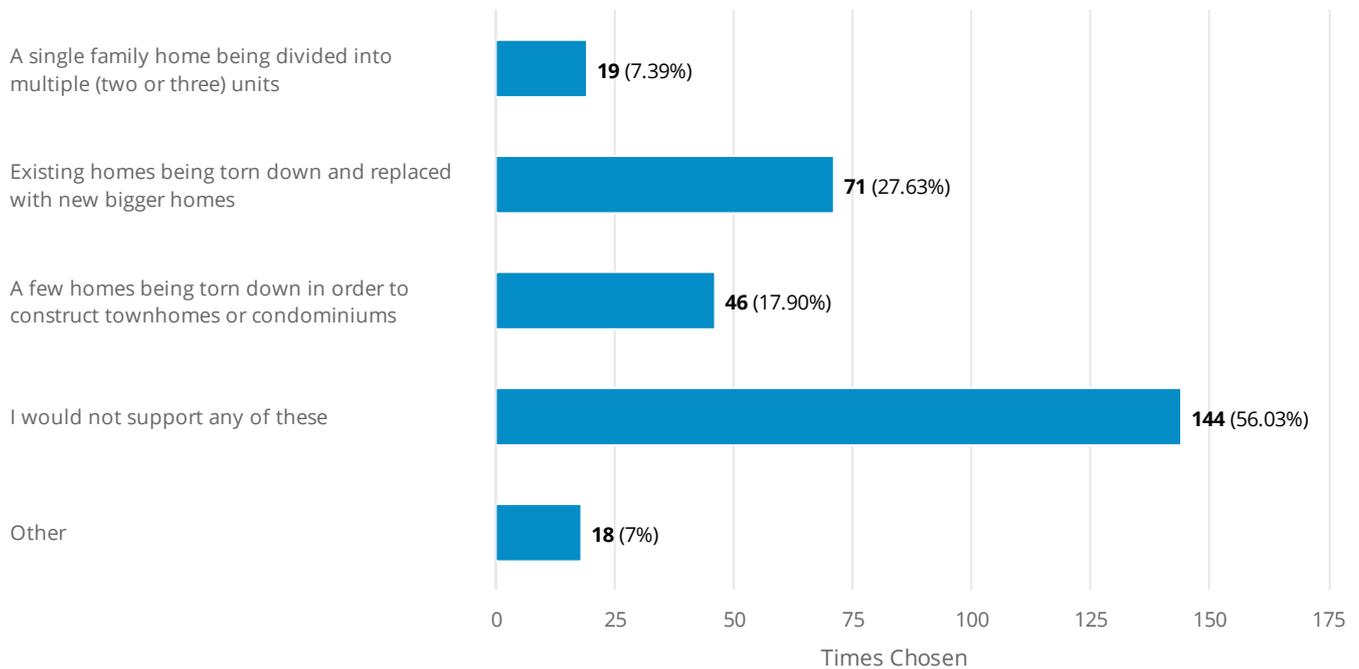
We need to clean up existing neighborhoods. Address 3 bed/1 bath homes with 10+ people living there.

Accessort dwelling would be great but most of our yards are too small for that type of housing.

Test

# What activities would you support occurring in your neighborhood?

Number of responses: 257



"Other" text answers:

Replacement housing requires relocation assistance but could be a good thing long term for Springdale

I support condominiums but no more rentals. I am concerned about people turning rental into shop term rental or vacation rental

Renovation of existing homes

Older homes not maintained torn down and replaced with patio homes for the elderly in a moderate price range not 300,000

I would only support the first two items if those home owners are given the option to move back into the new home subtracting what the house would have sold and deducting that from the new home built price. No Eminent domain. Or if current owner agrees to move, make it a win win situation where Springdale pays the owner funding for them to buy a home that is equivalent to their current home with a mark up.

Ability to allow property owners to have bigger sheds/detached buildings on their property. I would also support existing homes being torn down and replaced with different/bigger home but only if requested by homeowner.

Other

Combination living, shopping, dining experience

i would support entire blocks being torn down and redeveloped

Existing homes being rehabbed.

Build some new housing where there is currently dead retail. We need the housing, but there's space to put it without dividing current residential lots lots.

Dilapidated homes updated

bed and breakfast

Utilize vacant retail areas versus building on greenspace or knocking down homes. Most homes were built in 1960's & still are in good condition. Its the vacant retail areas that to me bring down the area as compared to other neighboring towns such as Sharonville.

Homes are find

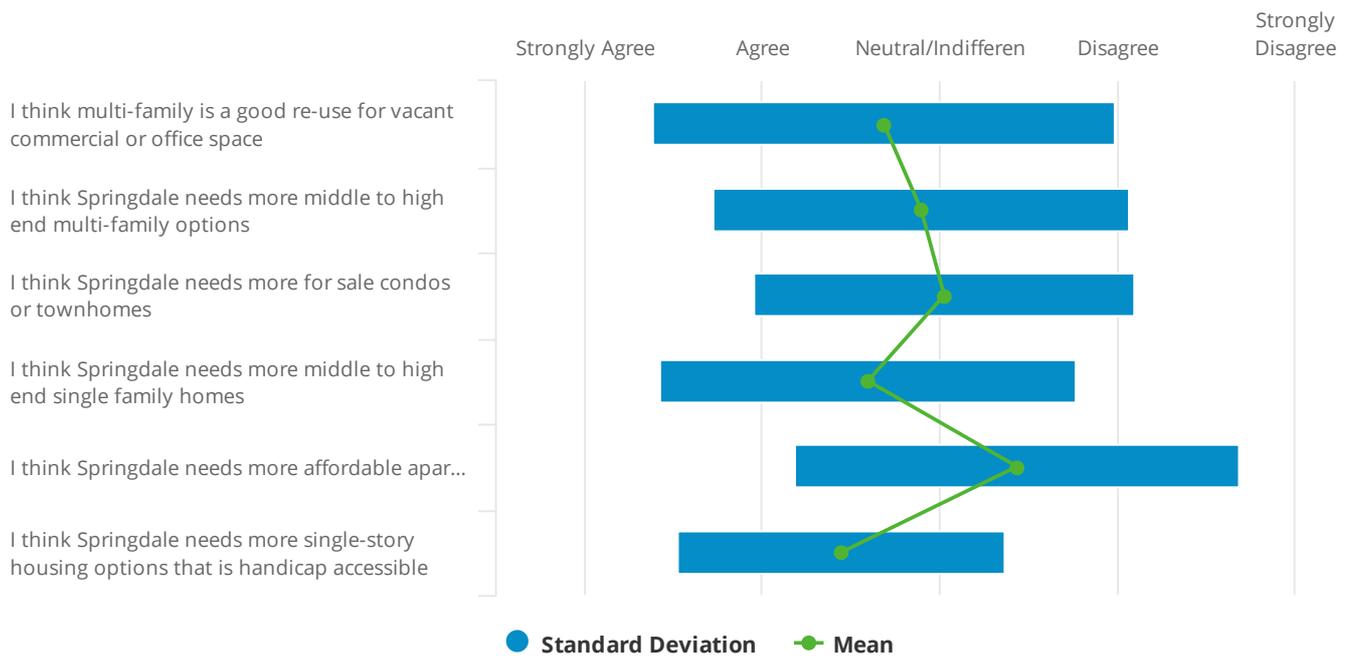
Section 8

Maintaining current properties. Helping residents maintain homes.

Test

## Please rate your opinion on each of the following questions

Number of responses: 269



## What's next for Springdale?

Number of responses: 89

Text answers:

Springdale needs to stop focusing on the senior citizens. I know several families that grew up in Springdale and want to move back but due to the lack of amenities for families they won't.

I think Springdale is wrong to limit multigenerational families from dwelling together or limits to home occupancy number when it is family, or even if someone wants to rent out a room and it is a non family member. I feel these rules are unnecessary, antiquated and biased.

We are a middle class neighborhood but the option you presented are high end or below average income. How about improvements that appeal to the community that already exists

Re-development is needed in the worst way. New families do not want to move to Springdale. It is becoming or has become an area with a bad reputation.

Businesses and attractions that make Springdale a destination and not just a convenient spot off of the highway.

More employment opportunities  
Extended earlier hours for weight room.

Police presence on Kemper Road between Springfield Pike and Winton Road.

Build me a wall at 275 block the noise from across Dave and Buster's at 275

Motels, restaurants and gas stations that are close or adjacent to residential homes should be closed down. It attracts individuals that are drug users, beggars and scary and weird looking individuals. Plus the areas of these establishments look rundown with trashy parking lots and unkept landscaping. This also applies to some businesses around or adjacent residential homes. I've also been approached by homeless and/or drug users begging for money. Very scary for a single woman.

Maintain current level of services

I would like to see laws changed to allow for backyard chickens. Other areas of Greater Cincinnati allow for it and I would like to be able to raise some.

I don't think our city is large enough for what is here and keeps coming daily. To keep using our green area what could be green is not healthy!

Success or failure is yet to be determined

Would love to see Tri-County Mall space used for housing. Hate seeing all that space sit empty.

??

Viable plan for the mall

Revitalize the malls in the area.

Doing something with Tri-county Mall and different restaurants besides Mexican food. The hotel behind Bugatti's needs to be torn down and the hotel on Glensprings updated. We need a grocery store also.

The recent houses constructed on Kemper Rd near Rt 4 are an eyesore, too closely spaced, too costly and do not fit with the surrounding housing.

Grocery store

I think things need to stay as they are.. just encourage maintenance of existing homes. And try to control loud stereos and speeding!!

We've been asked in the past to follow guidelines. As I go through neighborhoods why are other homeowners not obligated?

we need decent, affordable homes/apartments for mid/low income families who might otherwise live in poorly maintained apartments run by indifferent landlords.

Need to build a Condo complex.

I already live by section 8, do not want to live by more. That's the house with the most issues

Bring back farmers market. More diverse retail.

Enforcing obvious eye sores... I have had a bus parked on my street since I moved here in February; it has not moved! In some parts of Springdale I see people parking in yards because they have so many adult residents living in single family homes. The rental properties are out of control. There are literally 2 houses in particular on Audie Ct. that are renting to one family that then in turn rents rooms out to other occupants. No joke, there was one house that would rent out the kitchen and bathroom to a gentleman who was renting a bedroom in another house in the subdivision. It is difficult to attract high caliber residents in neighborhoods like these.

I think tear down mall we all know the building construction has a lot of asbestos. That and across street in the old mall

Building department writing people up for not maintaining their property junky! Trash cans out all week

I think Springdale is the perfect place to live. I hope I don't have to move. I was told when I moved in here to "make it my own". Well, I have painted each room and have bought a lot of decorative things for my large patio. Pots and flowers/herbs every spring/summer/fall. My apartment is beautiful and it has been my home for 15 years and I feel it morally wrong to make me move. I'm 75 years old. I'm ready to stay put. I certainly don't need stainless steel appliances to make me happy. I need the tree and garden space I have here.

Dog park

Hopefully some new businesses. There are far too many vacancies

It would be nice if there were more roundabouts, especially in the high traffic residential areas. It would also help drivers slow down.

Over the years Springdale has had a maturing community. Now it is time to attract younger families. Single family homes, upgraded community center and great schools are what attract families with young children.

Assisting people of color in living and owning their own properties, especially the Hispanic / Latinx population.

I like the new construction behind CVS, but I am not convinced the price matches the value of the structures built.

NO SECTION 8 HOUSING

NO RENTING OF HOUSES

More homes with low maintenance middle class singles and families

I think Springdale needs more homes for incomes that are above the poverty. What about homes for the middle class? The homes below the average income leaves out a lot people that is at the cusp

I think Springdale needs more affordable single family homes.

Housing built near transit and parks

Put a freeze on what landlords are allowed to charge. I am a single person trying to be a good neighbor working 40 hours a week and can not find a SAFE decent place to live that is not over \$900.00 to \$1,000.00 a month. This is crazy! Then the property gets sold and the new landlords will not renew the lease because they want to update and then charge MORE money.

Just trying to survive or get by does not sound good for Springdale in my opinion. Have a great day :)

I prefer single family homes in neighborhoods where neighbors all know each other and get along well.

Springdale already has a lot of options for more affordable housing: apartments; small ranch homes, etc. I do not see as many options for higher end housing; town homes, etc. Perhaps these could be added where all the vacant businesses are.

Enforce existing housing regulations including how many members / families in a single home. Parking on the street in my area is dangerous to safe traffic flow. Some of which is a result of multiple families in one single family home.

Repurpose Tri-County Mall with living/dining/shopping community

need to crack down on rental properties that have more than one family living in them and illegals

housing is the most important aspect of Springdale's future  
Time is of the essence  
we need new housing units NOW

Do something with the Tri-County Mall

Depends on Tri County shopping center.

More connections with city council

I think it would be great if the city would allow for raising 3-5 chickens.

Explore developing the Merchant St area with patio homes with a maximum square footage of 2000, to include a private swimming pool, hot tub( like at resorts). and an onsite restaurant (similar to the Manor House at Maple Knolls)

Stricter rules and regulations for neighborhoods especially for commercial vehicles being parked on the streets. Extended cab trucks with attached trailers create difficulty for vehicles on the street. Also cause obstruction to driveways and make pulling in and out of a driveway more dangerous.

Let's not turn ourselves into one more suburb filled with giant half-million dollar houses on tiny lots with no trees. People who want that have plenty of options. Springdale's appeal is in our diversity -- including economic diversity. In Springdale, anyone can still achieve the old-school dream of a nice yard, affordable house, townhouse, or duplex with space for kids to play and room to grill out under the trees. Let's not cash that in for higher tax-based McMansions while stripping out even more of our trees to further exacerbate the urban heat bubble.

Fix the sidewalks and bring back some bookstores! Shopping definitely took a big hit during the recession, and I'd love to see more variety and some boutique-type stores. Feels like all we have now are big-box retailers with no soul.

If Springdale can purchase some of the Tri-county mall space and convert that to mixed income rental housing? Low to high end.

More single family dwellings. No more rentals. Those properties are generally not cared for. Those are the properties that the city has to track down the owners for property care

Having a space that includes retail and mixed residential units (single family, higher end apartments and townhomes) would be great for the city.

Have the building dept be fair to all residents and not pick and choose who they want to enforce their codes on.

More beautification of the landscape, not more houses.

Solar and wind options for homeowners to reduce energy costs and promote our city as being forward-thinking and acknowledging climate change.

Enforce the current laws and codes and then bring in businesses which can give us tax dollars. You can't build more homes and expect the limited budget to now over see more residents which require more public services.

In order to continue to foster the diversity I love in Springdale I think it will be important to keep housing affordable in every budget possible.

Revitalize TriCounty Mall

Hold standards high for property owners to maintain the outside of their homes and lawns. Give rewards for property owners

New construction homes

Make good use of empty comercial building please. I am also tired of having to drive to West Chester for a nice sit down restaurant when it should be available here in Springdale too! Also, why do we not have Kroger Marketplace? Are we not good enough?

Clean up the city. Get it back to the way it was.

Could housing be put in the Tricounty Mall

Limit the number of rental properties. Owners and tenants do not care about the property.

N/a

Safe neighborhoods with affordable homes for young families

Stop so many house rentals.They bring the property value down.

Any additional housing projects should include sidewalks

when/if you do approve more housing, please consider that the streetlights do not need to be bright enough to do surgery under in the middle of the night. those lights in Springrose are obnoxious. I am nearby and had to get black out curtains to sleep. I used to be able to enjoy the night sky, but it just keeps getting less and less possible here :(

We need to cater more to the younger families to entice them to move in.

Maintain what we have and make it the best it can be.

Clean up the trash and make people keep up their property

Get back to single family owned houses that care about property values

Dislike cramming in many homes on tiny lots. Keep the trees!

SIDEWALKS! I wish I had noticed before I moved here that there were no sidewalks. This is terribly inconvenient and not safe. It results in me having to DRIVE somewhere every time I want to take a walk.

More affordable housing built for middle and class upper middle class who already reside in Springdale and want to continue to do so. And current residents should have the first opportunities to purchase such properties

We have enough apartments now our subdivision is becoming like an apartment complex so sad.

I'm not well informed on the housing situation in Springdale, but I think in general it's more important to have lots of options and availability for affordable yet clean and reassuring housing options. More places that have modern layouts and designs, but aren't luxury homes that cost thousands per month.

Please make this a place where people want to raise their families instead of moving their families away from

Repurpose empty retail and office into housing. 55 + free standing units noy.part of maple knoll

Community spirit

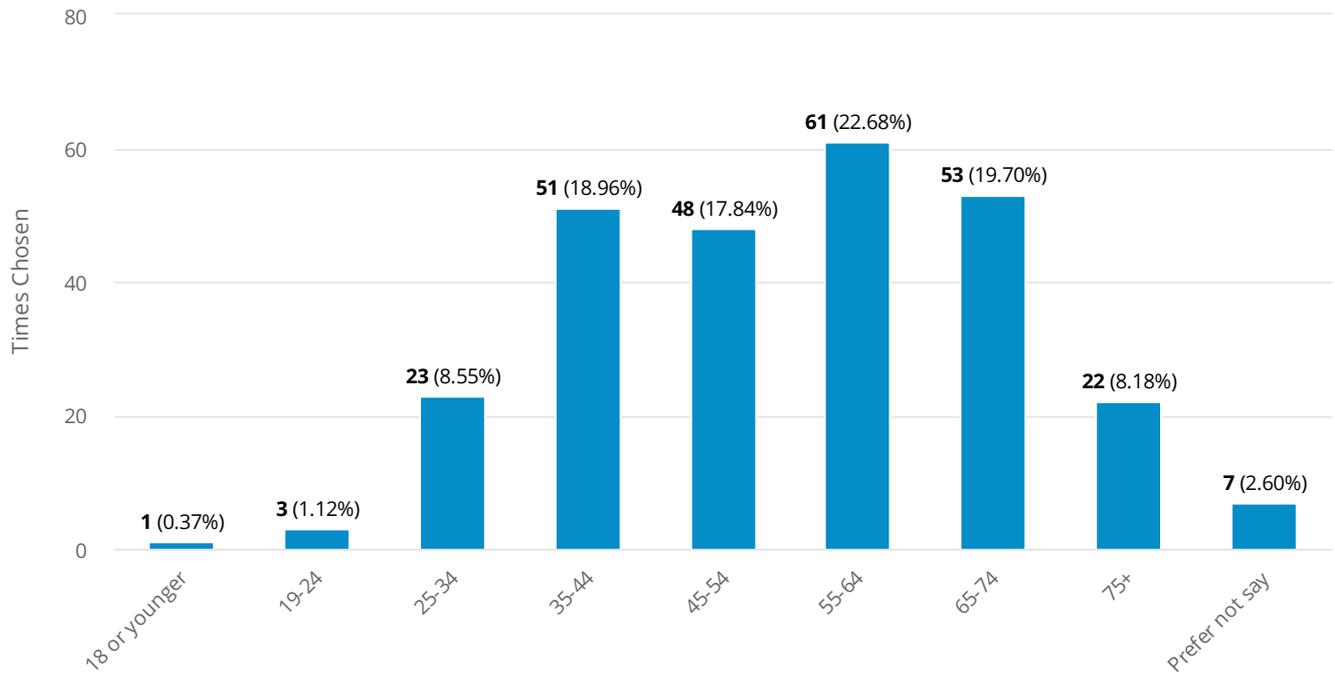
Just to keep the city updated, I hate the thought of my neighborhood becoming run down and not inviting.

I do not believe building any new homes or living facilities would be beneficial for our city as there isn't much for new homeowners or renters to look forward to (family events, shopping, entertainment, etc.)

Test

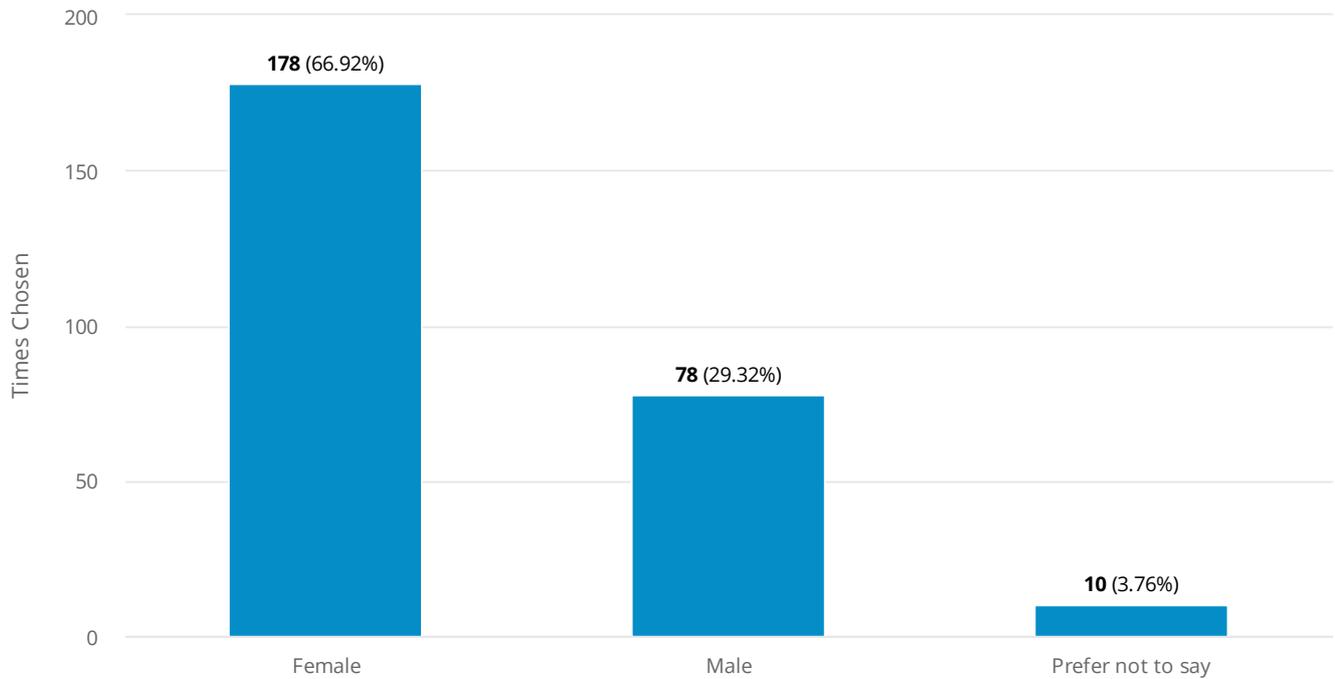
## What is your age?

Number of responses: 269



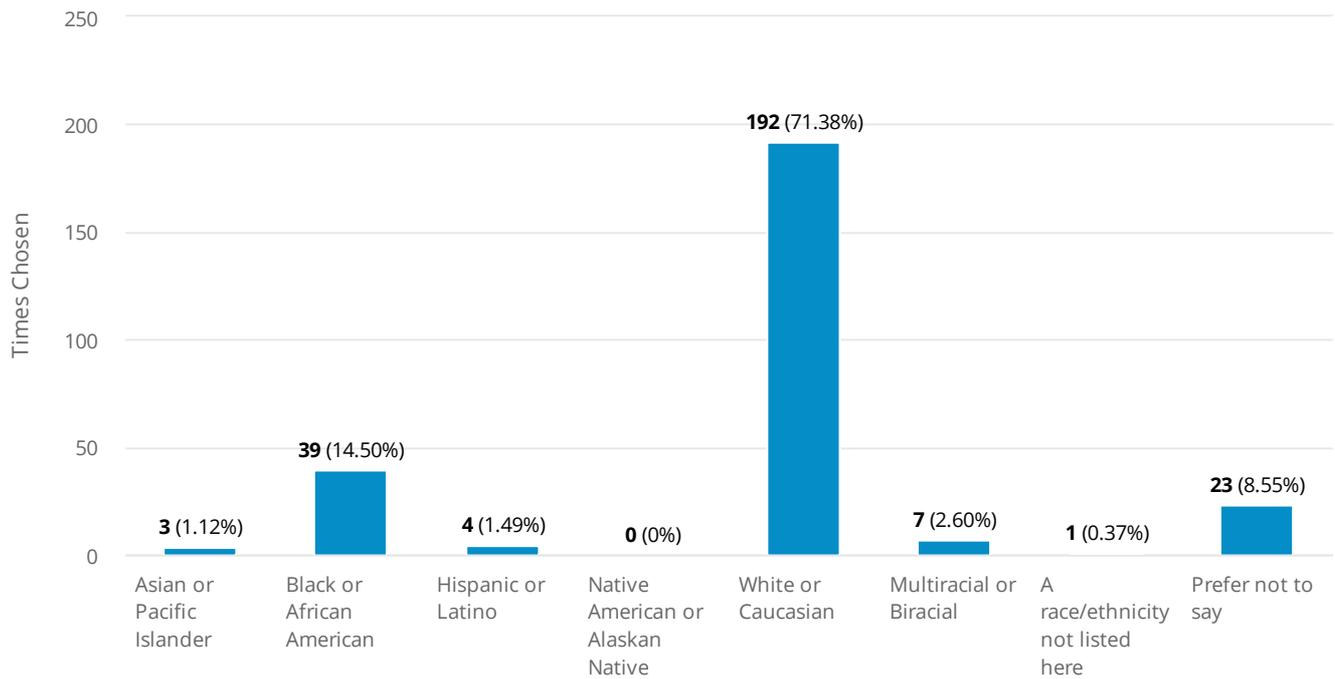
## Are you...

Number of responses: 266



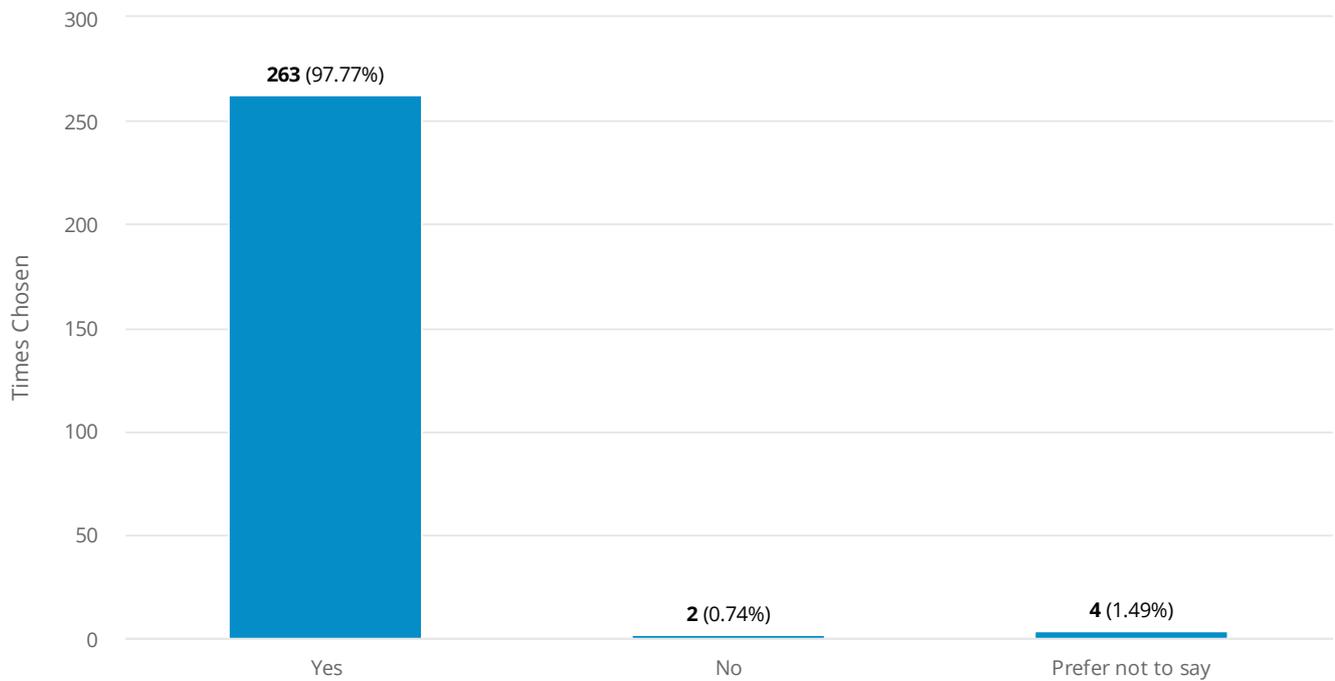
## Which of the following best describes you?

Number of responses: 269



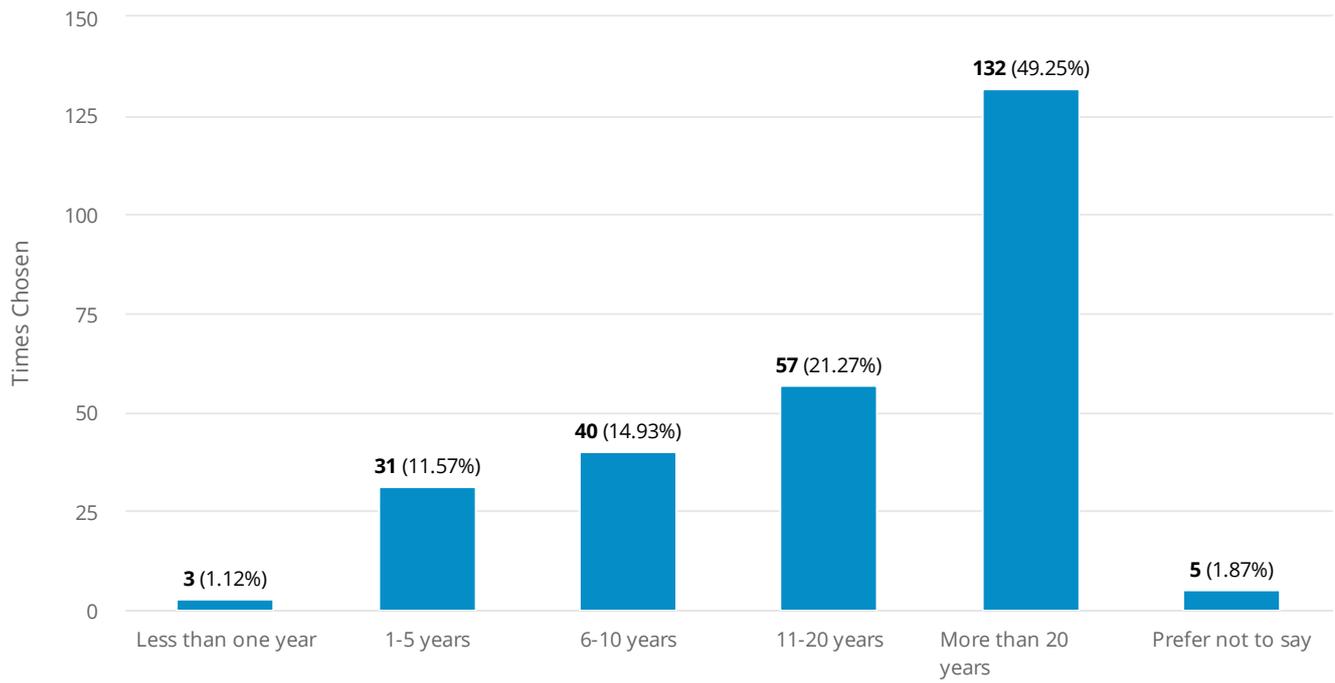
## Do you live in Springdale?

Number of responses: 269



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

Number of responses: 268



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

Number of responses: 268

