

# City of Placentia Chapman Corridor Revitalization Plan Community Workshop and Survey Summary

## OVERVIEW

The Chapman Corridor Revitalization Plan (CCRP) Online Survey was available for 3 months between March 30, 2023 and July 10, 2023. This survey corresponded to activities that were available during the first Community Workshop held on March 30<sup>th</sup>, the results of the workshop are provided in Appendix A. A total of 86 survey responses were received, 85 in English and one in Spanish. The survey was promoted on the CCRP project website, the City Facebook page, at the Placentia Palooza event, and at the City Planning Counter.

The survey gathered community feedback on the study area boundaries, ideas for the future of Chapman Corridor, and included a visual preference survey of potential land uses and building types on the corridor. The key takeaways are provided in the summary below along with the raw data located in the appendix.

## SUMMARY

Q1.A: What should the survey area include? (Multiple Choice)



## Key Takeaways

- Of the 85 respondents, 78 (91%) voted for Option A: Residential Area South of Chapman Ave. to be included in the survey
- Option B: Civic center, was voted to be included in the survey by 60 (70%) of the 85 respondents

### Q1.B:What other area you think should be included or removed? (Open Ended)

#### Key Takeaways

- In general, the 32 responses received from participants confirmed the proposed boundary. Participants mentioned in their open-ended responses to include Placentia Plaza, Chapman Ave., Bradford Ave., and Kraemer Park. A complete list of responses are included in Appendix B at the end of this summary.

### Q2:Tell us your favorite things about Chapman Corridor (Open Ended)

Comments have been organized into 15 general topics and ordered from greatest to least by the number of times the topic is referenced by a respondent. For this question there were a total of 86 respondents. A complete list of responses are included in Appendix B at the end of this summary.

- Fast Food/Restaurants (24)
- Other (22)
- Public Goods (20)
- Open Space/Parks (15)
- Commuting Route (12)
- Commercial (12)
- Historic Buildings (6)
- Small Businesses (6)
- Public Infrastructure (3)
- Minimum Traffic (2)
- Religious Institution (1)
- Diversity (1)
- Low Density (1)
- Family Friendly (1)
- Transit Accessibility (1)

### Q3:What are your ideas for the future of Chapman Corridor? (Open Ended)

Comments have been organized into 16 general topics and ordered from greatest to least by the number of times the topic is referenced by a respondent. For this question there were a total of 86 respondents. A complete list of responses are included in Appendix B at the end of this summary.

- Infrastructure Improvement (29)
- Area Revitalization (23)
- Fast Food/Restaurants (16)
- Commercial (17)
- Housing (7)
- Renovate Buildings (5)
- Increased Transit (4)
- Traffic Flow (4)
- Public Good (4)
- Mixed Uses (3)
- Art (2)
- Parking (2)
- Family Friendly (2)
- Increased Walkability (2)
- Recreational Activities (2)
- Entertainment (1)

**Q4:Are there other areas that should be considered for change? Do you have any other thoughts?**

(Open Ended)

Comments have been organized into 15 general topics and ordered from greatest to least by the number of times the topic is referenced by a respondent. For this question there were a total of 39 respondents. A complete list of responses are included in Appendix B at the end of this summary.

- Housing (10)
- Other (6)
- Mixed Uses (5)
- Infrastructure Improvement (4)
- Commercial (4)
- Traffic Flow (3)
- Bradford Ave. (3)
- Recreational Activities (2)
- Satisfied (2)
- Kraemer Park (2)
- Building Renovation (1)
- Parking (1)
- Open Space/Parks (1)
- Metro Link Station Area (1)
- Industrial Area (1)

**Q5:What type of land uses would you like to see? (Multiple Choice)**



**Restaurants / Cafes**

65 respondents voted for this option



**Small Scale Retail**

46 respondents voted for this option



**Dynamic Mixed-Use Civic Center**

45 respondents voted for this option



**Mixed-Use Residential**

34 respondents voted for this option



**Food Market / Small Grocery**

33 respondents voted for this option



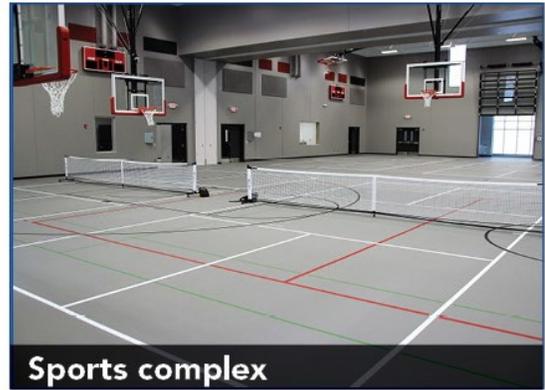
**Healthy Grocery Store**

29 respondents voted for this option



**Community Center**

26 respondents voted for this option



**Sports complex**

22 respondents voted for this option



**Housing**

11 respondents voted for this option



**Medical Services**

11 respondents voted for this option



**Office**

7 respondents voted for this option



**Hotel (Hospitality)**

4 respondents voted for this option



**Housing**

0 respondents voted for this option



**Commercial Services  
(Barbershop, Laundry Mats)**

0 respondents voted for this option

<b>Other</b> (Open Ended)
Restaurants
more STORES!
Daycare
library branch
school related services like tutoring after school activities
Movie theater
escape room
High end grocery store
Add a Pacsun store
MORE RESTAURANTS
TOPGOLF

Q6:What types of buildings would you like to see? (Multiple Choice)



53 respondents voted for this option



30 respondents voted for this option



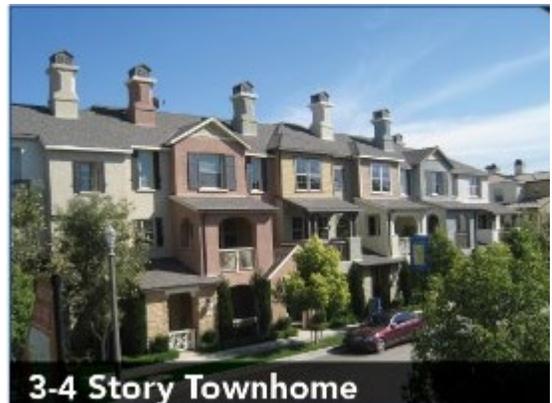
23 respondents voted for this option



20 respondents voted for this option



17 respondents voted for this option



16 respondents voted for this option



**4-5 Story Wrap Residential**

13 respondents voted for this option



**4-5 Story Residential**

12 respondents voted for this option



**6-7 Medium Density Mixed-Use**

12 respondents voted for this option



**4 Story Small Scale Hotel**

9 respondents voted for this option



**5+ Story High Rise Hotel**

5 respondents voted for this option

<b>Other</b> (Open Ended)
No more housing, just a parking structure
DO NOT ADD HOUSING, MORE RETAIL PLEASE
2 story business area
Add A NICE, COMMERCIAL SHOPPING CENTER
2-story single family, 2 story townhomes

Q7:What potential corridor improvements would you like to see on chapman Ave ? (Multiple Choice)	
Pedestrian safety improvements	58
Enhanced Bicycle Facilities	38
Trolley System	28
Bus Stop Improvements	25
Bike Share Program	17
Shuttle Connections to Future Metrolink Station	0
Electric Vehicle Charging Stations	0
Extended Transit Network Coverage (More stops, extended hours, more connections to popular destinations)	0

Other
Repave street, sync traffic lights, hard to see over hill at intersections
Skate park
Add lanes
Tall walls for resident privacy and beautification
Arterial Beautification including wayfinding signs, entry monument sign, landscaping in arterial trees, and
How is backs building being used as a community center?

Q8:Where are you coming from/going to when traveling on chapman Ave ? (Multiple Choice)	
Location	Count
Home	41
Work	17
Old Town	7
City Hall/Library	6
Other	6
California State University, Fullerton or Hope International University	4
Elementary, Middle, High School	4
Medical Center/ Hospital (Kaiser, St. Jude, Placentia-Linda)	1

Other (Open Ended)
Businesses
Freeway
Home depot
Shopping

Q9:Where do you live? (Multiple Choice)	
Area	Count
Outside the Project Boundary in the City of Placentia	66
Within the Project Boundary	12
Outside the City of Placentia	5

Q10:Where do you work? (Multiple Choice)	
Locations	Count
Outside the City of Placentia	46
Outside the Project Boundary in the City of Placentia	24
Within the Project Boundary	5

Q11:How do you identify your race/ethnicity (Multiple Choice)	
Race/Ethnicity	Count
White	48
Hispanic or Latino	17
Two or More of the above Races/	7
Asian	4
Other Race/Ethnicity	3
Black or African American	1

Q12:What is your age? (Multiple Choice)	
Age	Count
40-49	20
30-39	18
50-59	14
20-29	13
60-69	9
70+	9

Q13: Do you have photographs of other places or ideas of what you would like Chapman Corridor to look like?



Photo Description: Brea blvd at birch is bright, fun, a collection of eateries, shops, movie theatre, landscape, benches, art work, signage and more.

Email: not provided



Photo description: not provided

Email: juliannars@aol.com



Photo description: La Floresta, Brea (corner of Valencia and Imperial hwy)

Email: Not Provided



Photo description: State Street Santa Barbara

Email: Kelleylimit@gmail.com



Photo description: not provided

Email: [fuentesjf@gmail.com](mailto:fuentesjf@gmail.com)

# APPENDIX A Workshop Boards and Summary :

## **Chapman Corridor Revitalization Plan Citywide Workshop Summary Workshop #1**

**Date/Time:** Thursday, March 30, 2023, 6:00-8:00 PM

**Location:** Edwin T. Powell Building, 143 S. Bradford Avenue

### OVERVIEW

The City of Placentia hosted the first citywide workshop on March 30, 2023 to solicit input from the community on the Chapman Corridor Revitalization Plan. The workshop was held at the Powell Building and was attended by approximately 15-20 community members.

The workshop consisted of a PowerPoint presentation that included an overview of the project, followed by an open house format with interactive activities and stations. The stations included: Where do you live and work?, What should the Study Area Include?, What are your Ideas for Chapman Ave?, What types of uses and buildings would you like to see?, and Mobility and Streetscape. A summary of key takeaways from the workshop is presented below. Images of the workshop boards are on the following pages.

### KEY TAKEAWAYS

- 9 attendees lived outside the study area, within the City of Placentia. 0 attendees lived within the study area and 1 attendee works in the study area.
- The majority of participants thought that the study area should not include the residential area south of Chapman Ave between Murray St and Alta St but should include the Civic Center.
- Participant ideas for Chapman Ave included keeping the historical residential character of Placentia, updating shopping and businesses, improving traffic and parking, and considering the needs of retired community members. Examples of other shopping centers include 2<sup>nd</sup> on PCH in Long Beach and Yorba Linda Town Center.
- The top land uses participants would like to see on the corridor include sports complex, small scale retail, and community center. The top types of buildings people would like to see on the corridor include commercial / retail and 4-5 story mixed use.
- To get to Chapman Ave, people drive (4), walk (3), and bike (1). People are generally going to and from home or school when traveling on Chapman Ave.
- Potential corridor improvements participants would like to see on Chapman Ave include Free Rides Around the Neighborhood, shuttle connections, bike share program, curbside management, pedestrian countdown signal, and green bicycle marking.

# WHERE DO YOU LIVE AND WORK?

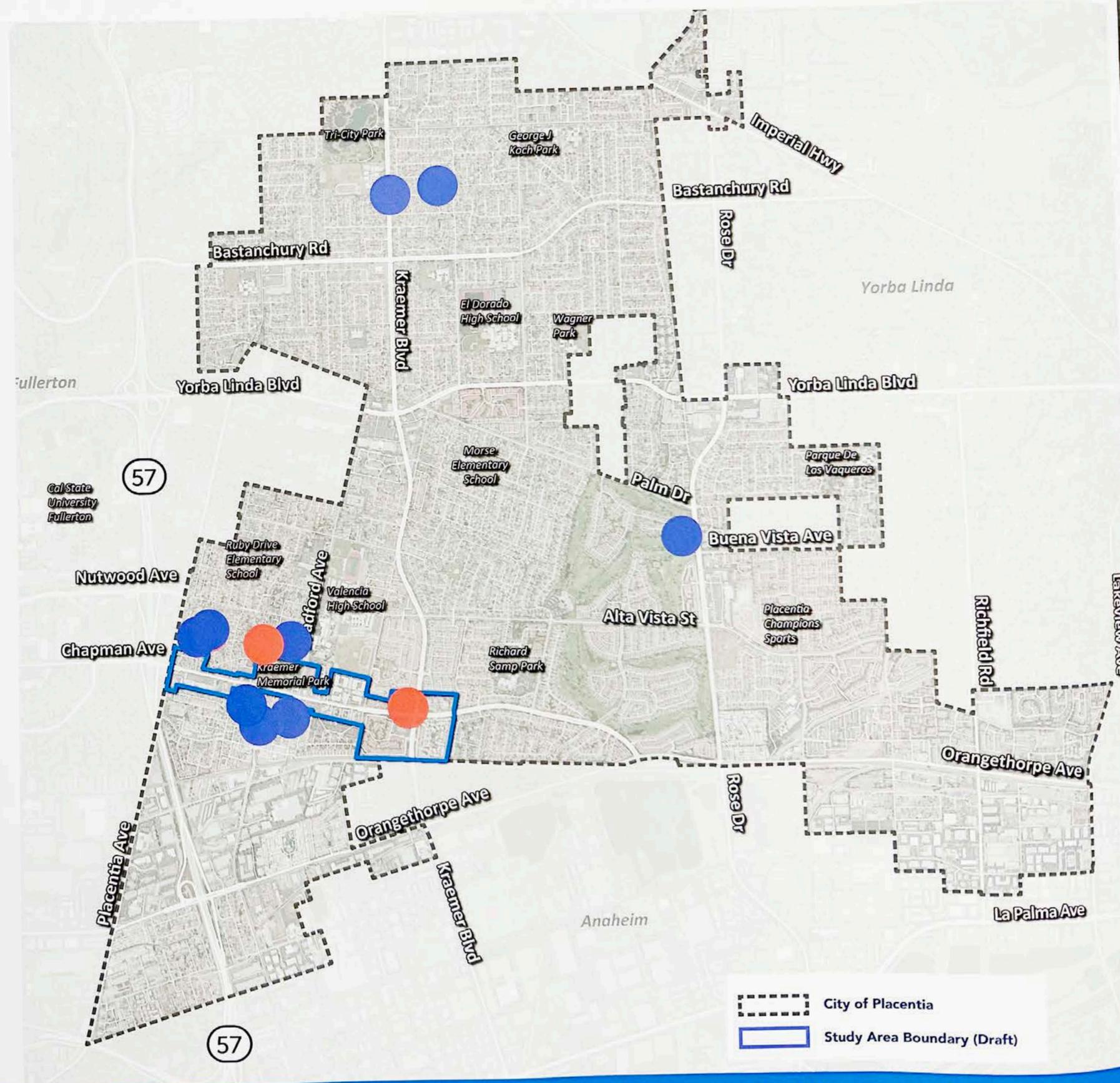
Place a blue sticker on the map to show where you live.

Place a red sticker on the map to show where you work.

Live or work outside the City? Place a sticker below.

I live outside the City of Placentia.

I work outside the City of Placentia.



# WHAT SHOULD THE STUDY AREA INCLUDE?

The project boundary is the area that influences the identity and character of the Chapman Corridor. This plan will guide development within the Corridor's project boundary. What do you think about the draft project boundary?

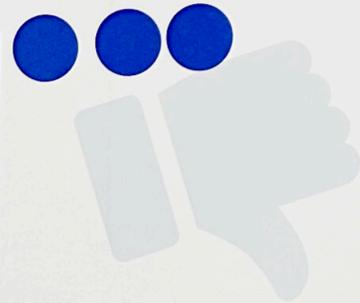


**Add Stickers in the Areas Below**

## Option A

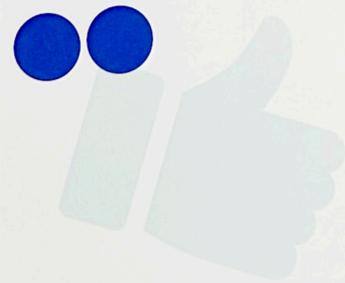


INCLUDE



DON'T  
INCLUDE

## Option B



INCLUDE



DON'T  
INCLUDE

## OTHER COMMENTS

What other areas you think should be included or removed?  
Let us know below or on the map!

*Why was Sunset Dr included but not Melrose Ln.*

WRITE HERE

# WHAT ARE YOUR IDEAS FOR CHAPMAN AVE?

GRAB A MARKER AND WRITE BELOW!

## Tell us your favorite things about Chapman Corridor.

What places do you visit? What brings you to the corridor? Tell us why you like these places.

I don't go too often

Kramer/Verba Linda corner  
→ Good start in carrying it  
to corridor Chapman.

Kramer Park

Homes on  
Walnut & Madroño  
are historical

History of Placentia  
Should Remain

## What are your ideas for Chapman Corridor?

What would you like to see change or improve, or stay the same?

update shopping center

Improve residences with  
Historical Value.

Diverse cultures.

Ex. + End on path in LB.  
Parking + Retail

+ Verba Linda town center.

Consider  
options for  
needs of  
retired community  
Active / things  
to do

Improve Traffic

Some residential need improvements.  
↳ provide grants for improvement.

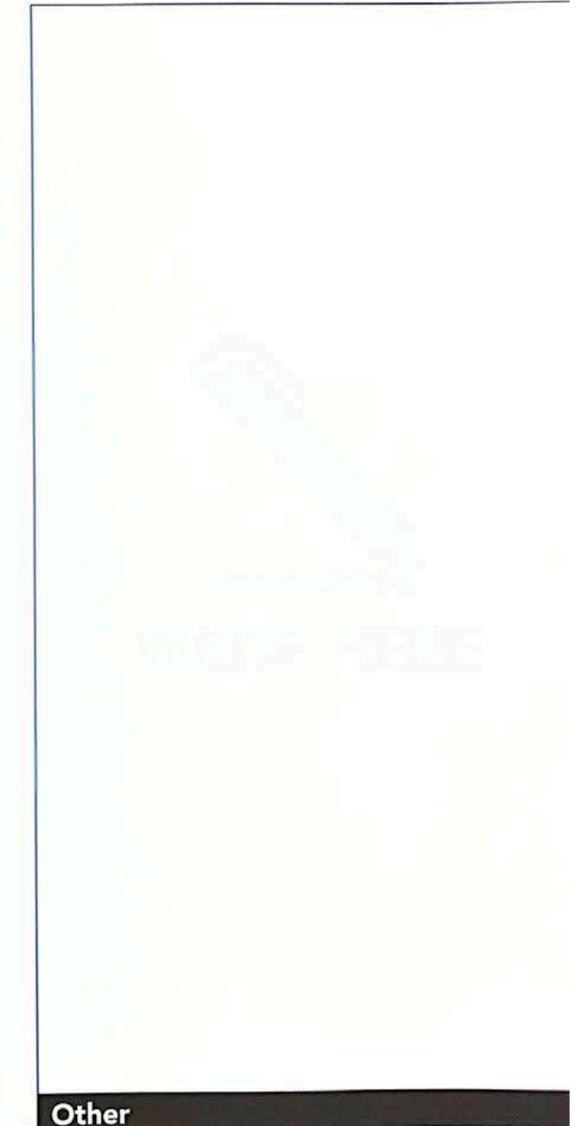
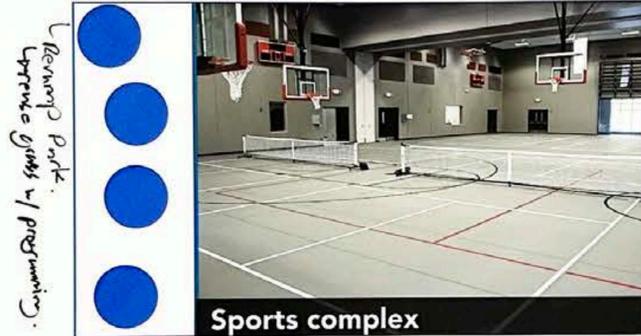
Businesses in OLD TOWN could be moved to  
CHAPMAN, like Greenery, like old town orange, Finny's restaurant

structure.  
PARKING LIKE use on commonwealth/Harbor  
↳ SOCO  
↳ attracts multi-generational/all ages.

Park Recycling Center good lot for parking structure

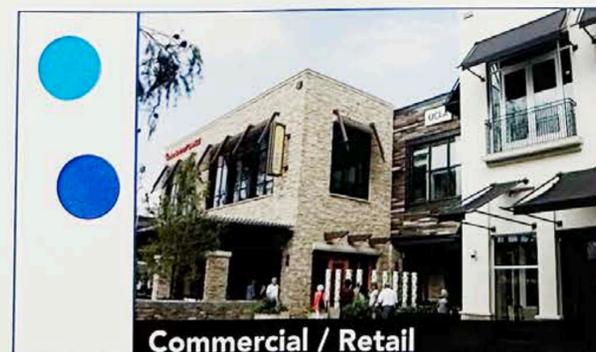
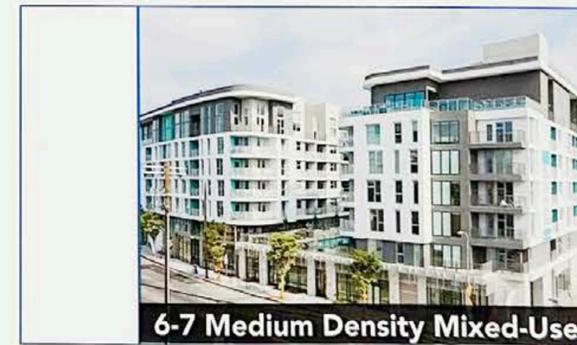
# WHAT TYPES OF USES WOULD YOU LIKE TO SEE?

ADD A STICKER NEXT TO THE USE THAT YOU WOULD MOST LIKE TO SEE ON CHAPMAN AVE. CHOOSE AS MANY AS YOU LIKE.



# WHAT TYPES OF BUILDINGS WOULD YOU LIKE TO SEE?

ADD A STICKER NEXT TO THE BUILDING TYPES THAT YOU WOULD MOST LIKE TO SEE ON CHAPMAN AVE. CHOOSE AS MANY AS YOU LIKE. AS YOU REVIEW THESE OPTIONS, THINK ABOUT THE HEIGHT AND SCALE OF THE BUILDING.

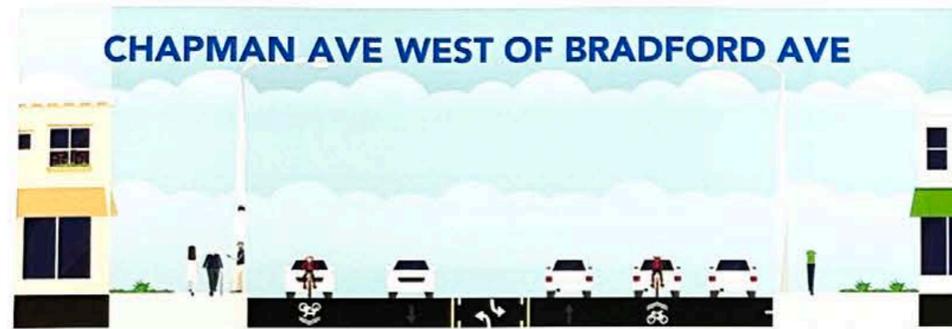


WRITE HERE

Other

# MOBILITY AND STREETScape

## Chapman Ave Corridor Today



What mode(s) of transportation do you use to get to Chapman Avenue?

<p>Car</p>	<p>Bus</p>
<p>Walk</p>	<p>Bike</p>
<p>Other</p>	

Where are you coming from/going to when traveling on Chapman Avenue?

<p>College / University</p>	<p>Elementary, Middle, High School</p>
<p>Medical Center/ Hospital</p>	<p>Work</p>
<p>Home</p>	<p>Old Town</p>
<p>City Hall / Library</p>	<p>Errands Outside City</p> <p>Other</p>

# MOBILITY AND STREETScape

WHAT POTENTIAL CORRIDOR IMPROVEMENTS WOULD YOU LIKE TO SEE ON CHAPMAN AVE?



Protected Bike Lanes



Pedestrian Countdown Signal



Right Turn on Red Restriction



Landscaped Buffer Median along Protected Bike Lanes



Longer Pedestrian Crossing Times



Red Curb to Improve Sight Distance



Curb Extensions



Leading Pedestrian Interval



Pedestrian Hybrid Beacon (PHB)



Median Refuge Island



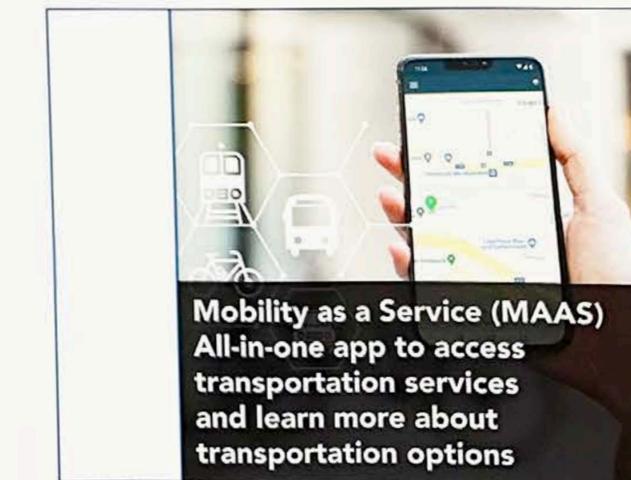
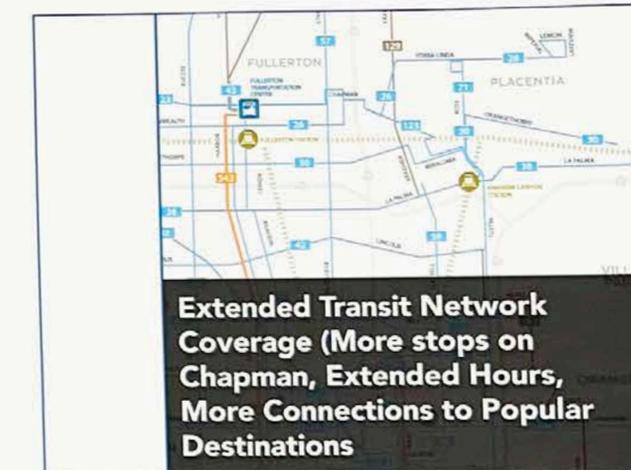
Green Bicycle Marking

\*dislike scooter share  
 Chapman 99% share bike share  
 Used to be there but removed  
 Not interested in bike lane  
 parking is a priority  
 fun of streetcar  
 Lplanned route  
 ↳ saves trouble of parking  
 - TOD  
 \*improve coordination of signals  
 No bike lanes  
 there are bike lanes on some  
 collector streets  
 -lighting is an issue  
 \*pedestrian safety  
 -lack of road maintenance  
 feeling unsafe walking  
 -ambivalent about TOD/  
 transit improvements due  
 to safety concerns

Other

# MOBILITY AND STREETSCAPE

WHAT POTENTIAL CORRIDOR IMPROVEMENTS WOULD YOU LIKE TO SEE ON CHAPMAN AVE?



## **APPENDIX B Open Ended Survey Responses:**

Please note comments are provided unedited as submitted by each respondent and may contain misspellings, grammatical errors, etc.

<b>Q1.B:What other area you think should be included or removed?</b>	
<b>Area(s)</b>	<b>Comments</b>
Main St. Melrose	All of Main st half of the houses are old and gross and add Melrose.
Anned Dr	The homes along Anned Dr and everything west of there, with the exception of McDonalds and In-N-Out.
Placentia Plaza	Placentia Plaza
Center St.	Center street
Kraemer Park	Kraemer Park
Other	Kraemer park is beautiful (and necessary for flood control), as are the remaining nearly 100 year old homes on and around Chapman. Please keep these homes, even if they're used for other things.
Old Town Placentia	Old Towne Placentia, for the revitalization project discussed in 2016/2017 to move forward and complement Option A and B. So much potential
Old Town Placentia	Old Town Revitalization Plan
Other	Loaded Cafe corner could use a remodel.
Other	The sh!@# roads and graffiti
Placentia Plaza	Placentia Plaza
Santa Fe St. Baker St.	areas around Santa Fe street & Baker street
Melody Lane	The area labeled as "Melody Lane" on the image of the map
Chapman Ave. Walnut Ave. Bradford Ave.	The plot of land on the NW corner of Chapman and Walnut should be included with option A. For a road celebrating a historic family, Bradford Ave is probably one of the worst condition pothole filled roads in Placentia.
Kraemer Park	The burned out house near the Park on Kraemer is an eyesore.
Other	Add parking structure, close old town streets to vehicles and make nice outdoor walkable downtown with boutique stores, cafe, restaurants, outdoor group seating areas
Chapman Ave. Bradford Ave.	Remove houses (especially the burnt down one) connected to the park on Chapman and Bradford.
Placentia Plaza	Placentia plaza included
Placentia Plaza Kraemer Park	Include Placentia plaza. Include Kraemer Park area, especially that retail area.
Northgate Market	Northgate Market shopping center should be updated
Placentia Plaza	Improve Placentia Plaza

Placentia Ave Chapman Ave. Schools First Plaza	Remove the corner where McDonalds and In N Out are and also where the SchoolsFirst Plaza is. I think these areas are good.
Bradford Ave. Chapman Ave.	Bradford south of Chapman
Other	There is very little that draws me there. I usually go up to Yorba Linda Blvd or up and down Placentia Ave or Kraemer
Murray St. Placentia Plaza	from Murray St. to Placentia Plaza, south of Chapman
Northgate Market	RENOVATE THE SHOPPING CENTER ITS FILTHY AND DIRTY LOOKING!
Bradford Ave.	BRADFORD needs to be added
Other	FIX THE FOUNTAIN, IN N OUT building renovate it
Lakeview Ave.	Lakeview Ave.
Other	It's kind of dumb to see a not working fountain so include that.
Other	Remove the housing east of Angelina. This should focus on existing and future commercial as well as any future housing

Q2: Tell us your favorite things about Chapman Corridor	
Topic(s)	Comments
Commuting Route	I live at Chapman and Angelina. My main use of the corridor is Commuting Route.
Other	I think it's great since Chapman is literally the entrance into Placentia, it's time to change it and update. Especially where Northgate Market is it needs to be redone the entire center, the IN N OUT, all needs to be updated. Kramer park, the fountain has been out for almost 3 decades I think it's time the City Of Placentia does something about that Park since it faces a busy street in Placentia!
Commuting Route	I don't visit any place in the Chapman Corridor. I merely drive through it.
Fast food/Restaurants Open Space/Parks	La Michoacana, In N Out, Kraemer Park (affordable ice cream, affordable/popular burgers, events)
Commuting Route	Mostly just drive through. I enjoy seeing the water tower
Public Goods	Civic center
Fast food/Restaurants	I love the food in Old Town area. During covid, the option for outdoor seating made everything more enjoyable.
Fast food/Restaurants	I rarely visit this area, except to visit the exceptional Golden State Roasters or El Farolito. The corridor is profoundly unappealing and much in need of a material transformation.
	Northgate. In n out. Library.
Public Goods Commercial	We frequent Northgate Market and the barber shop in that plaza but...to be honest, it could use some freshening up. We're at the library a ton and are happy with the recent renovations in the civic center plaza.

Other	Build the train station and remove the concrete barriers in Old Town / Santa Fe. Outdoor dining is non-existent right now and it's unsightly. Cars travel the wrong way down that street. It's not safe. It looks like a construction zone and people avoid Old Town as a result.
Open Space/Parks Historic Buildings	Kraemer park, the water tower, the old houses/ buildings on Bradford
Small Businesses	Small business, restaurants. Unique to Placentia, not found in other places.
Fast food/Restaurants	Our local family spot to walk and try restaurants
Open Space/Parks Fast food/Restaurants	Kraemer Park, and mostly dining (In-n-out, taqueria de anda, etc). These are social staples that get us out and about, but would be great to be more walk friendly..
Public Goods	The Library is on the corner. We used to go to I Hop but it closed.
Fast food/Restaurants	In n Out- big fan of dining
Other	It's time to bring fresh new restaurants, maybe even a rooftop restaurant as well, and buildings that look halfway decent instead of old ugly ones!
Commuting Route Small Businesses Fast food/Restaurants Low Density	I drive down it on my way home and use the local business, in-n-out, Rosa pizza, JD Wings. It is nice not having High-rise housing like that being built on Crouther. .
Other	I currently do not visit the Chapman Corridor.
Public Goods	Probably the only place I visit in this area is the library. I would like to see option A - I'm guessing this is the shopping center, because it really needs an overhaul. Not really inviting at all
Open Space/Parks Small Businesses	Kramer park, Northgate shopping center, we like alot of the small businesses in the different shopping centers.
Fast food/Restaurant Commercial	El farlito, northgate, in n out.
Fast food/Restaurants Open Space/Parks Historic Buildings Public Goods	Q Tortas, Santa Fe Street, Kraemer Park, Water Tower, Dolphin Fountain, old City Hall,
Other	I live here
Fast food/Restaurants Family Friendly	Restaurants, outdoor dining, walking and family activities.
Other	I live there
Historic Buildings Small Businesses	Historic feel. Local shops.
Fast food/Restaurants Commuting Route	It's how I get to downtown placentia. Also to in n out.
Fast food/Restaurants Small Businesses	Restaurants, Made in Mexico store,
Fast food/Restaurants	Restaurants
Commercial	I only visit Northgate Grocery Store in this area.

Historic Buildings Religious Institution Open Space/Parks	Old homes, church, Kraemer park
Other	I really don't travel down that road as there really isn't anything of interest to me.
Open Space/Parks Transit Accessibility	kraemer park & bus route accessibility
Open Space/Parks	I live nearby and enjoy the park but sometimes worry about the safety since I've heard of gang activity there.
Commuting Route Fast food/Restaurants	I pass this area heading to school at Cal State Fullerton. Sometimes stopping for food. The traffic in the area can be troublesome at times, the shopping center just north of Center St needs work. I was there today and it was very run down, didn't feel safe to be in. This part of Chapman could use repaving.
Commercial Fast food/Restaurants Open Space/Parks	Northgate, eateries, and park.
Commercial Public Goods	Northgate plaza and the library. I live along the corridor, so I drive it daily. The library area is already nice, the city needs to focus on other areas.
Other	The corridor is a great opportunity to spend money in Placentia.
Fast food/Restaurants Public Infrastructure	Tlaquepaque, Golden State Roasters are favorites. I loved when Santa Fe was closed to traffic and think that idea could be better implemented with deeper planning.
Public Goods	Library, schools first, sports events at schools
Fast food/Restaurants Commercial	In n out, northgate, raffas, barber shop, appliance store, and meineke. The accessibility and essential goods that represent the community. Moving to this area during 2020, I've appreciated the sense of community that Placentia has. I wish for greater pride and attention to beauty within our community. Too much looks run down and not care for.
Other	Please city of Placentia whatever you do ....please fix Santa Fe (old Town ) back to original layout. The current layout is affecting us, the citizens that live there. NOT FUNCTIONAL AT ALL. One way street is dangerous, the signage is ignored by many drivers multiple times a day. cars driving the wrong diffection. Make it back to two way stress. Bring back the original feeling of Old Town. I'm a 27 year resident and I'm saddened by the changes.
Other	Not much to be honest. The strip mall on Chapman and Placentia is not nice, clean and doesn't feel great. Should look like Kramer and YL Blvd upgraded shopping center.
Open Space/Parks	Kraemer park
Other	I'm not sure
Other	Placentia plaza does not feel safe as a single girl. Civic center has 0 parking

Commercial Public Goods Open Space/Parks	I visit some shops in Placentia Plaza. Love the civic center area, the green scape and trees.
Commercial	We occasionally shop at Northgate Market but other stores are not inviting, all are run down.
Diversity	Mixed ethnicity
Historic Buildings Fast food/Restaurants	The fountain, In 'n Out burger, jd wingz - I love the old fountain and look forward to having the dolphins back. And I like the burgers at In n Out and the wings at J Ds.
Public Goods Commercial	The library, Northgate and the donut shop in the same shopping area, In n Out. Otherwise, I don't come here very often, other than occasionally to go to Old Town for dinner. I expect I may pass through more when the Metrolink station is completed.
Public Goods Fast food/Restaurants	I visit the restaurants, bank and civic center.
Public Goods Open Space/Parks Commercial	El farolito restaurant, city hall, Kraemer park, Blick art materials - it's close and great to visit
Commercial Fast food/Restaurants Open Space/Parks	I use CTS Appliances for my business. I've been known to stop at Suzie Freeze on occasion. And there's a an In N Out Berger that I've been to as well. I've attended community events at Kraemer park
Other	I avoid the corridor.
Commuting Route Fast food/Restaurants	Drive Chapman everyday Commuting Route and is the Placentia gateway to the City. Go to some of the restaurants along the corridor.
Fast food/Restaurants Public Goods	We visit McDonalds, In N Out, SchoolsFirst, and City Hall/the Library. We like to eat and we like having a bank branch conveniently located to us. Prior to the pandemic, we would go to the library weekly and participate in the children's programs.
Public Goods Fast food/Restaurants	nothing other than the library, sinclair and IN-N-OUT, too much crime
Commuting Route	Not using it now except to drive to other areas.
Commuting Route	I visit Charity's Closet frequently because it support HIS House, a homeless shelter and I donate many things there.
Public Goods Open Space/Parks	I visit the library and occasionally the park. I am a customer at Charity's Closet, Wingz and sometimes McDonald's. I like supporting HIS House OC and the small restaurant owner. I do not eat out often but have gone to the restaurant at the corner of Kraemer and Chapman. I sometime stop at the grocery store in the Placentia Plaza where I feel like I'm in a foreign country. It's not a bad feeling, but unusual.

Other	It focuses on areas that need work done and need to be renovated! You guys need to listen to us the citizens of Placentia! We DO NOT WANT more housing we want restaurants/cafes maybe even a rooftop bar restaurant, and some Commercial stores! Kraemer park is very very dirty, the tables and benches and the shade you have over the tables and benches are disgusting and need to be renovated. I think you should fix the fountain, and make the park look presentable! I also think the buildings on Chapman ave next to that ice cream shop need to be RENOVATED it's embarrassing looking at how old they are and do not look good! Also the shopping center where Northgate market is needs renovations all over. That shopping center is old and looks not that nice. ADD SHOPPING, Commercial, AND RESTAURANTS and not hotels or apartments we have enough of that in the city already!
Other	All of Chapman in Placentia needs a renovation. It's really old and not updated or nice, and it also really makes people not want to shop or eat anywhere on Chapman especially In n out, that could use a renovation. The fountain where the dolphin statues used to be should be added again and made nicer. Bradford Ave needs to be added all of the buildings and houses are again older and not nice, except the fire station that was recently renovated. The other buildings though should be updated, the streets are terrible also! ADD BRADFORD and renovate the old buildings and restaurants!
Other	None as of now because of how low class the buildings are! It is time to see Placentia look better, and up to date as the cities surrounding it, YL and Brea look much better. Placentia has the potential to be nicer than those cities.
Small Businesses Historic Buildings	All the small and unique businesses in the shopping center and, of course, Old Town Placentia.
Public Goods	City Hall and library
Public Goods	Library
Other Public Goods	It's time to renovate Chapman. It's time these buildings get an actual big renovation, it's so gross looking at it. The houses facing Chapman are so dirty looking, hopefully those can be renovated also. I think Kraemer park can be redone and the shade area definitely should be redone, new tables, benches. Better lighting on Chapman street, especially at the park! The fountain was such an amazing thing to have when the city had it working, I think you guys need to fix the fountain, renovate it and make it nice. BRING THE FOUNTAIN BACK!!! I think a movie theater should be added along with more restaurants.
Public Goods	The library
Commuting Route	Daily commute from my home off Chapman in the city of Placentia.
Public Goods	Close to home. Visit Civic center

Other	Looking forward to the metro link station. Would like a convenience store and food options around there. Safe atmosphere.
Open Space/Parks	Kraemer Park
Commuting Route	We just drive by, but would improve eye appeal.
Other	More local businesses
Public Goods Fast food/Restaurants Commercial	Brea town center. Mixture of restaurants and stores.
Public Infrastructure	The water tower 😊
Other	Kraemer park area needs to be upgraded
Other	I think it's absolutely amazing, that they are going to clean up and hopefully make these buildings and shopping centers nice. The issue I have is why the fountain isn't done?!!! As they said over three years ago they were fixing it! Hopefully that is included on the CHAPMAN corridor.
Other	None of it. The area has been sorely ignored. There are no places of interest. The commercial areas are old and tired. The park isn't highlighted as a community area. The Old Towne needs to be revitalized. It's all very mismatched. The city needs to tap into the college students to bring revenue into our city
Public Infrastructure Minimum Traffic	Not alot of traffic. So whatever improvements are made, please keep all current lanes and don't remove any.  I like the areas where there are bike lanes, more bike lane access would be great.
Commuting Route	Quick way to and from work
Minimum Traffic	There is not a lot of traffic

### Q3:What are your ideas for the future of Chapman Corridor?

Topic(s)	Comments
Infrastructure Improvements	Wider traffic lanes
Renovate Buildings	All the dirty old houses need to be renovated. Renovate lot of The shopping centers so it can look like a nice city
Mixed Uses	More mixed-use apartments. A revitalized Kraemer Memorial Park plaza. A renovated Northgate Market.
Infrastructure Improvements	Widening of the street, wayfinding
Renovate Buildings	Abandoned strip mall ( in front of recycling business ) and burned out house are eyesores that need to be addressed
Area Revitalization	Fix run down areas

Increased Transit Fast food/Restaurants	I'd like to see more outdoor dining in the Old Town area. With the potential train stop coming to Placentia, this may be a great way for people to hang out and eat prior to leaving or arriving.
Area Revitalization	Much in need of a transformation that will produce a robust business district within this area. There are many who would patronize a revitalized area.
Renovate Buildings	Please make all commercial and residential upgrade properties to not look like a 3 <sup>rd</sup> world country.
Renovate Buildings	update existing buildings. Continue to improve Kraemer Park
Infrastructure Improvements Increased Transit	Build the train station and parking structure! Get the structure started, even before the train station is ready. People need parking to visit Old Town. Remove the concrete barriers in Old Town / Santa Fe.
Renovate Buildings	Get rid of the sketchy former motel
Area Revitalization Commercial Housing	Modernize area, increase safety in area, more businesses & affordable housing
Fast food/Restaurants	More restaurants
Fast food/Restaurants Recreational Activities Infrastructure Improvements Area Revitalization	Would be great to add more modern dining options, breweries, other recreational places to make it more of a walk friendly area, again hopefully building off of Old Town revitalization plans.
Fast food/Restaurant Area Revitalization	good moderate-priced restaurants would be nice. Clean up the area around the motel.
Area Revitalization Commercial Fast food/Restaurants	Retail and more modern eateries, modern feel
Fast food/Restaurants Housing	I want to see more restaurants and less housing!
Increased Transit Infrastructure Improvement	Improved transit, trolley system, bicycle & pedestrian ways
Commercial	More business
Commercial Area Revitalization	In addition to the shopping center mentioned above, there is another small building on the north side of Chapman that is unsightly.
Area Revitalization	We would like businesses to stay the same but all shopping centers could use a facelift.
Infrastructure Improvement	Better pedestrian safety. I run a lot and avoid this area because it's so scary.
Infrastructure Improvement	Safer, well lit streets at night, good signage, lit crosswalks

Infrastructure Improvement Recreational Activities	Fix the roads. Add a skate park.
Increased Transit Entertainment Open Space/Parks Infrastructure Improvement	Train station! More parks, more walking trails, outdoor entertaining spaces.
Infrastructure Improvement	Better roads, less Latinx20i, more trees
Area Revitalization	General renovation of existing spaces. Feels too urban and gray in this corridor.
Traffic Flow	Improvements for traffic flow at Chapman/placentia intersection.
Parking	Parking structure like downtown Fullerton and Brea. Give some permits to residents as I as a visitor use residential parking sometimes when at restaraunts
Fast food/Restaurant	More restaurants
Area Revitalization	Unfortunately, I avoid the entire Chapman corridor area, because it looks so run down. So, I look forward to the changes.
Commercial Housing	Revitalize the existing old homes and revamp/ revitalize all of the rundown retail, as well as the rundown homes.
Traffic Flow	better traffic. It's a congestion site.
Infrastructure Improvement	better side walks, bike lanes, more bus routes, water refill stations, more shade at bus stops, less hostile walking paths
Fast food/Restaurant	I'd like to see a bar, brewery or somewhere to hang out rather than just eat a quick meal.
Area revitalization Infrastructure improvement Commercial Open Space/Parks	Upkeep of the buildings, park and shopping center. Brighter and more functional lights at the park.
Infrastructure Improvements	Nicer bigger road, newer road, safer streets and less homeless and graffiti
Infrastructure Improvements	Safer methods of transportation without a car. Bike lanes, better condition sidewalks.
Commercial	More places to shop.
Area Revitalization	I hope the historic architecture can be preserved, with some modern amenities that compliment the history but make it feel well-maintained and relevant for today's local consumers
Other	Improve

Infrastructure Improvements	Create nice walking paths for the members of our community with tall walls with foliage, not fake that provides privacy for the residents along Chapman St. This beautification will attract more home buyers to the city and property values will increase.
Infrastructure Improvements	The streets
Commercial Fast food/Restaurants Infrastructure Improvement Area Revitalization	Better food and coffee shops. Cleaned up and more space to walk and enjoy the nearby park.
Infrastructure Improvement	Fix traffic signals.
Other	Change / improvements
Parking Fast food/Restaurants	Safer, more restaurants, less crowded parking lots
Public Good	I know it was recently updated, but we need a more top-notch library like Yorba Linda's.
Commercial	Improve with better shopping
Fast food/Restaurants	More variety of restaurant that feel safe to go to
Area Revitalization Traffic Flow Commercial Fast food/Restaurants	A more consistent look, better traffic flow, a wider mix of stores and restaurants
Mixed Uses Housing	Development of denser mixed use developments, which include low/moderate-income residential housing. California needs more housing, and the Metrolink station is a great reason to build up this area with businesses, shops, and housing.
Commercial Fast food/Restaurant	I would love to see it more as a place to shop and eat.
Housing Commercial Infrastructure Improvement	Improved road quality and keep the businesses and homes please
Area Revitalization	I'd love to see the shopping centers get a face lift just like on the corner of Kraemer & YL Blvd
Area Revitalization	Update

Infrastructure Improvement	bike lanes to improve mobility. Decorative intersections. Plants/arterial trees beautification, gateway monument sign on median, Repair damaged concrete. Street Reconstruction, add bus furniture
Traffic Flow Infrastructure Improvement	I like the corridor as is. In terms of changes, I would like to see the traffic congestion decrease as well as the Latinx22i to decrease. I feel that there is a unique feel to Chapman and we have shops, restaurants, etc. that are unique to Chapman.
Family Friendly	eradication of the gang element
Housing	More dense and affordable housing
Infrastructure Improvement	I am very concerned about the intersection of Placentia Ave. and Chapman Ave. The cars coming north on Placentia Ave and turning west on Chapman to enter the 57 fwy constantly block the intersection and cars going west on Chapman do the same.
Housing	I would like to have the catalog houses across the street from Kraemer Park repurposed instead of demolished if possible.
Public Good Open Space/ Parks Area Revitalization	I think the Kraemer park, the fountain needs to be fixed. The buildings all on Chapman are old and dirty and need to be renovated
Area Revitalization	I think all buildings and houses on Chapman need to be renovated
Area Revitalization	The shopping centers, buildings, houses redone
Small Businesses Area Revitalization	The small and unique businesses in the shopping center need a face lift but that should NOT affect their budget! We need them!
Area Revitalization	Pride in community and maintenance of property
Area Revitalization	Updated looks
Public Good	I hope you fix the fountain at Kramer park.
Mixed Uses Infrastructure Improvement	more mixed-use (retail/food with residential above), more visual appeal and shade for pedestrians/bikes
Increase Walkability Commercial Infrastructure Improvement	More small business and more walkable city. The corridor is heavy vehicular and worn down roads.
Commercial Art	Nice businesses and art area
Family Friendly	Family friendly atmosphere
Infrastructure Improvement Increase Walkability	Walkability from homes. Pedestrian and bike friendly.
Commercial	Something useable & not a strip mall
Infrastructure Improvement	More traffic lanes

Commercial Fast food/Restaurant	Mixture of restaurants and stores.
Commercial	The shopping center needs to be updated. It is not appealing at all.
Infrastructure Improvements Fast food/Restaurants	Expanded streets, restaurants
Public Good Fast food/Restaurants	Fix fountain. More restaurants, a frozen yogurt place
Area Revitalization	There needs to be consistent design standards and incentives for commercial or mixed use development
Infrastructure Improvement	Improve bike lanes and prominent speed warning signage
Infrastructure Improvement	We should improve or maintain the street and add signage about Placentia heritage
Art	Art that demonstrates the cultural heritage of Placentia and the Latinx families

Q4: Are there other areas that should be considered for change? Do you have any other thoughts?	
Area(s)/ Topic(s)	Comments
Housing Commercial	STOP WITH ADDING MORE HOUSING. ADD COMMERCIAL, add a MOVIE THEATER
Satisfied	Looks like a good start.
Mixed Uses	I cannot envision mixed use where the Cinnamon Tree Condos are.
Recreational Activities Metro Link Station Area	I think TOD (whatever that stands for) and the area around the future metrolink station, which also needs to be updated or squashed. Tuffree Gym and Courts could be upgraded as a sports/rec area
Housing Commercial Parking	Northgate market area looks run down. Need to completely refurb that center. Don't put housing on Kraemer Park. Add more retail, with adequate parking, to bring people into the area.
Mixed Uses	Placentia Lakes Revitalization/Possible Mixed Use
Other	Huge potential in all areas identified, especially with CSUF nearby and recent plaza developments on other side of 57 freeway, we need to catch up
Old Town Placentia	Old Town Placentia
Traffic Flow	While I understand the need to improve all I see as being a resident in this area is more traffic and more problems. I think we can improve on what we have, and it can be just as good a place for tourists to visit.
Infrastructure Improvement	The roads that belong to Fullerton that directly abut Placentia (Bradford/YLBVD).

Other	What is your description about f affordable housing?
Infrastructure Improvement	Update old town infrastructure (buildings looking old/rundown), perhaps public parking structure to support current / future businesses
Housing	Please DON'T put housing, especially low cost housing in the Kraemer park area. That needs to be a safe area for park use and kids walking to schools.
Recreational Activities	Champions Sports Complex Soccer field(s), Tuffree Baseball fields. Make them better facilities. Youth Sports is big in Placentia.
Housing	housing opportunity site
Housing Traffic Flow	No more housing in this area. It is already congested enough. While driving people pull out in oncoming traffic. More housing would add to these congested issues
Housing	Before any more housing or development, complete the metrolink station. That has been "coming soon" for over a decade. Every other spot, except the small vacant land, is a productive area contributing to local business or housing.
Other	I would love to see something like the Anaheim Packing District.
Mixed Uses Open Spaces/Parks Infrastructure Improvement	Mixed use walkable downtown with open spaces. Focus on community living and not a commuter pass thru. Lofts with small business at street level, good bike paths, pedestrian friendly, plentiful electric charging stations
Housing	HATE the idea of taking out the church (a Placentia landmark) to add affordable housing, as well as affordable housing by Kramer Park.
Other	N/A
Commercial Housing	Shopping center @Bradford & Chapman should be reorganized not in favor of Apartments by Kraemer park. Small businesses would be better
Satisfied	You guys are on top of it!! Awesome!!
Other	You sold our Community Center property.
Infrastructure Improvement	Make sure all developments are condition to improve offsite improvements that improve the City's infrastructure including driveways/landscaping.
Housing Commercial Kraemer Park	Please leave the In N Out, Northgate Market, the homes in blue, and the church on Bradford as is. They are unique to our city and have been around for a long time. Please do not put affordable housing next to Kraemer Park.
Traffic Flow	Please do something with congested Chapman/Placentia Ave. access to 57 fwy. Cars going south on Placentia Ave. are blocked.
Other	I need a larger map.
Kraemer Park	INCLUDE KRAEMER PARK, AND FIX FOUNTAIN
Bradford Ave.	BRADFORD AVE! The streets are terrible and a lot of buildings are old
Bradford Ave.	SOUTH BRADFORD. It's old by El farolito, update the buildings

Placentia and Atwood	Placentia area by atwood
Industrial Area	Lakeview Ave. industrial area
Downtown Area	Downtown and areas of near downtown need an upgrade. It's the only location in the beautiful city of Placentia that's below par.
Building Renovations	Step n go and Rosa's pizza mall needs updating
Bradford Ave.	Fix Bradford. The buildings are not even nice
Mixed Uses	Prefer mixed use and not just residential. This should be an area where residents and visitors can meet and congregate.
Housing Mixed Uses	Mixed use civic center and affordable housing