



Community Survey Results



Key Questions



What specific types of housing, employment, retail and business services would you like to see included in the neighborhood redevelopment project?



What specific types of community spaces and park facilities would you like to see included?



Why is it important to have convenient shopping and services within walking distance (2-3 blocks)?



What other ideas/suggestions do you have for Southgate's redevelopment?



In five words, describe your vision for the mixed-use neighborhood redevelopment project.

Take the survey online at www.surveymonkey.com/r/SouthgateRedevelopment





Results Overview

- **Language**

- 439 Total English Responses
- 39 Total Spanish Responses
- 2 Total Haitian Creole Responses

- **Format**

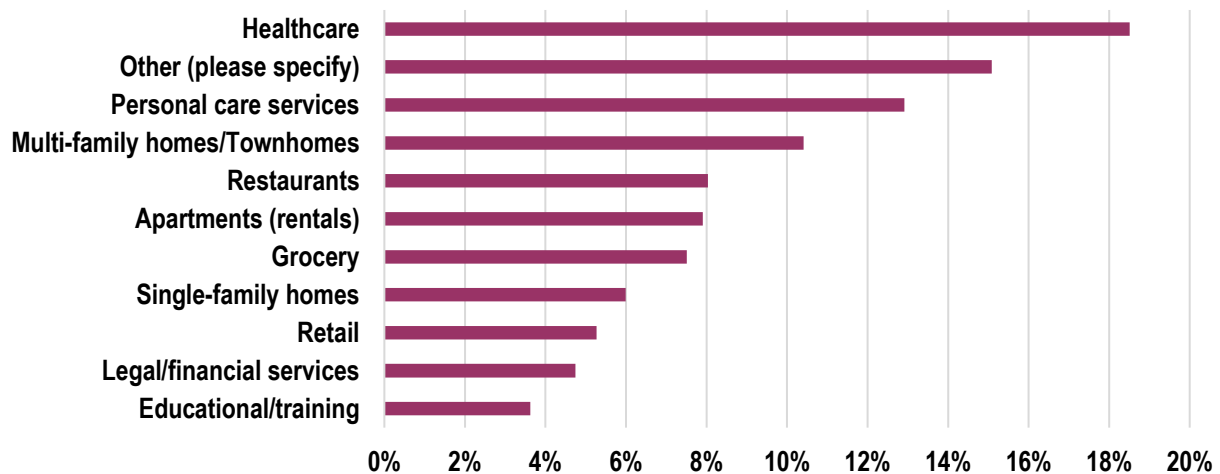
- 291 Online Survey Responses
- 189 Paper Survey Responses

480
Total Survey Responses



Southgate Shopping Center Urban Redevelopment Public Survey Summary

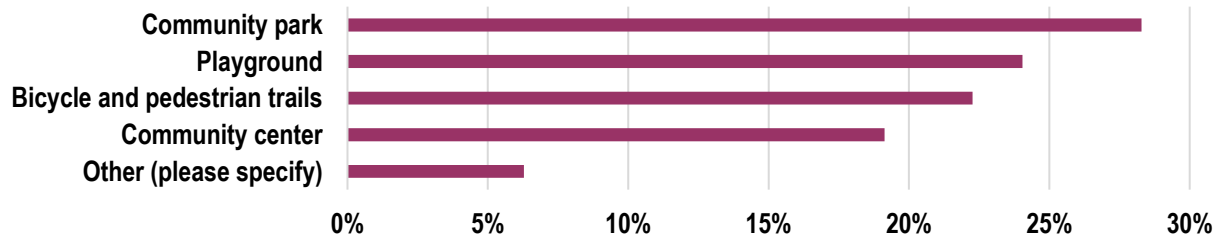
Q1: What specific types of housing, employment, retail, and business services would you like to see included in the neighborhood redevelopment project?
(Check all that apply)



Open-Ended Summary:

- Things for kids and teens to do (Youth Center, Arcade, Indoor Gymnasium, etc.)
- Healthcare/Medical Center (Oral surgeon that participates in state health care, Med-express or similar care center)
- Affordable Day Care
- Laundromat
- Bicycle Repair
- Veterinarian
- Post Office
- Transportation
- Minority-Owned Business
- Grocer/Food (Bakery, Sandwich Shop, Discount Groceries)
- Gym or indoor sports complex
- SCCAP
- Beauty-Supply/Hairdresser/Barbershop
- Small business incubator
- Services for people with limited English proficiency
- Sandwich shop
- Senior Living Options
- Entertainment
- Auto Mechanic
- Bank
- Social Security
- Mixed-Use neighborhood with all types of housing.
- Affordable Senior Housing
- Plasma Center
- Pharmacy
- Wedding Venue
- Club/Pub
- Plasma Center
- Hip-Hop Dance Studio
- Offices
- Townhouses
- Trees and Greenery
- Bookstore/Record Store
- Tool Library
- Police Center

Q2: What specific types of community spaces and park facilities would you like to see included? (Check all that apply)



Open-Ended Summary:

- Skate Park
- Community Market
- Water Park/Splash Pad
- Creek Access
- Community Gardens
- Community Center
- Plaza with seating and tables
- Indoor Sports Complex
- Dog Park
- Historic site recognizing Frederick Douglas- John Brown meeting place
- Historic site acknowledgement of black neighborhoods
- Movie Theater
- Rail Trail through Southgate
- Pedestrian Bridge over Loudon Street
- Food Bank
- Diaper Depot
- Day Care
- Summer Camp Location
- Senior Center with transportation
- Parking structure
- Hardscape fishing spots along the creek
- Bookstore
- Esplanades with nice gardens
- Climbing Wall
- Ice Skating Rink
- Sidewalks
- Pedestrian improvements connecting Grant Street revitalization and Third Street efforts
- Outdoor Performance Space
- Stadium
- Free Outdoor Gym
- Outdoor Entertainment
- Green Space
- Children’s Clubs and Activities

Q3: Why is it important to have convenient shopping and services within walking distance (2-3 blocks)?

Open-Ended Summary:

- Reduces vehicle traffic
- Many low-income families do not own vehicles
- Some residents have disabilities and cannot drive
- Many elderly residents cannot drive or do not have access to a vehicle
- Fosters a greater sense of community
- There is nothing in the area to supply the needs of locals
- Reduction of greenhouse gasses
- Foot traffic can support local businesses and restaurants
- Young people do not have access to cars
- Those without transportation can still commute to a job
- Encourages a healthier lifestyle
- Safe place for package deliveries is a desire
- It would reduce the need for parking lots
- Reduces reliance on automobiles
- Ties to walkability initiatives in the Borough
- Currently, no farmers markets in the vicinity of Southgate
- Sparse public transportation options
- Food insecurity is an issue in surrounding low-income neighborhoods
- "Walkable neighborhoods with amenities increase positive foot traffic and decreases vandalism and other forms of criminal activity which in turn increases the desirability for redevelopment"
- Facilitates communication between neighbors and businesses
- Convenient and time saving
- Allows residents to be more independent and affords them more agency
- Local shops bring jobs to our community
- Walk with a purpose

Q4: What other ideas/ suggestions do you have for Southgate's redevelopment?

Open-Ended Summary:

- Should be Environmentally Friendly, 100% Solar-Powered, with space outdoors for markets and other events
- High Crime Area - More frequent police patrolling
- Demolition and reconstruction of buildings to create a new look
- Do not displace existing businesses
- Focus on small businesses and restaurants – not chains
- Bus system would be helpful
- Clean up the area/pick up trash
- Do not gentrify the area
- Greater emphasis on pedestrian safety
- New development should reflect Borough history and architecture
- High-end shops and restaurants, luxury housing units
- Something beautiful to make people proud to live in the Borough (green space, architecture, etc.)
- Branch Campus (Ship, PSU, HACC, etc.)
- Spanish language lessons
- Parking redevelopment/relocation
- Bring the younger generation into Chambersburg with live music/restaurants
- Southgate should be compatible with the spirit of the rail trail
- Redevelopment should be handicap accessible
- There should be a plan for ongoing maintenance following development
- Security and lighting are important
- Focus on businesses which will bring revenue to Chambersburg
- Should have a "Town Center" feel
- Clean up areas surrounding Southgate
- A hub for different human service organizations
- Consider giving the area a new name to reflect the Redevelopment
- Local Late-Night Activities
- Make Southgate and extension of Downtown
- Services and businesses not in competition with areas around Norlo Park Area
- Low interest loans and seed money for start-ups
- Cultural resources to educate about diversity
- Adult education, including language and GED certificate
- Food Trucks
- Cultivate a sense of ownership
- A location in touch with Chambersburg's history
- No subsidized housing
- No Tax Increases

Q5: In five words, describe your vision for the mixed-use neighborhood redevelopment project?

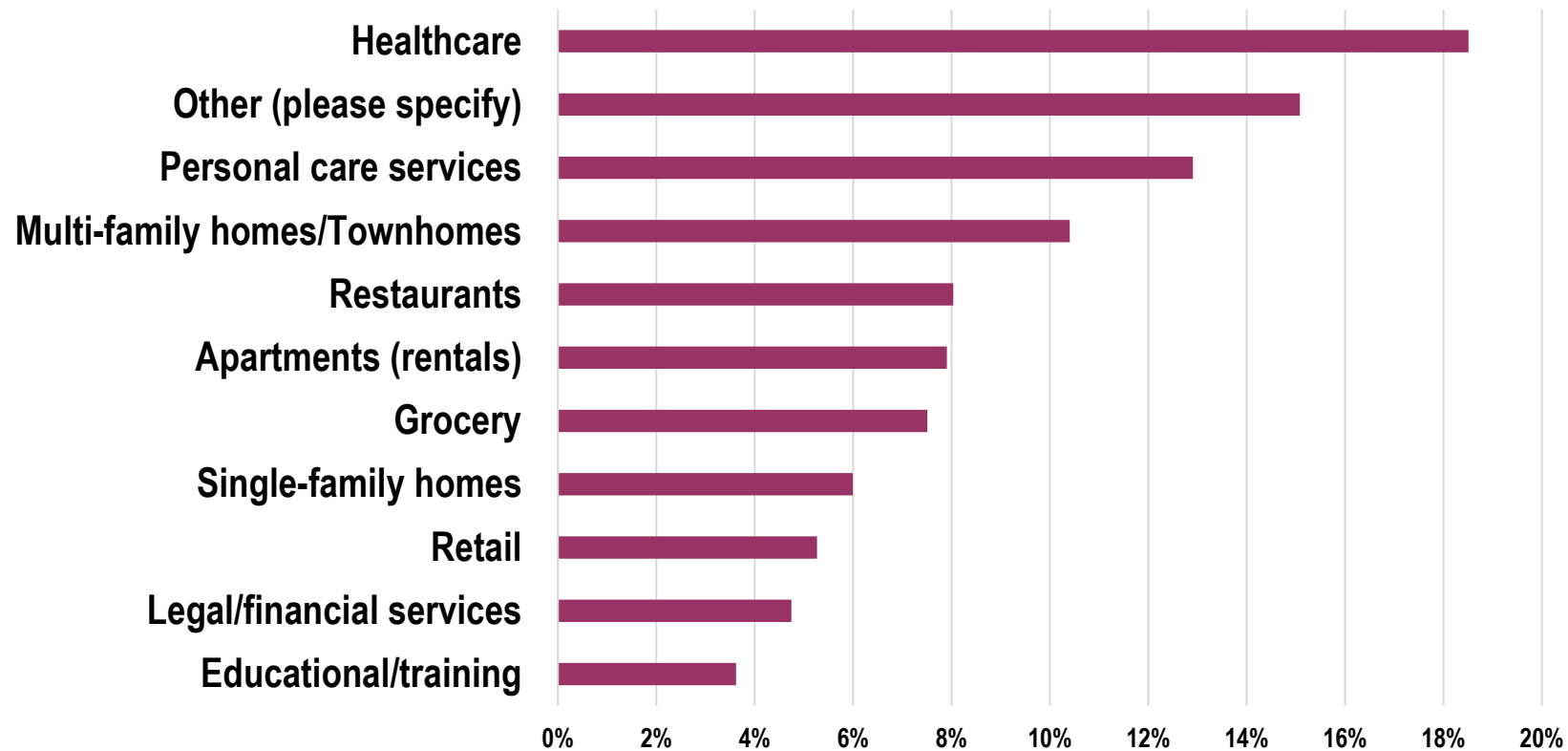
Open-Ended Summary:

- Inclusion
- Safety
- Equitable
- Family-Friendly
- Community-Oriented
- Accessible
- Clean
- Attractive
- Green
- Eco-Friendly
- Affordable
- Work, Live, Play
- One-Stop Shop
- Welcoming
- Revitalized
- Inviting
- Diverse
- Social
- Convenient
- Walkable
- Friendly
- Community
- Healthy
- Opportunity
- Home
- Multi-Cultural
- Fellowship
- Small-Town



Question #1 Multiple Choice

- **What specific types of housing, employment, retail, and business services would you like to see included in the neighborhood redevelopment project?**





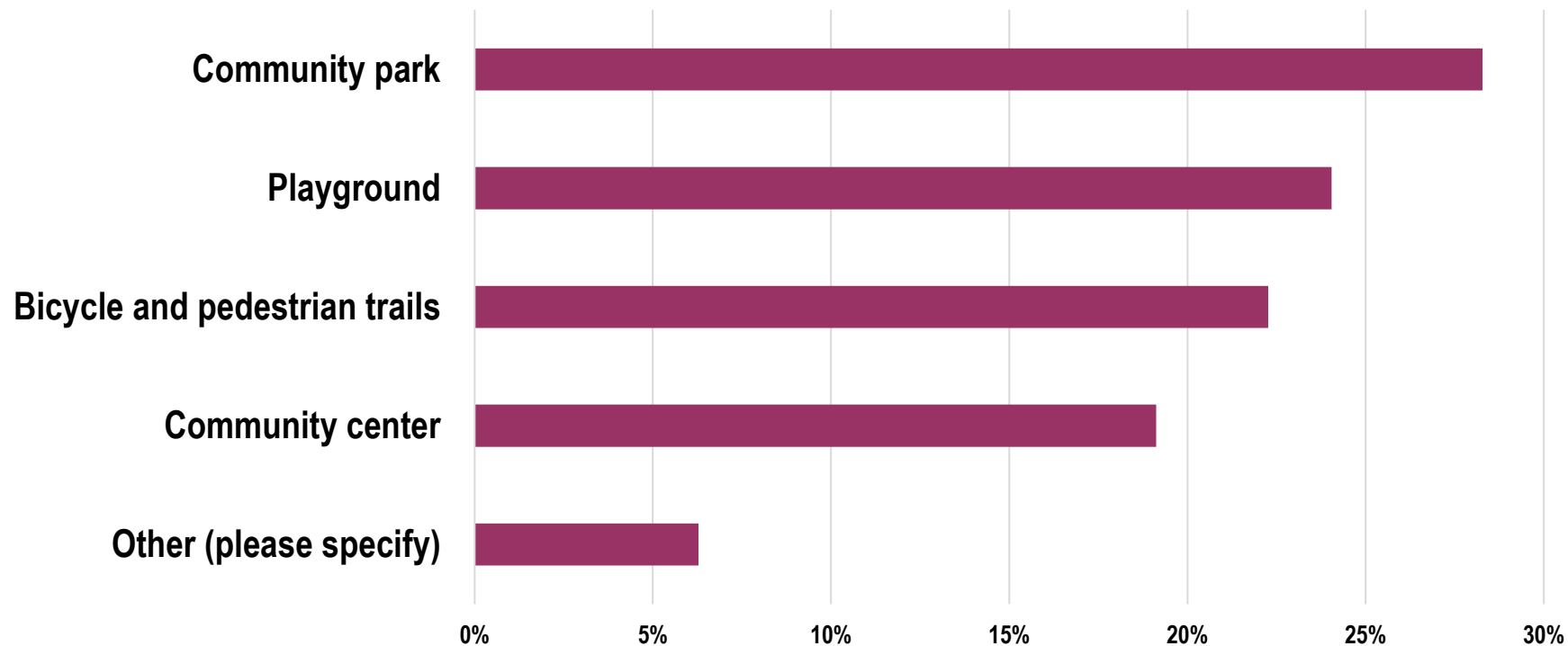
Question #1 Open-Ended

- **What specific types of housing, employment, retail, and business services would you like to see included in the neighborhood redevelopment project?**
- **Major Themes:**
 - Necessities (Laundromat, Grocery Store, etc.)
 - Bakery or other specialty restaurants
 - Healthcare/Medical Center (Oral surgeon that participates in state health care, Med-express or similar care center)
 - Affordable Daycare Services
 - Senior Services
 - Beauty Salon, Hairdresser, Barber Shop



Question #2 Multiple Choice

- **What specific types of community spaces and park facilities would you like to see included?**





Question #2 Open-Ended

- **What specific types of community spaces and park facilities would you like to see included?**

- **Major Themes:**
 - Things for kids and teens to do (Youth Center, Arcade, Indoor Gymnasium, etc.)
 - Movie theater showing English and Spanish films
 - Green space along Conococheague with creek access
 - Fairground space for Farmers Markets and Town Events
 - Community Garden
 - Dog Park



Question #3 Open-Ended

- **Why is it important to have convenient shopping and services within walking distance (2-3 blocks)?**
 - “Many residents don't have access to affordable or reliable transportation. Without any mass transit in the area, it can be difficult and expensive to get to appointments, the grocery store or to meet other needs.”
 - “It promotes a feeling of neighborhood, allows the elderly and those without access to a car to purchase the goods and services they need.”
 - “Lack of public transportation in the county that is affordable and easy to access, walking to stores and shops is better for physical health and the environment.”



Question #4 Open-Ended

- **What other ideas/ suggestions do you have for Southgate's redevelopment?**
- **Major Themes:**
 - Emphasize small, local, minority-owned businesses
 - Community space with shade, seating, and areas for performance and music
 - Easily accessible and walkable, with public transportation
 - Cultural and historic resources to celebrate and share diversity
 - Regular police patrols to increase safety and security
 - Generate a sense of ownership within the community and cultivate pride among Borough residents



Question #5 Open-Ended

- **In five words, describe your vision for the mixed-use neighborhood redevelopment project?**
 - “Amazing opportunity for community improvement.”
 - “Vibrant, inclusive, modern, accessible, convenient.”
 - “Something that everyone can enjoy!”
 - “Safe communities build better futures.”
 - “Nice affordable services within reach.”
 - “Something for everyone, quaint, affordable.”





Urban Design Workshop



Urban Design Workshop

Creating a new
mixed-use vision
for Southgate





Urban Design Workshop

What is mixed-use?





Next Steps

- Follow-up Zoom Meeting to present Vision concepts – July 2021



* Contingent upon Step 1 property agreement execution





Information Resources

For more information, please contact:

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Thank you!

Thank you for your assistance and active participation in the Southgate redevelopment process!

