



## **Draft Housing Concepts – Community Feedback**

The following document summarizes community feedback received on the three Draft Housing Concepts for the Steubenville North Choice Neighborhood Plan. Feedback was gathered at the Neighborhood Task Force Meeting (2/13/24), Community Meeting 4 (2/13/24), JMHA Staff Training (2/14/24), and Resident Game Night (2/15/24). Approximately 50 residents and community members provided written feedback utilizing the Draft Housing Concept Worksheet.



**Concept A – Community Crossroads – Ranked #2**

Concept A is well-received for its strategic connections, mixed-income housing, park expansions, and community support. However, concerns are raised about the lack of a grocery store, insufficient commercial development, traffic circle implications, and the spread-out nature of the Plan.

Key Points

- Positive feedback on strategic connections like Franklin Street to Franciscan Square, mixed-income housing, and park expansions
- Concerns about the lack of a grocery store, insufficient commercial development, and community gathering spaces
- Criticisms regarding the spread-out nature of the plan, traffic circle implications, and concentrated housing near the park
- Desire for a waterfront park, further information on commercial redevelopment, and focus on downtown areas

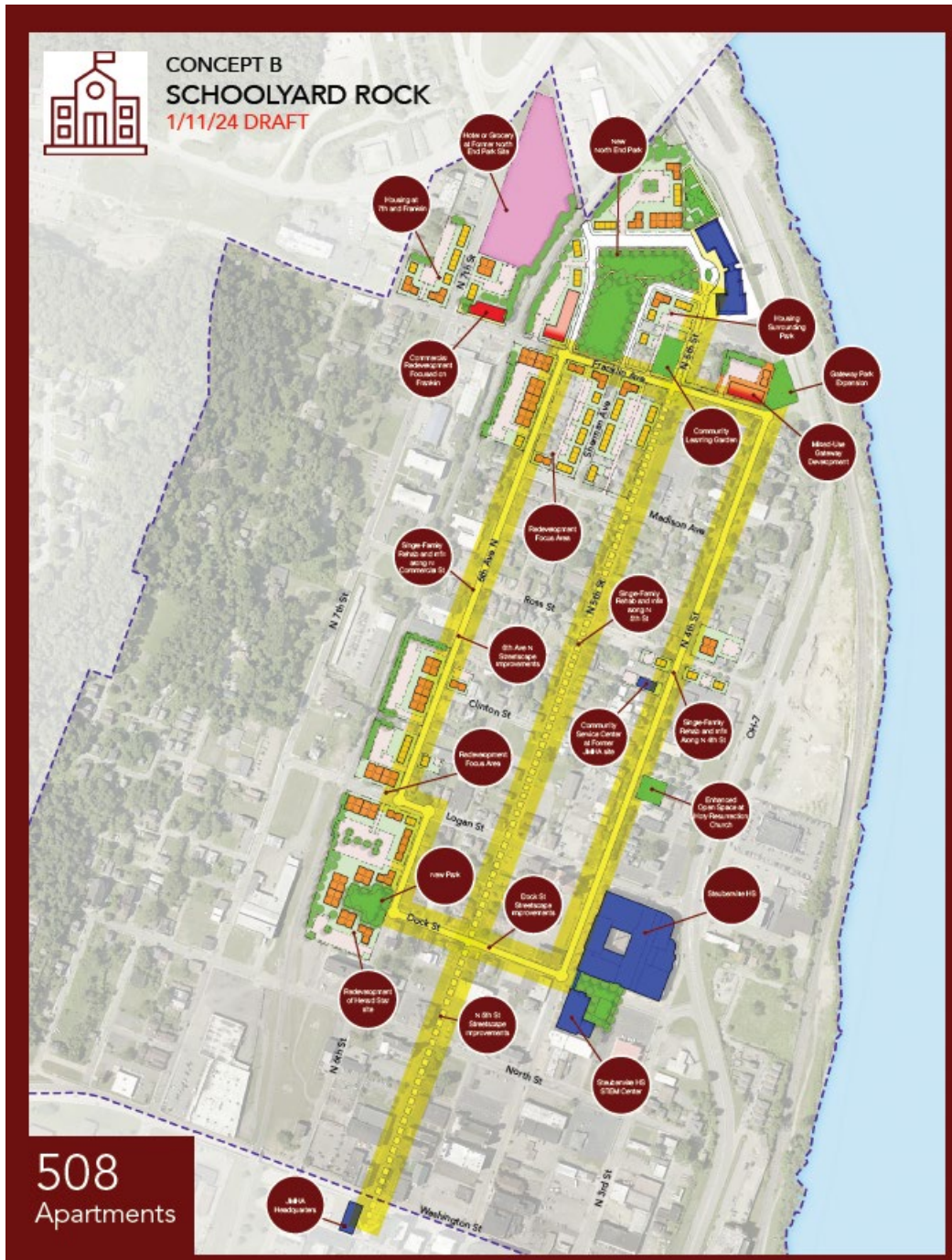
| <b>What do you like about Concept A?</b>                                                                                                                                                                             |
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| Like how spread out it is, but it doesn't look like its skimping in the areas that are being developed. I like the Franklin Street connection to Franciscan Square.                                                  |
| I like the idea of mixed income development. I like the idea of a park on the waterfront like concept C. A mixed income development will bring people together and promote diversity in our own city.                |
| It builds on what already works. Love a traffic circle                                                                                                                                                               |
| I like supporting Urban Mission & their vision for this end of the city                                                                                                                                              |
| Parks, community garden, and larger reach of plan (entire north end) opportunity center, mixed income homes (LOVE)                                                                                                   |
| The interchange at North End and Rt 7, the spread of the plan. Would like a way to combine concepts A-C                                                                                                              |
| The expansion of North End Park                                                                                                                                                                                      |
| I like the fact of North End Park being redone so my nieces can have a safe place to play                                                                                                                            |
| Reconnecting Franklin Ave to Franciscan Square + University Blvd                                                                                                                                                     |
| I like the idea of revitalizing Noeth End Park and the idea of bigger space for the Urban Mission                                                                                                                    |
| I like the housing where I can live in an apartment or town house                                                                                                                                                    |
| Number of Housing Units                                                                                                                                                                                              |
| Like the community garden. Love franklin avenue connection to Franciscan Square                                                                                                                                      |
| Improvements                                                                                                                                                                                                         |
| Think the plan helps make the city a better environment                                                                                                                                                              |
| Park                                                                                                                                                                                                                 |
| Like the gateway park. Like the upgraded housing around East Garfield school. Really like development + improvement of North Avenue - closer to downtown. Like improvements on 6th Ave. Like Franklin St connection. |
| Stop selling Steubenville to the university                                                                                                                                                                          |
| Spreads out over a large part of town, will be a more involved plan                                                                                                                                                  |
| Wide area of improvement                                                                                                                                                                                             |
| Nothing- too bland                                                                                                                                                                                                   |

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| Implementation of Urban Mission Corridor. They are active and would be good stewards of the improvements. The traffic circle is a good way to introduce passers by to downtown. Like the connection to Franciscan Square, could enable us to benefit from their improvements |
| This concept expands the perceived understanding of North End (More inclusive.) Concept uses lots of vacant space. Housing is not concentrated in one particular area. Love the development in the current greenspace. Love connection to Franciscan University.             |
| Like the inclusivity - best concept for residents in terms of housing. Grocery store would make a great addition. Like that it factors in Urban Mission which has a great presence.                                                                                          |
| Includes the whole neighborhood                                                                                                                                                                                                                                              |
| Includes both north and south ends of neighborhood                                                                                                                                                                                                                           |
| 6th Street corridor connecting to Downtown/ South End & connection to U.M. Properties                                                                                                                                                                                        |
| Ease of getting in and out of the school area                                                                                                                                                                                                                                |
| Like the apartments and single family housing                                                                                                                                                                                                                                |
| Upgrades to North End Park                                                                                                                                                                                                                                                   |
| The amount of area utilized                                                                                                                                                                                                                                                  |
| Size and number of properties                                                                                                                                                                                                                                                |
| Church updates, spaced out through north end, welcoming businesses                                                                                                                                                                                                           |
| Renovation and expansion of North End Park. Mixed use development at Franklin Ave and 7th Street. Gateway Park expansion. Streetscape Improvements to 6th Ave N.                                                                                                             |
| Most well connected plan                                                                                                                                                                                                                                                     |
| Widespread attention to North End                                                                                                                                                                                                                                            |
| Concept A includes the most apartments. There is a need for more housing                                                                                                                                                                                                     |
| High rise townhouse concepts                                                                                                                                                                                                                                                 |
| Upgrades to park is a plus. Community learning garden is a smart idea. 518 apartments is good                                                                                                                                                                                |
| The build would look nice                                                                                                                                                                                                                                                    |
| More redevelopment in commercial property creating more jobs                                                                                                                                                                                                                 |
| I like the way it is built                                                                                                                                                                                                                                                   |
| Spacious + more things                                                                                                                                                                                                                                                       |
| Upgrades to the park is a plus. Community garden is a smart idea. Number of apartments is good                                                                                                                                                                               |

**What do you dislike about Concept A?**

|                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|
| I would like the park near the waterfront, all improvements are good.                                                 |
| No grocery store                                                                                                      |
| No grocery store. Not enough single unit housing w yard for garden and laundromat - need a place to wash. No garages. |
| No Grocery store, not enough development ideas for commercial/retail between North & Washington                       |

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| Traffic Circle on Rt 7 is great in concept but I imagine would get push back from larger traffic (semi trucks)                                                                                                                                                                                 |
| Available parking at park. Lack of Grocery store. Park remains in a busy area between gas station, railroad tracks - hard for children to cross                                                                                                                                                |
| Nothing                                                                                                                                                                                                                                                                                        |
| Nothing                                                                                                                                                                                                                                                                                        |
| Want a waterfront park. Would rather have the waterfront park                                                                                                                                                                                                                                  |
| North End park not being better utilized                                                                                                                                                                                                                                                       |
| Too spread out, too much land acquisition cost, too many units (i think market study is weak) not much of a change                                                                                                                                                                             |
| Herald Star site is not included in this concept. Learn more about the type of commercial redevelopment that is being proposed. What is most realistic about the size of downtown. Housing still feels a bit too concentrated where Elmer White is now. Not sure where community would gather. |
| Only uses 4 streets                                                                                                                                                                                                                                                                            |
| Keeps North End park                                                                                                                                                                                                                                                                           |
| North End park remains isolated from housing east of the tracks                                                                                                                                                                                                                                |
| East Garfield is being squeezed - where is school parking? Plan is not contained - too spread. To see improvement it would be better closer together                                                                                                                                           |
| Housing too close to park location                                                                                                                                                                                                                                                             |
| Lack of enjoyable greenspace + parks for families                                                                                                                                                                                                                                              |
| Traffic circle                                                                                                                                                                                                                                                                                 |
| Nothing to capitalize on waterfront. No grocery store                                                                                                                                                                                                                                          |
| Lack of development in the downtown areas- everything housing related is too far north.                                                                                                                                                                                                        |
| No attention to downtown Steubenville                                                                                                                                                                                                                                                          |
| No waterfront grocery or hotel                                                                                                                                                                                                                                                                 |
| More grounds to take care of                                                                                                                                                                                                                                                                   |
| Development looks a bit crowded                                                                                                                                                                                                                                                                |
| Too spread out                                                                                                                                                                                                                                                                                 |
| I don't like the trees                                                                                                                                                                                                                                                                         |



**Concept B – Schoolyard Rock – Ranked #1**

The feedback on Concept B is generally positive. People appreciate the focus on developing parks, streets, housing, and community spaces, and express desires for improvements such as laundromats, grocery stores, and parks near schools. The idea of hotel and commercial development is welcomed, but some concerns are raised about the location and spread of these amenities, as well as the lack of waterfront connection and green space. Overall, the Concept is praised for its community focus and

comprehensive coverage of the neighborhood, but there are mixed opinions on specific details and elements like the park's location and the types of residential developments.

Key Points:

- There is general appreciation for the development plan, with positive feedback on the focus on parks, streets, housing, and community spaces. Suggestions for improvements include laundromats, grocery stores, and parks near schools.
- Mixed opinions on the location and spread of amenities like hotels and commercial developments, with concerns raised about the lack of waterfront connection and green space.
- Some concerns about specific details and elements such as the location of the park, type of residential developments, and lack of midrise buildings.
- Suggestions for a more comprehensive approach and coverage of the neighborhood, while ensuring community acceptance of changes and paying homage to the area's history.
- Desire for a park to be centrally located for easy access, and suggestions for improvements such as walking trails and family fun facilities.

| <b>What do you like about Concept B?</b>                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I like the developing the park around the school. Also the development of all the streets. Like all the housing developments                                                   |
| Any improvement is good. A well kept laundromat would be nice. That could also provide jobs                                                                                    |
| More parks near houses. 3 streets across with better development. More pleasant all around. Parks near churches                                                                |
| Putting a grocery store close to the housing. Single family homes along the streets, make it affordable. Improved streets all the way to Washington street. New North End Park |
| Spread out more, more area is covered by the plan. Multi-Level Multi-income housing. Can we get a chik-fil-a?                                                                  |
| Grocery store is plus and must. New park & new North End park a must.                                                                                                          |
| All of it                                                                                                                                                                      |
| like how its spaced above north street - focusing on part of the North Side                                                                                                    |
| Like for the grocery store to be included, north end park expanded                                                                                                             |
| Park will be moved to a safer place, chance for new opportunities in the area                                                                                                  |
| Having a central park inside downtown - a place for folks to come together                                                                                                     |
| New safer spot for the park. More housing and a safer way to get to the schools.                                                                                               |
| North End Park relocated. The redevelopment of herald star with new park, enhanced open space. Community learning garden. Hotel/grocery opportunity at North End Park          |
| I like the idea of the Herald Star redevelopment into housing                                                                                                                  |
| The designs and structures                                                                                                                                                     |
| Art designers are great                                                                                                                                                        |
| Park upgrades & the school                                                                                                                                                     |
| Poor Designs                                                                                                                                                                   |

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| I like how it is spread out, also that it focuses on the center (heart) of Steubenville                                                                                                                                                            |
| Moving of park. North End Park being used for commercial property. Utilizing Herald Star property. Wide area of improvement.                                                                                                                       |
| Hotel + Commercial area are important. Community Center in center. Like the Dock Street park. Ties together core of business district.                                                                                                             |
| Redevelopment of the Herald Star property. Connection to other parts of the Downtown. Introduction of a few different gateway ideas. Housing more spread out through whole of North End. More greenspace in the New North End Park vs just housing |
| Like the grocery store in the neighborhood                                                                                                                                                                                                         |
| My favorite concept - it incorporates the school more. Uses more of the designated area. Involves more of the community, thereby more citizens                                                                                                     |
| More comprehensive - includes larger portion of neighborhood                                                                                                                                                                                       |
| Separation of commercial development from residential. New park centralized around Garfield, great as gateway - love the increase in size. N/S corridor to connect downtown.                                                                       |
| City property becomes more valuable if Market Street bridge is shut down. Retail coming off bridge is a plus. Ties in with university housing / not enough in neighborhood - get bridge traffic. Nice size for the park                            |
| The development of housing here Herald Star is.                                                                                                                                                                                                    |
| Learning garden                                                                                                                                                                                                                                    |
| Area utilized from Washington street to North End                                                                                                                                                                                                  |
| Spread out housing through community. More green/park space for families away from heavy traffic.                                                                                                                                                  |
| Bringing in more business. Plenty of housing. Improvements to Dock Street.                                                                                                                                                                         |
| Grocery at former North End Park. Gateway park expansion. Community learning garden. Community service center. New park near Dock Street.                                                                                                          |
| Housing is disperse throughout several blocks- close to the High School                                                                                                                                                                            |
| Attention to central north corridor. Housing close to parks                                                                                                                                                                                        |
| I like the park being around the housing area                                                                                                                                                                                                      |
| Community space, Grocery Store, Expanded park                                                                                                                                                                                                      |
| Community space, Grocery Store, Expanded park                                                                                                                                                                                                      |
| Okay, but prefer the other one better                                                                                                                                                                                                              |
| Hotel/Grocery is needed and a great idea for both employment and necessity                                                                                                                                                                         |
| Spread out, like the grocery store. Make it 55 and over Senior citizen friendly                                                                                                                                                                    |
| Close proximity to schools, more business in North End                                                                                                                                                                                             |
| How spread out it is                                                                                                                                                                                                                               |
| Hotel or grocery store is definitely needed and necessary. New park is a great idea. 508 apartments are good                                                                                                                                       |



**What do you dislike about Concept B?**

Install a walking track around the perimeter of the park. Open Franklin Street up to the new skating rink of the university, could be good for the youth. Laundromat services needed for several sets of units

No laundromat or place to wash clothes. Need single family housing with a yard and garden for kids to play. No garages. Biking or walking trail along the river?

Not a fan of hotel. What about indoor park or family fun facilities?

nothing I see

No ideas for an area between Washington and North

Hotel/grocery development site is fairly separate from neighborhood

No riverfront connection

nothing

no complaints

The housing in Herald Star is too institutional (boxy)

Not utilizing waterfront property

Could use more greenspace

Too spread out. Grocery/Hotel keeping interest on the edge, not drawing people into downtown.

There will be great interest in single family rehabs along cross streets. Would like to make sure the community is okay with moving North End Park (pay homage to history of the neighborhood)

Do not like the hotel

Should use more land. A better idea for development for athletic use of the park

Perhaps less likely to succeed because it's more spread out - resources spread too thin.

Residential built against the railway (needs more buffer zone)

Need to show locations of potential single family houses. Still too much clustered and dense housing in North End.

The location of the park. The store and park need to be centrally located. Housing is too close.

Park is only located at the far end

No midrise

Construction of a new park rather than renovating an existing one.

No expansion to 7th Ave

No waterfront hotel or grocery

smaller area with more apartments

The park should be in the middle, to make an easy route for people to get to.

Too far spread out

I don't like the improvements on Sherman Ave

Park should be in the center



Key Points:

- Positive feedback on the waterfront park development and green area in front of the elementary school
- Potential economic boost for the area
- Concerns about the lack of connectivity to thriving areas
- Distance from a grocery store raised as an issue
- Concentrated nature of the development area questioned
- Suggestions for the waterfront to be its own project and the preference for restaurants or parks over a hotel/grocery
- Concerns about the safety of accessing the park and the need for more single-family home ownership opportunities
- Feedback emphasizing the need for more housing and greenspace for families
- Discussion about the isolated nature of the project from the city core and existing developments downtown
- Opinions on the development's close proximity to the railroad and the concentration of housing units

| <b>What do you like about Concept C?</b>                                                                                                                                                                                                                              |
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| I like the park development of this model and the green area in front of the elementary school                                                                                                                                                                        |
| The concept of the waterfront park is excellent! Capitalize on the river and what we have now. It would be wonderful to clean up the water in the river so the people can enjoy it. It will also boost the economy in the area. Possibly a biking trail/walking path. |
| Pedestrian underpass & rr tracks. Using Steubenville for housing                                                                                                                                                                                                      |
| It doesn't have a grocery store - just a bit too far from the housing.                                                                                                                                                                                                |
| Like the hotel idea a lot! Can we get a chik-fil-a?                                                                                                                                                                                                                   |
| Pedestrian connection under railroad tracks. Park renovations. Community center spaces                                                                                                                                                                                |
| All                                                                                                                                                                                                                                                                   |
| Emphasis on community buildings. Like the development on the waterfront                                                                                                                                                                                               |
| The infill and the usage of the waterfront                                                                                                                                                                                                                            |
| Encourages development of overlooked waterfront                                                                                                                                                                                                                       |
| The infill planning. The idea of the waterfront park is good                                                                                                                                                                                                          |
| Pocket park on riverfront                                                                                                                                                                                                                                             |
| I love the waterfront park & hotel. Let's get an elevated walkway over rt 7 to the riverfront park.                                                                                                                                                                   |
| Structures are amazing.                                                                                                                                                                                                                                               |
| Great design.                                                                                                                                                                                                                                                         |
| I like the waterfront park.                                                                                                                                                                                                                                           |
| Do not like                                                                                                                                                                                                                                                           |
| Love utilizing riverfront property                                                                                                                                                                                                                                    |

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| Pedestrian crossing under RR tracks                                                                                                                                                   |
| Of course any waterfront access would be huge for downtown. Making it walkable should be prioritized. The crosswalk across OH-7 could be terrifying. Smaller focus area is appealing. |
| Greenspace around the school. Waterfront redevelopment.                                                                                                                               |
| More compact- more likely to obtain HUD implementation dollars? Easier to focus on smaller area                                                                                       |
| Development of riverfront                                                                                                                                                             |
| More compact                                                                                                                                                                          |
| Really like the development along the river!                                                                                                                                          |
| Housing/grocery store                                                                                                                                                                 |
| None                                                                                                                                                                                  |
| Waterfront development                                                                                                                                                                |
| I like having two parks. Like the hotel idea. Like the community center.                                                                                                              |
| Waterfront grocery. Community center spaces.                                                                                                                                          |
| Waterfront s great, but residents would benefit greater from midrise apartments and commercial shops (like the Marina)                                                                |
| Concentrates on the more northern corridor that includes river area.                                                                                                                  |
| Waterfront hotel/grocery would be great.                                                                                                                                              |
| Liked Concept A better                                                                                                                                                                |
| Waterfront Park                                                                                                                                                                       |
| I do like the park with place you can go boat riding. View is nice                                                                                                                    |
| Development across Rt. 7 and North End                                                                                                                                                |
| The Park                                                                                                                                                                              |
| The overlook of the river                                                                                                                                                             |
| Waterfront park is great.                                                                                                                                                             |

| <b>What do you dislike about Concept C?</b>                                                                                                                                                       |
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| The waterfront should be its own project                                                                                                                                                          |
| Nothing                                                                                                                                                                                           |
| Doesn't connect to areas that are thriving now (N 4th.) Prefer restaurant or parks on waterfront to hotel/grocery. How to safely access park?                                                     |
| Grocery store is too far away                                                                                                                                                                     |
| Grocery store is too far away from the neighborhood transportation. Need more single family home ownership opportunities. Too small of a focus area. No garages. Walking/biking path along river. |
| Too small of a focus area                                                                                                                                                                         |
| Grocery store is too far away for residents who do not have personal transportation. Not addressing development from North St to Washington St                                                    |

|                                                                                                                                                                                                          |
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| Too tight of an area- not spread amongst community. Gateway isn't a good representation of neighborhood.                                                                                                 |
| Not much will be done with North End park                                                                                                                                                                |
| Too compact                                                                                                                                                                                              |
| No complaints                                                                                                                                                                                            |
| Too small of an area                                                                                                                                                                                     |
| Area improved is small compared to the other concepts                                                                                                                                                    |
| Compact area of improvement                                                                                                                                                                              |
| Isolated from city core. Let private money build marina/ waterfront                                                                                                                                      |
| Far from existing developments already happening downtown                                                                                                                                                |
| Housing is too concentrated, reminiscent of what it is now. Not sure about the housing so close to the gas station at the entrance to 7th street from the university.                                    |
| Don't like the fact it loses housing for residents                                                                                                                                                       |
| Uses too little of the available land                                                                                                                                                                    |
| Includes smallest portion of the neighborhood                                                                                                                                                            |
| Riverfront is too disconnected from most other development. 6th Ave & park developed against railway-railroad causes a disconnection, don't feel like the underpass is a strong enough link.             |
| Is it enough to develop the mixed neighborhood? Steubenville may need to really consider the financial impact of the property by bridge and what can be gained. Expense of underground- walkway to park. |
| Needs more development in southern end. Too much cluster in North End. Least amount of units.                                                                                                            |
| Housing too close to each other. Dislike park location. Only half of the area is used. Hotel too close to the rail road line.                                                                            |
| Not enough units. Concentration of housing units not spread out. Not enough greenspace for families                                                                                                      |
| Only a small area is covered in the plan.                                                                                                                                                                |
| Grocery store would be similar to the jail. No benefit from waterfront resource.                                                                                                                         |
| Does not expand to 7th Ave                                                                                                                                                                               |
| Not as many units of housing would be created.                                                                                                                                                           |
| Smaller area for apartments                                                                                                                                                                              |
| Not as much housing                                                                                                                                                                                      |
| It really focuses on the North Side. Too many fields                                                                                                                                                     |
| Not enough street renovations                                                                                                                                                                            |
| The houses are too close together                                                                                                                                                                        |
| It seems to close together                                                                                                                                                                               |
| Not as much housing as the others                                                                                                                                                                        |