MAH-US 224 CORRIDOR SAFETY IMPROVEMENTS
STAKEHOLDER COMMENTS SUMMARY

Tracking Number	Nature of Comment	Date Received	Comment	Response
1	Access Management	6/30/2023	I have been told a divider will place between the eastbound and westbound lanes on US 224 at the intersection at Hitchcock Road. I was looking for information regarding this because my business is located near this intersection. Please let me know.	Thank you for contacting ODOT District 4 with your inquiry. At this time, there is no planned project to add medians / roadway delineators at U.S. 224 and Hitchcock.
2	Access Management	7/5/2023	Ever since the traffic barriers were put up our patients have had a very hard time getting in and out of our drives. If you are coming from the East you cannot turn into our office because there is not way through the barriers. We see emergency vehicles drive up and down 224 everyday MANY times a day and they have to either sit in a lane to get around or they are driving in the wrong lane to get through. There needs to be another solution, a break in the barriers or something. People are doing U turns out of here to go left, we've had younger patients just drive around them on the wrong side to be able to turn into out office.	Thank you for your comment. We are looking at options throughout the corridor to improve safety while also making sure businesses remain accessible. U-turn locations are being proposed throughout the corridor as well as dedicated left turn lanes at various locations along US 224 between signal locations.
3	Property Impacts	7/5/2023 7/20/2023	Received the information regarding US 224 improvements. I own property at 7338 Southern Blvd which looks like it will be affected but it is very difficult to understand the drawing and how it impacts our property. How do I get a better understanding of what is proposed for my property? --- Do you have the width of the property that will be required from our property? Will my ingress/ egress be the same?	The project proposes to acquire strip right-of-way (the purple line) from your property to install a dedicated left-turn lane at the U.S. 224/Southern Blvd. intersection. Please advise if you have any further comments/questions regarding the proposed improvements. --- The ingress/egress to the property will remain the same but Southern Blvd will be widened to the west in this area so there will be some impacts to the existing drives. Design plans are still preliminary so impacts may change, but the current level of design shows 0.078 acres of take (including 1 sign, 6 trees, 7 shrubs, and 1 rock). Once the design is finalized and final takes are known, representatives will be in touch to discuss the acquisition process.
4	Property Impacts, Access Management	7/5/2023 8/11/2023	I own the property at 7207/7205 Market St (corner of Crestline & Market St). I received your letter about the US 224 improvements and went online to view the proposed improvements. Can you tell me how these improvements will affect my property? Is this project going to limit my entrance access, acquire my property etc?	Graphic of corridor improvements sent following phone communication. ---

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			--- As we spoke about in a earlier conversation I don't see the need for the long length of the channelizers going north down Market St since you are planning to install two left turning lanes heading east onto St Route 224. Two turning lanes should reduce the length of traffic waiting to make a left hand turn onto 224 from Market St. The length of the channelziers you are proposing will block access to Walgreens and McCormicks Sew and Vac. I have been at this intersection during the busiest times and have never seen cars lined up this far north on Market St waiting to make a left turn onto 224. Thank you."	Just a reminder, the comment period is due to expire next week (August 15th) if you have any comments regarding the proposed U.S. Route 224 safety improvements. --- Thank you for the feedback on the channelizing devices proposed in the project area. The channelizing device on the north leg of Market Street is not proposed to impact the driveways to Walgreens or McCormicks Sew and Vac.
5	Property Impacts	7/7/2023	Sean I own several properties on US 224 in Boardman, Ohio. I would like to discuss with you your proposed improvements. It appears as though you are basically making access to most properties as "right in and right out". My major concern is how people would ever be able to get into my properties. As an example I own a building , you labeled it as "shopping center" at 926 Boardman Poland Rd. If a person is traveling east, how in the world would they ever find a way into my property. I think these proposed improvements will dramatically affect the businesses that are located on US 224 and in turn impact their economic viability. Please contact me so we can discuss these issues. Henry DiRienzo	Thank you for your comment. We are looking at options throughout the corridor to improve safety while also making sure businesses remain accessible. U-turn locations are being proposed throughout the corridor as well as dedicated left turn lanes at various locations along US 224 between signal locations.
6	Property Impacts	7/7/2023 7/12/2023	First off, thank you for the June 29, 2023 letter informing the stake holders of the proposed improvements. I own multiple parcels on Southern Boulevard, along the western portion of the street, to the south of U.S. 224 (GetGo side of Southern). With the addition of the Left Turn Lane at Intersection of U.S. 224 and Southern Blvd, it appears additional Right of Way will be required to accommodate the addition of the turn lane. I own the following parcels (Evan Company and Southern 7366): 29-31-110; 29-31-111; 29-31-109; 29-31-106; 29-31-107; and 29-32-105. Parcels 29-31-110, 29-31-111, 29-31-109 and 29-31-106 will be impacted by the improvements related to the proposed project. The quality of the images you have depicting my properties is of poor quality, as when I tried to zoom in that portion of the resolution made it difficult to discern what improvements were proposed. I have future plans to construct a commercial structure on parcels 29-31-110, 29-31-111 and 29-31-109, creating two (2) new tenant spaces,	A higher quality copy of the proposed design was provided. --- Right-of-way impacts are anticipated here due to the widening of Southern Blvd. Design plans are still preliminary so impacts may change, but the current level of design shows 0.015 acres of take to Parcel 29-31-110 and 0.017 acres of take to Parcel 29-31-111; no takes are currently anticipated to any of the other parcels noted. Once the design is finalized and final takes are known, representatives will be in touch to discuss the acquisition process.

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			and the proposed underground stormwater retention system was planned for the eastern portion of the properties. The discharge associated with the system would tie into the existing storm sewer located beneath the face of curb. Additionally, parcel 29-31-106 has a tenant that has occupied that front lower space since 2014. The proposed expansion looks as though it will impact the northern drive entrance and the parking spaces that front the building. Are better quality drawings available, providing better clarity on the extent of the proposed improvements in association with my affected parcels. Not sure if you still run Micro Station, but I have AutoCadd Civil 3D and a color plotter. If you could provide plots files or a better quality PDF, I could print it to scale and understand the impact, if any to my properties and operations. --- Thank you, I was able to plot the larger version of the PDF for better clarity. Following a closer review of the parcels which I currently own, parcels 29-31-110, 29-31-111 & 29-31-109 look to have additional Right-of-Way (R/W) required to accommodate project, more so the proposed expanded south bound lane of Southern Boulevard. The additional R/W appears to relate to additional driving lane and utility relocation. Would the project involve acquisition of additional R/W from the parcels listed?	
7	Lane/ Intersection Configuration	7/13/2023	I live on Applewood and really think there needs to be a dedicated left turn signal at Applewood at all times when driving towards Poland. I know currently it is triggered when two or more cars are waiting at the light to turn left, but when traffic is bad it can take forever to get clearance to make that left turn when you are the only car there. I believe it is California Ave. that has the left turn arrow after the regular flow of traffic. I think this would work on Applewood. Thanks!	Thank you for your comment. Dedicated left turn lanes are proposed in both directions on US 224 at the Applewood signal and the left turn signal timing will be studied as part of this project.
8	Project Information Request	7/13/2023 7/26/2023	I work for The Shops at Boardman Park in Boardman, Ohio on U.S. Route 224 and have received the letter from ODOT dated June 29, 2023. I have attempted to access the website publicinput.com/MAH224 numerous times and have been unable to review the project information. Can you assist me in accessing the information?	Discussed via telephone. Provided roll plot 7/2023. Received voice mail on 8/2/2023 that requested scroll plots were received.

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			Phone call received: I work for The Shops at Boardman Park in Boardman, Ohio on U.S. Route 224 and have received the letter from ODOT dated June 29, 2023. I have attempted to access the website publicinput.com/MAH224 numerous times and have been unable to review the project information. She had difficulties accessing the information on the website so I called to discuss the project.	
9	Property Impacts	7/14/2023	I received your letter about the US 224 improvements and went online to view the proposed improvements. Can you tell me how these improvements will affect my property? Is this project going to limit my entrance access, acquire my property etc? Wants to know if the length of the proposed channelizing device if front of his business can be shortened to allow people to make left-turns and wanted to know if the project required R/W from his property.	Discussed via telephone.
10	Access Management	7/21/2023	Are we getting u turn lanes? A lot of businesses will go out of business if they lose access.	Yes, u-turn areas are being considered throughout the corridor to ensure businesses on both sides of the road are still accessible. While locations are still being determined, preliminary locations are shown in the exhibits available under the "Project Documents" section.
11	Project Information Request	7/25/2023	We were directed to a public input website to review and comment on the above captioned project. The site states that there is a downloadable fact sheet in the documents tab which is in addition to the images in the recommended alternatives tab but the only document available for download is a PDF of the same images. Is there in fact another document or is it just an 'additional' copy of the same file?	I apologize for the confusion and thank you for bringing this to our attention. The website has been revised. Currently, the only document available for review on the PublicInput website is the MAH-Corridor Recommendations.pdf located on the right sidebar. You should be able to open and zoom in on this document. If you're having trouble with the document or would like to discuss the project further, please reach out to me at the number below or by responding to this email with your comments.
12	Property Impacts	7/27/2023 8/1/2023	Phone call with email follow-up: We represent Preston Mazda on 224 in Boardman. They recently received notice from ODOT that they are widening the lanes 13 ft. onto Preston's property, and proposing a closure of two of their parking lot access points off of 224. We have some concerns about this project and want to lodge a formal comment/objection/request as we have some proposals that we need put in place before this taking and closure of the access points occurs.	Attached are the second of two-stakeholder notification letters your client (Preston Mazda) should've received from us. Please contact Santi Sopraseuth to schedule a meeting to discuss the proposed changes and voice any concerns your client may have with the proposed changes. Please also be sure to copy Linda Gabauer with any formal legal requests.

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			I wanted to ask you what the formal process is for the impacted businesses on 224 to respond with their concerns and requests for this project. Any guidance on this issue would be appreciated. If it's any easier, you can also give me a call at (330) 392-1541 (I misspoke when saying the phone number in the voicemail; this is the correct one).	If you would like to submit a formal comment, I would suggest either sending an email to Sean or through the project website. If you would like to discuss further with the project team, we will reach out to you with availability for meeting times. For virtual meetings, our availability will likely be the week of 8/14. For in-person meeting, our availability will likely be the week of 8/21. Please contact Jen if you would like to schedule a meeting with our team. In-person meeting was held 9/12/2023.
13	Property Impacts	8/7/2023 10/12/2023	Please see the three attached letters regarding the above referenced project: "Project MAH-224-17.72, PID 11579 / Applewood Commons Shopping Center / Joann Fabrics" "Project MAH-224-17.72, PID 11579 / 340 Boardman Poland Rd. (The Great Escape)" "Project MAH-224-17.72, PID 11579 / Tiffany Square Shopping Center" Follow-up letters sent, following up on the objections to the impacts to Applewood Commons, The Great Escape, and Tiffany Square Shopping Center.	Letters saved to the project file. In-person meeting was held 8/22/2023. Letters of response sent 11/13/2023.
14	Access Management	8/9/2023	On Tuesday, August 8, 2023, the most respected financial rating Agency, Moody's, downgraded ten regional banks in our nation, and put five more on "credit watch". This was due to the banks' costs of attracting working capital nearing or exceeding their expense for continuing operations. As you know, the smaller regional banks are the ones that provide funding for most of the Commercial Business Loans in the country. In fact, I recently was approved by one of our local regional banks for a small commercial maintenance loan for $100,000. They are required to have smaller reserves on hand in case of liquidity problems that may occur in case of an economic downturn. We have six or seven local banks of this type here in Mahoning County. To name a few, we have Huntington, PNC, Key, Farmers, Premier, FNB and Citizens. These downgrades prove that the building owners that have remaining commercial loans will have great difficulties funding future loans for expansion of their businesses, and continuing to refinance existing	Thank you for your comment. ODOT is looking at options throughout the corridor to improve safety while also making sure businesses remain accessible. Medians are being proposed throughout the corridor to help mitigate safety concerns that are, in part, a result of the number of driveways along the corridor. U-turn locations are being proposed throughout the corridor to ensure businesses on both sides of the road are still accessible. Locations for these u-turns are still being analyzed and they will be designed to the appropriate standards to ensure adequate space and safety to make these turns. The physical ingress/egress to the properties at 70,72,74 & 76 Boardman-Poland Rd. will remain unchanged, although access will be modified based on the proposed medians on U.S. 224 and addition of u-turn locations.

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			ones. If they can finance, it will be much more expensive and difficult, which will increase commercial rentals for these building's tenants, or cause more vacancies and lower valuations to occur. I purchased the building that will be affected greatly by ODOT's latest Project in 1998, at which time the percentage of property taxes to rent was 12%, and is currently 25%. One out of the four rentals I receive now goes to real estate taxes to the County, and primarily to Boardman Township. Do you think that I can afford to give our local government and schools any greater percentage of my income? The project you are contemplating will definitely cause an upheaval of tenant relocations and/or failures. I have successfully also paid off a $630,000 commercial loan over the last 24 years at much difficulty, as I have always was able to find tenants that have stayed long enough to allow me to keep up the payments & the taxes. Your current project will end this record of success at my worst time, in "retirement", as I'm 73 years old and disabled. It's now impossible for me to personally go out to find new tenants by knocking on doors of businesses that may need a better location. My property is located across from the Southern Park Mall, at 70,72,74 & 76 Board-Poland Rd. There is NO BUILDING CREATING INGRESS/EGRESS ONTO 224 that is across from my building, but you still show concrete barriers and other methods that will prevent my eastbound customers from turning left onto my property, which will DESTROY my building's ability to attract and keep functioning business at my site. You then show an ability to do a U-Turn at Marinthiana for those people, all of which is being changed in the name of SAFETY ?? Even a car needs SIX LANES TO DO A U-TURN, not five- try it yourself. How many businesses do you think that you will destroy in the name of SAFETY? Especially, according to the Boardman Trustees, when you go further westward on 224, and then north and south on Market St, your other "areas that now require more safety for drivers", all of which that will be paying greater real estate taxes when the building owners give back their buildings and cannot pay their shares any longer. We can't do the maintenance on these white elephants if we aren't making a profit can we? Furthermore, to now address the unconstitutionality of your project. I purchased this building in the hopes of expanding the then-current configuration of one large tenant to four smaller, more easily rented ones, and invested over $100,000 to that end, over and above of the	

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			purchase price. The original building's footprint was always harder to lease and keep one large tenant in place. At first, I received approximately $5,500 per month from the four small tenants, and even though after 24 years, I should have been able to increase rents, my rent income today is only $4,100 per month. This was primarily due to the newer building developments to the east, that the stronger tenants migrated to. This also shows the vulnerability of most older buildings to any changes in their configuration or traffic changes. The business on the east end, or 76 Board-Poland Rd , was opened by my mother in 1954, in the Uptown area, and then moved to Market St in Boardman for about 15 years in 1966, and then to my building in 1998. It's customers are women, usually over 50 years old, that WILL JUST NOT TRY TO DO A U-TURN IN A SMALL THREE LANE TURN RADIUS FROM THE TURNING LANE INTO TWO WESTBOUND LANES TO COME BACK FROM THEIR ORIGINAL EAST- BOUND LANE. Our Canfield, Ohio customers will never return. And that's just a business that I'm very familiar with, so what about the other hundreds of Mahoning County real estate taxpayers' buildings that will also go broke losing their customers to your flawed "Safety" reasoning ? Also, many of the buildings in question will not recover from your announced CLOSURE OF CURRENT ENTRANCES ONTO ROUTE 224 that their customers have used for many years. In the event that ODOT ever decides to close my west entrance, where three out of the four front doors are located, and where all of their customers ALWAYS PULL INTO AND PARK ON THAT SIDE, those three businesses will either whither, or move. After 24 years of paying for this building, don't I have the right to keep it now for retirement (as little as it is ?) Even though you may be able to ignore all of us STAKE HOLDERS (which I do not feel is an accurate word), you may eventually be forced to buy all of these buildings and expand the width of State Route 224 and State Route 7 in Boardman in the name of your greater safety. And finally, what do you think the valuation of my building will be like, after all of my tenants have closed or moved? I feel that my very wide frontage on 224, which is wider than most lots, and the larger 5,200 Sq feet building, with long term tenants, is now worth around $800,000, which is what the WINGSTOP building AT THE LIGHT THAT YOU WILL NOW BE REMOVING, recently sold for. So I guess that's what it's worth, until I will have no tenants at least. ODOT can then pay the property taxes or will they, Trustees and Commissioners ?? Doubtful.	

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15	Traffic Impacts	8/10/2023	Intersection/Junction US-224 & State Route 7 also known as Market street & Boardman Canfield Road/Boardman Poland road. Between the hours of 11am & 1pm Eastbound US-224 traffic backs up (both eastbound lanes) and BLOCKS the intersection. Essentially we have GRIDLOCK. It's worst in Fridays. Yesterday at 12:50pm a firetruck trying to turn left from northbound SR7 onto US-224 West had to wait because US-224 eastbound traffic refused to yield.	Thank you for reaching out regarding traffic congestion on U.S. Route 224 in proximity of State Route 7. ODOT programmed a safety/congestion improvement project on U.S. 224 between State Route 7 (Market Street) and Tiffany Boulevard in Boardman Township, Mahoning County, Ohio. A website discussing the proposed project and recommended improvement alternatives is available at the following Public Input link: MAH-US 224 Corridor Safety Improvements - PublicInput (https://publicinput.com/a6484). The ODOT project team is currently seeking feedback from business owners and other entities along the corridor that will be used to identify and refine traffic safety/congestion recommendations for the project area. All comments are welcome. - Additional outreach will be performed in Fall 2023. - The environmental process for the project will be completed in the spring of 2024, and the project design will be finalized in late 2024. - The right-of-way acquisition process is anticipated to be completed by fall of 2025. - Construction is expected to begin in the spring of 2026 and continue through the fall of 2027. If you have question/comments or need any interpretation or translation services or other reasonable accommodations to review the project materials available at (https://publicinput.com/a6484), please contact Sean Carpenter, ODOT District 4 Environmental Specialist, at 330-786-2274 or Sean.Carpenter@dot.ohio.gov.
16	Meeting Request	8/10/2023	Would like to set up a meeting with the project team to object to the proposed changes.	Discussed via telephone. Follow-up email sent.
17	Lane/ Intersection Configuration	8/11/2023	Southern Blvd , north bound should be widened at 224 to accommodate a left turn lane.	Dedicated left and right turn lanes are proposed on Southern Blvd NB at US-224 as part of the proposed design; the roadway will be widened as necessary to accommodate the additional lanes.
18	Property Impacts	8/11/2023	I have received a letter for 825 South LLC which owns 320 Boardman Poland Rd, Boardman, Ohio 44512. I also received a letter for GG	A summary of the project and impacts to both parcels was sent to Mr. Hazimihalis on 8/14/2023 and a call was held to discuss his initial concerns. The project team

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			Boardman LLC which owns 133 Boardman Polan Rd Boardman, Ohio 44512. I already have a scheduled meeting with your 3rd party Consulting company on 320 Boardman Canfield Rd. I am not aware of exactly what changes you propose to GG Boardman, LLC 133 Boardman Poland Rd, Boardman, Ohio. Can you please provide me with any information you have on this site before I submit my public input on your website?	met with Mr. Hazimihalis at both of his properties during the in-person stakeholder meetings on 8/22/2023 to discuss his concerns related to both properties. --- Follow-up conversation with Lefty: ODOT explained that they looked into the intersection at Tanglewood for a signal, full access at Golden Coral, and lease language at Get Go. Lefty was thankful ODOT looked into these items and understands that a signal at Tanglewood will not be implemented and a EB into a drive at Golden Coral will not be given as well. ODOT requested that any additional language in the lease that helps describe the corporate sign requirements will be helpful to have. ODOT also explained that there is a formal PI process that will take place at the end of the year with a 30 day response period as well as providing any additional comments to the project on a website.
19	Meeting Request	8/14/2023	On behalf of Boardman Mazda, please see the attached formal comment re: the 224 Corridor Safety Improvement Project. Per the email below, I am checking with my client on available meeting dates with the project team. Do you have any availability in early September?	Letter saved to the project file. In-person meeting was held 9/12/2023.
20	Project Information Request	8/28/2023	This is Huangying from Mizu Japanese Restaurant (60 Boardman Poland, Youngstown, Ohio), we received a letter about "" MAH-US 224 Corridor safety improvements"". After carefully reading the information on the website, I have a question, The Yellow Star is our restaurant. the red arrow shows how customers enter our parking lot. If I understand the plan for new construction correctly, the green with shadow (left turn in driveway) will be removed. if so, the customers will hardly find a way to enter our parking lot, which will be highly effected on our business. Will it be an alternative plan to remove the left turn in the driveway (the green shadow)? We also would like to have more understanding of the surrounding changes, if it can be interpreted/translated into Chinese it would be greatly helpful for our staff to understand more.	As requested, the 'General Countermeasures' depicted in the attached MAH-224 Corridor Recommendations.pdf have been translated into Chinese. A median is proposed on US 224 from just west of the mall drive to just east of Sheldon Avenue that would prohibit left turns from US 224 in this section. To mitigate this change in access, U-turn locations are being provided. For drivers traveling eastbound on US 224 wishing to turn left, they will be able to make a U-turn at Marinthana Avenue (approximately 0.1 miles east of Sheldon Avenue) and then are able to access the property again from Sheldon Avenue or directly from US 224 WB. For drivers wishing to turn left out of the property or Sheldon Avenue to head east on US 224, they will be able to exit onto US 224 EB to Market Street and

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			Thanks for your time and help. I am looking forward to hearing from you soon.	turn left at that intersection (approximately 0.2 miles west of Sheldon Avenue)."