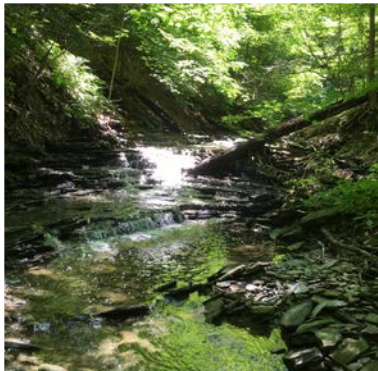


SECURING SUMMIT'S SUCCESS

COMPREHENSIVE PLAN



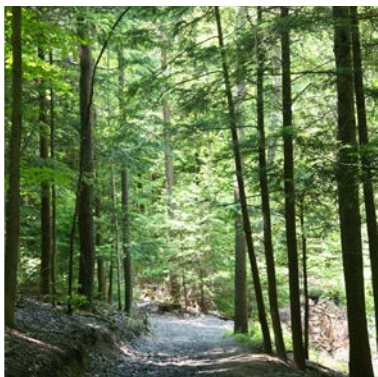
*international
destination and
economic engine for
the region*



*a rich heritage
of agriculture
sustained over many
generations*



*enjoying the places
and traditions we
cherish*



*the qualities that
make us proud to
call Summit home*



Acknowledgments

Board of Supervisors

Jack F. Lee, Jr.
Mark A. Welka
Tony Davis

Planning Commission

Bill White
Christian Green
Christopher Friday
James Andrus
Joel Brennan
Ronald McElderry
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Photo Credits

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All others: Environmental Planning & Design

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Robert Stewart

**SUMMIT TOWNSHIP
ERIE COUNTY, PENNSYLVANIA
RESOLUTION NO.2018-18**

**A RESOLUTION OF SUMMIT TOWNSHIP, ERIE
COUNTY, PENNSYLVANIA, ADOPTING THE SUMMIT
TOWNSHIP COMPREHENSIVE PLAN, AS THE OFFICIAL
COMPREHENSIVE PLAN FOR SUMMIT TOWNSHIP.**

WHEREAS, the Pennsylvania Municipalities Planning Code grants the governing bodies of Pennsylvania municipalities the authority to develop, adopt and implement a Comprehensive Plan; and

WHEREAS, the Summit Township Board of Supervisors (the “Board of Supervisors”) contracted with Environmental Planning and Design, LLC and created a Steering Committee to assist the Summit Township Planning Commission (the “Planning Commission”) to prepare a Comprehensive Plan and to adopt the Comprehensive Plan, pursuant to the powers granted by the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Steering Committee, Planning Commission and Board of Supervisors have completed the procedural process set forth within the Pennsylvania Municipalities Planning Code required prior to the adoption of the Comprehensive Plan; and

WHEREAS, the comments received from the public through surveys and at public meetings and from the Erie County Department of Planning have been duly noted; and

WHEREAS, the Planning Commission has reviewed and recommended the approval of the Comprehensive Plan that addresses community objectives, current and future land use, community amenities, infrastructure and other planning relationships; and

WHEREAS, the Comprehensive Plan has also proposed an action plan with respect to planning, ordinances, operations, capital improvements and collaboration; and

WHEREAS, the Comprehensive Plan also incorporates data with respect to demographics, land policy analysis, existing zoning and land use, environmental characteristics, transportation, public infrastructure, and community facilities; and

WHEREAS, Summit Township will undertake specific policies and actions for implementation of the Comprehensive Plan within a reasonable timeframe following the adoption of said Comprehensive Plan as the Official Comprehensive Plan of Summit Township; and

WHEREAS, Summit Township designates the Administrative Staff, Personnel, Planning Commission and Implementation Committee with providing periodic updates on planning issues to the Board of Supervisors; and

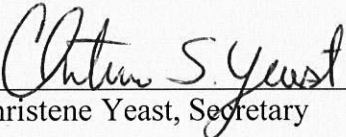
WHEREAS a copy of the Comprehensive Plan which includes the text, maps and charts and any other items which form the whole of the Comprehensive Plan is attached hereto as Exhibit "A";

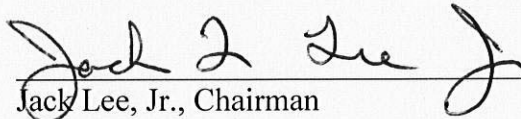
NOW THEREFORE, be it **RESOLVED** and **ENACTED**, by the Summit Township Board of Supervisors that the Comprehensive Plan attached hereto, which was presented at a public hearing before the Board of Supervisors on the 14th day August, 2018, be adopted as the Official Comprehensive Plan for Summit Township, and that all prior Comprehensive Plans be hereby repealed and replaced

This Resolution was duly adopted by an affirmative vote of the majority of the members of the Board of Supervisors of Summit Township, Erie County, Pennsylvania, at a meeting duly held and advertised in accordance with the provisions of law on the 20th day of August, 2018.

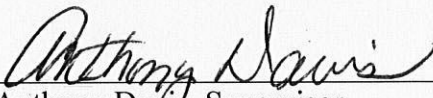
ATTEST:

SUMMIT TOWNSHIP


Christene Yeast, Secretary


Jack Lee, Jr., Chairman

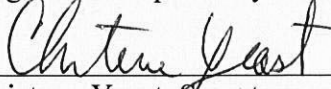

Mark Welka, Supervisor


Anthony Davis, Supervisor

1951462.v1

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by the affirmative vote of the majority of the members of the Board of Supervisors of Summit Township, Erie County, Pennsylvania, at a meeting duly held on the 20th day of August, 2018 and that proper notice of such meeting was duly given as required by law.



Christene Yeast, Secretary

1951462.v1

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Overview

Comprehensive Plan Key Topics
Interrelationships

Overview

Comprehensive Plan Key Topics

Comprehensive planning is a term used to describe a process that determines community goals and aspirations in terms of community development. The outcome of comprehensive planning is the document which guides public policy and key recommended projects.

This Comprehensive Plan includes elements required by the Pennsylvania Municipalities Planning Code plus a whole lot more. It is intended to facilitate the decision making process by covering the major categories of physical and economic development in relation to its citizens' needs. Adopted by resolution, a comprehensive plan is not legally binding. A community's amended ordinances are one avenue in which recommendations can become legally enforceable.

This plan seeks to build on opportunities to further excel the community's fundamental and realistic needs and abilities to address:

- Land use relationships and related ordinance policies
- Property maintenance
- Economic development and vitality
- Community identity
- Infrastructure
- Stormwater management
- Public Spaces
- Other amenities and assets

As such, the Overall Plan:

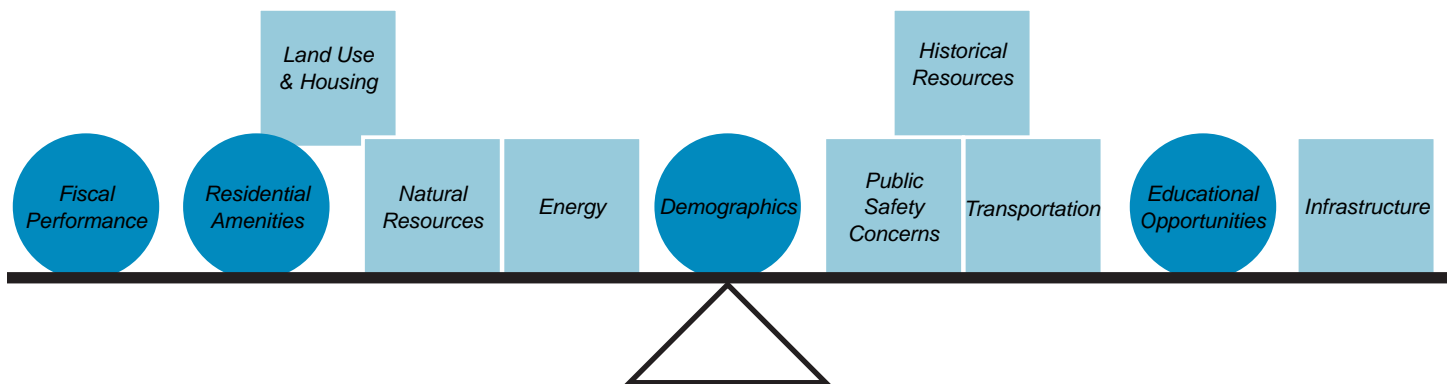
- Reflects the collective vision of the community
- Considers municipal projects and private development
- Is a driver for implementation of the vision
- Outlines potential investments of time and resources

Interrelationships

More than a decade ago, Michael Chandler, a Virginia Tech Professor and Community Planning Extension Specialist penned “preparing an Implementable Comprehensive Plan.” As part of its publication in the Spring 1995 Planning Commissioners Journal, a series of questions established the distinguishing aspects of an implementable planning document.

- Is the plan realistic?
- Is the plan comprehensive?
- Is the plan specific?
- Is the plan linked with related functions?
- Does the plan link public and private interests?
- Is the plan citizen-focused?
- Is the plan understandable?
- Is the plan problem- and solution-specific?
- Is the plan change-specific?
- Is the plan current?

As Pennsylvania’s Department of Community and Economic Development calls upon these questions for communities to consider, it is in creating an implementable comprehensive plan, that implementation – not preparation – of a comprehensive plan must be the target, the end. Foremost, a Comprehensive Plan strikes a balance between competing or conflicting needs/aspirations to get the community's civic systems in sync...



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Sense of Place

Key Building Blocks
Principal Issues Influencing Actions
Vision, Goals, and Objectives
How to Use This Plan
Distinguishing Summit's Landscapes
Essential Recommendations
Other Supporting Efforts

Summit Township Comprehensive Plan

Key Building Blocks

A Comprehensive Plan's recommendations are borne from needs that are immediate, those that are in the near future, and those needs that are anticipated in the decades to come. In Summit Township, there is an intrinsic relationship between proposed land uses, infrastructure service, and community character. Throughout the planning process, a fundamental theme to discussions among Committee members and the public was rooted in ensuring balance between 1) future development, 2) areas of potential redevelopment and 3) retaining an intact rural landscape. These three building blocks each have unique relationships with the extent to which decisions will interface with the network of roads, infrastructure and sensitive natural resources. Subsequently, the following should be considered:

- Refine the palette of zoning districts and zoning overlays as related to development and redevelopment within the community
- Create a zoning map which is Geographic Information System (GIS) based and compatible with the Comprehensive Plan's map exhibits
- Formulate performance-based standards as part of the municipality's ordinances
- Consider projects appropriate for inclusion on the Township's Official Map

The community should anticipate that a series of policy drafts will be necessary. As part of these draft iterations, one of the specific items related to redevelopment and infill that was recommended for incorporation into the zoning ordinance update is to develop Traditional Neighborhood Development criteria. Ordinance provisions applicable to mixed use areas should also be refined to address features such as desired land use relationships, accessory uses, parking and building massing/setbacks.



It is strongly encouraged that, to the greatest extent possible, form-based provisions applicable to redevelopment and infill areas be incorporated into the zoning ordinance. Ordinances presented, in graphic format, through form-based concepts help to translate requirements which are often challenging to communicate quickly and effectively in words. The Township also has the opportunity to lead by example in this effort by promoting energy efficiency and best management practices as part of their operations, maintenance and public service.



The Township's zoning ordinance determines what uses and building types are permitted in different areas.

Summit Township Comprehensive Plan

Principal Issues Influencing Actions

The list below is a summary of the principal issues that influenced this Comprehensive Plan's policy recommendations and the actions needed to implement them. These issues were determined based on input from the resident and property owner survey, as well as background research, demographic projections, and economic data.

1. Residents have expressed that they want Summit Township's rural character to remain intact to the greatest extent possible; residents have repeatedly emphasized that they do not want to encourage/live within a community that emulates development patterns to the Township's north.
2. While the Township enjoys hosting many regional attractions (e.g. hotels, restaurants, business areas for shopping/entertainment), residents do like to call their community "home." The Township, as a place for both residents and visitors, recognizes that this is an important balance in reinforcing the community's identity.
3. Residents do not want 'carmageddon' to move south of I-90. There is consistent input that the expansion of additional regional destinations further south along Route 19/Peach Street, is not desired.
4. With today's and projected market trends, adapting to redevelopment patterns is essential for communities that possess expansive, established 'big'-box' retailers and industries. Planning for redevelopment prior to build-out occurring within a community is proactive.
5. On-going population and development growth is producing pressures for infrastructure expansion into areas previously not serviced as well as starting into the community's southern reaches. In some places, these pressures go hand-in-hand with necessary infrastructure improvements for improved public health. However, residents have expressed a desire to limit sprawl of commercial development
6. The varieties of housing products within the Township are predominately single-family detached with some single-family attached units. Representatives in the real estate industry have expressed there is a mis-match between what the community's emerging/potential demographics desire and what housing products are available/in proximity to dependent services.
7. The interface between non-residential and residential areas is critical to community quality of life. It is important that the design/zoning standards applicable to where these two areas co-exist minimize unwanted impacts of light, noise, stormwater, etc.
8. Residents desire municipal services to be action-oriented and cost-effective. The extent and amount, essentially a responsive balance, of residential and non-residential development impacts the opportunities for positive revenue.
9. The Township is rich in natural resources, such as soils sensitive to disturbance by development, wetland areas, notable changes in topography (both level areas and steeper land) and distinct areas available for sourcewater (potable water). Past practices have impacted areas with resources; residents desire that future policies focus more on conservation.

Summit Township Comprehensive Plan

Vision, Goals, and Objectives

A comprehensive plan establishes a long-range vision and goals for the community, and those goals guide the rest of the planning process.

Vision Statement

Summit Township aspires to continue to be a distinctive community where a high quality of life is enhanced by compatible development, responsible leadership, amenities, and effective connectivity.

Goals

Goal 1a

Preserving rural character

Goal 1b

Aligning land use and housing opportunities with areas supported by infrastructure

Goal 2

Strengthening economic and community development

Goal 3

Enhancing connectivity and ensuring efficient movement of vehicles and pedestrians

Goal 4

Embracing natural resources and amenities

Goal 5

Delivering high quality and cost effective services and balancing short-term pursuits with long-term potential

Goal 6

Fostering cooperation among community and regional stakeholders

Objectives

Objective 1

Maintain and enhance the integrity of the community's built environment.

Objective 2

Encourage strengthened vitality of the community and business districts.

Objective 3a

Promote safe, expedient travel for pedestrians, bicycles and vehicles with improvement measures.

Objective 3b

Enhance the safety, security and appearance of the public realm in the commercial districts and residential areas.

Objective 4

Maintain adequate active and passive open space and recreation facilities to meet the needs of the community.

Objective 5

Promote sustainability throughout the community.

Objective 6

Promote community spirit through a variety of municipal experiences and opportunities.

A Guide for Realizing the Community's Goals

How to Use this Plan

Over the course of 1 year, Summit Township's elected officials, staff, residents and business owners explored what, from a planning perspective, is most important for the coming decade. With ever-present civility, participants in the comprehensive planning process tackled a wide-range of planning topics significant to the municipality's future. Some discussions and decisions were easy; some were tougher. Those with differing outlooks were able to engage in healthy and productive debate.

What is most important for the history books is that every occasion of the 2018 comprehensive planning process aimed toward building consensus was productive and illuminated that the people of Summit Township come together to achieve success. With that said, this Comprehensive Plan goes far beyond a maintenance strategy; it builds on past Township successes and introduces some complementing ideas and tools new to Summit, and, in some cases, even unique to Northwestern Pennsylvania. The Plan's recommendations tap into innovation; most importantly, they are grounded in realizing practical outcomes.

Summit Township will realize its Sense of Place as it implements the Comprehensive Plan's **11 Essential Recommendations** and **6 Other Supporting Efforts**. On the following pages, each of the Plan's recommendations are identified, highlighting:

- a. **The recommendation:** the topic, briefly and concisely summarized
- b. **Significant influences:** an exploration of what opportunities and/or challenges may be affecting work ahead
- c. **Other considerations** (if applicable): memorializing differing outlooks if they arose as part of the comprehensive planning discussions
- d. **Plan and policy components:** the primary components of the recommendation
- e. **How to get things done:** exactly that, proposed short- and long-term implementation steps to bring recommendations to fruition

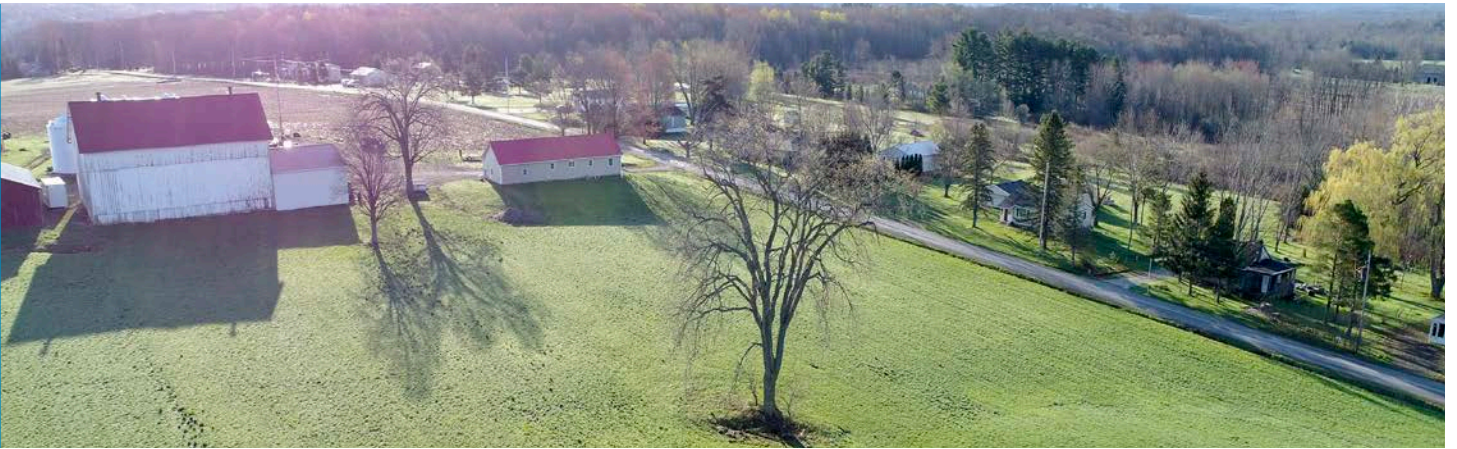
Where applicable, mapping, diagrams and/or example illustrations accompany the recommendations. Mapping, developed through months of the Comprehensive Plan's Steering Committee meeting discussions and public input, are proposed for the Township to use as guides in the work ahead. While there is no particular hierarchy or specific sequence necessary for implementing each recommendation, it is important to keep in mind that one recommendation is likely to influence another. The timing of work, the extent of policy development and the collaboration among project stakeholders will shape the many successes that are ahead for Summit Township, its residents and its businesses!

Following the Essentials and Other Supporting Efforts, an **Action Plan** captures the recommendations in context of proposed timeframes for implementation and primary stakeholders – those groups spearheading efforts and working together to realize the community's vision.

Wildlands



Countryside



Neighborhoods



Destinations



Working Towards Tomorrow

Distinguishing Summit's Landscapes

There are a variety of landscapes within Summit Township. The policies in this Plan aim to protect these characteristics and balance short and long-term goals.

Summit Township has something to offer everyone. From resident preferences to visitor experiences, the community's landscapes are distinguishable in the ways in which land is used, the pace of travel, the number of people and the services provided. With that, Summit's landscapes – its wildlands, its countryside, its neighborhoods and its destinations - are each equally significant to the Township's livelihood.

Securing Summit's Success, the Township's Comprehensive Plan, identifies a series of planning strategies that have been carefully formulated and scrutinized to ensure that the community's planning efforts, projects and policies support these landscapes. In doing so, the community is culminating its 10-month planning effort to put forth a realistic guide for growing in places where it makes sense and conserving the rural character where desired.

Appreciating their wildlands, Summit Township residents envision their more remote areas to remain largely undisturbed with sensitive resources, much like treasures, that support wildlife and are critical to stormwater management. Summit's countryside, while still somewhat remote, is home to long-established open space and agrarian lands. Continued growth of neighborhood life in Summit's northern reaches accommodate families who want the respite of suburban life while still being close to retail and dining options. Providing a greater housing choice in the future will promote long-term residency in Summit. With interstate access for shoppers, entertainment and business activity, Summit Township's landscape serves as a destination for those locally and internationally.

Summit Township is committing to proactive planning and thinking. Further, the community of approximately 7,000 people is committing to a balanced interface between public infrastructure, roads and land use through designating growth areas, pursuing access management mechanisms, redevelopment overlays, collaboration in infrastructure planning and more. Taking on a striking combination of planning tools few communities throughout the Commonwealth aim to achieve, the ideas set forth in securing Summit's success consider both the immediate and the distant future.

Essential Recommendations #1 and #2

Designated Growth and Rural Resource Areas

Growth Areas are a strategy employed in many communities throughout Pennsylvania to identify regions that present opportunity to align development patterns with infrastructure and community goals. This policy will encourage new development in areas of the Township where land and infrastructure capacity can support density and will reduce the impact of low-density sprawl on open space and rural resources.

Influences

One of the primary concerns residents of Summit voiced in the Community-wide Comprehensive Plan survey was the pace of commercial and residential development - especially its impact on open space and the rural character of the Township. The reality is that medium density single-family development is supported by strong regional economic and demographic pressures that have already influenced the development patterns of nearby communities, such as Millcreek Township. When Summit takes concrete actions to direct development in ways that support the goals of the community, the Township can avoid the loss of its treasured rural landscape.

The first step in the process of directing development into desirable locations is identifying where those locations are. This strategy is supported by the Pennsylvania Municipal Planning Code Section 1103, which authorizes the delineation of Designated



Historic aerial photographs stitched together with major developments highlighted.

Growth Areas and Rural Resource Areas. It is also supported by statewide policy—in 2005 the secretaries of several state government departments, including DEP, PennDOT, DCNR, and DCED signed the “Keystone Principles for Growth” which recognizes that the economic vitality of the Commonwealth depends on smart land use decisions that favor long-term efficiency over short-term economic pressures.

Other Considerations

Throughout the comprehensive planning process, there were numerous times where healthy debate occurred regarding the boundary line location between where development should be encouraged and discouraged. Locations of future infrastructure expansion and permissible development intensities will ultimately shape the extent to which the Township’s rural landscape remains intact.

Policy Components

Designated Growth Area

The Designated Growth Area is the region where the community agrees suburban and urban-oriented development patterns should occur. The Area coincides with public infrastructure service areas and established land use patterns. The Designated Growth Area is generally reflective of its suburban and urbanized uses in the Future Land Use Plan.

Rural Resource Area

The Rural Resource Area complements the Designated Growth Area and anticipates land use types, lot sizes, coverage, and intensities that are appropriate when there is the absence of public infrastructure service. The purpose of this designation is to promote the continuation of the Township’s rural character by encouraging the retention of its working landscapes and agriculture-related uses. Future land use policies should consider the types of uses at compatible densities where public infrastructure improvements are not intended.



A Designated Growth Area is where the community agrees suburban and urban-oriented development should occur.



A Rural Resource Area is where the community agrees working landscapes should be preserved.

How to Get this Done – Recommendation #1 Designated Growth Area

1. Delineate the Designated Growth Area on the Township's Official Map.
2. Adopt an amended Township Official Map.
3. Align permissible zoning densities and land uses with the Designated Growth Area boundary.
4. Delineate the Designated Growth Area as an Overlay on the Township's Zoning Map.
5. Adopt amended Zoning Ordinance provisions (text) and Township Zoning Map.

How to Get this Done – Recommendation #2 Rural Resource Area

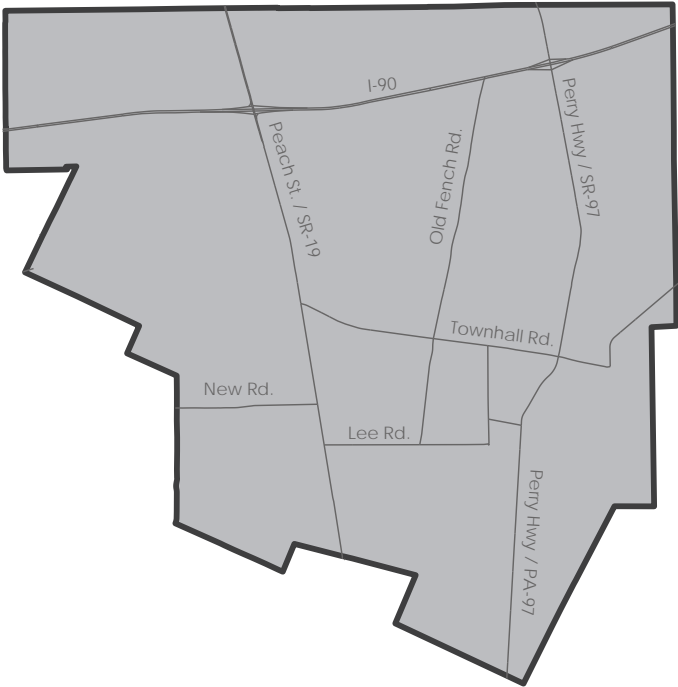
1. Delineate the Rural Resource Area on the Township's Official Map.
2. Adopt an amended Township Official Map.
3. Align permissible zoning densities and land uses with the Rural Resource Area boundary.
4. Delineate the Rural Resource Area as an Overlay on the Township Zoning Map.
5. Adopt amended Zoning Ordinance provisions (text) and Township Zoning Map.

Official Map

An official map shows the locations of planned future public lands and facilities such as streets, trails, parks and open space. The official map expresses a municipality's interest in acquiring these lands for public purposes sometime in the future and notifies developers and property owners of this interest. Official maps may be used by townships, boroughs, cities, and counties. (*Source: conservationtools.org*)

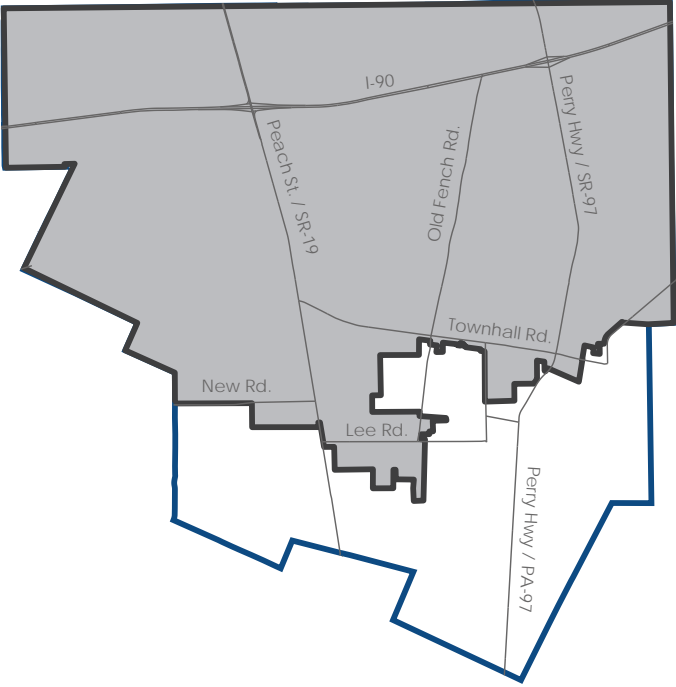
- The official map can help focus limited financial resources on projects that meet and advance community goals.
- The official map helps municipalities make improvements such as connecting and improving the local street network, intersection improvements, protecting important natural areas, and providing more green space, recreation facilities, trails, and sidewalks.
- The official map saves time and money by informing property owners and developers of municipal goals and intentions in advance of development plans being made.
- The official map is an effective negotiation tool for municipalities, helping to ensure that development is compatible with and supportive of public goals.
- The official map addresses public land and easement acquisition needs that generally can't be dealt with solely through zoning and subdivision and land development ordinances.
- The official map gives municipalities a competitive advantage in securing grants.

Current Areas of Growth

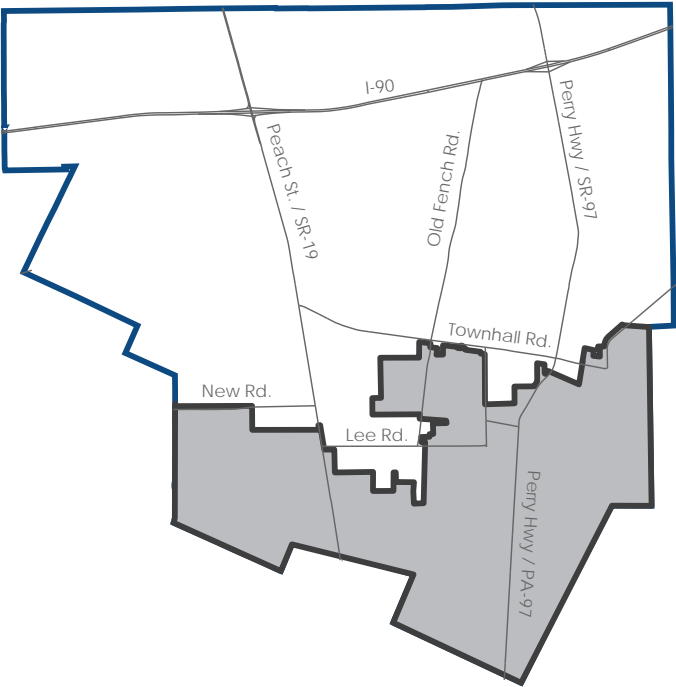


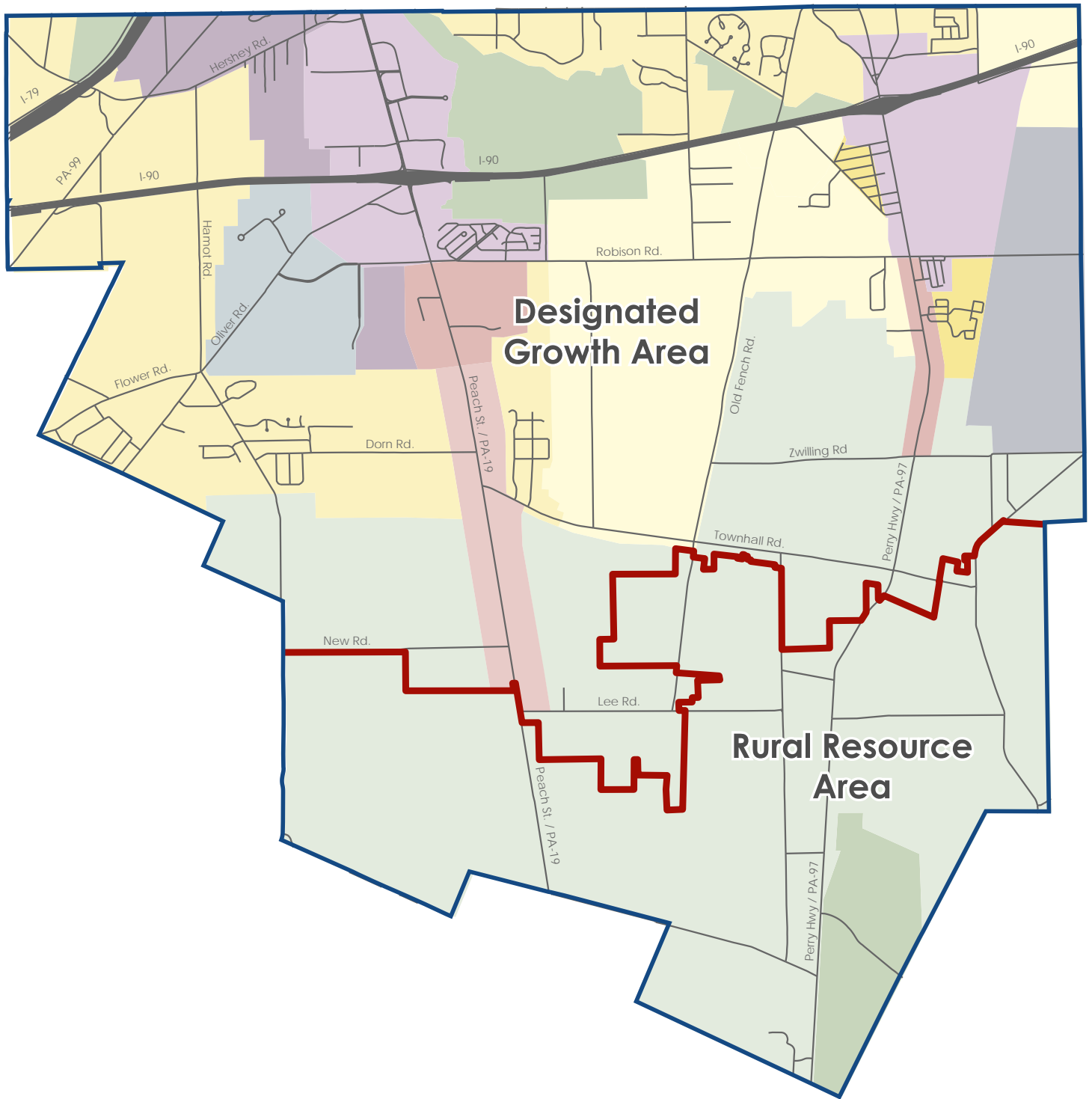
Currently, all land in Summit Township is effectively a Designated Growth Area as there is no formal delineation of where public services should or should not extend.

Proposed Designated Growth Area



Proposed Rural Resource Area

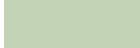
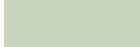













Essential Recommendations #1 and #2

Growth and Rural Resource Areas



Future Land Use

	Resources - Rural
	Resources - Natural
	Residential - Multi-Family
	Residential - Medium Density
	Residential - Low Density
	Mixed Use - Regional
	Mixed Use - Neighborhood
	Commercial - Local
	Commercial - Corridor
	Landfill
	Industrial

Growth Management Concept

	Growth Area Boundary
---	----------------------

Context

	Township Boundary
	Roadways

Essential Recommendation #3

Future Land Use Plan

A central part of every comprehensive planning process is preparing a Future Land Use Plan. The Future Land Use Plan expands on the intention of aligning development patterns and intensities with community goals.

Influences

Developing a future land use plan that is realistic and addresses community needs and concerns requires taking many different factors into consideration. Summit Township's Future Land Use Plan seeks to balance residents' concern with the pace of development and excessive losses of rural lands with the realities of accommodating population growth and development pressure.

The Future Land Use Plan also considers the locations of existing land uses and infrastructure, as well as the location of environmental features, such as steep slopes, ravines, rivers, floodplains and wetlands.

Policy Components

Preparing for Redevelopment and Infill

The Future Land Use Plan makes way for the nationwide shift of development patterns historically associated with big box retail, increased diversity of commercial opportunities and changes in the types and intensities of the types and intensities of housing options, such as those catering to active, older adults. The ways in which connectivity and open space are addressed and the quality of such spaces are important considerations in planning for redevelopment and infill.

Practical Residential Densities

Delineating opportunities for various types of housing supports the community's desire to support a broad resident base while respecting existing land uses and investments. In portions of the Township where there is existing residential development, the Future Land Use Plan identifies land use intensities for future development to complement the character and form of existing neighborhoods. Land not serviced by public infrastructure is less suited to accommodate development than those areas serviced by public infrastructure.

Gradient of Commercial Uses Along SR-19

Commercial development along SR-19 south of I-90 is anticipated to continue flourishing. Coordinating the scale and types of land uses along this corridor is necessary to ensure compatibility with adjacent residential development and neighborhood life. As such, the Future Land Use Plan recommends a gradient of decreasing commercial intensity, starting with large-scale regional retail in the north and gradually transitioning to smaller, local commercial to Lee Rd. The southern extent of the SR-19 corridor, within the Rural Resource Area, is anticipated to continue with a predominance of rural residential uses.

Rural and Natural Resource Regions

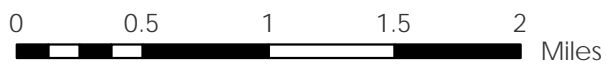
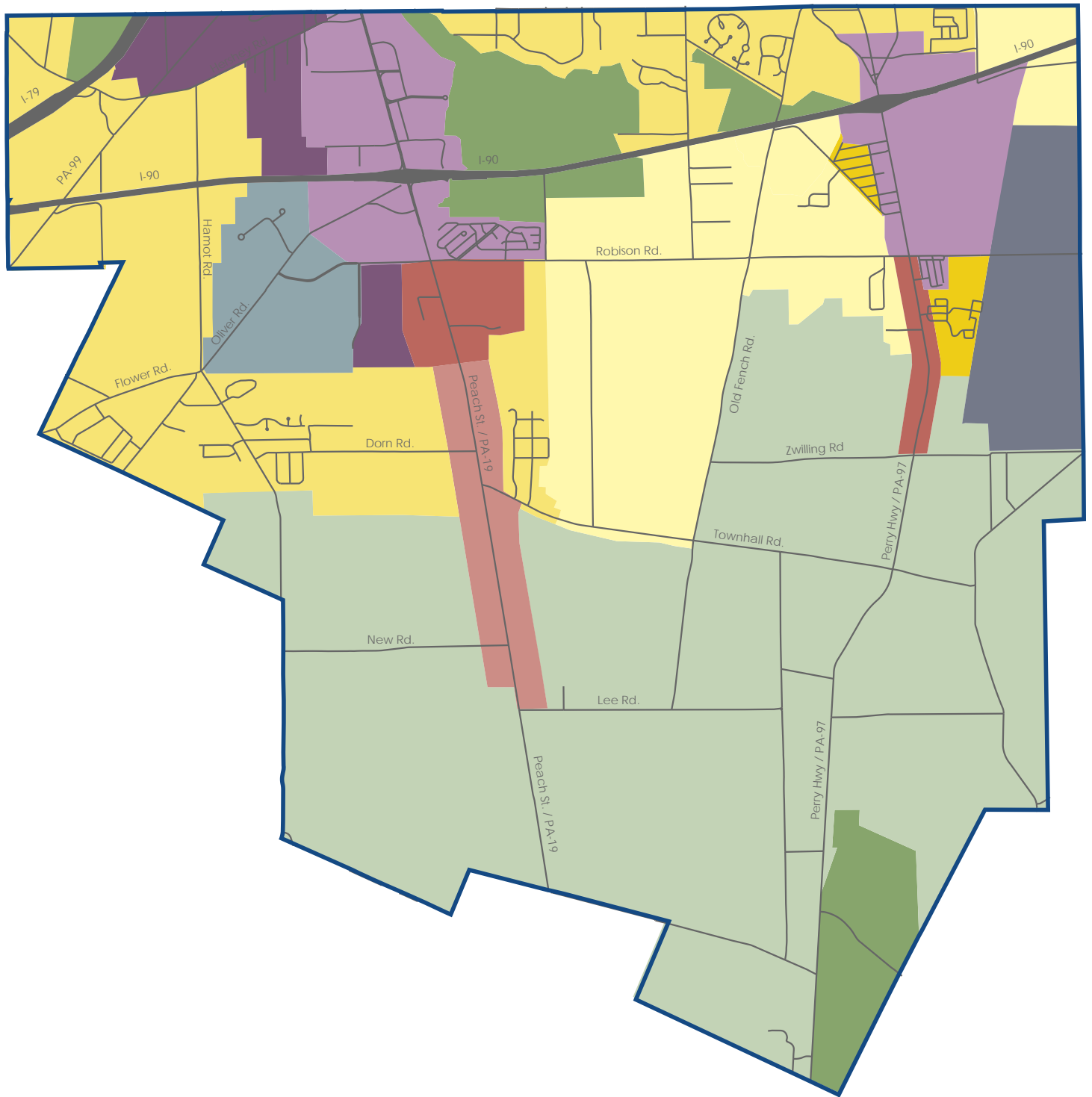
The Rural and Natural Resource zones delineated in the Future Land Use Plan host working (agricultural) landscapes, very low intensity residential development, and expanses of sensitive resources. Retention of the community's rural character and ensuring conservation of sensitive resources, such as steep slopes, ravines, rivers, floodplains, and wetlands, is the focus of the community's aspirations.

How to Get this Done

1. Adopt the Comprehensive Plan document through a resolution.
2. Prepare technical updates to the Township's Zoning Ordinance text inclusive of permissible densities, permissible land uses, definitions and supporting regulations generally consistent with the recommended patterns on the Future Land Use Plan.
3. Create an updated Township Zoning Ordinance and Zoning Map introducing revised and new districts and overlays that support the Future Land Use Plan's recommendations.
4. Adopt the amended Zoning Ordinance text provisions and Zoning Map.

Ordinance versus Resolution

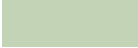










An ordinance is a law made by a municipality or other local authority where a resolution is a formal expression of opinion, will or intent voted on by an official body or assembled group – in this case, the municipality. (Source: Merriam-Webster)





Essential Recommendation #3

Future Land Use Plan

Future Land Use

	Resources - Rural
	Resources - Natural
	Residential - Multi-Family
	Residential - Medium Density
	Residential - Low Density
	Mixed Use - Regional
	Mixed Use - Neighborhood
	Commercial - Local
	Commercial - Corridor
	Landfill
	Industrial

Context

	Township Boundary
	Roadways

Essential Recommendation #4

Aligning Land Use and Sanitary Sewer Service

This strategy involves utilizing sanitary sewer infrastructure to align the types and intensities of land use, as delineated by the Future Land Use Plan, with the community's goals. This can be accomplished by coordinating Township planning and zoning efforts with the Summit Township Sanitary Sewer Authority's long-term infrastructure (Act 537) planning. Within existing and planned sewer service areas, the Township and Sewer Authority can work together to allocate available sewage treatment allowances based on permissible development.

Influences

In addition to today's development, the Township's additional possible population and non-residential growth (as permissible by Summit's current Zoning Ordinance) is calculated to be 14,500+ residents and 5+ million square feet of commercial and industrial development. Currently, only about 30% of the Township's area is served by the existing public sewer service. With the extent of septic system failures throughout parts of Summit Township, the Pennsylvania Department of Environmental Protection has required the extension of public sewer service into several areas to resolve contamination impacting Summit's soil and groundwater. This will add another 23% of the Township's area to the sewer service area.

This sewer extension, intended to prevent environmental degradation and public health hazards, may have the unintended consequence of increasing residential development pressure in rural regions of the Township where sewer service is extended. According to the resident survey, many community members that reside outside of the sewer service area are concerned that an extension of service will trigger the spread of urbanization into their neighborhoods.

Even though the sewer service area will be extended, the total gallons of sewage Summit can treat is capped, because of the fixed capacity of the treatment plant in Erie, which Summit shares with the City of Erie, Millcreek Township, Fairview Township, Harborcreek Township, Lawrence Park Township, and Wesleyville Borough. The alignment of zoning with areas that are able to support population

Act 537 Planning

The Pennsylvania Sewage Facilities Act (35 P.S. §750) (Act) requires all municipalities to develop and maintain an up-to-date sewage facilities official plan to protect public health from diseases, prevent future sewage treatment problems, and protect the quality of the state's surface water and groundwater. (Source: PA DEP)

growth as compared to those where failures are being resolved is very important in reaching the community's overall planning goals.

Policy Components

Allocating Capacity to Direct Growth

Rather than allocating the remaining capacity equally across the entire sewer service area, in order to further the goal of guiding development to compatible areas within the Township, it is recommended that the planned and existing sewer service areas have varying allowances:

Supporting Community Growth

With the greatest intensities of proposed development and potential redevelopment, it is anticipated service areas north of and in the vicinity of I-90 corridor receive the greatest allowance.

Supporting Continued Service

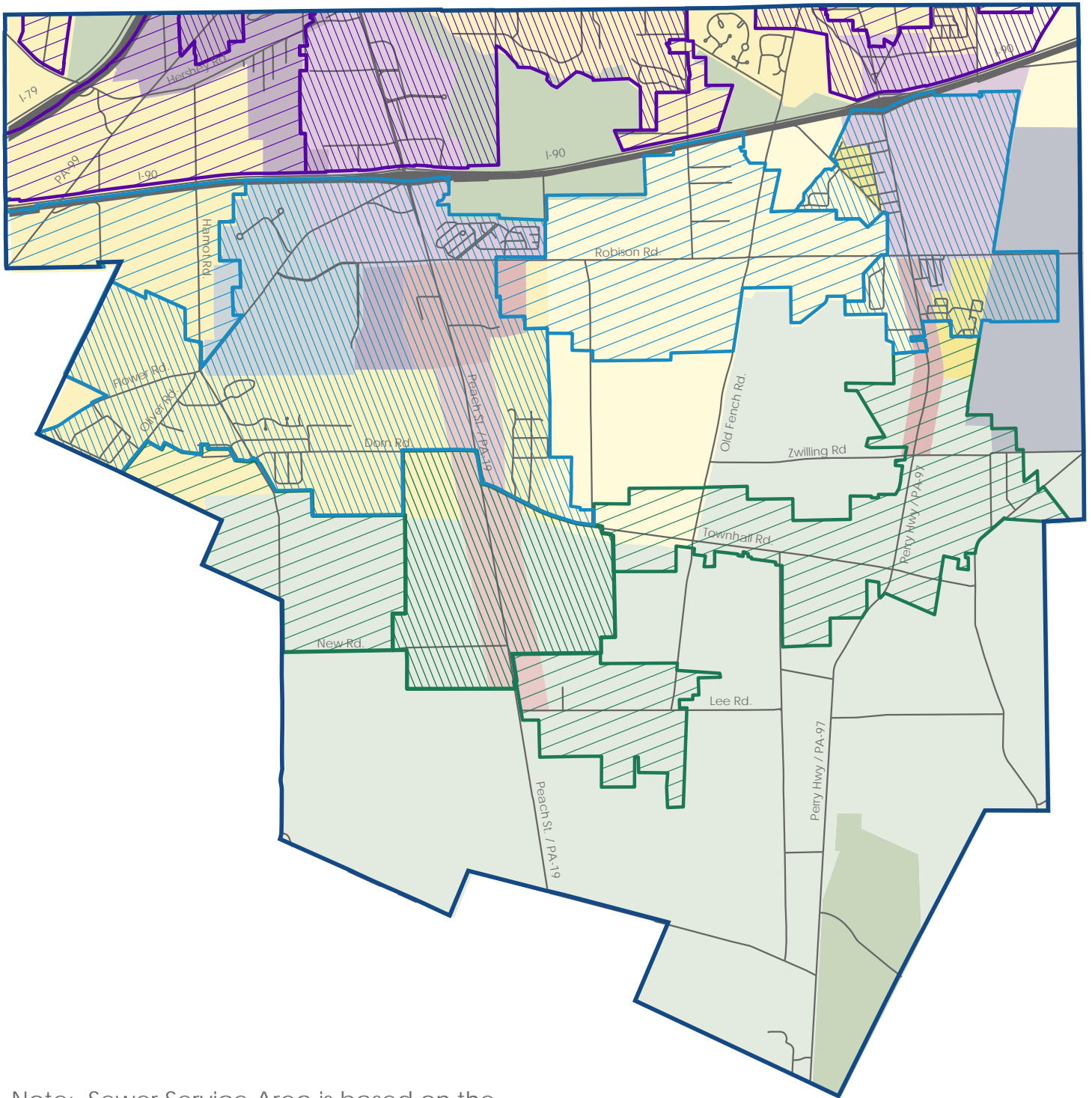
Service areas in the middle of the Township should receive a moderate allowance, enabling additional development but not encouraging higher intensities that may be incompatible with what is established.

Supporting Public Health and Environmental Remediation

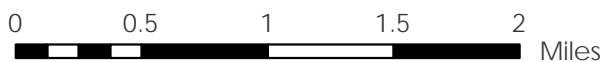
Service areas with low intensity zoning classifications that are aligned with Designated Growth and Rural Resource Areas are recommended to receive the lowest capacity allowance. Resolving environmental/public health-related matters would be the corresponding rationale for these types of improvements.

How to Get this Done

1. Determine the remaining available sewage allowance and capacity.
2. Identify the proportionate shares associated with servicing the Designated Growth Area and Rural Resource Area as related to supporting community growth, continued service and public health/environmental remediation; identify those shares in relationship to community build-out (and any updated zoning designations adopted following the Comprehensive Plan's adoption).
3. Establish the calculation that correlates proposed development demands with remaining available gallons of sewer service capacity.
4. Establish, through a Memorandum of Understanding between the Township and the Sewer Authority, the implementation of the allocation process.
5. Work with the Sewer Authority as it monitors sewage service to track what residential and non-residential project demands are and uphold the intent of the Designated Growth and Rural Resource Areas.
6. Work with the Sewer Authority to produce an annual report for public review.







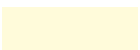




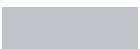

Note: Sewer Service Area is based on the Summit Township Sewer Authority Comprehensive Sewer Plan, November 2014 and modified based on 2018 Comprehensive Plan Committee recommendations.






Essential Recommendation #4

Aligning Land Use and Sewer Service



Future Land Use

	Resources - Rural
	Resources - Natural
	Residential - Multi-Family
	Residential - Medium Density
	Residential - Low Density
	Mixed Use - Regional
	Mixed Use - Neighborhood
	Commercial - Local
	Commercial - Corridor
	Landfill
	Industrial

Sewer Service Area Designations

Existing	Planned	
		Supports Public Health
		Supports Continued Service
		Supports Community Growth

Context

	Township Boundary
	Roadways

Essential Recommendation # 5

Access Management Overlay

Access management calls upon a series of techniques that local governments can use to increase the safety, efficiency, and appeal of major roadways. This approach provides vehicular access to land development in a manner that encourages greater safety for an efficient transportation system. Benefits of access management include a more consistent development environment, safer walking routes, and improved traffic flow.

Influences

Emerging from the recommendations of the February 2018 Edinboro Road Study, in which Summit Township participated, along with other general best management practices, the community, residents and businesses are working together to ensure transportation initiatives bring positive change to the community. According to the Comprehensive Plan resident survey, the greatest concerns among residents are, by far, the increase in vehicular traffic, congested intersections, and drivers traveling at unsafe speeds. Increased congestion is primarily a result of an increase in the number of vehicles on Summit's roads caused by population growth and visitors coming to the Township. Without access management, piecemeal commercial development along SR-19 and SR-97 is likely to result in corridors lined with individual driveways and access points, leading to disorganized traffic flows and increased danger of collisions.

Policy Components

Access Controls

A primary strategy in access management is to control the way that vehicles move from a major corridor onto auxiliary streets, into commercial areas, and through residential developments. An example of this is shopping centers with a central point of entry, rather than every store having its own separate parking lot and driveway. This controls the number of access points to the main corridor, improving the flow of traffic and reducing collisions. Many examples of this concept can be seen in some of the existing commercial areas along Peach St north of I-90.

Street Design

Basic street design treatments can reduce unsafe vehicular behavior. These include median treatments to prevent vehicles from making illegal U-turns and left-turns out of driveways across traffic, auxiliary lanes to aid in merging onto main roads, appropriate spacing and timing of traffic signals, and reversible lanes to make turning across traffic easier.

Ordinance Components

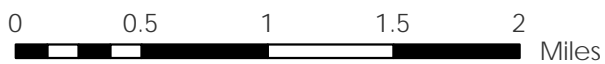
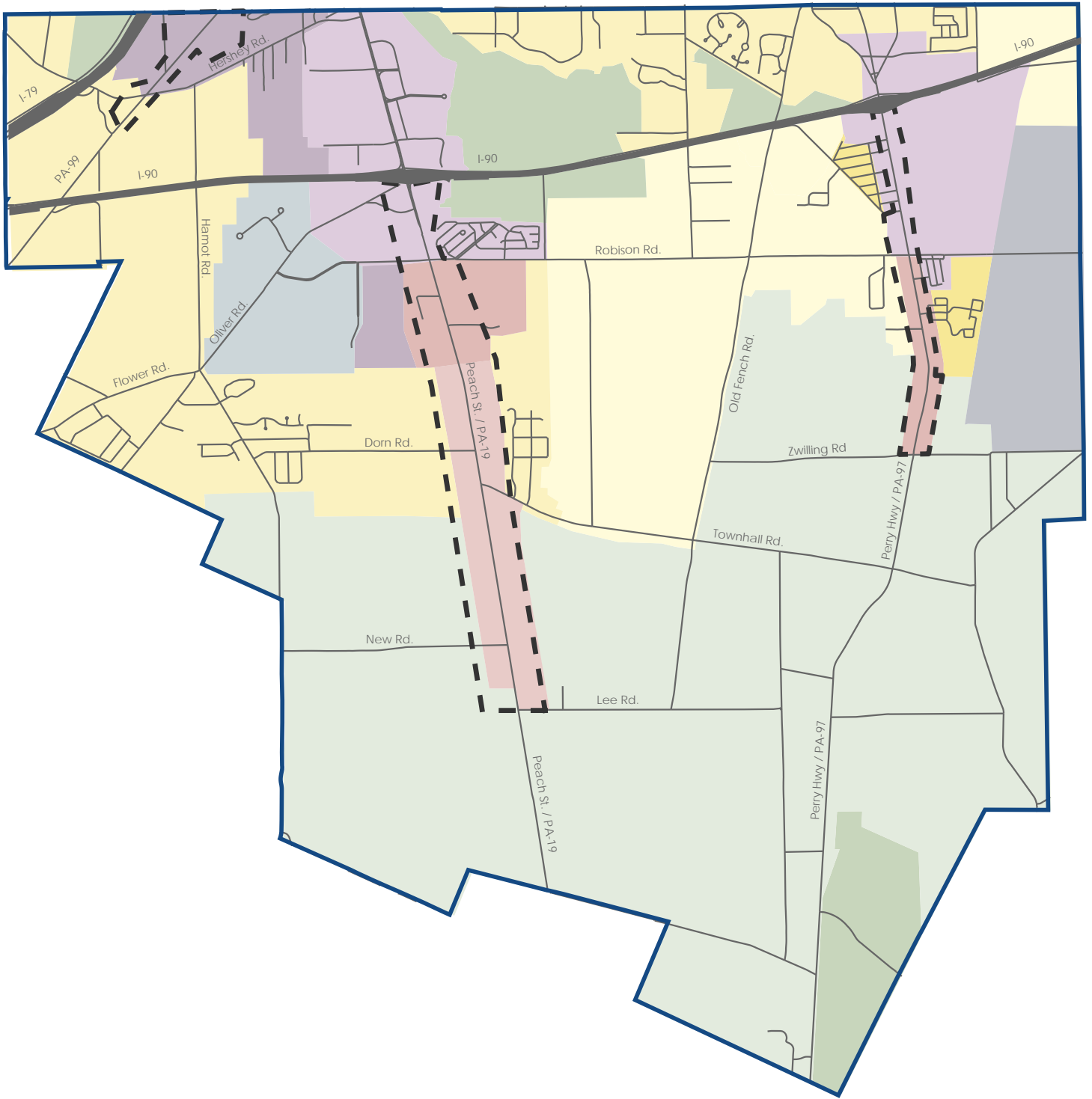
Components of access management, such as driveway spacing and landscape site lines, will shape the effectiveness of safety and efficiency.

How to Get this Done

1. Evaluate the effectiveness and development implications of instituting an individualized access management strategy for Edinboro Rd, Route 19 south of I-90, and Route 97 south of I-90.
2. If feasible, delineate the boundaries of the access management overlay as well as create the overlay's criteria and construction standards; correlate with the Township's Zoning Ordinance and Subdivision Land Development Ordinance.
3. Delineate the Access Management Overlay on the Township's Zoning Map.
4. Adopt amended Zoning Ordinance and Subdivision and Land Development Ordinance provisions (text) and Township Zoning Map.







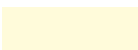




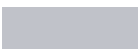

Too many individual access points on a main street cause congestion and unsafe driving conditions. Marginal access roads that are developed piecemeal often lack continuity and best practices in road design. By consolidating access points on collector streets, the overall safety and efficiency of the transportation system can be improved.



Essential Recommendation #5

Access Management Overlay



Future Land Use

	Resources - Rural
	Resources - Natural
	Residential - Multi-Family
	Residential - Medium Density
	Residential - Low Density
	Mixed Use - Regional
	Mixed Use - Neighborhood
	Commercial - Local
	Commercial - Corridor
	Landfill
	Industrial

Access Management Concept

	Access Management Overlay
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Context

	Township Boundary
	Roadways

Essential Recommendation #6

Prepare for Shifting Retail Trends

This strategy involves fostering a robust and varied business sector that will respond to local and regional needs in the decades to come.

Influences

Summit Township has established itself as a regional retail destination. As surrounding communities grow and develop their own commercial districts, the competition for retail and consumers will increase. Current national trends in consumer behavior point towards an increase in online shopping, evidenced by closures of malls and the scaling back of big box retail chains around the country.

Large retail chains make decisions based on cost-benefit analysis and weigh decisions about relocation and renovation based on market patterns. Just a few empty large buildings in a commercial area can set in motion a trend of change. This often brings discussions of vacancy, property values and tax base vulnerabilities to the forefront.

Trends properly planned for can ensure a retained vibrancy and welcoming place for businesses.

Policy Components

Big Box Retail to Mixed Use Infill Development

In areas identified as Regional Mixed Use in the Future Land Use Plan encourage redevelopment that includes both non-residential and residential uses. This strategy introduces benefits including increasing housing options, reducing pressure to develop in more rural portions of the Township and increasing the vitality of Summit's commercial core. As retail tenant turnover naturally occurs over shorter time periods, criteria for infill can prepare a longer-term outlook. Opportunities for more diverse services, offices, housing and entertainment options could be expanded.

Support Local and Small Business

Local, smaller-scale businesses support community economic development, community character, and increase the diversity of options for Township residents. In areas identified for local commercial in the Future Land Use Plan, the zoning regulations and permitting process could be further geared toward the scale and uses desired. Examples of this could include right-sizing building square footages and opportunities for a mixture of uses.

Designate a Redevelopment Champion

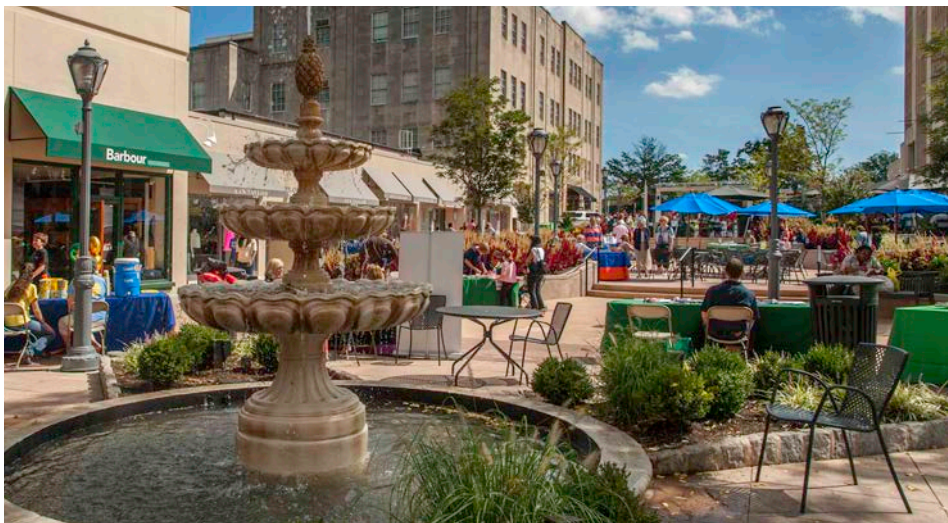
By the nature of general development trends, new development often responds to site-specific or short term economic pressures unless a longer-term community vision is established and reiterated. As a means of promoting quality of life within Summit, the Township should become proactive in encouraging redevelopment and infill so that positive, coordinated outcomes of re-use and revitalization can be realized in the coming years. The Township, the Summit Township Industrial & Economic Development Authority (STIEDA) and the Erie County Redevelopment Authority should collaborate to identify compatible advocacy to establish champions for redevelopment efforts.

How to Get this Done

1. Establish collaboration among the Township, the Summit Township Industrial & Economic Development Authority (STIEDA) and the Erie County Redevelopment Authority to identify compatible advocacy and in establishing champions for redevelopment efforts.
2. Work with champions to outline potential funding avenues that support strengthened land uses and a system to prioritize the projects that would be granted these funds.
3. Incorporate ideas for continued vitality in to a Summit Township Redevelopment Plan.



Abandonment by retail establishments leaves behind unsightly structures and parking lots.



Mixed-use redevelopment can create a vibrant town center that residents enjoy spending time in. (Pictured: Suburban Square, Ardmore, PA)

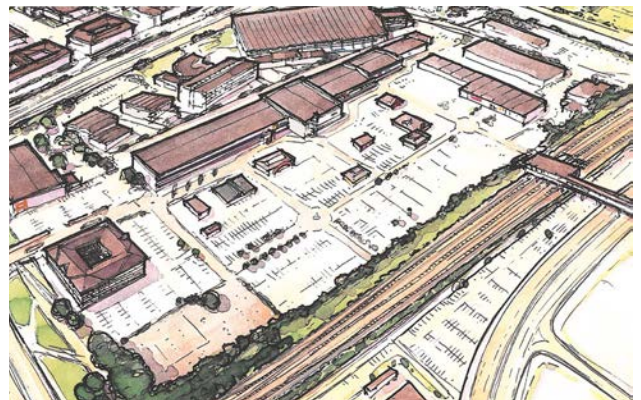
Essential Recommendation #7

Infill/Redevelopment Overlay

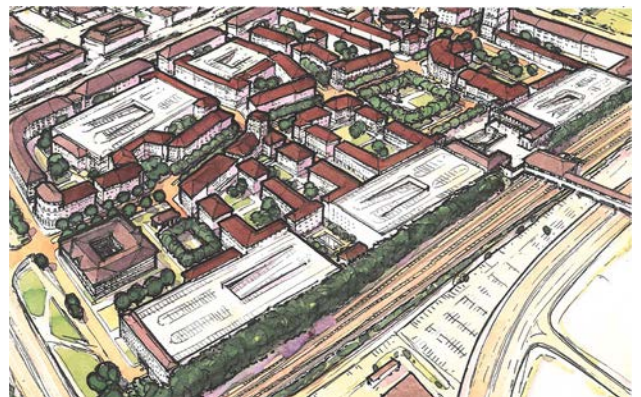
An Infill/Redevelopment Overlay designates area suitable for infill/redevelopment and specific ways in which applications for infill and/or redevelopment can be reviewed along with defining desired performance and/or design standards. As changes in business patterns in the northern reaches of the Peach St. commercial area naturally occur, Overlay provisions will shape expectations and patterns for redevelopment. Establishing this Overlay in Summit's Zoning Ordinance will enable the Township to encourage redevelopment that accommodates the housing needs and commercial preferences of residents, while reducing the need for costly infrastructure expansion and the loss of open space and rural character. This provides the Township with a development tool to coordinate uses, development intensity, and access.

Influences

Underutilized parking areas predominate much of the land in the commercial region along the northern Peach St commercial area. This coupled with the shifting retail trends (as mentioned in Essential Recommendation #6) point to a continuing rollback of some big box presence. Aligning opportunities to proactively address trends of vacancies and commercial decline can be done through encouraging alternatives. Local real estate industry representatives note the supply of housing (mostly suburban/semi-rural single-family homes) and the demand for a variety of housing types that meet the needs of seniors and young professionals are not currently congruent in Summit. At the same time, residents have expressed concerns that development pressures are causing the Township to lose its rural character. Infill and redevelopment in the Peach St commercial area will further several Township goals concurrently—attracting non-residential development and its associated fiscal benefits beyond the forms of strip-style development, increasing the availability of different housing options, and accommodating residential development pressure without costly infrastructure expansion or loss of open space/rural character.



Before redevelopment, over-scaled parking and dispersed buildings create an underutilized site.



After redevelopment, parking lots are replaced with plazas and large single-story buildings are replaced with smaller, multistory structures.

Image Credit: Galina Tachieva/Duany Plater-Zyberk & Co.

Policy Components

Designate an Infill/Redevelopment Overlay in the Township Zoning Ordinance

The Infill/Redevelopment Overlay should be formally designated on the official Zoning Map and all changes to permissible uses and performance/urban design standards should be codified in the Township's Zoning Ordinance. The Infill/Redevelopment Overlay, guided through a conditional use process, should be geared toward areas north and just south of I-90 near Robison Rd around Peach St and areas just north and south of I-90 near Robison Rd around Perry Highway in targeted areas currently zoned as B-1 and B-2.

Broaden Permissible Uses

Within this Overlay, permissible uses should be broadened to include a variety of residential housing types, such as multifamily and housing products geared toward senior living and young professionals. In addition, a mixture of uses, including local-serving retail and services, entertainment, dining, and recreation/fitness should be permitted and structures that accommodate a mixture of residential uses, commercial uses, and office space could be encouraged.

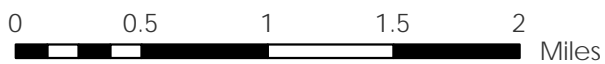
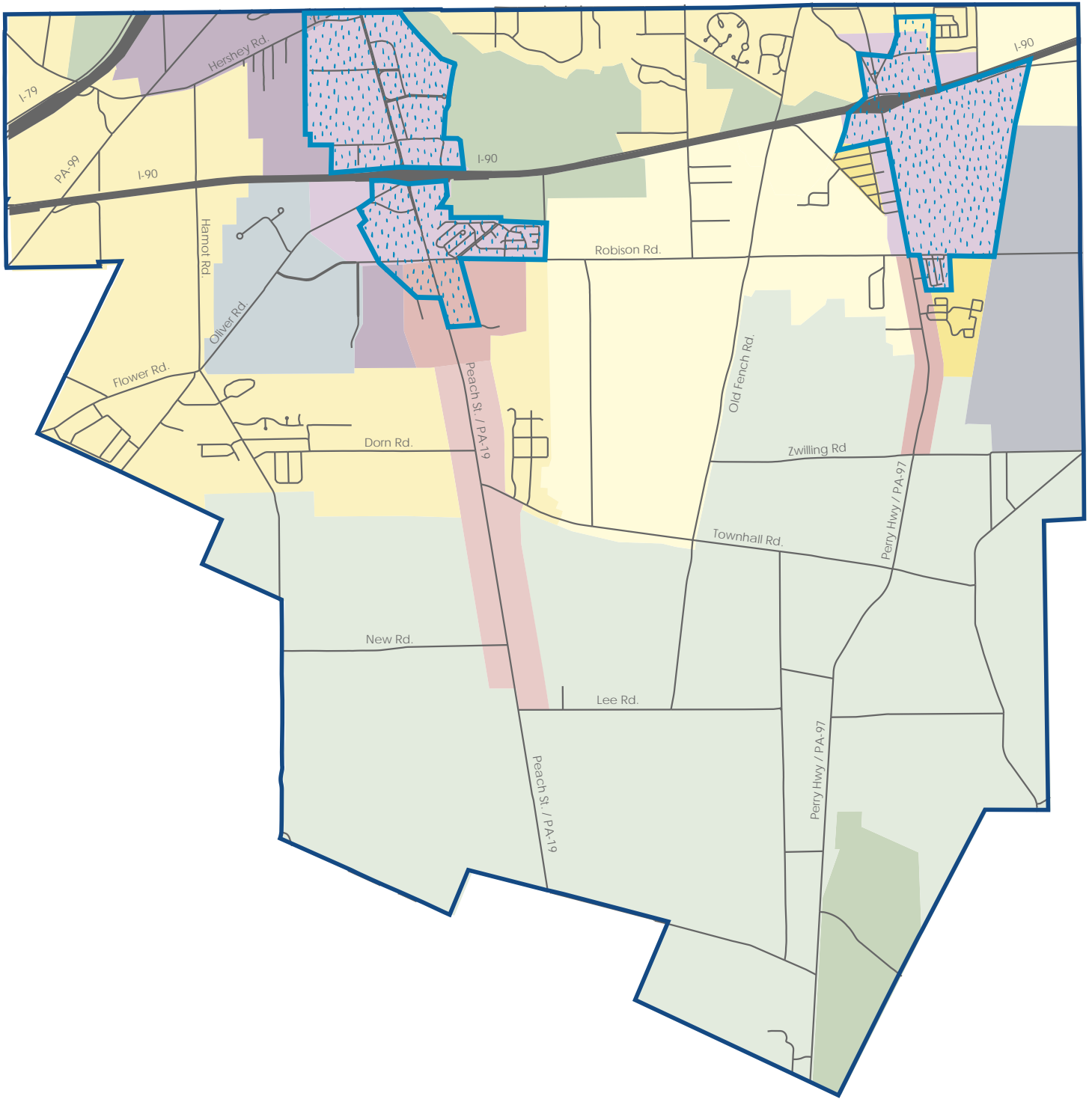
Update Performance and Design Standards to Increase Vitality and Livability

The vitality of a "town center" is not only determined by the types of uses present, but also by the way that those uses are integrated with each other and with networks of streets, paths, and green spaces. Performance and design standards set requirements for developers to follow so that redevelopment, even if carried out over a long period by different entities, creates a cohesive, efficient, and enjoyable place to live, work, and shop.

For example, developments within the Infill/Redevelopment Overlay might be required to orient buildings in such a way as to create attractive views and streetscapes, or to design a grid of streets that reduce bottlenecks and congestion. Shared parking, minimum (and possibly maximum) parking requirements, or surface parking coverage limits will ensure that land is used efficiently. Integrated stormwater management and public space requirements create functional, attractive public spaces and integrated connections among commercial and residential regions.

How to Get this Done





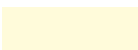




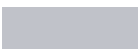

1. Delineate and build consensus on the specific areas associated with potential infill/redevelopment; incorporate the boundary on to the Township's Zoning Map.
2. Frame out the specific principles/goals for infill/redevelopment.
3. Draft specific zoning and subdivision/land development ordinance updates that support the infill/redevelopment process; utilize the conditional use process as applicable; incorporate text updates into the Township's Zoning Ordinance.
4. Define the infill/redevelopment application process; incorporate into the Township's Zoning Ordinance.
5. Amend the Township Zoning Ordinance and Subdivision/Land Development Ordinances based upon updates completed.



Essential Recommendation #7

Infill/Redevelopment Overlay



Future Land Use

	Resources - Rural
	Resources - Natural
	Residential - Multi-Family
	Residential - Medium Density
	Residential - Low Density
	Mixed Use - Regional
	Mixed Use - Neighborhood
	Commercial - Local
	Commercial - Corridor
	Landfill
	Industrial

Redevelopment Overlay Concept

	Redevelopment Overlay
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Context

	Township Boundary
	Roadways

Essential Recommendation #8

Gradient of Commercial Uses Along SR-19

Commercial development along SR-19 south of I-90 is anticipated to continue. The extent to which the types of non-residential uses and the scale of these activities is important to coordinate in context of impacts on the transportation network and the surrounding uses.

Influences

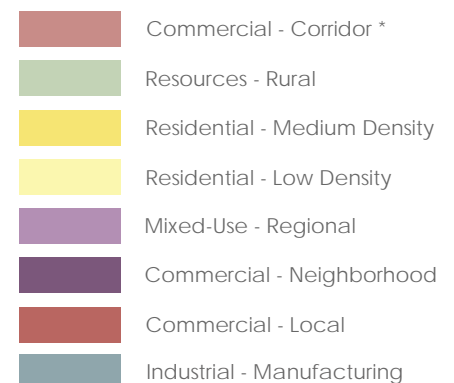
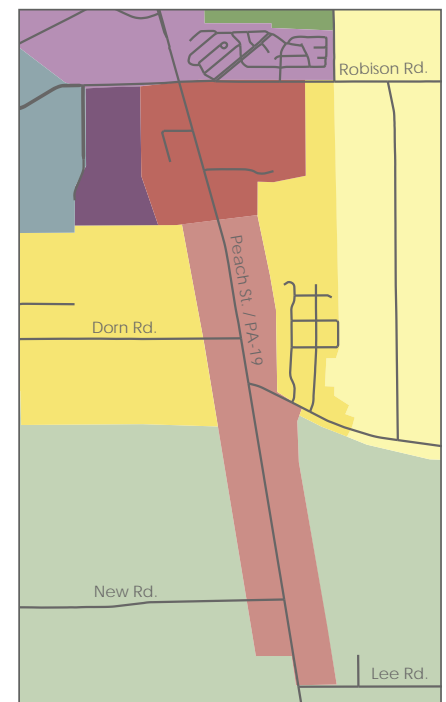
Residents support that Summit Township’s rural character remains intact to the greatest extent possible; throughout the comprehensive planning process and in the years leading up to this Plan, residents have emphasized that they do not want to encourage/live within a community that emulates uncontrolled or unwieldy suburban growth. With the expansion of regional commercial establishments, such as retailers with larger footprints and extensive impervious surfaces, further south along Route 19/Peach Street, many have expressed that the compatibility of increased traffic, noise and lighting on surrounding neighborhoods and the night sky is less than desirable.

As such, the Future Land Use Plan recommends a gradient of non-residential intensities starting with regional-scale retail in the north all the way to low intensity rural commercial in the south. The distance that each of these zones extend from the Peach St/SR-19 right-of-way is designed to best integrate with adjacent uses. Access management requirements (see Essential #5) for new commercial development can aid in mitigating traffic congestion by preventing establishments from building individual driveways along the corridor.

Policy Components

Mixed Use - Regional (High Intensity)

The Future Land Use Plan designates the commercial region from the northern boundary of the municipality south to Robison Rd as Regional Mixed Use. It is recommended to permit a mixture of the most intense commercial and



Excerpt of the Future Land Use Plan showing the Route 19 corridor.

* - 800' where depth of parcels allow

residential uses in the Township in order to encourage infill and redevelopment and align with available, existing infrastructure. Adjacent zones of future land use include industrial, natural resources, mixed use, medium density residential, and multifamily housing. The compatibility between these uses also can serve as buffers between the regional commercial and the surrounding low density residential uses.

Commercial - Local (Medium Intensity)

From Robison Rd to Auto Row, the Future Land Use Plan recommends encouraging local-serving commercial uses rather than regional-serving big box footprints. In addition to minimum criteria, the Township can identify maximum dimensional criteria for things such as lot coverage, building footprints, and setbacks. As adjacent areas are predominantly medium-density, singly-family housing, appropriate buffers and setback requirements for new development as well as redevelopment can ensure light, noise, and other nuisances do not negatively impact adjacent residents and neighborhoods.

Commercial – Corridor (Low Intensity)

From Auto Row to Lee Rd, the Future land Use Plan designates Commercial - Corridor, which is similar to Commercial – Local, however permitted uses are restricted to those that have the lowest impact on transportation demands and surrounding existing land uses. Zoning criteria should specify the ways in which dimensional criteria, buffer areas, noise, and other site design related patterns can be addressed to ensure minimal negative impact to surrounding land uses. The southern extent of this area mirrors the Designated Growth Area and Sewer Service Area boundary, ensuring that commercial uses remain within the limits of planned or existing infrastructure.

How to Get this Done

1. Evaluate parcel-specific Zoning Map information and re-align district boundaries for each of the districts along SR-19; incorporate the boundary updates on to the Township's Zoning Map.
2. Frame out the specific principles/goals for each refined Zoning District.
3. Draft specific zoning and subdivision/land development ordinance updates that support the Zoning District's purposes, desired uses, dimensional criteria and performance standards; establish a maximum depth of non-residential activity (800') where depth of parcels along SR-19 allow.
4. Amend the Township Zoning Ordinance and Zoning Map based upon updates completed.

Essential Recommendation #9

Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan

The thrust of this Comprehensive Plan rests in land use, connectivity and vitality. As a complement to this work, the Township in the coming years should explore more specific planning for its system of existing and future public parks, recreation, open spaces, greenways and trails.

Influences

As expressed by residents, Summit's open spaces and rural character are treasures. As a growing community, its two public parks are well utilized throughout the seasons. A detailed evaluation of the capacity of the Township's existing recreational facilities can illuminate how best these facilities can serve those of all ages and all abilities.

Resource conservation areas delineated in the Future Land Use Plan are, for the most part, undevelopable due to environmental constraints, such as steep slopes, rivers, ravines, and floodplains. It is these constraints that make for striking natural scenery and are valuable natural resources for nearby areas planned for residential and infill development. As interests in pedestrian connectivity continue to grow in the Erie region, the Township has the opportunity to explore how this type of low impact network could add to the Township's quality of life.

Other Considerations

Throughout the comprehensive planning process, discussions occurred that highlight the Township's desire to ensure quality open spaces and points of connectivity while also ensuring that residents can realize benefits with minimum burden on public expenses. As efforts for public amenity planning continues, discussions of short- and long-term costs are anticipated to be a factor that informs and shapes decisions.

Policy Components

Park Inventory and Needs Analysis

A Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan typically includes inventory of current facilities, including what activities are accommodated and at what capacities. Based on demographic projections, future programming and space needs

can be estimated, both for passive and active recreation. Community participation in this stage is critical to determine what types of recreation the community supports.

Facilities Maintenance Plan

As a complement to facility planning, the Township can keep its maintenance program strong. The expansion of current maintenance planning can outline the major maintenance equipment including age and purpose and can describe any existing risk management efforts including inspection of park facilities, particularly playground equipment. Through analysis, the Township can make recommendations in relation to maintenance procedures – old and new.

Greenways and Natural Assets Inventory

Open spaces of all kinds can be explored. The Township can approach this by developing a cohesive, navigable GIS inventory of natural assets and environmental constraints. As much of this data is publicly available or was developed as part of the Comprehensive Planning process, this task entails a small amount of work to realize a big benefit: being informed!

Evaluate Opportunities for Increased Pedestrian Connectivity

Walkability provides a myriad of benefits for residents, including improved public health, mental health, and recreation opportunities. Encouraging residents to walk, rather than using their cars for short distances reduces traffic congestion and can be accomplished by pedestrian safety improvements and the development of trails. As part of this planning effort, the Township should further evaluate opportunities for increased pedestrian connectivity.

Cost Estimates and Capital Development Program

To ensure feasibility of implementation, this study should explain the strategy for the phasing, identify which areas and facilities are to be developed in which years, and provide the costs associated with each phase. Implementation strategies to financing this capital plan should also be addressed (bonds, grants, fund-raising, etc.).

How to Get this Done

1. Frame out and pursue a scope of work associated with the Township's Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan.
2. Evaluate facilities, maintenance, financing and programming associated with current and potential Parks, Recreation, Open Space, Greenways and Trails.
3. Adopt the Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan by resolution.
4. Implement the Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan's recommendations.
5. Build opportunities for collaboration and partnerships.

Essential Recommendation #10

Advocate for Priority Transportation Projects

Continue to advocate for identified priority transportation efforts to be incorporated on to the County/State transportation improvement program (On-going Priority). Coordinate with State and County entities regarding the timing and completion of the following improvement efforts that are most essential to the Township's orderly growth over the next 10 years.

Influences

Within the Township, there is a mixture of Township- and State-owned roads. While there are many possible short- and long-term efforts that have been explored as part of this planning effort, there are a number of key projects that can be realized through collaboration and their inclusion at the County/regional/State planning level. These types of efforts bring benefits to residents and businesses while realizing cost effective solutions for the Township.



This traffic intersection improvement at Hershey Rd and Route 99 (Edinboro Rd) has recently been completed by PennDOT as part of the Township's transportation improvement planning in coordination with the Metropolitan Planning Organization.

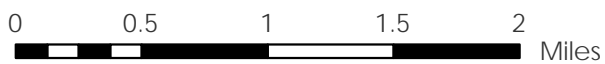
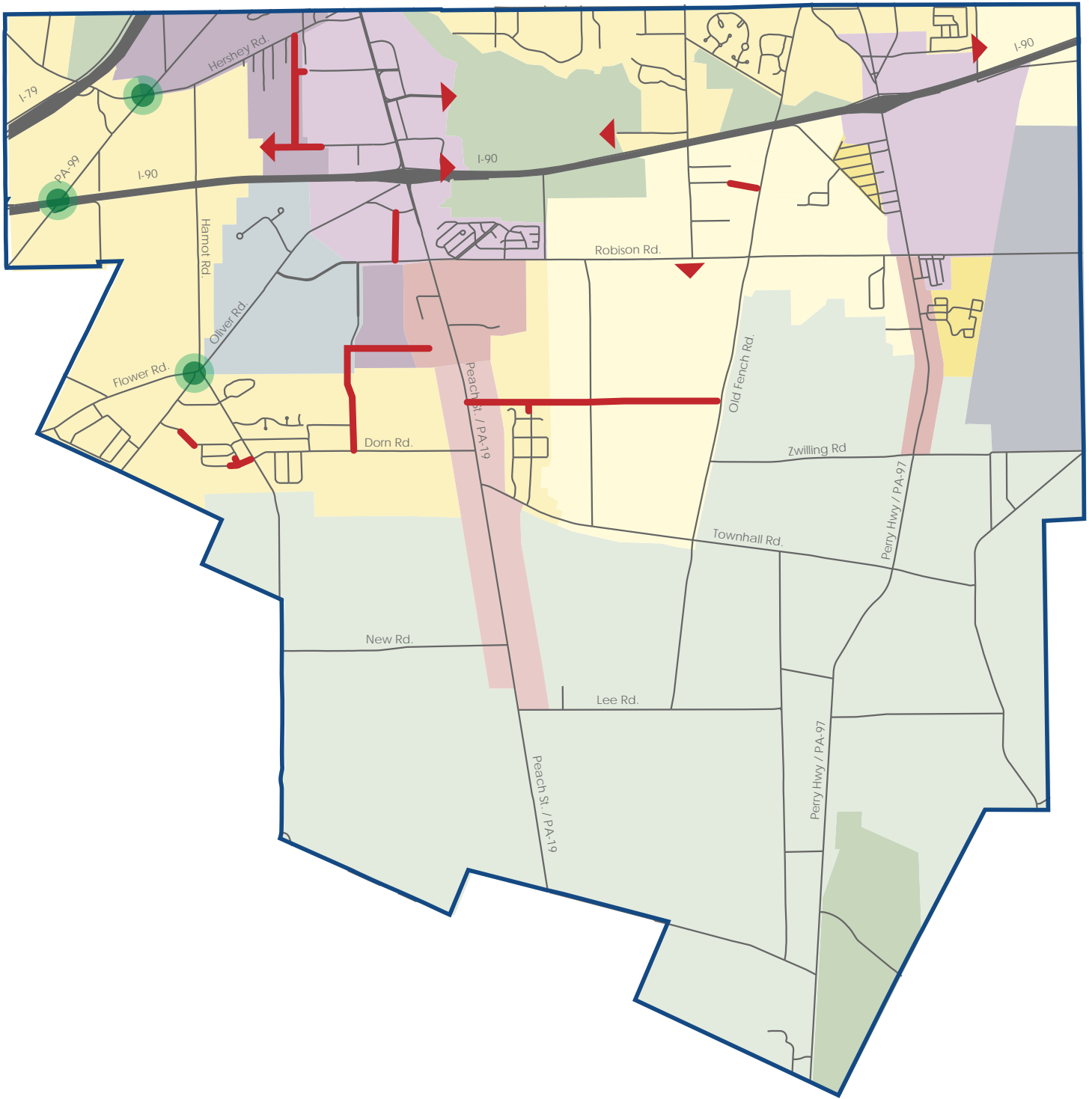
Policy Components

Reflecting on the many projects that can be realized in the years to come (outlined Part 2: Actions and Champions), a select number of priority projects rose to the top based upon resident input and cost considerations. Collaboration with County/regional/State entities will ensure these projects come to fruition. These include the:

- Widening of the Perry Hwy./I-90 East Ramp Turn Lane
- Widening of Oliver Road
- Drainage Corrections at Perry Hwy/Marsh Rd
- Signal Coordination on Peach St between both Summit and Millcreek Townships
- Other evaluations: drain pipes and traffic signal coordination
- Additional public right-of-way connections (as illustrated on the following page) should also be planned in detail and constructed to best serve existing and future development.

How to Get this Done





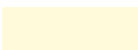




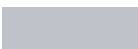

1. Continuously collaborate with County, regional and State entities to ensure priority projects get included within current transportation improvement project pursuits.
2. Evaluate and frame out additional rights-of-way and connections for improved safety and circulation; add projects to the Township's Official Map as applicable.
3. Adopt the updated Official Map inclusive of additional rights-of-ways and connections.
4. Follow through with access management recommendations from the 2018 Access Management Study - Edinboro & Hershey Road Improvements, et al. by revising the Subdivision and Land Development Ordinance to incorporate these recommendations into Ordinance requirements.
5. Revise the Subdivision and Land Development Ordinance to include traffic calming standards for new subdivisions and land developments as applicable.
6. Revise Sidewalk Ordinance to require sidewalks from new residential subdivisions in all zoning districts where lot width is 200 ft or less.
7. Coordinate with PennDOT on the particulars of unwarranted improvements as appropriate.






Essential Recommendation #10

Potential Rights of Way and Connections

Future Land Use



	Resources - Rural
	Resources - Natural
	Residential - Multi-Family
	Residential - Medium Density
	Residential - Low Density
	Mixed Use - Regional
	Mixed Use - Neighborhood
	Commercial - Local
	Commercial - Corridor
	Landfill
	Industrial

Access Management Concept

	Potential Future Street Interconnection
	Potential Street Expansion
	2017 TIP Project Locations

See also: 2018 Access Management Study - Edinboro & Hershey Road Improvements

Context

	Township Boundary
	Roadways

Essential Recommendation #11

Implementation Follow Through and Tracking

Completing a Comprehensive Plan is great; implementing the Plan is necessary.

Influences

The completed Comprehensive Plan reflects the community's long-term vision and aspirations. However, a plan that is never implemented and ends up on a shelf is of use to no one. This is why implementation tracking is absolutely essential to the success of a Comprehensive Plan.

Policy Components

Formalize the sequence of daily, monthly and quarterly actions associated with Comprehensive Plan Implementation

Building on the momentum of this Comprehensive Plan's preparation, the document will become part of everyday Township planning decisions. Many of these steps are using a structure of communication and outreach that is already in place. With that, the Township will be able to optimize its time and its existing resources to further build momentum of the Comprehensive Plan's recommendations.

The Township Staff will work with the document on a day-to-day basis. From determining general land use consistencies of development application reviews to identifying planning strategies as part of preparing grant funding pursuits, the Comprehensive Plan will help shape the Township's daily successes.

On a month-to-month basis, the Township's Planning Commission has the opportunity to include the Comprehensive Plan on its monthly meeting agenda. Meeting discussion can highlight the ways in which the Plan's actions are being pursued as well as examining questions that arise regarding the relationship of existing and updated technical policies to development patterns. The Planning Commission has opportunity to call upon the Comprehensive Plan as part of its review and recommendations related to submitted subdivisions, land developments, Ordinance amendments and other applicable planning efforts.

On a quarterly basis, the Township has the opportunity to publish Plan progress reports within the Township newsletter. Residents and property owners will be able to see how the Plan's actions are coming to fruition and what upcoming planning activities are on the horizon.

A new component to build into the Township's planning structure involves establishing a Comprehensive Plan Implementation Committee. Meeting on an annual or bi-annual basis,

the Committee will have the opportunity to serve as an objective reviewer of each year's Comprehensive Plan implementation progress. The Committee can help the Township Staff, Planning Commission and Board of Supervisors in evaluating the extent of Comprehensive Plan actions defined for that respective year as well as critiquing possible actions for consideration in upcoming years.

Clearly Define the Committee's Procedures and Responsibilities

To establish legitimacy, define a clear set of rationales or reasons for the Committee's formation and create communication outlets to build public awareness of the Committee and its role/mission/purpose and specifically how it complements the Township's Planning Commission and Board of Supervisors. Identify the criteria and full range of projects/policies appropriate for Committee action. Determine the frequency of Committee meetings.

Develop a Progress Report Scorecard to Track Progress

Completing the Progress Report on an annual basis, to coincide with the corresponding year's status report, can aid Township leadership and staff in realizing each of the Comprehensive Plan's recommended actions. By utilizing such a system of scoring, the Township can simply and objectively track and measure how well the Township and associated action champions are doing in achieving the goals and recommendations that are important to the community.

Maintain Communication and Coordination with Action Champions

Assigning an organization or department to champion an action item in the Comprehensive Plan does not guarantee that the item will be that organization's top priority. A major role of the Comprehensive Plan Implementation Committee is working at the direction of the Board of Supervisors to keep an eye on progress. Upon completion of the Progress Report, the Comprehensive Plan Implementation Committee should recommend to the Board of Supervisors which actions, especially critical ones, are behind schedule or languishing. The organizations responsible for these actions may have run into a roadblock, lack capacity, or need support in some other way.

How to Get this Done

1. Formalize the roles and responsibilities of the daily, monthly and quarterly efforts.
2. Form an Implementation Committee to assist the Township in objectively evaluating year-to-year planning progress.
3. Identify the criteria and full range of projects/policies appropriate for Committee action.
4. Complete a Progress Report on an annual basis, to coincide with the corresponding year's Township status report.
5. Recommend to the Board of Supervisors which actions, especially critical ones, are in need of further support.

Summit Township Comprehensive Plan

Other Supporting Efforts

In addition to the Comprehensive Plan's Essentials, the community has the opportunity to pursue a series of other supporting efforts. The aim of these actions is to promote coordination with other policies. These supporting efforts are ones that will require time and effort in staying abreast of current events and evolving community planning trends.

1. Continue to foster cooperation

On-going dialogue between the municipality and the private-sector is important in context of understanding how development proposals relate to the Township's planning goals. This dialogue as part of the pre-application process, application review and approval steps will ensure that the performance standards and to mitigate along with other ordinance criteria balance private and public-sector aims.

2. Audit the existing Zoning and Subdivision/Land Development Ordinance

The Township, has over time, evaluated ways to identify what portions and technical criteria within these ordinances need honed to realize planning objectives. In completing an Audit, the Township can realize the full extent of land uses, appropriate dimensional criteria standards and other performance standards so that the Zoning and Subdivision/Land Development Ordinances can best relate to the Comprehensive Plan recommendations.

In considering a sampling of specifics, the audit and corresponding updates can address design standards related to setbacks, landscaping/bufferyards, accessory structures and other site requirements within the context of existing development patterns throughout the communities' various zoning districts. Further detailed potential solutions related to performance standards (e.g. mitigating light and sound impacts with landscape, earthmounds or combination) can be arrayed to address the primary purposes of the standards and to mitigate unwanted impacts.

3. Continue and expand sustainable practices

The Township supports fiscally and physically responsive solutions for sustainability. It is recommended the Township continue to evaluate and determine mechanisms for sustainability that are beneficial to the overall Township's operations, maintenance practices and goals. As projects or updates are pursued, these efforts, such as lighting or stormwater management techniques, could serve as tools in educating the private sector to follow in the footsteps of the innovations as accomplished by the public-sector.

4. Emphasize sensitive natural resource conservation techniques

As part of the Township's development controls, the municipality could explore incentive-based zoning that incorporates various options for resource conservation in relationship to potential development. This type of technique often considers ways in which various levels of development impact (% of impervious surface) can be balanced with ordinance criteria

(e.g. graduated scale of surface conditions' rates of run-off). The foundation of developing these techniques and incentives is rooted in minimizing negative impacts to existing natural resources/conditions.

5. Explore the feasibility of creating a 501c(3)-style "Friends of Summit Parks"

To assist in long-term planning initiatives and funding strategies, as emerging from the Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan. This group should be organized with a mission to:

- Undertake fundraising for special projects
- Advocate for continued park enhancements
- Generate volunteer support

Friends of Summit Parks should function as an independent organization which collaborates with municipal staff on a regular basis to make recommendations on matters of budget and policy to the Board of Supervisors. In this respect, members should remain as apolitical as possible and term limits are advisable.

6. Showcase best planning/design practices

It is recommended that the Township continue its education and outreach efforts associated with the installation and performance of best practices. Building on successes to date, such as stormwater and resource protection, etc., the Township can highlight these efforts in municipal-wide publications and/or highly visible locations so that others in the residential and business community can see results of design that raises the bar and what is possible for the greater community.

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Regional Relationships



Summit Township Comprehensive Plan

Interrelationships

Summit Township's 2018 Comprehensive Plan outlines a practical strategy for ongoing success. This requires that the plan's components and actions be carefully formulated to balance one another. This balance is based not only on internal, or Township, factors but also considers external or regional factors.

Surrounding Municipalities

The future land use and other plan elements defined by this plan reflect the region's market realities and are compatible with the existing land use patterns of the Township's immediate neighbors.

Influences of this Plan on Other Efforts

The Summit Township Comprehensive Plan has been developed in manner to minimize impacts on adjoining communities. Only a few of the future land use or housing recommendations suggested in the Plan represent a minor shift in the municipalities' established land use patterns. None of these shifts directly impact the perimeter of adjacent municipalities.

Waterford Township and Summit Township share areas of existing and continued rural lands.

McKean Township and Summit Township share a variety of land use patterns. In the southern portion of Summit, the continued rural landscape is anticipated to continue. In moving north, residential land use patterns begin to increase in intensity. The coordination of land uses within the vicinity of I-90 and I-79 is important to ensure compatibility of the land's resources as well as impacts of sound and scale within vicinity of the transportation corridors.

Continued coordination with Greene Township is anticipated to continue as related to the adjacencies of the existing landfill as well as the possibilities of additional low intensity development in the proximity to I-90.

The most dramatic future land use changes the Plan contemplates include the inclusion of an infill/redevelopment overlay. Adjacent land use planning in Millcreek Township is also underway. The impacts of future development scale and land use is of particular interest in ensuring coordinated development and transportation improvements.

While the established neighborhoods along the Millcreek Township border in the eastern part of Summit are anticipated to continue in the generations to come, it is significant to note that the potential redevelopment along the western portion of Summit's border with Millcreek bring exciting possibility to the community. Summit will keep Millcreek abreast of these land use patterns to ensure that impacts of mixed use development scale, types, transportation projects and stormwater management also remain positive to residents and businesses of both communities

The infrastructure improvements, as related to sanitary sewer and potable water, needed

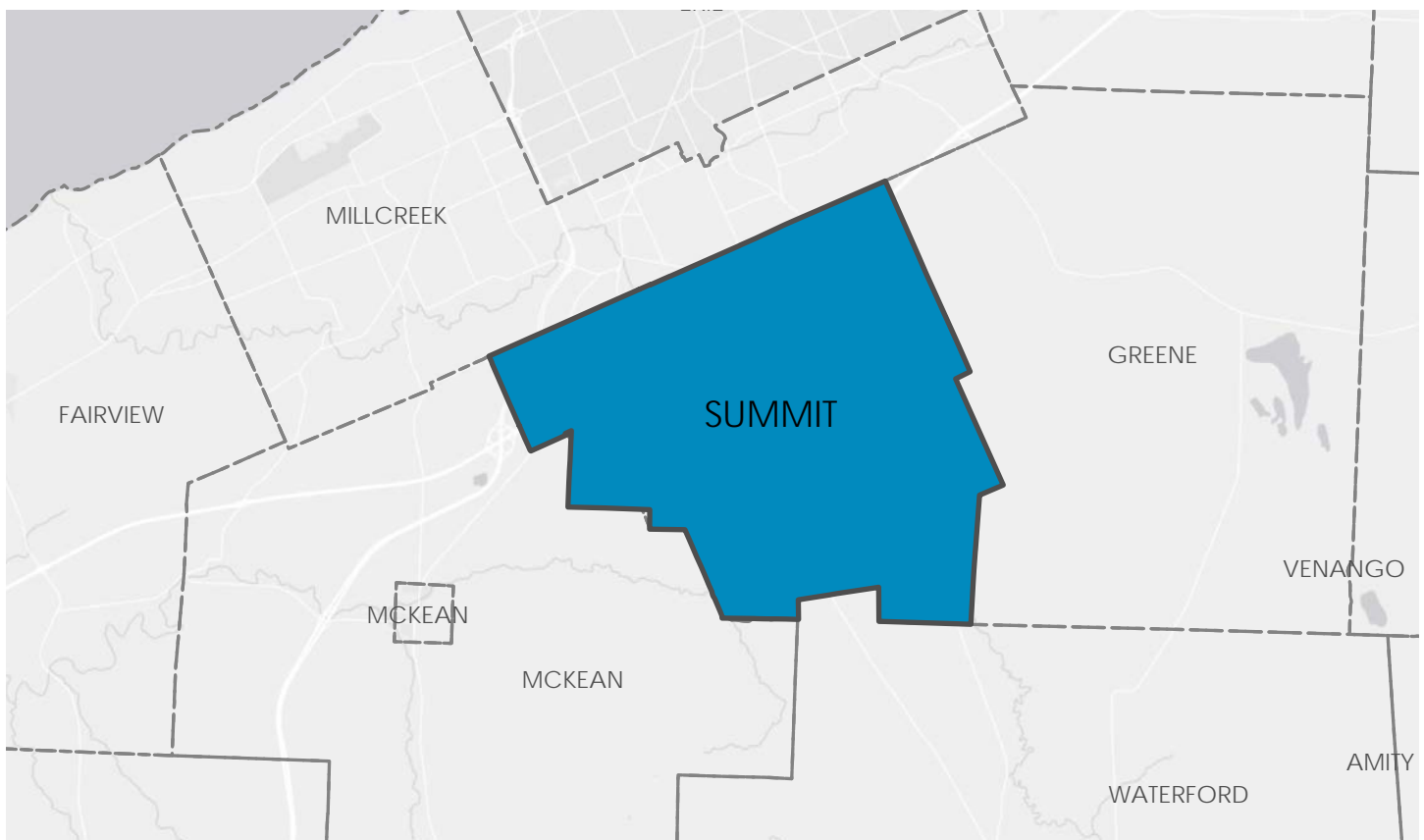
to support the future land use element builds upon existing systems and does not require any additional capacity beyond the historic capacities of each community's systems. Most importantly, the infrastructure recommendations of this Plan reinforce the partnerships and collaborative efforts needed to have sufficient service to developed areas.

While many of this Plan's recommended transportation improvements have no anticipated impact on the adjoining neighbors, several of the transportation recommendations will require regional collaboration to coordinate on future transportation improvement planning efforts.

Some of the Plan's recommendations are strongly dependent upon cooperative efforts between the municipalities, between municipalities and developers, between the municipalities and community organizations and between the municipalities and Erie County.

Outside Factors that May Impact this Plan

The plan's elements and recommended future land use and housing strategies are consistent with the current Erie County Comprehensive Plan. Areas for infill development, the protection of sensitive natural resources and enhancement of the community's civic system are presented as a continuum of greater regional aspirations. Concepts for improvements within the Township's public realm reinforce the findings and recommendations of the County's overall planning objectives. Summit Township, in serving as both a vibrant destination and a rural respite, looks forward to continuing to serve as a positive contributor to life in Erie County - as a community that is responsive to resident and business needs.



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Actions and Champions

Overall Actions

Transportation-Related Actions



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Actions and Champions

Overall Actions

From analysis and observations identified throughout the comprehensive planning process, numerous realistic opportunities exist. Recommendations are rooted in both policy and physical actions that address a range of activities or themes. Some of the projects, policies and actions will require collaboration while others can be completed at the Township Department level.

Projects and policies will sometimes require the commitment and cooperation of civic leaders, authorities, residents, institutions and businesses. As resources are available, each project or policy will be prioritized into different timeframes. Example timeframes include:

● Short-Term 1 to 2 years;	Relative costs are as follows:
● Medium-Term >2 to 5 years;	\$<\$25k
● Long-Term > 5 years; and	\$\$=\$25k to \$250k
● On-Going.	\$\$\$=\$250k to \$1M
	\$\$\$\$>\$1M

The listing of recommendations should be updated as progress is made and refined to reflect shifts in priorities or planning efforts. Because of the nature of various actions and the potential influence of the community's actions on others, Summit Township should convene at least every other year to evaluate progress and reprioritize actions along with needs for collaboration.

BUS Business Community	PC Planning Commission
BOS Board of Supervisors	PD Planning Department
DCED Department of Community and Economic Development	PN PennDOT
DCNR Department of Conservation and Natural Resources	PRB Parks and Recreation Board
DES Design Organizations/Professionals	PS Public Safety
EC Erie County	PW Public Works
EG Education-Related Grants	REC Recreation Department
FEE Fees	SD School District
FN Foundations	
GF General Fund	SO Sports Organizations
IO Internship Opportunity	STAFF Township Staff
LGA Local Government Academy	SC Sustainability Community
NC Northwest Commission	VOL Volunteers
OG Other Grants	ZHB Zoning Hearing Board

Action Plan Matrix

	Priority	Partners	Est. Costs	Possible Funding
Goal 1 Enhancing land use and housing opportunities				
Objective: Maintain and enhance the integrity of the community's built environment.				
Actions				
1 Audit existing ordinances and codes to proactively plan for impacts of infill/redevelopment and the balance of preserving the integrity of the established development in the Township with the complement of future land uses	Immediate	STAFF, PD, DES, Real Estate Com.	\$	GF, LGA, FN
2 Update Township ordinances and codes based upon Audit findings	Short-term	BOS, PC, PD, STAFF	\$-\$\$	GF
3 Administer land use decisions that are compatible with existing land use patterns, infrastructure service capacities and realistic, responsible community decision-making.	On-going	BOS, PC, PD, STAFF	\$	GF, FEE

Goal 2 Strengthening economic and community development				
Objective: Encourage strengthened vitality of the community and business districts				
Actions				
1 Prepare design standards that coordinate the provision of enhancements oriented to the public realm when private development/redevelopment occurs.	Short-term	STAFF, PD, DES, Real Estate Com.	\$\$	GF, LGA, FN, DCED
2 Create a strategic plan for the northern Peach Street vicinity exploring market realities and focus on redevelopment and infill	Medium	PD, BOS, BUS, DES	\$\$	GF, STAFF, DCED
3 Explore the feasibility and benefits of other public-private investment opportunities within the community's business districts; pursue and follow-through with opportunities as they arise.	On-going	BOS, STAFF	\$	GF, OG, DCED
4 Explore the feasibility of EDC or other complementing organization in serving as the champion for redevelopment efforts	Immediate	STIEDA, BOS, STAFF	\$	GF, OG, DCED

Goal 3 Enhancing connectivity				
Objective: Promote safe, expedient travel for pedestrians, bicycles and vehicles with improvement measures				
Actions				
1 Advocate for Priority Transportation Projects <ul style="list-style-type: none"> • Widening of the Perry/I-90 Ramp Turn Lane • Widening of Oliver Rd • Drainage Corrections at Perry Hwy/Marsh Rd • Signal Coordination at Peach St between Summit and Millcreek • Other evaluations: drain pipes and traffic signal coordination 	On-going	BOS, PW, STAFF	\$-\$\$\$	GF, EC, PN
2 Continue to prioritize other identified local transportation efforts and coordinate with regional/State entities	On-going	BOS, PW, STAFF	\$-\$\$\$	GF, EC, PN
3 Complete improvements as funding and opportunities arise	On-going	PO, PW, EC, PENNDOT	\$\$-\$\$\$\$	GF, PN, OG

	Priority	Partners	Est. Costs	Possible Funding
Goal 4 Ensuring efficient movement				
Objective: Enhance the safety, security and appearance of the public realm in the commercial districts and residential areas				
Actions				
1 Evaluate the feasibility and consider applicability of access management strategies	On-going	BOS, PW	\$\$\$	GF, FN, PN, AC

Goal 5 Embracing natural resources and amenities				
Objective: Maintain adequate active and passive open space and recreation facilities to meet the needs of the community.				
Actions				
1 Prepare the Township's Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan	Long-term	REC, BOS, STAFF		GF, FN, OG
a Frame out and pursue a scope of work associated with the Township's Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan	Medium	REC, SO, STAFF, BOS	\$	GF, IO, DCNR
b Evaluate facilities, maintenance, financing and programming associated with current and potential Parks, Recreation, Open Space, Greenways and Trails	Long-term	REC, SO, STAFF, BOS	\$\$	GF, IO
c Adopt the Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan by resolution	Long-term	REC, SO, STAFF, BOS, PW	\$	GF
d Implement the Comprehensive Parks, Recreation, Open Space, Greenways and Trails Plan's recommendations	On-going	REC, SO, STAFF, BOS, PW	\$-\$\$\$\$	GF, FN, DCNR, Bonds
e Build opportunities for collaboration and partnerships.	On-going			
2 Promote public/private partnerships related to recreation planning and improvements to maximize recreation opportunities in a cost effective manner.	On-going	REC, SO, STAFF, BOS	\$	GF, FN
3 Explore the feasibility of creating a 501c3-style "Friends of Summit Parks"	Medium	REC, SO, STAFF, BOS	\$	GF, FN

	Priority	Partners	Est. Costs	Possible Funding
Goal 6 Delivering high quality and cost effective services and balancing short-term pursuits with long-term potential				
Objective: Promote sustainability throughout the community.				
Actions				
1 Continue and expand the sustainable practices in the community where opportunities arise.	On-going	BOS, STAFF, PW, SC	\$-\$\$\$	FN, EG, OG, DCNR
2 Continue education outreach efforts to property owners in an effort to improve the effects of stormwater management and encourage the implementation of best practices by private property owners.	On-going	PW, SC	\$\$\$+	FN, EG, OG, DCNR
3 Evaluate the economics and environmental benefits of the purchase of more energy efficient equipment and vehicles.	Medium-term	BOS, STAFF, PW, SC	\$	GF, IO
4 Enhance public works and administrative data management and communication capabilities	On-going	BOS, STAFF, PW	\$-\$\$	GF, IO
5 Depict the Designated Growth Area and Rural Resource Areas onto the Official map	Immediate	BOS, STAFF	\$	GF, IO
6 Coordinate with water and sewage authorities to identify and synchronize logical expansions and necessary maintenance effort associated with the community's infrastructure systems	On-going	BOS, STAFF, PW, Authorities	\$\$-\$\$\$\$	GF, IO, Bonds

Goal 7 Fostering cooperation				
Objective: Promote community spirit through a variety of municipal experiences and opportunities.				
Actions				
1 Work with local institutions in determining and realizing innovative ways to address opportunities that may benefit Summit.	Immediate	BOS, PD, PS, PW	\$	GF, IO
2 Work with Erie County related to transportation initiatives identified by the Township and supported by Erie County to secure funding for infrastructure improvements.	On-going	BOS, PW, NC, EC	\$ to \$\$\$\$	FN, PN, EC
3 Pursue implementation follow through and tracking	On-going	BOS	\$	GF

BUS	Business Community	PC	Planning Commission
BOS	Board of Supervisors	PD	Planning Department
DCED	Department of Community and Economic Development	PN	PennDOT
DCNR	Department of Conservation and Natural Resources	PRB	Parks and Recreation Board
DES	Design Organizations/Professionals	PS	Public Safety
EC	Erie County	PW	Public Works
EG	Education-Related Grants	REC	Recreation Department
FEE	Fees	SD	School District
FN	Foundations		
GF	General Fund	SO	Sports Organizations
IO	Internship Opportunity	STAFF	Township Staff
LGA	Local Government Academy	SC	Sustainability Community
NC	Northwest Commission	VOL	Volunteers
OG	Other Grants	ZHB	Zoning Hearing Board

Actions and Champions

Transportation - Related Actions

The transportation element of the comprehensive plan focused on mobility, connectivity and multi-modalism. That is, finding strategies to ease the flow of traffic, connecting neighborhoods including future development, and accommodating bicycle and pedestrian traffic. To do this, an inventory of the existing transportation network was performed, future development-including zoning changes-were accounted for, and input from the public and the steering committee was considered.

Under the guide of the broad Goal 3: Enhancing connectivity, a list of transportation intents were developed to cover multiple facets of the transportation planning components including:

- To manage traffic to decrease congestion and improve safety. This is aimed to promote projects on the LRTP through commitment of local funding share, to work with PennDOT to improve intersections and corridors in the Township, and to better coordinate signalized corridors
- To create a pedestrian-friendly community. This is aimed to promote the construction of sidewalks in residential and commercial developments and lower traffic speeds in neighborhoods.
- To promote connectivity in transportation network. This is aimed to implement vehicular connections between the Peach Street commercial corridor and Hershey Road/Edinboro Road and to promote vehicular and non-vehicular connectivity between existing/proposed neighborhoods

Relative costs are as follows:

\$<\$50k
\$\$=\$50k to \$250k
\$\$\$=\$250k to \$1M
\$\$\$\$>\$1M

References in the tables

[1] PennDOT Bureau of Planning and Research Geographic Information Division, Type 5 map.

[2] Based on PennDOT Federal Functional Class map for Erie County.

[3] American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011.

[4] PennDOT Traffic Signal Asset Management System (TSAMS).

[5] PennDOT Crash Data Analysis and Retrieval Tool (CDART).

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Transportation Action Items Matrix

	Responsibility	Potential Funding	Cost	Priority
Transportation Action Item A				
Objective: Traffic Calming Recommendations				
Actions				
1 Develop traffic calming standars to implement, where appropriate, in new subdivisions. Incorporate into SALDO.	Staff & Board of Supervisors	Developers	\$	L

Transportation Action Item B				
Objective: Pedestrian Improvements				
Actions				
2 Revise Sidewalk Ordinance to require sidewalks for new residential subdivisions in <u>all</u> zoning districts where lot width is 200' or less.	Staff & Board of Supervisors	Developers	\$	L+
3 Construct connections in sidewalk gaps along Peach Street (SR 19) within I-90 interchange and north of Summit Towne Centre.	Board of Supervisors	Township (P) PennDOT (S)	\$\$	L+
4 Provide sidewalks along Hamot Road between Dorn Road and Oliver Road.	Board of Supervisors & Planning Commission	Township (P) Developers (S)	\$\$	L+

Transportation Action Item C				
Objective: Bicycle Improvements				
Actions				
5 Establish a multi-use trail standard and official map for implementation of a netowork of bicycle/pedestrian trails.	Staff & Board of Supervisors	Township (S) State (PennDOT Multimodal Transporation Fund & DCED Multimodal Transportation Fund) (P) Developers (S)	\$\$\$\$	M
6 Adopt a priority list of amenities for implementation with future state transportation projects through PennDOT Connects initiative.	Staff & Board of Supervisors	PennDOT (P) Township (S)	\$	M

	Responsibility	Potential Funding	Cost	Priority
Transportation Action Item D				
Objective: Connectivity Recommendations				
Actions				
7 Promote future street connections per the Essentials. Include street connections on Official Map. Require developers to construct portion of street where they cross or abut their sites.	Planning Commission Board of Supervisors	Developers (P) Township (S)	\$	M
8 Upgrade/extend Braund Road from Hershey Road (SR 4010) and extend Keystone Drive and Down's Drive (behind Erie Marketplace) to connect with it.	Board of Supervisors	Township (P) Developers (S)	\$\$\$\$	L-M
9 Construct Braund Road Connector from Hershey Road (SR 4010) to Edinboro Road (SR 0699) and Old Zuck Road.	Board of Supervisors	Township (P) Developers (S)	\$\$\$\$	L-

Transportation Action Item E				
Objective: Intersection Improvements				
Actions				
10a Conduct traffic signal warrant evaluations for: * Peach Street (SR 19) and Auto Row (In Process) * Peach Street (SR 19) and Dorn Road * Peach Street (SR 19) and Town Hall Road (SR 4022) Install signals when warranted	Board of Supervisors	Township (P) PennDOT (S)	\$\$\$	M
10b Reevalutae alignment, signalization and pedestrian access associated with: * Peach Street (SR 19) and Keystone * Peach Street (SR 19) and Rotunda * Peach Street (SR 19) and Hershey Install improvements as warranted to bring to current standards	Board of Supervisors	Township (P) PennDOT (S)	\$\$\$- \$\$\$\$	H
11 Perform minor realignment of Old Zuck Road at Edinboro Road (SR 699). Widen Edinboro Road (SR 699) for a left turn lane.	Board of Supervisors	Township (P) Developers (S)	\$\$\$	L
12 Install signal at Edinboro Road (SR 699) and realigned Old Zuck Road when warranted.	Board of Supervisors	Township (P) Developers (S)	\$\$	L
13 Install roundabout at Hershey Road (SR 4010) and Hamot Road.	Board of Supervisors	Township (P) Developers (S)	\$\$\$\$	M
14 Widen Hershey Road (SR 4010) at Edinboro Road (SR 699) to provide left turn lanes.	PennDOT Board of Supervisors	Township (P) PennDOT (S)	\$\$\$\$	L
15 Install roundabout or widen Hershey Road for left turn lanes and install signal, when warranted, at Hershey Road (SR 4010) and realigned Crestview Drive/Target driveway. <i>Note: Crestview Connector proposed to Edinboro Road (SR 699) in Millcreek Township.</i>	Board of Supervisors PennDOT	Township (P) PennDOT (S)	\$\$\$\$	L
16 Extend center left turn lane on Perry Highway (SR 0197) south of Robison Road (SR 4024) to Popp's Mobile Home Park. <i>Note: Widening and reconstruction of SR 0197 on Long Range Transportation Plan.</i>	Board of Supervisors PennDOT	Township (P) PennDOT (S)	\$\$\$\$	M
17 Widen Perry Highway (SR 0197) to provide a northbound right turn lane onto the eastbound I-90 in-ramp.	PennDOT Board of Supervisors	PennDot (P) Township (S)	\$\$\$	H
18 Widen Oliver Road approach to Peach Street (SR 0019) to provide dual left turn lanes.	Board of Supervisors	Township	\$\$\$	H
19 Extend center left turn lane on Peach Street (SR 0019) from Robison Road (SR 4024) to Dorn Road.	Board of Supervisors PennDOT	Township (P) PennDOT (S)	\$\$\$\$	M

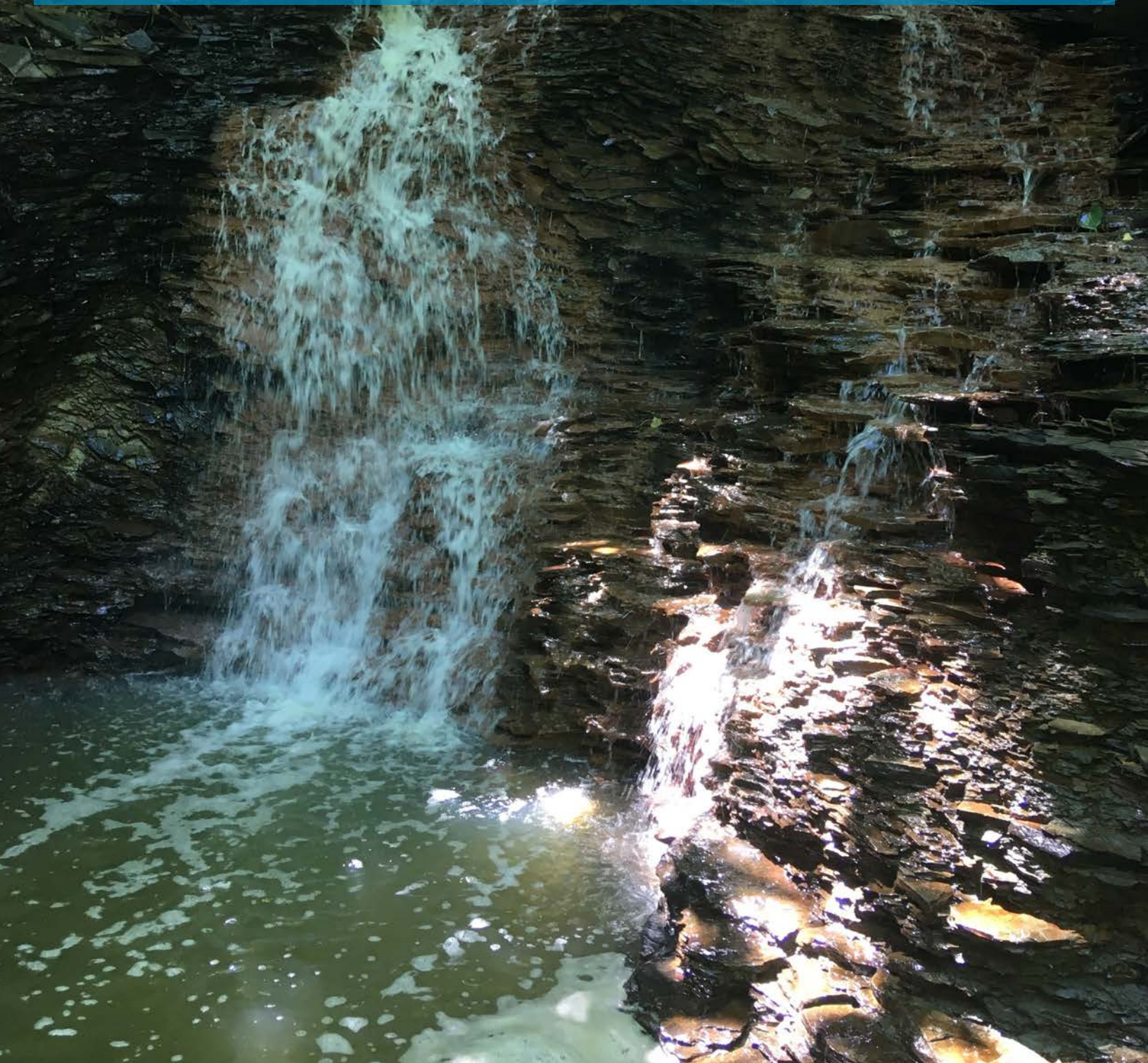
	Responsibility	Potential Funding	Cost	Priority
Transportation Action Item F				
Objective: Transit Recommendations				
Actions				
20 Facilitate discussions with EMTA pertaining to transit stops and service.	Erie Metropolitan Transit Authority	Erie Metropolitan Transit Authority	\$\$	

Transportation Action Item G				
Objective: Other Recommendations				
Actions				
21 Provide gateway treatment signage and beautification at high volume entrances into the Township: * I-90 ramps at Peach Street (SR 0019) * I-90 ramps at Perry Highway (SR 97) * Peach Street (SR 19) near Hershey Road (SR 4010)	Board of Supervisors	Township	\$\$	M
22 Install edge lines on Township roads without curbs.	Public Works	Township	\$\$	L
23 Upgrade Hamot Road from Hershey Road to Dorn Road to collector classification with 4 foot wide shoulders.	Board of Supervisors	Township	\$\$	L
24 Evaluate locations along Township roads for installation of subsurface drain pipe in place of open ditches.	Public Works	Township	\$\$\$\$	H
25 Correct drainage issues along Perry Highway (SR 0197) south of Marsh Road.	PennDOT	PennDOT	\$\$\$	H
26 Coordinate signals along the Peach Street (SR 19) corridor with Millcreek Township to assure the progressive movement of traffic.	Township PennDOT	Township (P) PennDOT (S)	\$\$	H

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Facts and Figures

Key Demographics
Community Attitudes Survey Results
Economic Considerations
Existing Condition Maps
Build-out Analysis
Transportation

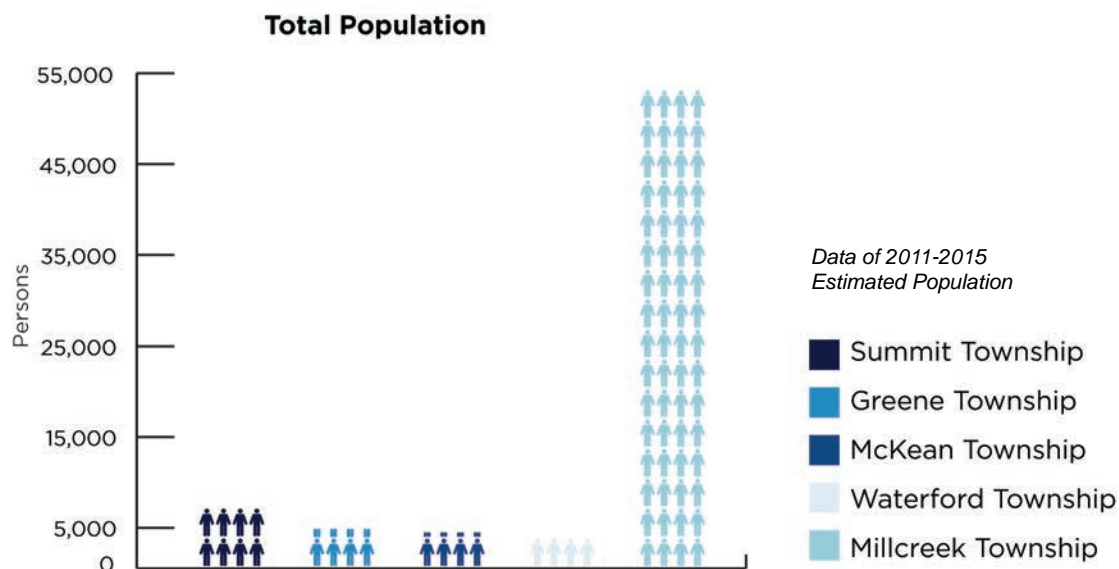


Facts and Figures

Key Demographics

Population

Population accounts for the total number of residents. Throughout the past 15 years of US Census records, the population has increased to approximately 22%. Within that same time, the median age has risen 6-8 years as the segments of age have shifted to a greater percentage of those 65 and older.



2011-2015 Estimated Population

	Total population	Median Age (years)	% under 5 years	% 5 to 19 Years	% 20 to 64 years	% 65 years and over
Summit Township	6,759	48.5	0.062	0.172	0.547	0.218
Greene Township	4,688	45.4	0.045	0.2	0.592	0.164
McKean Township	4,407	43.9	0.044	0.176	0.6353	0.147
Waterford Township	3,915	37.9	0.051	0.222	0.609	0.117
Millcreek Township	53,999	41.8	0.054	0.191	0.582	0.173
Erie County	279,858	38.8	0.059	0.196	0.591	0.154
Pennsylvania	12,779,559	40.5	0.056	0.186	0.596	0.162

*2011-2015 American Community Survey 5-Year Estimates

2010 Population

	Total population	Median Age (years)	% under 5 years	% 5 to 19 Years	% 20 to 64 years	% 65 years and over
Summit Township	6,603	46.3	0.049	0.181	0.566	0.205
Greene Township	4,706	43.9	0.046	0.207	0.595	0.152
McKean Township	4,409	43.6	0.046	0.213	0.604	0.138
Waterford Township	3,920	41.3	0.05	0.213	0.61	0.126
Millcreek Township	53,515	42.8	0.049	0.192	0.587	0.172
Erie County	280,566	38.8	0.06	0.205	0.591	0.144
Pennsylvania	12,702,379	40.1	0.057	0.192	0.405	0.156

*2010 Demographic Profile Date

2000 Population

	Total population	Median Age (years)	% under 5 years	% 5 to 19 Years	% 20 to 64 years	% 65 years and over
Summit Township	5,529	40.5	5.1%	20.5%	59.0%	15.5%
Greene Township	4,768	39.8	5.4%	22.6%	59.4%	12.6%
McKean Township	4,619	37.2	6.5%	24.2%	60.4%	8.9%
Waterford Township	3,878	34.8	7.4%	24.7%	59.3%	8.5%
Millcreek Township	52,129	39.9	5.7%	20.6%	24.5%	16.2%
Erie County	280,843	36.2	6.2%	22.3%	57.0%	14.5%
Pennsylvania	12,281,054	38.0	5.9%	20.6%	57.9%	15.6%

*2000 Demographic Profile Date

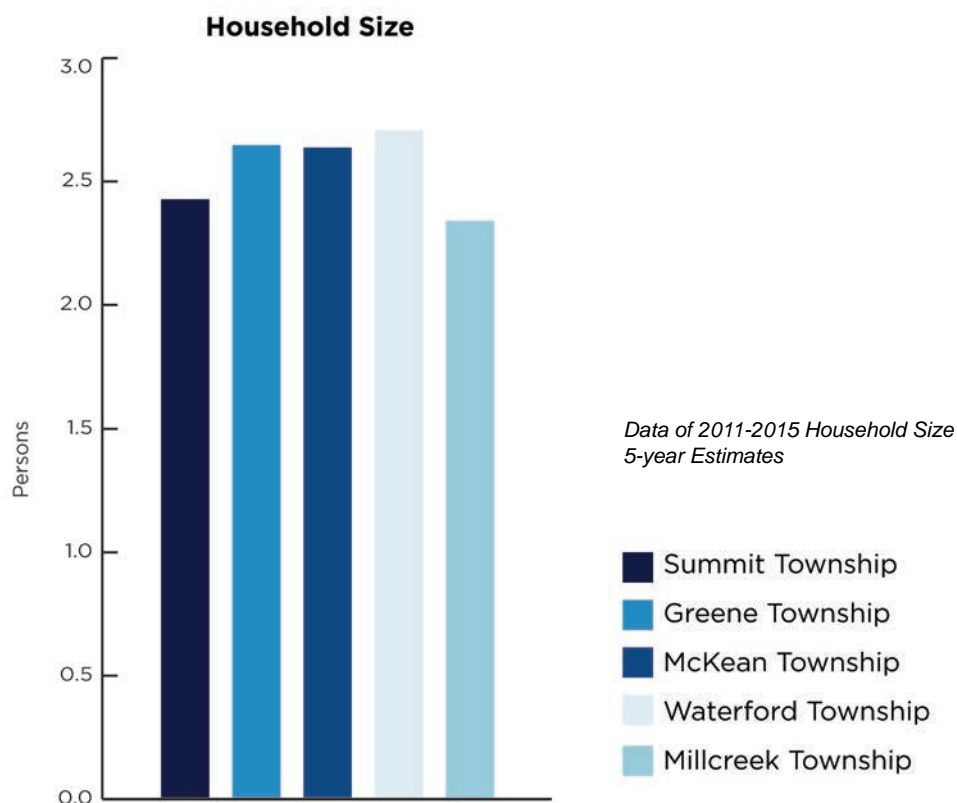
Facts and Figures

Key Demographics

Household Size

Household size measures the average number of members within a housing unit. A family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together. Throughout the

past 15 years of US Census records, the total number of households in Summit Township has increased approximately 32%, but the average household size has decreased of 8.8%. With that decrease, has also come a 5.9% decrease in the average family size. While there has been minimal change in average household size of owner-occupied units, more significant change in the average number of residents of renter-occupied households has occurred.



2011-2015 Household Size 5-year Estimates

	Total Population	Total households	Average Household Size	Average Family Size	Average owner- occupied household size	Average renter- occupied household size
Summit Township	6,759	2,824	2.38	2.86	2.45	1.83
Greene Township	4,688	1,819	2.57	3.04	2.55	2.80
McKean Township	4,619	1,710	2.58	2.91	2.58	2.57
Waterford Township	3,915	1,508	2.60	3.02	2.59	2.65
Millcreek Township	53,999	23,496	2.32	2.93	2.55	1.79
Erie County	279,858	X	X	X	2.55	2.20
Pennsylvania	12,779,559	X	X	X	2.60	2.24

*2011-2015 American Community Survey 5-Year Estimates

2010 Household Size

	Total Population	Total households	Average Household Size	Average Family Size	Average owner- occupied household size	Average renter- occupied household size
Summit Township	6,603	2,561	2	3	2	2
Greene Township	4,706	1,785	3	3	3	2
McKean Township	4,409	1,675	3	3	3	2
Waterford Township	3,920	1,452	3	3	3	2
Millcreek Township	53,515	22,750	2	3	3	2
Erie County	280,566	110,413	2	3	3	2
Pennsylvania	12,702,379	5,018,904	2	3	3	2

*2010 Demographic Profile Date

2000 Household Size

	Total Population	Total households	Average Household Size	Average Family Size	Average owner- occupied household size	Average renter- occupied household size
Summit Township	5,529	2,110	2.59	3.03	2.61	2.33
Greene Township	4,768	1,724	2.76	3.10	2.80	2.41
McKean Township	4,619	1,649	2.80	3.12	2.83	2.47
Waterford Township	3,879	1,362	2.85	3.18	2.91	2.35
Millcreek Township	52,129	22,369	2.42	3.01	2.65	1.80
Erie County	280,843	106,507	2.51	3.07	2.65	2.17
Pennsylvania	12,281,054	4,777,003	2.48	3.04	2.62	2.12

*2000 Demographic Profile Date

Facts and Figures

Key Demographics

Housing Occupancy Rates

Housing occupancy identifies the rate of those dwelling units that are occupied versus those that are vacant. Within the past 15 years of US Census records, housing units in the Township have shifted between a 96% rate of occupancy to a 94% rate of occupancy. Approximately 90% of those units being owner-occupied, and owners residing in the units carry mortgages on half of them.

Housing Occupancy Rate



□ Total Number of Housing
Units 2,824

Data of 2011-2015 Estimated Housing Occupancy

Housing Occupancy



□ Total Number of Housing
Units 2,824

■ Owner Occupied with Mortgage
■ Owner Occupied without Mortgage
■ Renter Occupied

Data of 2011-2015 Estimated Housing Occupancy

2011-2015 Estimated Housing Occupancy

	Occupied housing units	% Owner-occupied	Owner-occupied with mortgage	Owner-occupied without mortgage	% Renter-occupied
Summit Township	2,824	89.1%	50.1%	39.0%	10.9%
Greene Township	1,819	91.1%	50.8%	49.2%	8.9%
McKean Township	1,710	93.3%	55.2%	44.8%	6.7%
Waterford Township	1,508	88.9%	46.9%	53.1%	11.1%
Millcreek Township	22,351	X	X	X	X
Erie County	109,934	65.7%	39.3%	26.4%	34.3%
Pennsylvania	4,958,859	69.2%	42.6%	26.6%	30.8%

*2011-2015 American Community Survey 5-Year Estimates

2010 Housing Occupancy

	Occupied housing units	% Owner-occupied	Owner-occupied with mortgage	Owner-occupied without mortgage	% Renter-occupied
Summit Township	2,676	89.1%	50.1%	39.0%	10.9%
Greene Township	1,785	91.0%	52.7%	38.3%	9.0%
McKean Township	1,675	91.8%	51.1%	40.7%	8.2%
Waterford Township	1,452	84.6%	48.9%	35.7%	15.4%
Millcreek Township	22,750	69.9%	44.9%	25.0%	30.1%
Erie County	110,413	66.9%	28.3%	16.5%	33.1%
Pennsylvania	4,940,581	71.0%	44.8%	26.2%	29.0%

*2010 Demographic Profile Date

2000 Housing Occupancy

	Occupied housing units	% Owner-occupied	Owner-occupied with mortgage	Owner-occupied without mortgage	% Renter-occupied
Summit Township	2,110	90.8%	64.5%	35.5%	9.2%
Greene Township	1,724	91.4%	66.2%	33.8%	8.6%
McKean Township	1,649	92.5%	73.7%	26.3%	7.5%
Waterford Township	1,362	88.4%	48.9%	15.4%	11.6%
Millcreek Township	21,217	72.0%	X	X	28.0%
Erie County	106,507	69.2%	42.6%	26.6%	30.8%
Pennsylvania	4,777,003	71.3%	X	X	28.7%

*2000 Demographic Profile Date

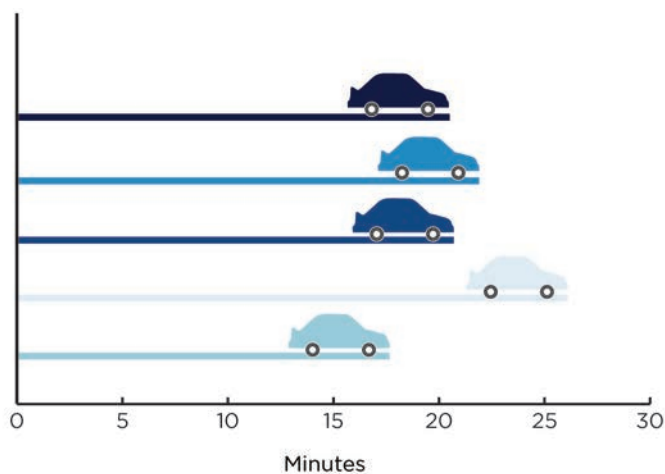
Facts and Figures

Key Demographics

Time to Travel to Work

Travel time to work measures the mean travel time employees commute to their primary job. With rates approximately equal between those measured in 2000 and 2015, residents in Summit and McKean Townships experience the shortest commute times.

Average Travel Time to Work



- Summit Township
- Greene Township
- McKean Township
- Waterford Township
- Millcreek Township

Data of 2011-2015 Estimated Mean Travel Time to Work

2011-2015 Estimates Mean Travel Time to Work

	Travel time in minutes
Summit Township	20.5
Greene Township	21.9
McKean Township	20.7
Waterford Township	26.1
Millcreek Township	17.6
Erie County	
Pennsylvania	

*2011-2015 American Community Survey 5-Year Estimates

2010 Mean Travel Time to Work

	Travel time in minutes
Summit Township	19.4
Greene Township	20.1
Millcreek Township	16.5

*2010 Demographic Profile Date

2000 Mean Travel Time to Work

	Travel time in minutes
Summit Township	20.7
Greene Township	22.6
McKean Township	20.6
Waterford Township	25.9
Pennsylvania	

*2000 Demographic Profile Date

Housing Construction

Over the course of housing construction occurring between 2000 and 2015, the predominate housing type remains the single-family detached dwelling. Moves within the Township represent either new residents in new structures, new residents in previously constructed structures or long-term residents who moved into the township many decades ago. (Based upon 2010 US Census data was unavailable for analysis.)

2011-2015 Estimate Year Householder Moved Into Unit

	Moved in 2010 or later	Moved in 2000 to 2009	Moved in 1990 to 1999	Moved in 1980 to 1989	Moved in 1979 and earlier
Summit Township	22.2%	42.1%	17.9%	8.5%	9.3%
Greene Township	12.7%	28.7%	20.9%	15.5%	22.2%
McKean Township	23.7%	30.2%	18.1%	13.6%	14.4%
Waterford Township	16.0%	42.4%	24.6%	3.2%	13.9%
Millcreek Township	29.7%	32.1%	18.0%	9.6%	10.6%
Erie County	28.5%	33.2%	16.3%	9.7%	12.3%
Pennsylvania	25.4%	34.0%	16.7%	9.6%	14.2%

*2011-2015 American Community Survey 5-Year Estimates

2010 Year Householder Moved Into Unit

	Moved in 2005 or later	Moved in 2000 to 2004	Moved in 1990 to 1999	Moved in 1980 to 1989	Moved in 1970 to 1979	Moved in 1969 or earlier
Summit Township	5.7%	13.9%	11.6%	6.1%	19.5%	43.2%
Greene Township	0.0%	6.4%	12.7%	8.5%	21.5%	50.9%
McKean Township	3.8%	4.2%	14.7%	20.1%	17.7%	39.5%
Waterford Township	1.0%	6.5%	25.8%	7.7%	22.1%	36.9%
Millcreek Township	31.3%	20.0%	23.0%	10.9%	7.1%	7.7%

*2010 Demographic Profile Data

2000 Year Householder Moved Into Unit

	Moved in 1999 or 2000	Moved in 1998 to 1995	Moved in 1990 to 1994	Moved in 1980 to 1989	Moved in 1970 to 1979	Moved in 1969 or earlier
Summit Township	11.7%	29.3%	14.6%	17.6%	11.9%	14.8%
Greene Township	8.5%	17.2%	12.8%	22.2%	19.1%	20.2%
McKean Township	12.4%	17.2%	18.3%	24.7%	14.4%	13.0%
Waterford Township	11.3%	27.5%	16.4%	20.0%	14.3%	10.5%
Millcreek Township	X	X	X	X	X	X
Erie County	X	X	X	X	X	X
Pennsylvania	X	X	X	X	X	X

*2000 Demographic Profile Data

Facts and Figures

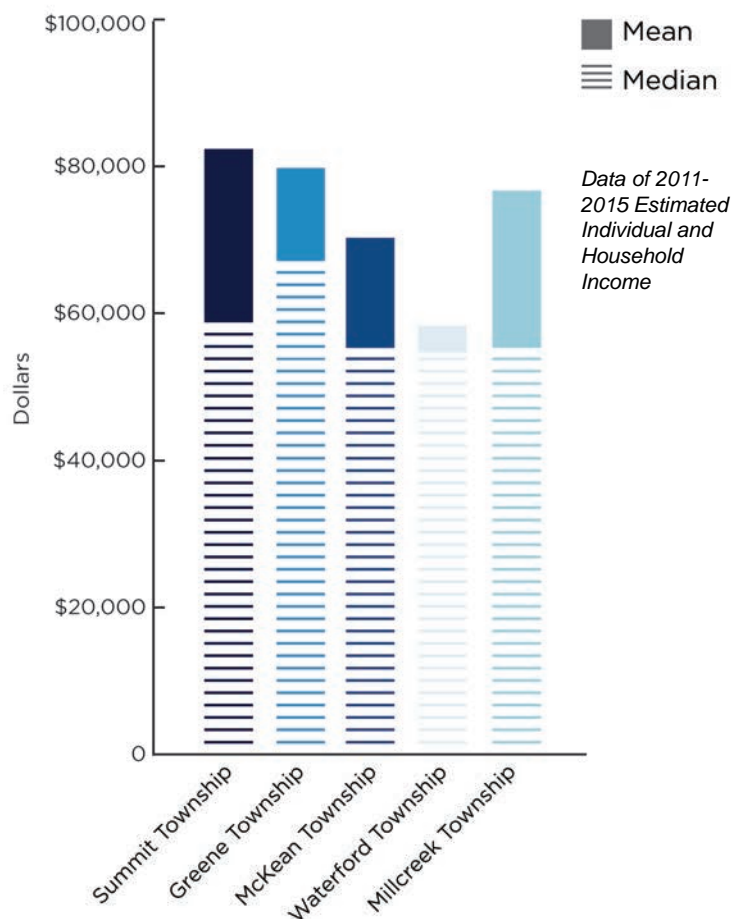
Key Demographics

Individual & Household Income

The US Census evaluates income based upon those dollars received 'on a regular basis (exclusive of certain money receipts such as capital gains and lump-sum payments) before payments for personal income taxes, social security, union dues, medicare deductions, etc. It includes income received from wages, salary, commissions, bonuses, and tips; self-employment income from own nonfarm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any cash public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability benefits; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment and/or worker's compensation, child support, and alimony.' There are two typical groupings of income: the mean and the median. The mean is the arithmetic average of a set of numbers, or distribution. The median is described as the numeric value separating the higher half of a sample, a population, or a probability distribution, from the lower half.

In addition to considerations of specifically reported income amounts, it is also important to consider Consumer Price index (CPI) patterns. Between 2000 and 2015, the CPI rose 37.2%. In that same period, the median household income in Summit Township rose 30.4%, a pace lower than that of the CPI.

Household Income Median and Mean



2011-2015 Estimated Individual and Household Income

	Median household income	Mean household income	Median individual income
Summit Township	\$58,750	\$82,343	\$29,358
Greene Township	\$67,570	\$79,774	\$35,669
McKean Township	\$55,263	\$70,247	\$44,821
Waterford Township	\$54,673	\$58,295	\$17,098
Millcreek Township	\$56,099	\$77,518	\$31,507
Erie County	\$45,971	\$61,352	\$26,497
Pennsylvania	\$53,599	\$73,175	\$31,542

*2011-2015 American Community Survey 5-Year Estimates

2010 Individual and Household Income

	Median household income	Mean household income	Median individual income
Summit Township	\$55,825	\$65,899	\$30,776
Greene Township	\$57,397	\$70,483	\$25,410
McKean Township	\$55,508	\$68,134	\$31,974
Waterford Township	\$49,375	\$66,853	\$27,404
Millcreek Township	\$53,745	\$70,505	\$31,547

*2010 Demographic Profile Date

2000 Individual and Household Income

	Median household income	Mean household income
Summit Township	\$45,048	\$47,383
Greene Township	\$49,030	\$53,178
McKean Township	\$41,961	\$50,109
Waterford Township	\$42,270	\$46,129
Millcreek Township	\$45,019	\$59,931
Erie County	\$36,627	\$46,625
Pennsylvania	\$40,106	\$54,209

*2000 Demographic Profile Date

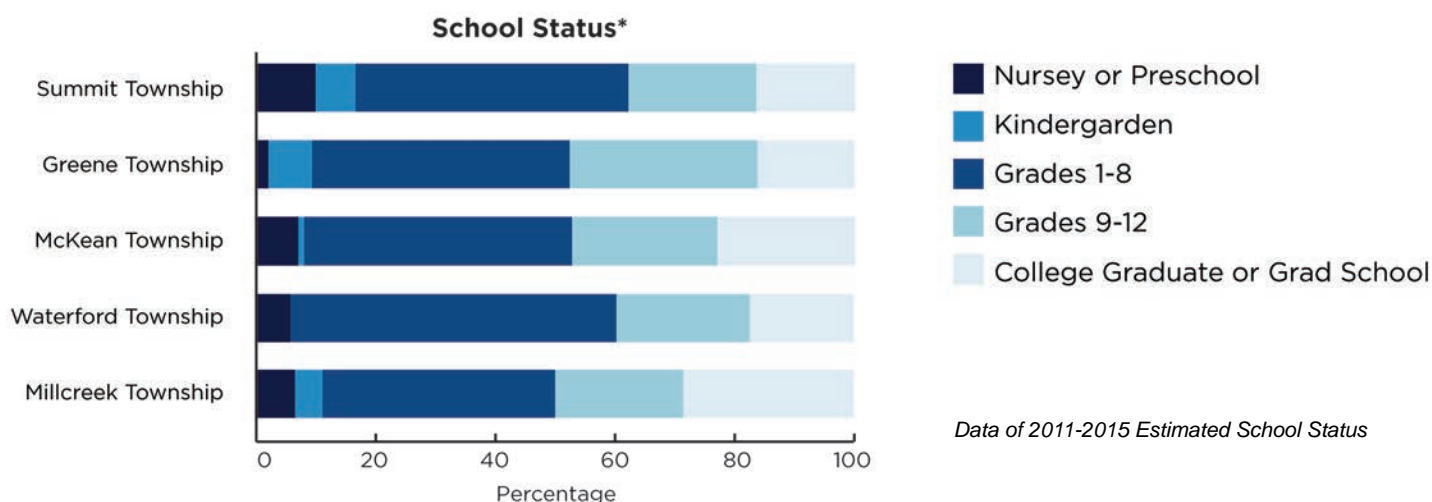
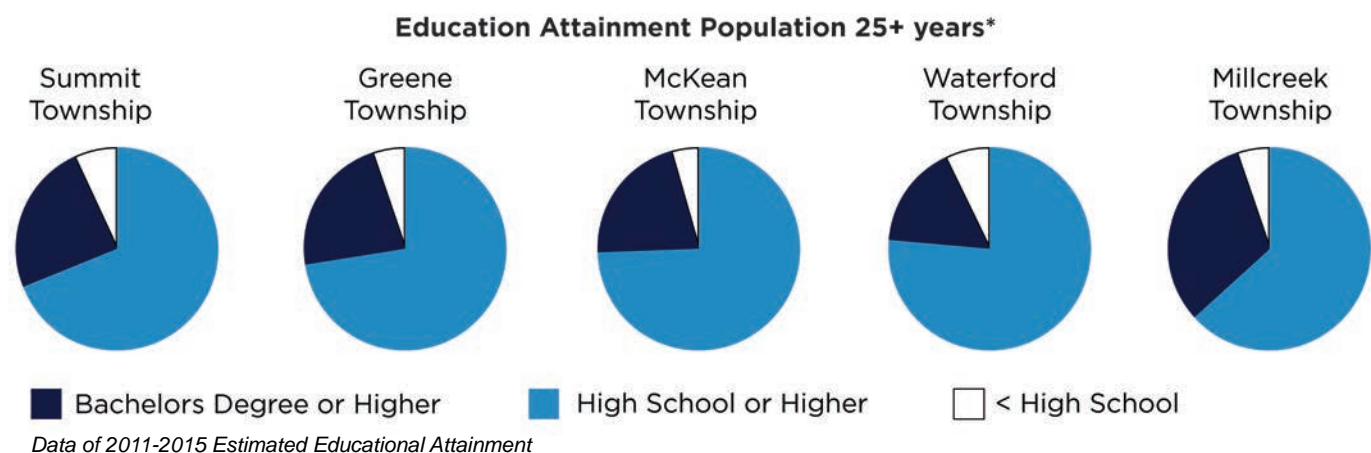
Facts and Figures

Key Demographics

School Status and Educational Attainment

Evaluating enrollment of those in school enables a community to understand the overall patterns of growth and/or decline among different younger age brackets. Currently, Summit Township and most of its neighboring municipalities are experiencing decreases in elementary and secondary grade levels while the percentage of residents enrolled in college or graduate school rises. This further signifies Summit Township's rise in median age.

Summit Township's adult population has attained the highest rate of post-secondary education in comparison to neighboring municipalities.



2011-2015 Estimates School Status

	School Aged Population 3 yrs +	Nursery or preschool	Kindergarten	Grades 1-8	Grades 9-12	College or graduate school
Summit Township	1,203	9.9%	6.7%	45.6%	21.4%	16.5%
Greene Township	1,008	2.0%	7.3%	43.1%	31.4%	16.2%
McKean Township	942	7.0%	1.0%	44.8%	24.3%	23.0%
Waterford Township	1,045	5.7%	0.0%	54.5%	22.3%	17.4%
Millcreek Township	13,756	6.1%	4.5%	38.6%	23.6%	27.2%
Erie County	71,083	5.6%	5.0%	38.5%	20.4%	30.5%
Pennsylvania	3,074,221	6.1%	4.7%	39.2%	21.0%	28.9%

*2011-2015 American community Survey 5-Year Estimates

2010 School Status

	School Aged Population 3 yrs +	Nursery or preschool	Kindergarten	Grades 1-8	Grades 9-12	College or graduate school
Summit Township	1,481	3.1%	2.1%	41.7%	26.5%	26.6%
Greene Township	1,121	4.4%	8.0%	45.9%	26.1%	15.6%
McKean Township	1,222	2.6%	5.2%	48.4%	24.1%	19.6%
Waterford Township	806	6.5%	9.4%	32.9%	30.8%	20.5%

*2010 Demographic Profile Date

2000 School Status

	School Aged Population 3 yrs +	Nursery or preschool	Kindergarten	Grades 1-8	Grades 9-12	College or graduate school
Summit Township	1,254	5.4%	2.7%	54.1%	27.4%	10.4%
Greene Township	1,232	6.6%	4.5%	47.9%	27.7%	13.4%
McKean Township	1,211	6.0%	3.2%	44.5%	30.4%	15.9%
Waterford Township	1,010	7.5%	6.2%	53.4%	24.9%	8.0%
Millcreek Township	13,360	8.3%	4.8%	44.5%	23.3%	19.1%
Erie County	77,763	6.4%	5.1%	42.5%	21.8%	24.2%
Pennsylvania	3,135,934	6.5%	5.1%	44.0%	22.0%	20.1%

*2000 Demographic Profile Date

2011-2015 Estimates Educational Attainment

	Population 25 yrs+	High school or higher	Bachelor's degree or higher
Summit Township	5,029	93.3%	24.2%
Greene Township	3,321	94.9%	22.4%
McKean Township	3,200	95.8%	21.1%
Waterford Township	2,619	92.8%	16.4%
Millcreek Township	37,021	94.5%	38.1%
Erie County	187,105	90.8%	26.1%
Pennsylvania	8,814,112	89.2%	28.6%

*2011-2015 American
community Survey 5-
Year Estimates

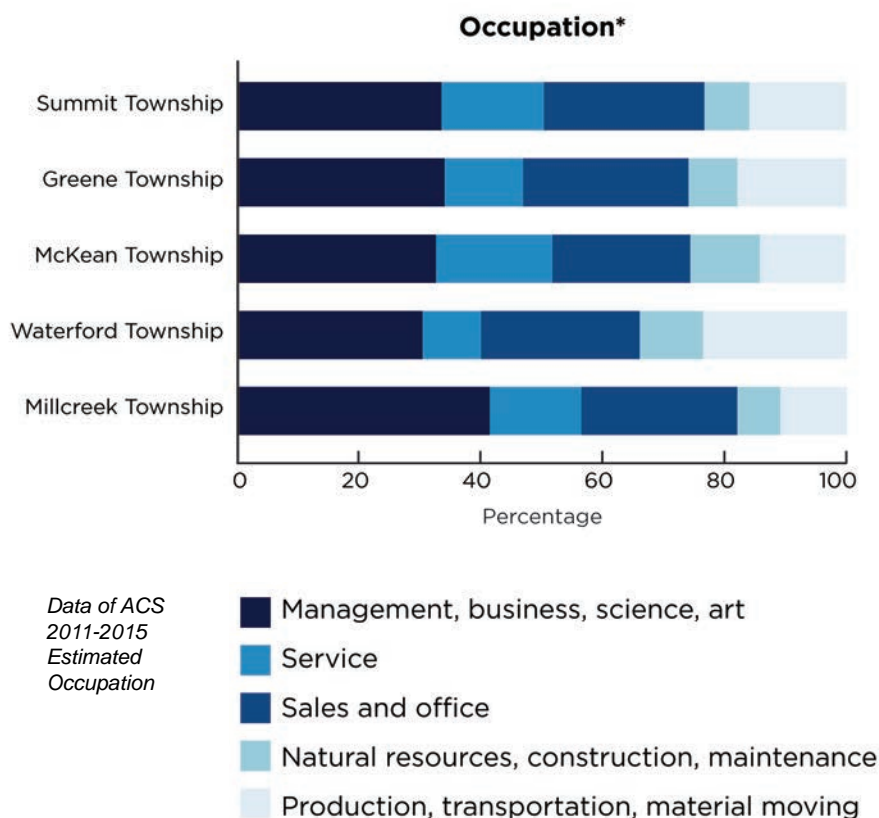
Facts and Figures

Key Demographics

Employment and Occupation

Employment measures the number of residents engaged in the work force. Over the course of the two most recent US Census periods as the age of the Township's population continued to rise, the percentage of residents engaged in the work force has continued to decline.

Within this period of time, the types of occupations in which the work force is engaged has also shifted. The positions experiencing increase are generally limited to those in management, business, science and art. Service, natural resources, construction, maintenance, production, transportation and material moving have all experienced decreases (12-35%). Sales and office employment have remained relatively steady.



2011-2015 Estimated Employment

	Population 16 yrs +	In civilian labor force	Civilian employed	Civilian unemployed	Armed forces
Summit Township	5,529	60.2%	59.8%	0.4%	0.0%
Greene Township	3,881	67.6%	62.8%	4.9%	0.0%
McKean Township	3,629	66.6%	62.1%	4.5%	0.0%
Waterford Township	3,081	66.6%	64.5%	2.1%	0.0%
Millcreek Township	43,555	65.4%	61.5%	3.9%	0.0%
Erie County	225,303	62.1%	57.1%	5.0%	0.0%
Pennsylvania	10,384,811	62.8%	57.8%	5.0%	0.0%

*2011-2015 American Community Survey 5-Year Estimates

2010 Employment

	Population 16 yrs +	In civilian labor force	Civilian employed	Civilian unemployed	Armed forces
Summit Township	5,322	63.3%	58.6%	4.7%	0.0%
Greene Township	3,881	67.6%	62.8%	4.9%	0.0%
McKean Township	3,483	60.6%	57.1%	3.5%	0.0%
Waterford Township	3,226	65.7%	62.9%	2.8%	0.0%
Millcreek	42,668	65.8%	62.1%	3.7%	0.0%

*2010 Demographic Profile Data

2000 Employment

	Population 16 yrs +	In civilian labor force	Civilian employed	Civilian unemployed	Armed forces
Summit Township	4,383	66.3%	63.2%	3.1%	0.0%
Greene Township	3,707	67.2%	65.4%	1.8%	0.0%
McKean Township	3,559	70.0%	67.8%	2.2%	0.0%
Waterford Township	2,881	69.6%	65.3%	4.3%	0.0%
Millcreek Township	41,133	65.2%	62.8%	2.3%	0.2%
Erie County	218,948	62.8%	59.1%	3.7%	0.1%
Pennsylvania	9,693,040	61.8%	58.3%	3.5%	0.1%

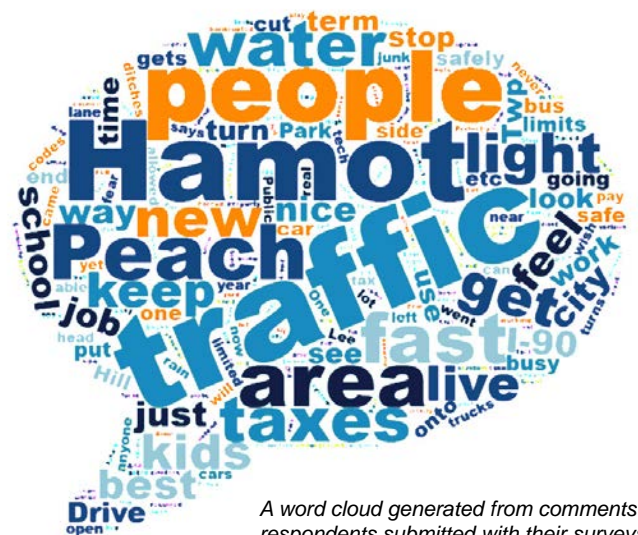
*2000 Demographic Profile Data

Facts and Figures

Community Attitudes Survey Results

The Community Attitudes Survey was made available to all residents and property owners to complete from October 3rd to October 30th. It was sent to all residents and property owners by mail and a link was also available on the homepage of Summit Township's official website. The questions covered a broad range of topics, such as reasons for living in Summit, concerns about the future, transportation issues, pedestrian accessibility and satisfaction with the provision of utilities and other services. The survey also provided an opportunity for respondents to submit comments. The purpose of the survey was to capture the different beliefs and characteristics of Summit residents so that future growth throughout the community is better aligned with their thoughts and opinions. Growth is inevitable in any

community, so it is especially important residents feel their input is valued and taken into consideration



A word cloud generated from comments respondents submitted with their surveys.

Survey Respondents at a Glance:

94%

Own their home in Summit

41%

Have lived in Summit
for 20+ years

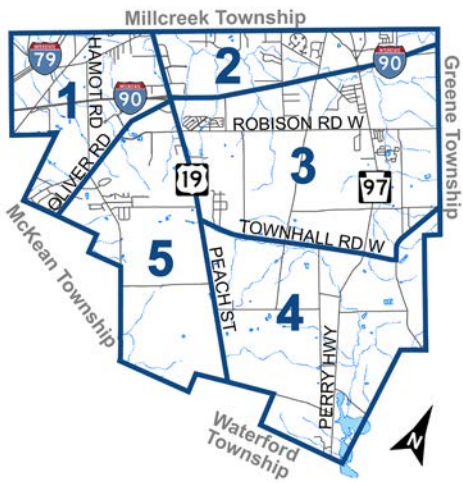
25%

Have immediate family
living elsewhere in Summit

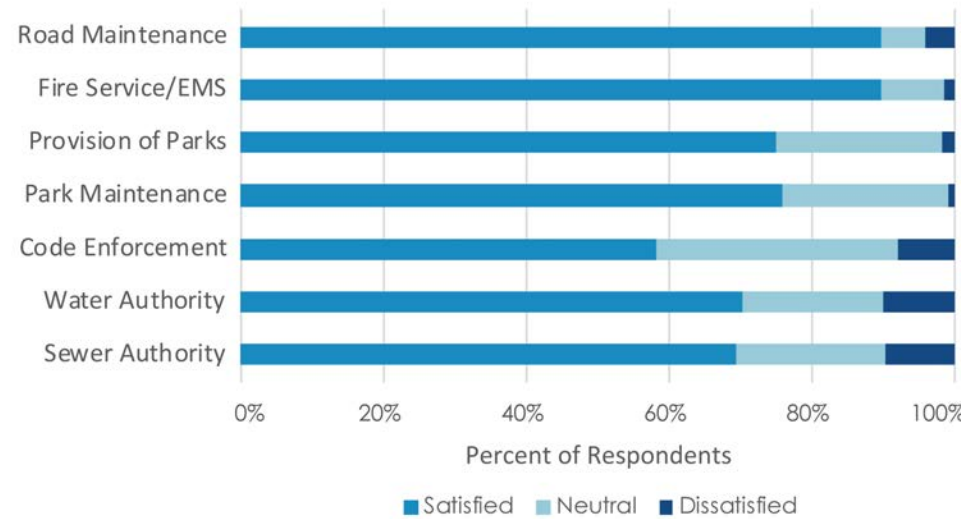
As of the end of October, 720 people responded to the survey throughout the month of October. The survey had a very good response rate at 20% which is very helpful to the Township. Of the respondents, 94% are homeowners and 6% are renters, and 41% have lived in the Township for 20 or more years. According to the latest US Census' American Communities Survey data, homeowners make up about 87% of Summit's population, and 34% have lived in the Township for 15 or more years. This means that, on average, survey respondents have lived in the Township longer than the general population, and are more likely to own their property. Majority of the respondents for the survey live with family members over the age of 35 and do not have immediate family such as parents or children living elsewhere in the Township. Respondents were given a map of Summit Township that was broken into five areas and were asked to indicate in which area they lived. There was a mix of respondents from all areas with 16% from Area 1, 19% from Area 2, 34% from Area 3, 12% from Area 4 and 19% from Area 5.

When analyzing the commute time for employed residents who

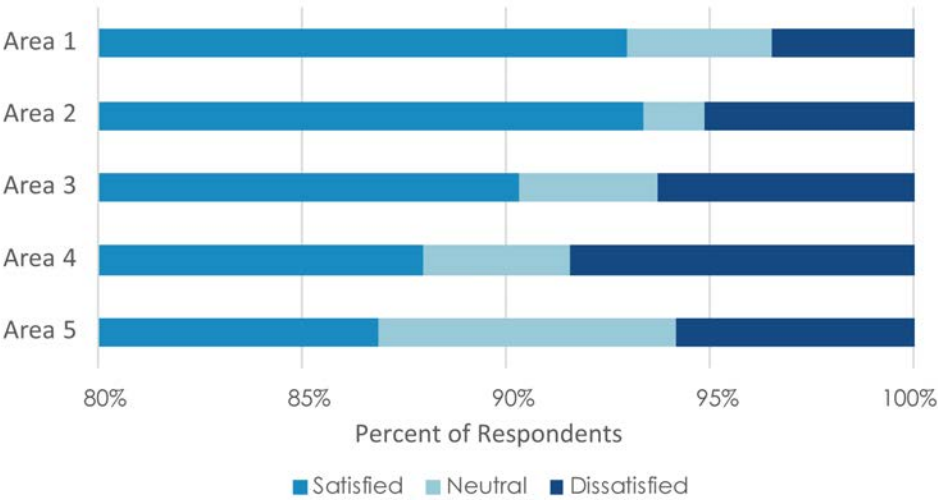
responded to the survey, it is interesting to note that a very large portion of respondents skipped this question. Reasons for this are unknown, but this could play into the fact that respondents were from an older demographic and are therefore retired. Currently, residents of Summit enjoy comparatively short



Level of Satisfaction with Municipal Services



Overall Satisfaction Level by Survey Region



Respondents' Top 3 Favorite Things About Summit's Character:



Rural Setting / Open Space



Convenient Access to Highways



Shopping/Dining Opportunities

commute times—77% of respondents said their commute takes 20 minutes or less. A small percentage of respondents, about 7%, indicated that their travel time to and from work exceeds 30 minutes.

Overall, survey respondents expressed a high-level of satisfaction with Summit Township as a place to live. The pride that Summit Township residents feel for our community was evident in the survey responses. Many respondents used the comments section to praise the Township, especially the balance between rural character and convenient access to amenities. 90% of survey respondents said they were “satisfied” or “very satisfied” with the Township as a place to live or own property. Although, respondents also commented that any more development throughout the community could affect their opinion. They felt the area was already on its way to becoming over-developed. Respondents from Area 2 reported the most satisfied with Summit, while respondents from Area 4 had the highest response for dissatisfied.

Comments regarding residents' satisfaction level with Summit also mentioned a concern with water quality and the lack of public water service provided to certain portions of the Township. These comments

were reflected when residents were asked to identify their level of satisfaction with tax-funded municipal services. Water authority and sewer authority had the highest rate of dissatisfied respondents. When asked about the extension of utilities, there was an even split among those who do not have public sewer and water access—about half want service extended, while the other half does not. There is interest in increasing access to high-speed internet—88% of respondents who do not currently have access said they would like service extended to them. Respondents were most satisfied with road maintenance and fire service/EMS. This was also reflected in the comments section where many residents praised the responsiveness of Summit's road crews.

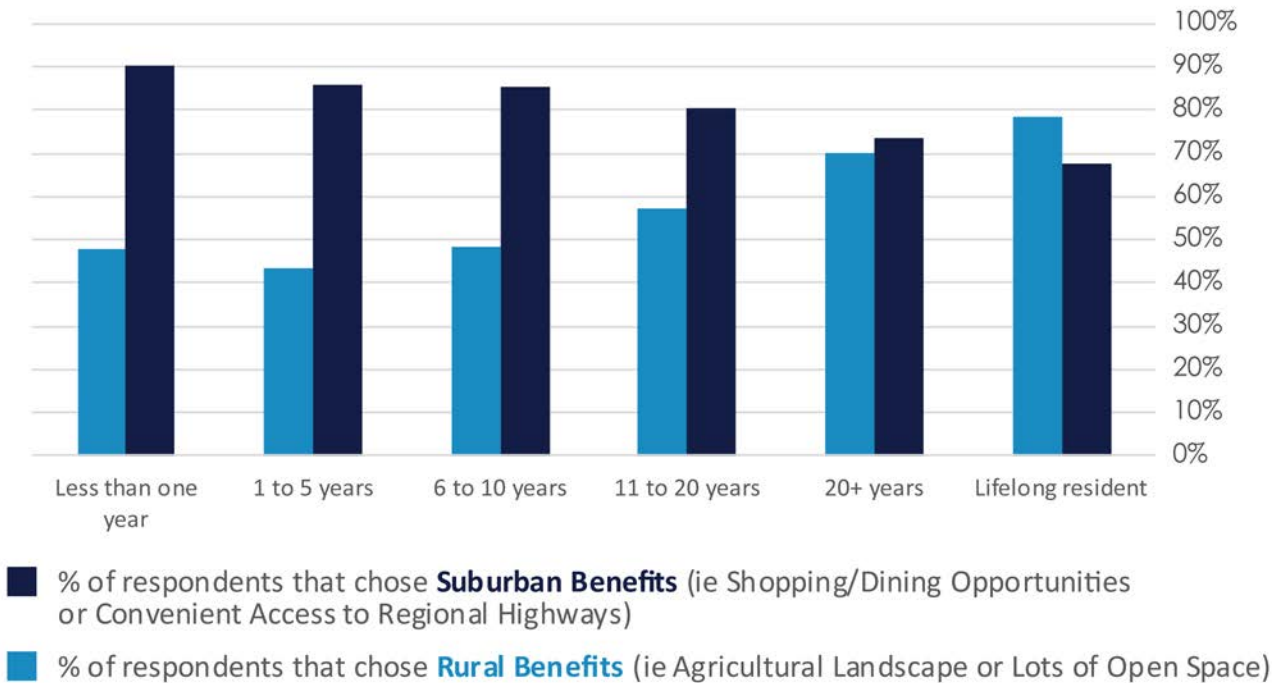
When asked why they chose Summit as a place to live, the leading reason was for its rural setting. However, convenient access to highways, shopping and dining opportunities, lots of open space and agricultural landscape were chosen as top reasons why respondents like Summit in terms of its community character.

Further analysis of this question showed 73% of respondents who selected shopping and dining opportunities and convenient access to highways also selected lots of open space and agricultural landscape. As shown below, residents who chose suburban benefits such as shopping and dining opportunities were more likely to have moved to Summit more recently, while those who chose rural benefits such as open space were more likely to have lived in the Township longer. But, lifelong residents still showed a high percentage for choosing suburban benefits and newer residents showed close to the same for selecting rural benefits. Essentially, respondents prefer the best of both worlds, a rural setting while having the ease of accessing retail, restaurants and major highways. Finding and maintaining the proper balance of this is key in ensuring residents feel their needs are being addressed without compromising Summit's natural landscape.

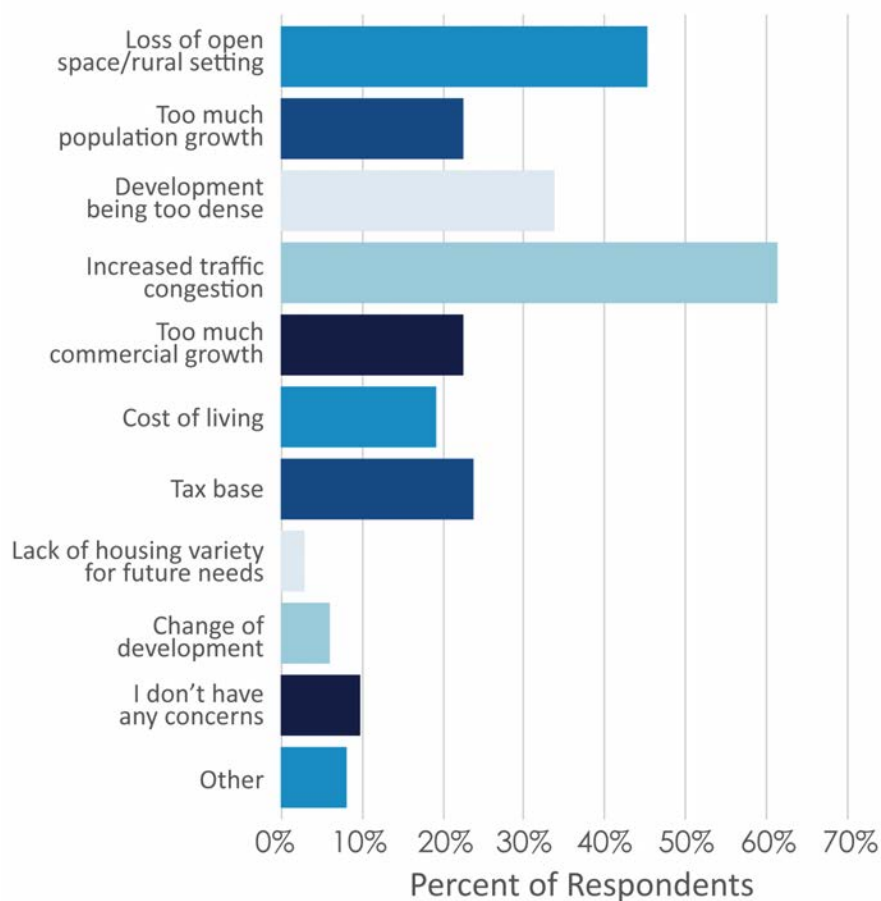
These findings play into the responses for the question about residents' biggest concerns about Summit's future. An increase in traffic congestion and loss of open space/rural setting were the leading concerns regarding the community's future. These are two factors that accompany further development throughout the area. There is also a great deal of concern over excessive speeding on commercial/residential streets, enforcement of existing speed limits, and speed limits that are too high for residential streets with no sidewalks.

Traffic congestion also appears to be a current issue for survey respondents. Intensifying traffic congestion through further development without addressing the current traffic issues could lead to opposition for whatever development is being constructed in the community.

Length of Residence vs What Respondents Value About Summit

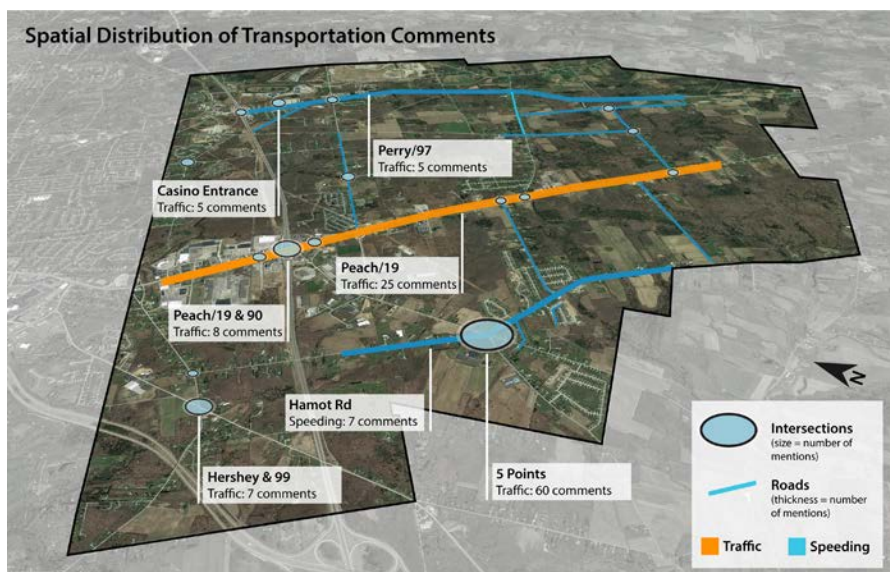


What are your top 3 concerns about living in the Township in the future?



Currently, the Five-Points intersection between Hamot Road, Oliver Road and Flower Road is a major safety concern for residents. A very large number of respondents commented on the need for a traffic light at the intersection and a lower speed limit leading up to it. Respondents also did not feel it was safe for pedestrian use, especially for children. Respondents called for lowering the speed limit and mitigating traffic flow with more traffic lights along Peach Street as well. Other areas of concern throughout the Township can be seen on the Spatial Distribution of Transportation Comments Map.

Respondents were asked a series of pedestrian related questions. The first, if they had the opportunity would they safely ride a bike or walk to one of the Township's parks or its municipal building. Half of the respondents answered yes, while the other half answered no.



The next question asked, given the opportunity would they safely ride a bike or walk to Peach Street (North of I-90), Peach Street (South of I-90), Waterford or the Casino, the majority answered no. However, respondents were asked in a later question to rank the following in order of importance for pedestrian access from their households: schools, public transportation, parks and recreational facilities, shopping areas,

entertainment, municipal building, athletic programs, senior center, places of worship, and county/state parks. Shopping areas received the highest number of responses for the most important destination point for pedestrian access. In the comments section, many residents commented on the need for sidewalk improvements along major streets. However, lack of pedestrian and bicycle access to major destinations within the Township was a minor concern for most respondents compared to excessive traffic and speeding. Finally, respondents voiced their support for the Township's newsletter, with 85% of respondents saying that it is their preferred way to receive information about Township-related activities and events.

Facts and Figures

Economic Considerations

A. Inventory of Economic Assets

1. Tourism and shopping sector:
 - a. Presque Isle Downs & Casino
 - b. Peach Street Marketplace and Summit Towne Center
 - c. Numerous hotels supporting Erie-area visitors and I-90/Thruway users (1,836 total rooms)
 - d. Numerous conference facilities (primarily attached to the hotels)
 - e. Other highway-oriented development, such as freestanding restaurants (both sit-down and fast-food), convenience stores/gas stations, etc.
2. Commercial recreation sector:
 - a. Splash Lagoon
 - b. Family First Sports Park
 - c. Pennbriar Athletic Club
3. Manufacturing and industrial sector:
 - a. Baldwin Business Park
 - b. LORD Corporation
 - c. Caplugs/Niagara Plastics
4. Other major tax-generating entities:
 - a. Lake View Landfill
 - b. Motor vehicle dealers: Honda, Nissan, Volkswagen, Subaru, BMW, Fiat, Alfa Romeo, RV dealer, mobile home sales

B. External Influences on Summit Township's Economy

1. Interstate 90 (heavy cross-country and Canada traffic) and Interstate 79
2. Tourism visits (Presque Isle Downs & Casino, Splash Lagoon, Presque Isle State Park through-traffic)
3. Peach Street corridor as main shopping/dining hub for Erie County (retail outgrowth from Millcreek Mall)
4. Summit Township as main commercial/indoor recreation hub for Erie County
5. Lack of sales tax on clothing in Pennsylvania (important considering proximity to neighboring states and Canada)

C. Potential Demographic Influences on Summit Township's Economy

1. Continued population growth
2. Many more new housing units developed in Summit Township since year 2000 than in neighboring communities (Millcreek Township, Greene Township, McKean Township, Waterford Township) – trend continuing
3. Higher median age and proportion of residents 65 and older than neighboring communities
4. Lower labor force participation rate than neighboring communities but also

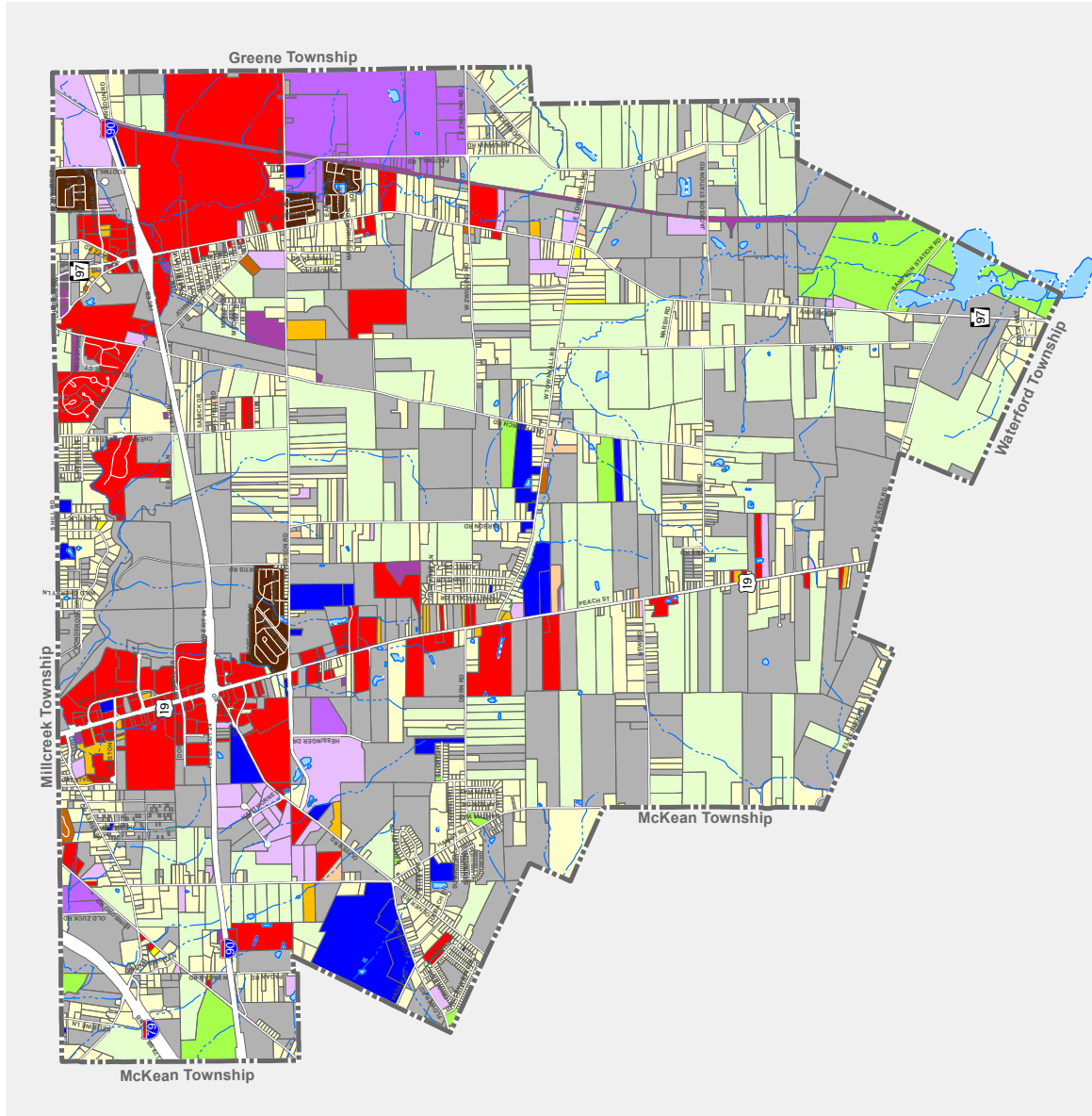
- lower unemployment rate than neighboring communities (likely due to higher percentage of 65+ residents)
- 5. Smaller household size than neighboring communities (except Millcreek Township)
- 6. Higher post-secondary educational attainment than neighboring communities
- 7. Higher mean (though not median) income than neighboring communities
- 8. Much higher homeownership rate than Erie County as a whole and on par with that of neighboring communities

D. Potential Related Considerations

- 1. Generation of casino-related real estate and economic development
- 2. Expansion of manufacturing and light-industrial sector, with the Erie County Technical School being a focus for manufacturing and light-industrial job creation
- 3. Township promotion as a potential hub for logistics and distribution, with nearby intersection of two major Interstate highways

Fiscal Highlights

A. Budget, 2016	\$4,560,965
B. Revenue, 2016	\$4,660,605
1. Gaming revenues	\$1,944,732 (41.7% of total revenue)
2. Personal taxes	\$1,851,350 (39.7% of total revenue)
a. Property taxes	\$432,344 (9.3% of total revenue)
b. Income taxes	\$1,204,188 (25.8% of total revenue)
Earned income tax (EIT)	\$859,284
Local services tax (LST)	\$344,904
c. Real estate transfer taxes	\$214,818 (4.6% of total revenue)
3. Landfill royalties and fees	\$435,119 (9.3% of total revenue)
4. Zoning permits	\$54,817 (1.2% of total revenue)
5. Parks and recreation revenues	\$34,786 (0.7% of total revenue)
6. Other revenues	\$339,801 (7.3% of total revenue)
C. Expenditures, 2016	\$4,486,086
1. Internal wages	\$980,925 (21.9% of total expenditures)
2. Contract/external services (includes fire services)	\$887,322 (19.8% of total expenditures)
3. Employee benefits	\$460,621 (10.3% of total expenditures)
4. Utility and fuel expenditures	\$192,081 (4.3% of total expenditures)
5. Internal account transfer to capital improvement fund	\$1,415,523 (31.6% of total expenditures)
6. Other expenditures	\$549,614 (12.3% of total expenditures)
D. Other Fiscal Highlights, 2016	
1. Expenditures per resident (based on est. 6,603 population)	\$679.40
2. Average individual income (zero earnings included)	\$35,141
3. Average individual income (zero earnings excluded)	\$40,206



Legend



Existing Generalized Land Use

Single Family Residential (2,476 Acres)	Light Industrial/Warehouse (391 Acres)
Town Homes/Duplexes (9 Acres)	Utilities/Transportation (Includes Authority Owned Lands) (116 Acres)
Multi-Family Residential (19 Acres)	Institutional (School, Municipal Church, Cemetery, Fire Hall) (358 Acres)
Mobile Home Park (171 Acres)	Agriculture (3,445 Acres)
Office (84 Acres)	Park/Dedicated Open Space (399 Acres)
Commercial (1,545 Acres)	Vacant Land (5,191 Acres)
Commercial/Residential (36 Acres)	Right of Way (762 Acres)
Industrial (404 Acres)	

Source: The Existing Generalized Land Use Map is based on GIS data retrieved through Summit Township from the Erie County Planning Department, November 2016.

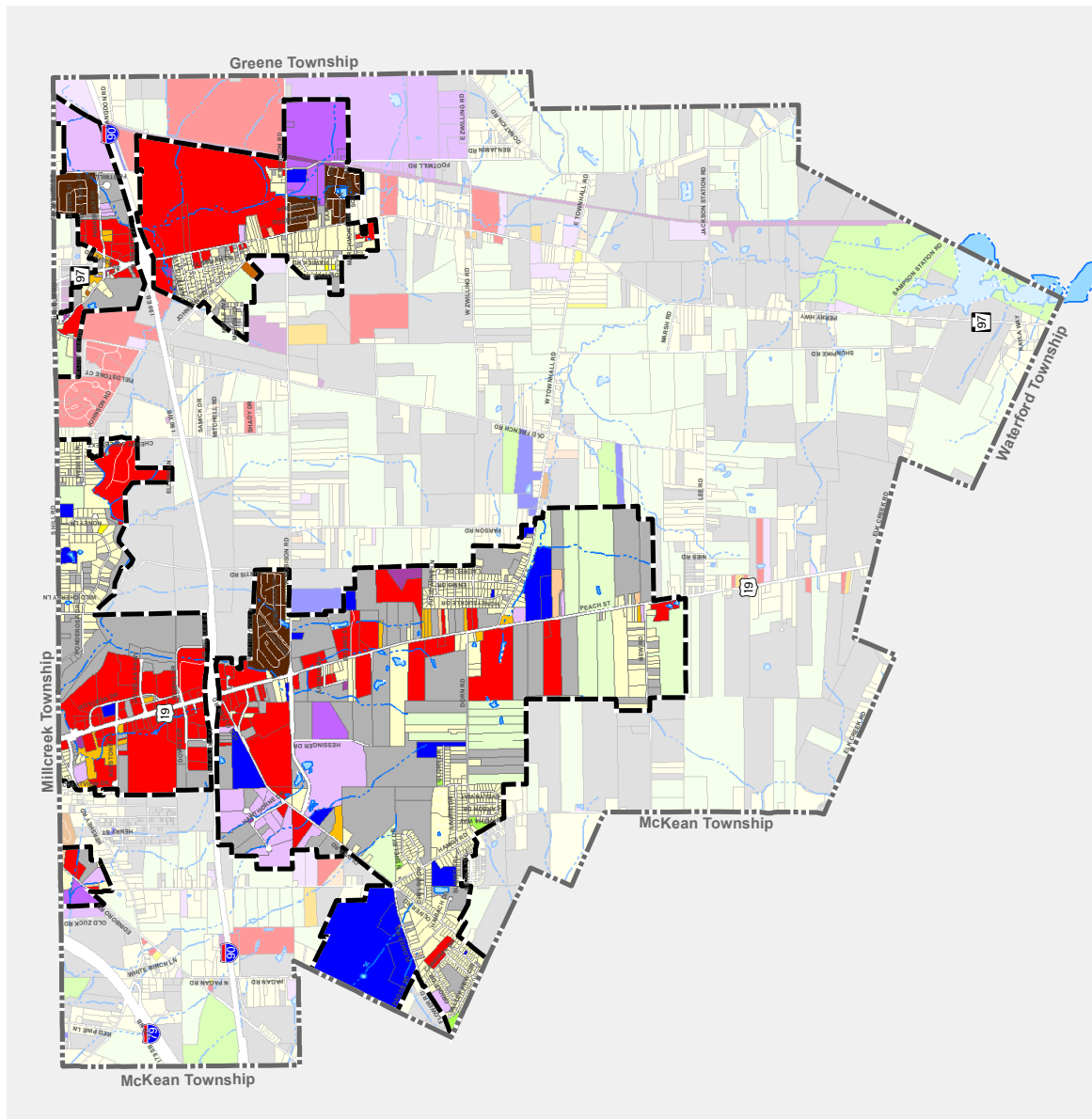
EXISTING GENERALIZED LAND USE MAP

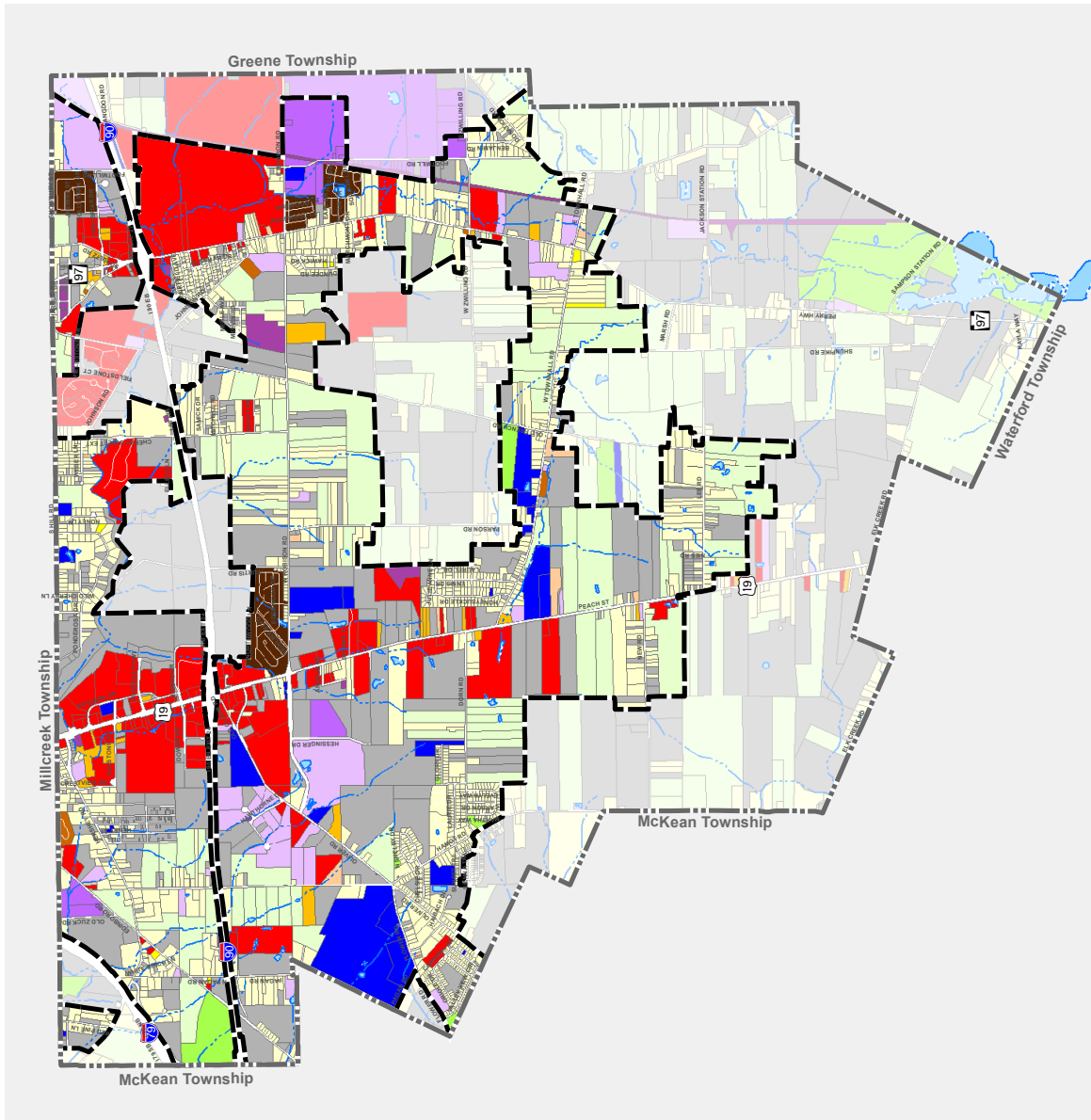
SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

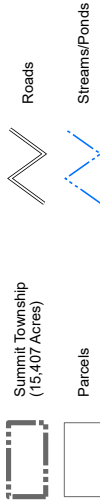
December 11, 2017
2188.17.07







Legend



Sewer Service Area*

Existing and Planned Sewer Coverage
(8,103 Acres/52.6 %)

Note: Sewer Service Area is based on the Summit Township Sewer Authority Comprehensive Sewer Plan, November 2014.

Existing Generalized Land Use (Acreage within Sewer Coverage)

Single Family Residential (1,769 Acres)	Light Industrial/Warehouse (331 Acres)
Town Homes/Duplexes (9 Acres)	Utilities/Transportation (Includes Authority Owned Lands) (66 Acres)
Multi-Family Residential (19 Acres)	Institutional (School, Municipal Church, Cemetery, Fire Hall) (346 Acres)
Mobile Home Park (171 Acres)	Agriculture (1,411 Acres)
Office (80 Acres)	Park/Dedicated Open Space (9 Acres)
Commercial (1,159 Acres)	Vacant Land (2,057 Acres)
Commercial/Residential (36 Acres)	Right of Way (403 Acres)
Industrial (160 Acres)	

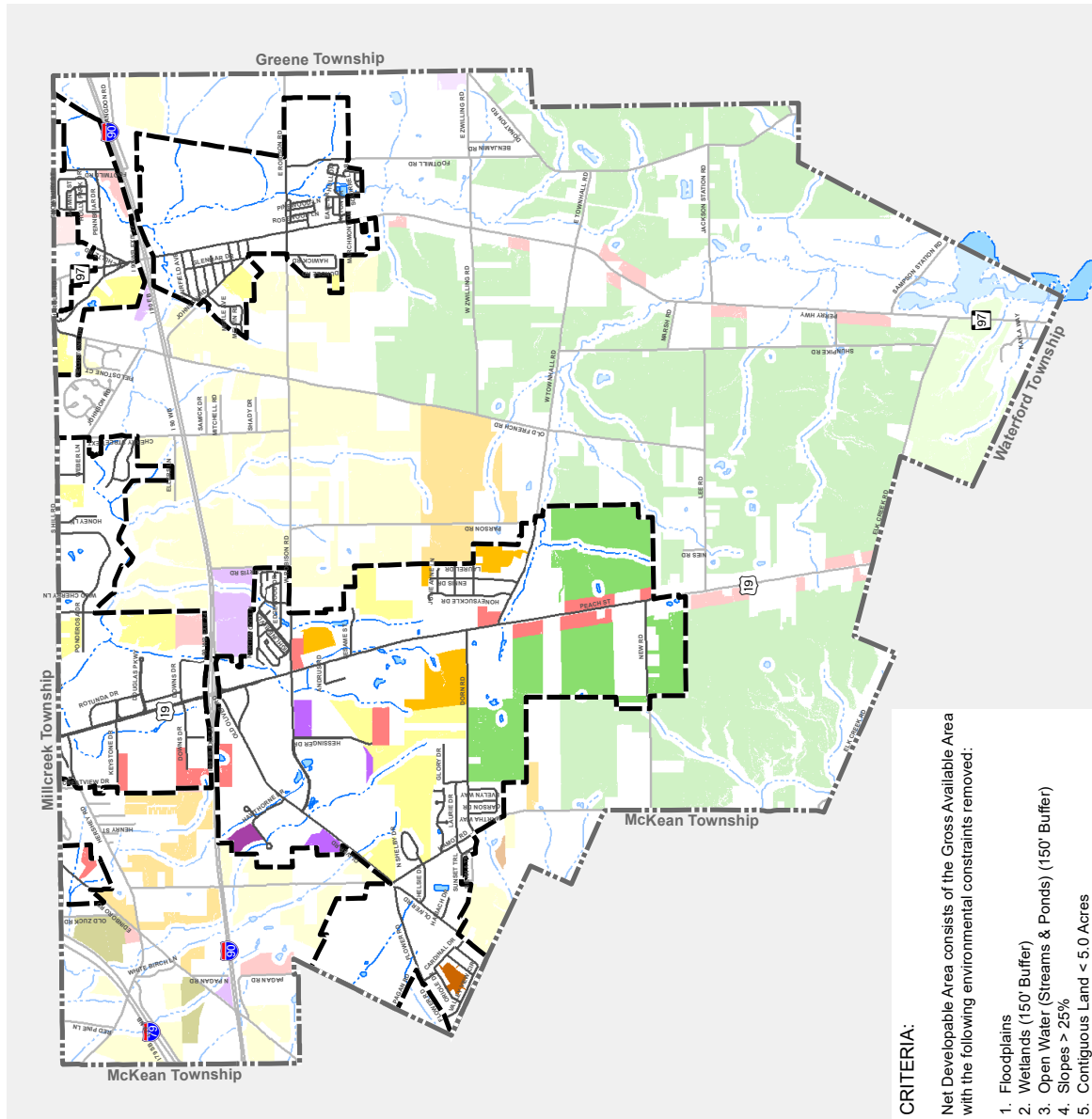
Source: The Existing Generalized Land Use Map is based on GIS data received through Summit Township from the Erie County Planning Department, November 2016.

EXISTING AND PLANNED SEWER COVERAGE SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

December 11, 2017
2188.17.09



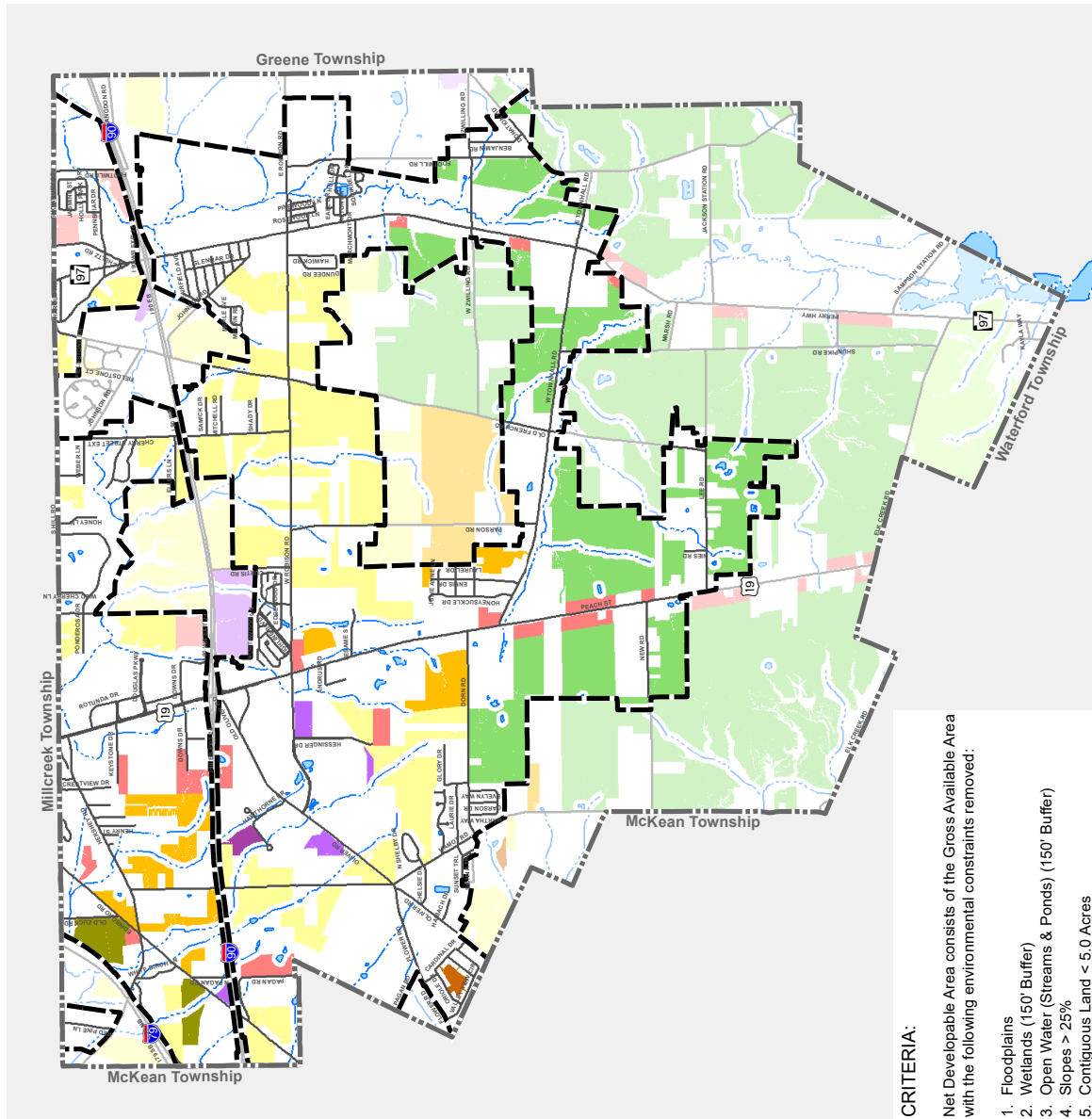


NET DEVELOPABLE AREA BY ZONING WITHIN EXISTING SEWER COVERAGE SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

December 11, 2017
2188.17.10





NET DEVELOPABLE AREA BY ZONING WITHIN EXISTING AND PLANNED SEWER COVERAGE SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

December 11, 2017
2188.17.11

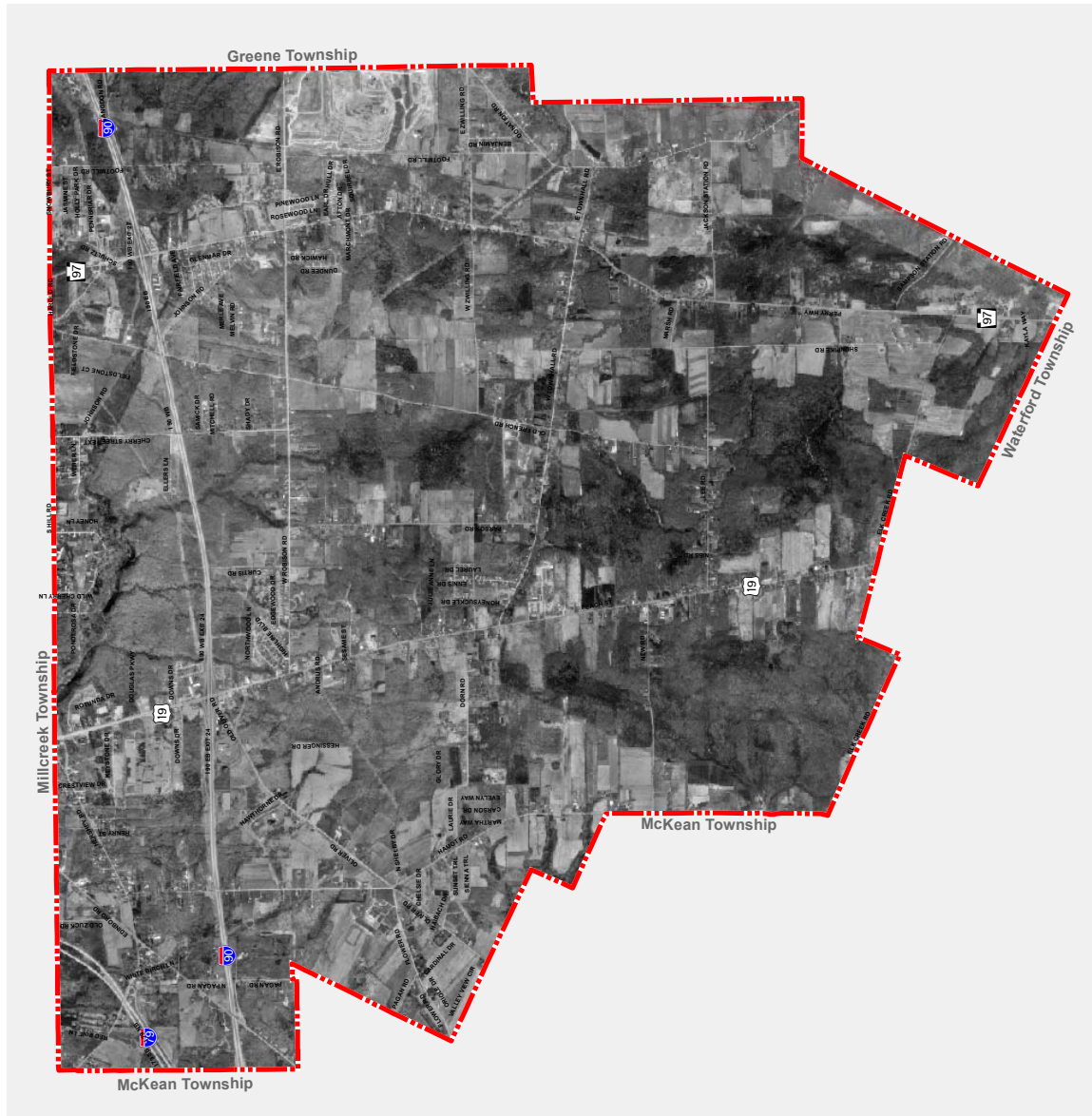


Legend



Summit Township
(15,407 Acres)

Source: The 1993 Aerial Photo Map is based on aerial imagery from the United States Geological Survey (USGS) and has been downloaded from Google Earth, 4/1993.



1993 AERIAL PHOTO MAP

SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

December 14, 2017
2188.17.13

0 1,700 3,400 Feet



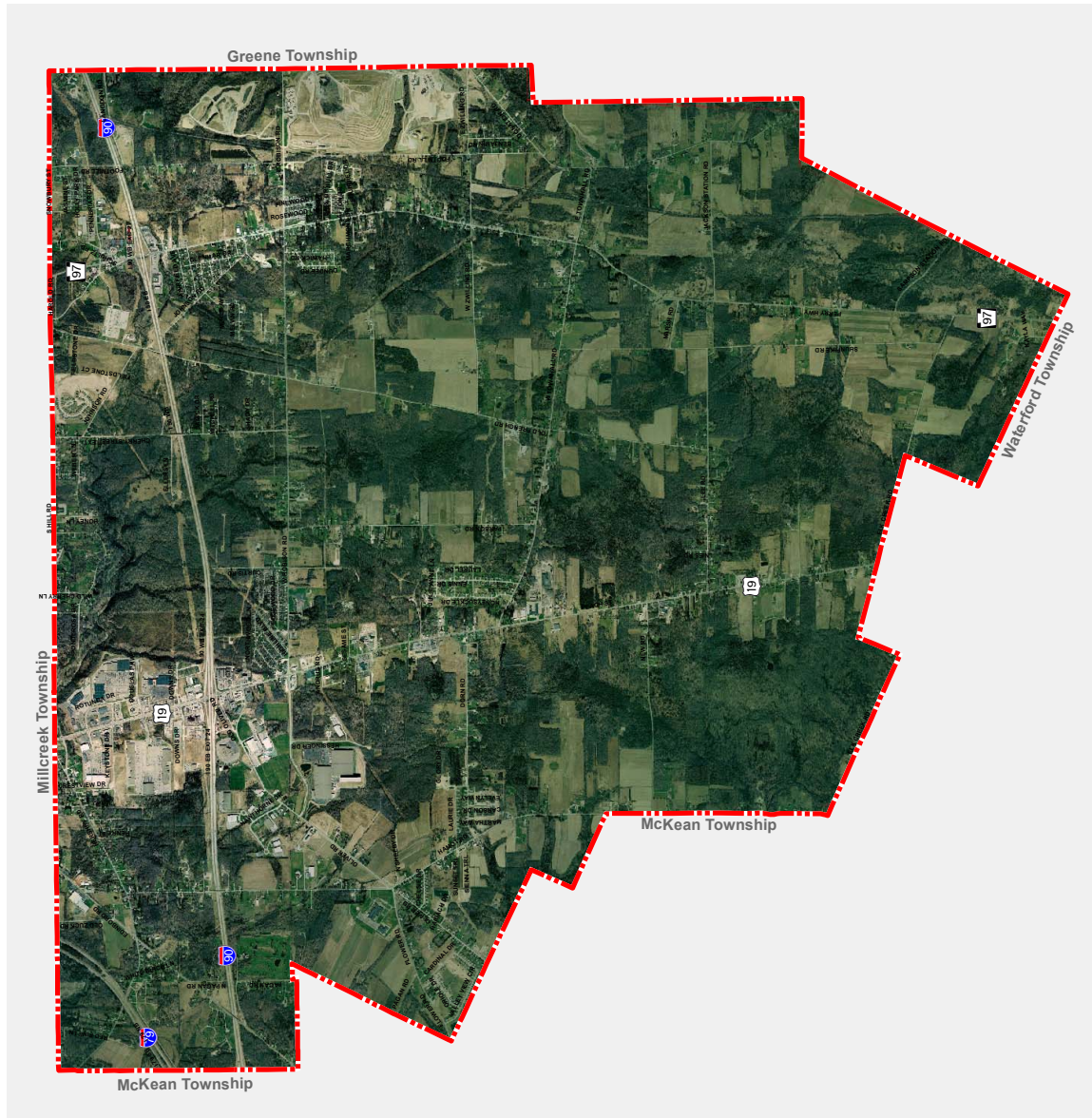
NORTH

Legend



Summit Township
(15,407 Acres)

Source: The 2005 Aerial Photo Map is based on aerial imagery from the Pennsylvania Department of Conservation and Natural Resources PAMAP Program and has been downloaded from Google Earth, 4/2005.



2005 AERIAL PHOTO MAP

SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

December 14, 2017
2188.17.14

0 1,700 3,400 Feet

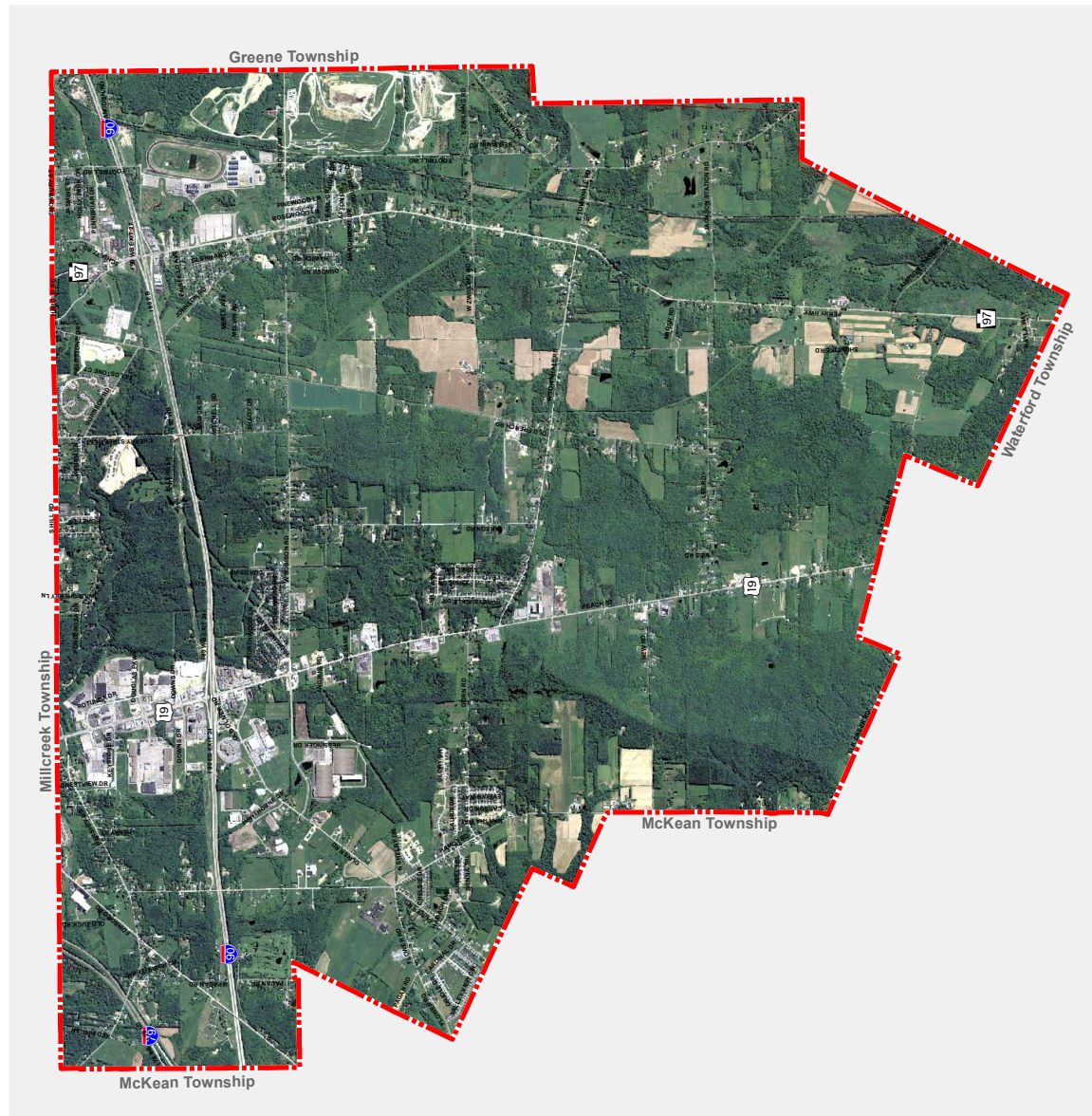


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Summit Township
(15,407 Acres)

Source: The 2010 Aerial Photo Map is based on aerial imagery from the United States Department of Agriculture (USDA) Farm Service Agency and has been downloaded from Google Earth, 9/2010.

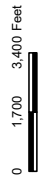


2010 AERIAL PHOTO MAP

SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

December 14, 2017
2188.17.14

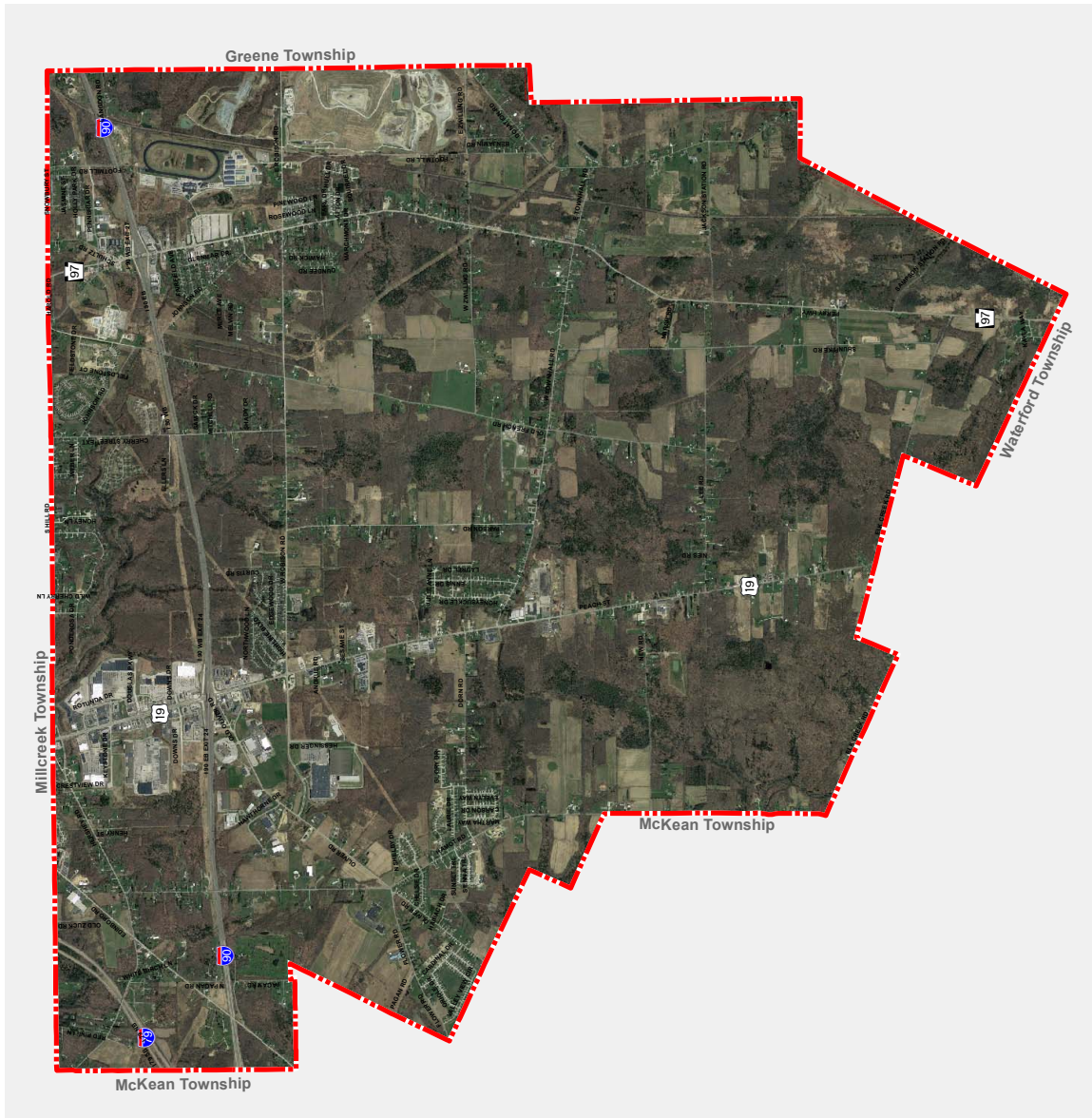


Legend



Summit Township
(15,407 Acres)

Source: The 2016 Aerial Photo Map is based on aerial imagery from Google, Inc. and has been downloaded from Google Earth, 4/2016.

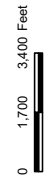


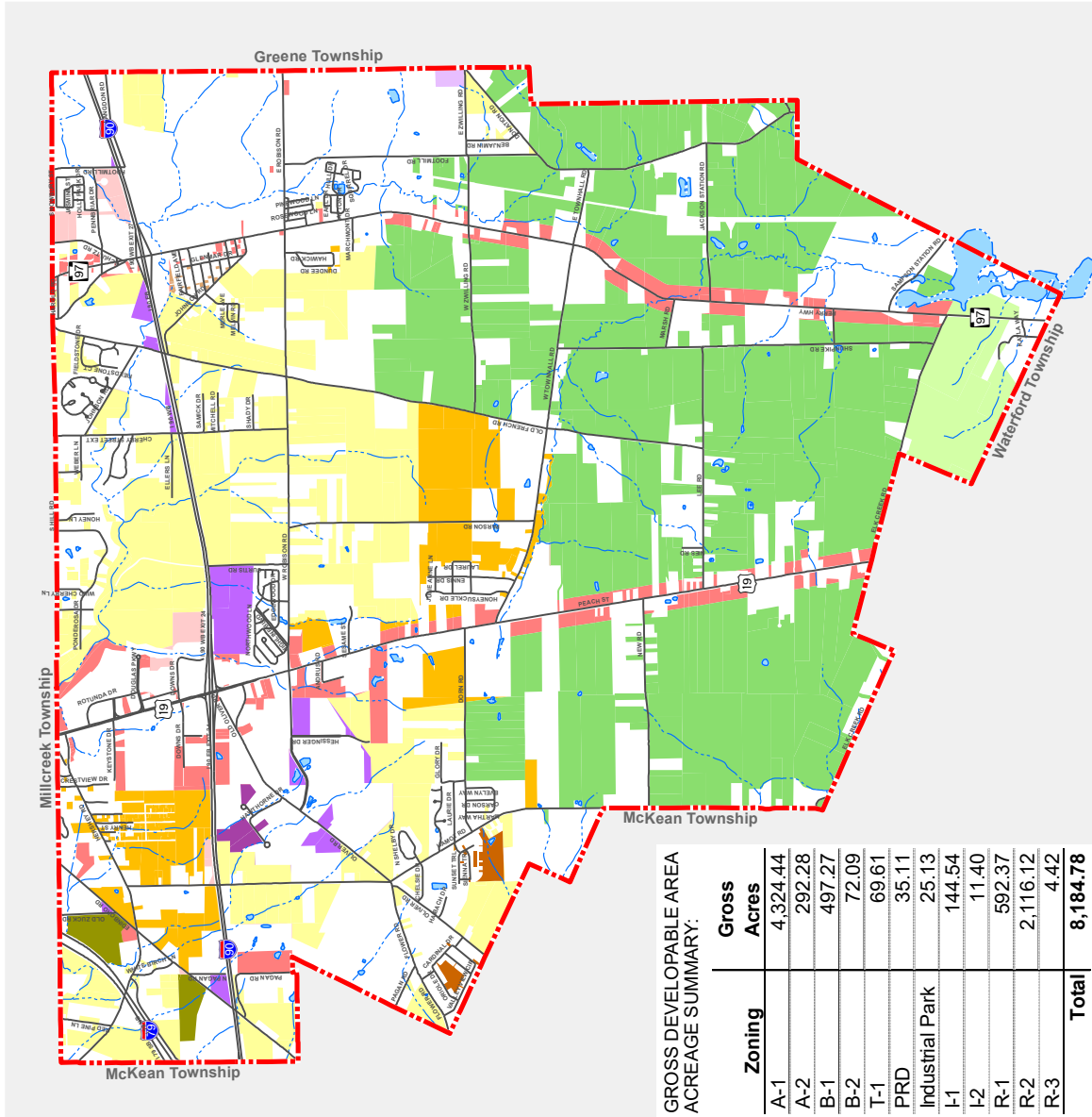
2016 AERIAL PHOTO MAP

SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

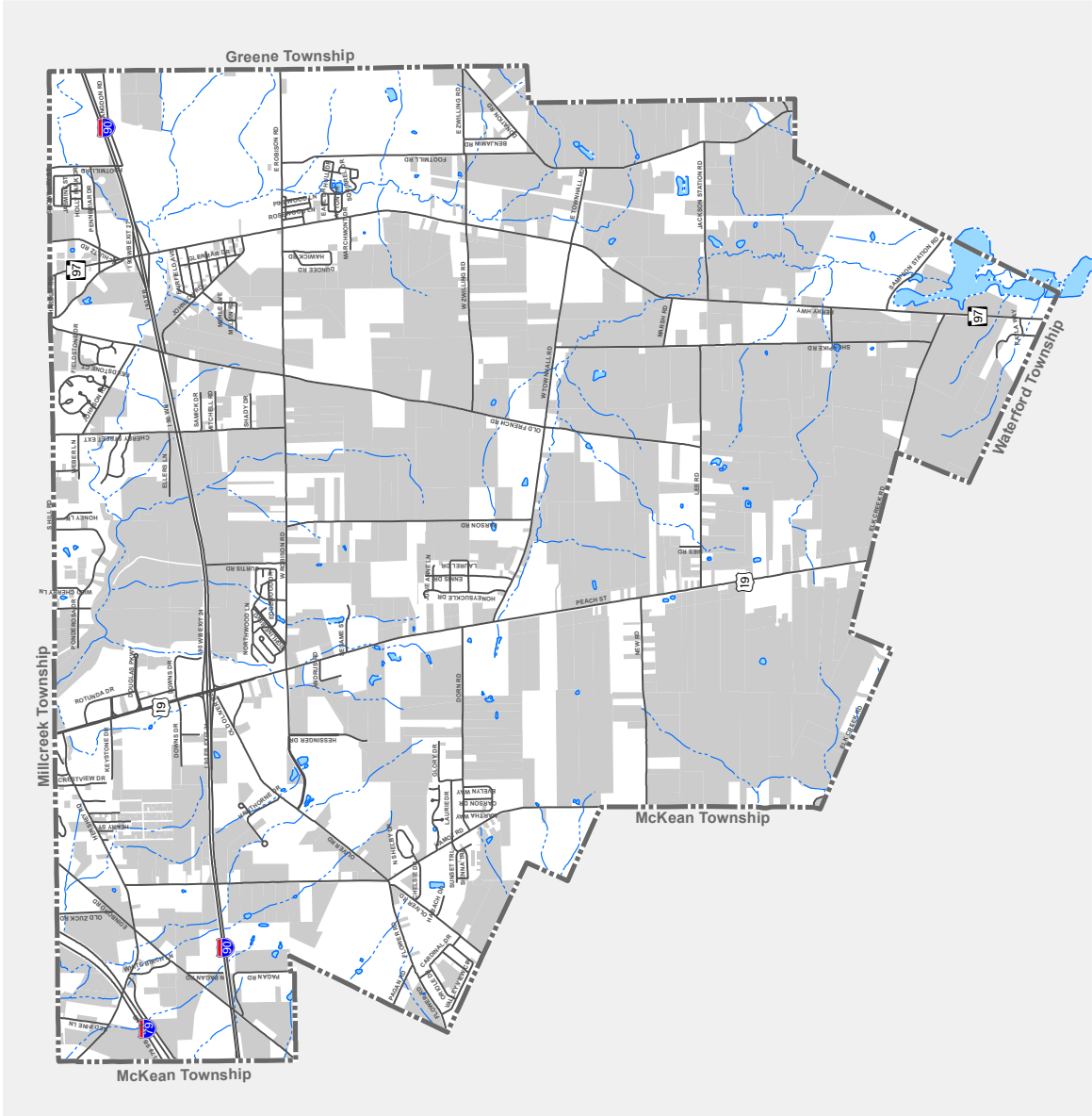
December 14, 2017
2188.17.16





**GROSS DEVELOPABLE AREA
ACREAGE SUMMARY:**

Zoning	Gross Acres
A-1	4,324.44
A-2	292.28
B-1	497.27
B-2	72.09
T-1	69.61
PRD	35.11
Industrial Park	25.13
I-1	144.54
I-2	11.40
R-1	592.37
R-2	2,116.12
R-3	4.42
Total	8,184.78



Legend

Summit Township
(15,406.5 Acres)

Roads

Streams/Ponds

Gross Developable Area
(8,184.8 Acres)

CRITERIA:

Gross Developable Area is made up of the following
Land Uses from the Erie County Tax Assessment
Database:

1. 10 - 19.99 Acres (Agriculture)
2. 20 - 79.99 Acres (Agriculture)
3. 80 Acres or More (Agriculture)
4. Commercial Vacant
5. Industrial Vacant
6. Residential Vacant

GROSS DEVELOPABLE AREA ACREAGE SUMMARY:

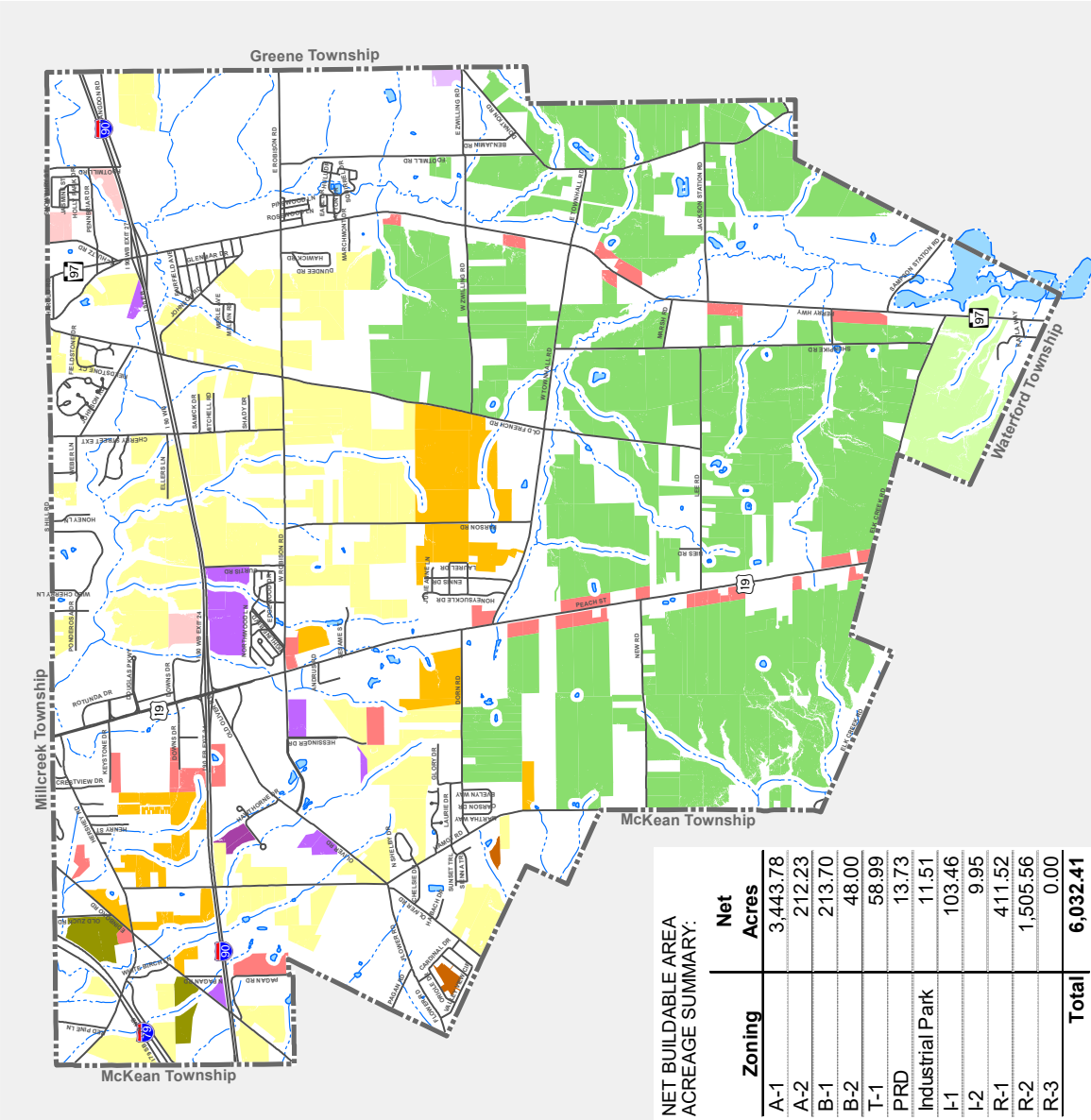
Land Use	Gross Acres
10-19.99 Acres	1,844.19
20-79.99 Acres	4,249.83
80 Acres or More	770.92
Commercial Vacant	467.14
Industrial Vacant	24.11
Residential Vacant	828.59
Total	8,184.78

GROSS DEVELOPABLE AREA MAP SUMMIT TOWNSHIP COMPREHENSIVE PLAN

Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

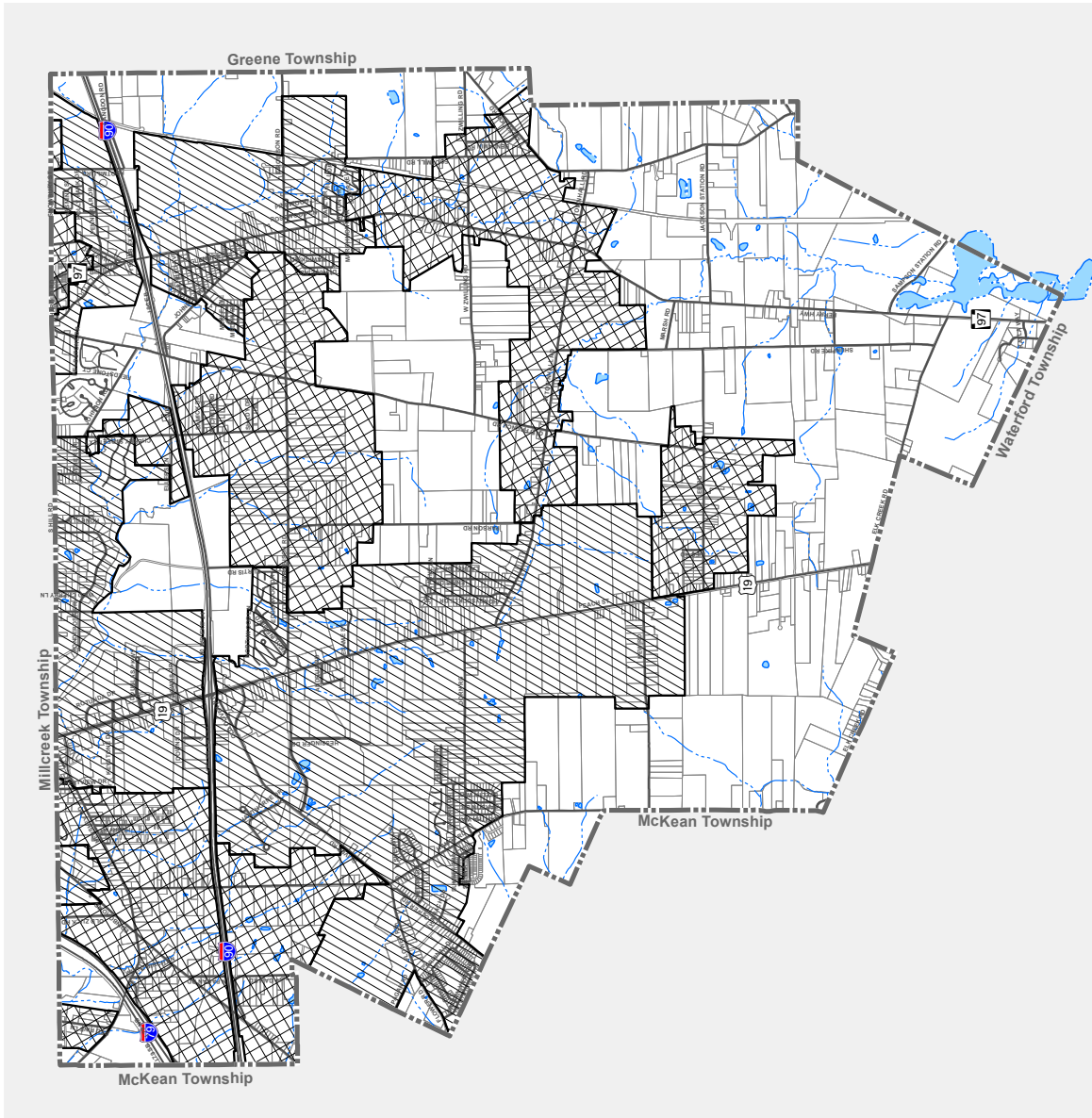
July 12, 2017
2188.17.01





NET BUILDABLE AREA
ACREAGE SUMMARY:

Zoning	Net Acres
A-1	3,443.78
A-2	212.23
B-1	213.70
B-2	48.00
T-1	58.99
PRD	13.73
Industrial Park	11.51
I-1	103.46
I-2	9.95
R-1	411.52
R-2	1,505.56
R-3	0.00
Total	6,032.41



SEWER SERVICE AREA MAP

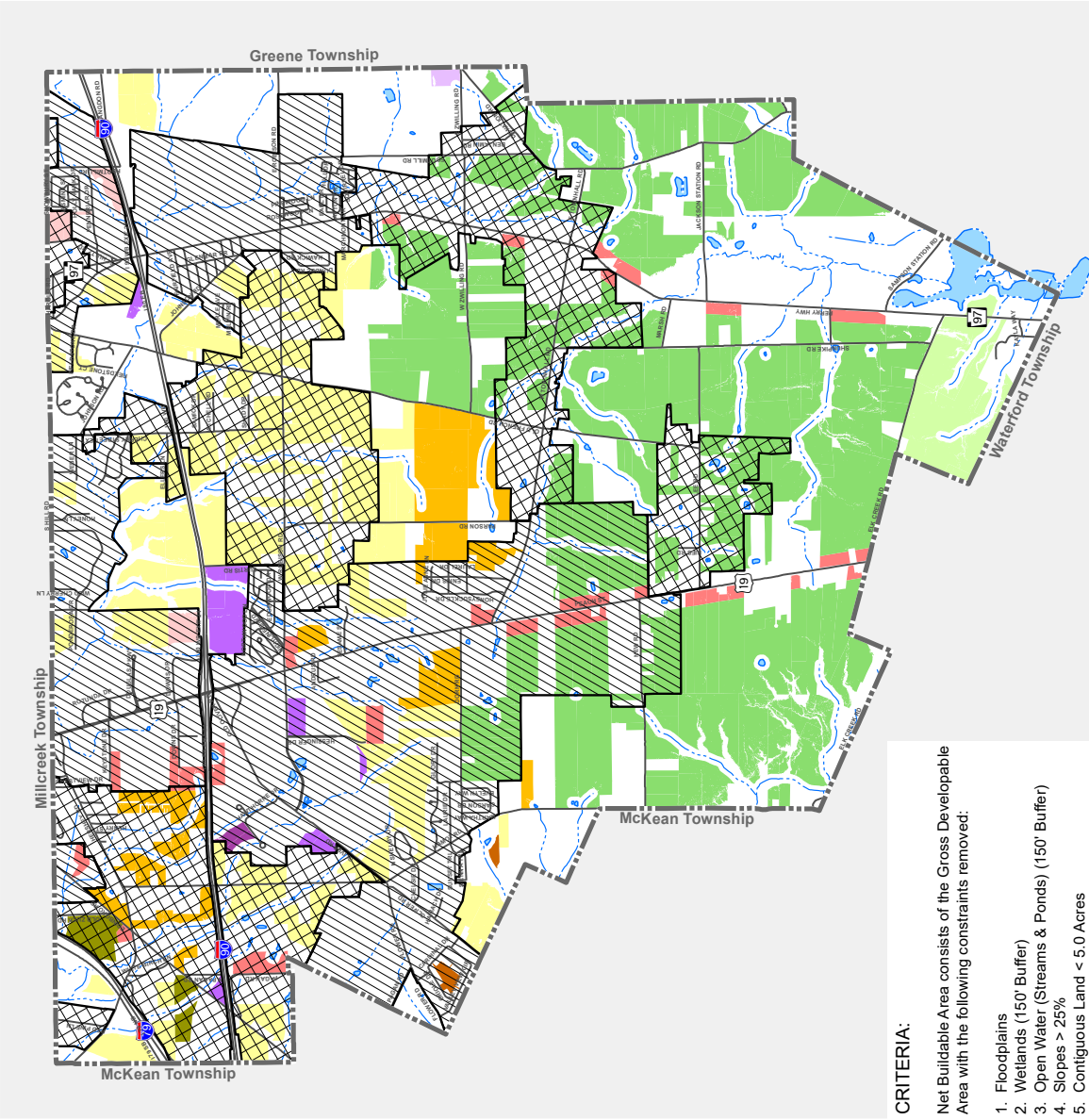
SUMMIT TOWNSHIP COMPREHENSIVE PLAN

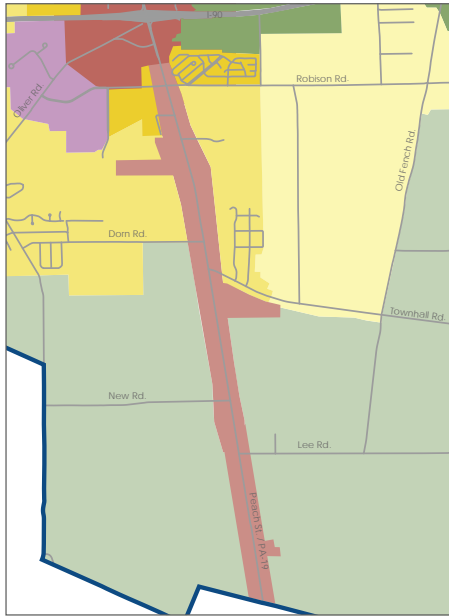
Prepared for: Summit Township
Prepared by: Environmental Planning and Design, LLC

July 12, 2017
2188.17.04

0 1,700 3,400 Feet

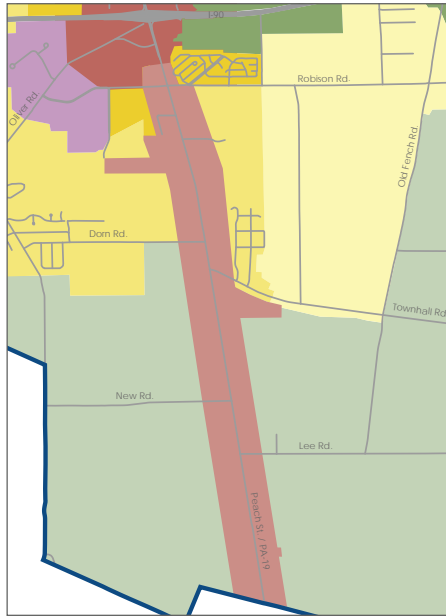






Option 1

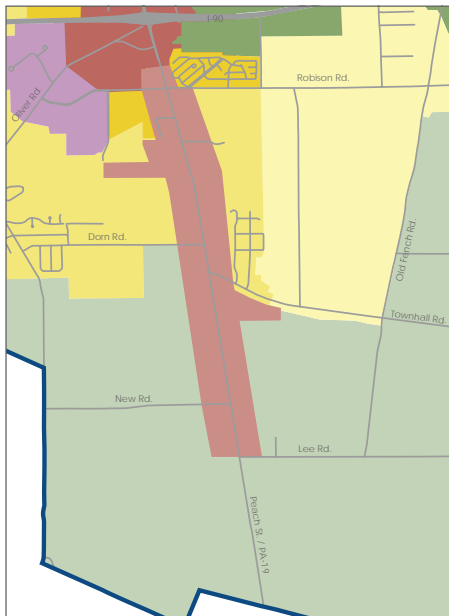
Commercial district extended to southern border of township. District is based on 400 ft depth (extending on either side of Route 19)



Option 2

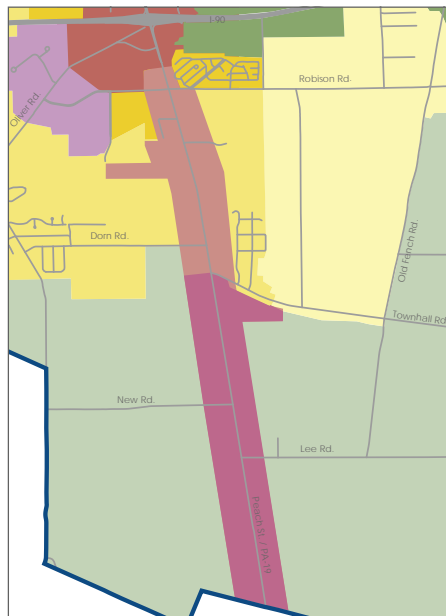
Commercial district extended to southern border of township. District is based on 800 ft depth (extending on either side of Route 19)

As part of the Comprehensive Plan, a series of land use studies were evaluated for the Route 19 corridor south of I-90. The preferred scenario, a variation of the diagrams shown to the left, was ultimately incorporated into the overall Future Land Use Plan.



Option 3

Southern boundary of commercial district ends at Lee Rd. District is based on 800 ft depth (extending on either side of Route 19)



Option 4

Transitional commercial district from Townhall Rd. to southern border of Township. District is based on 800 ft depth (extending on either side of Route 19)

Facts and Figures

Historic Aerial Imagery



Merged and georeferenced by EPD from Penn Pilot Historic Aerial Photographs, Pennsylvania Geological Survey



Merged and georeferenced by EPD from Penn Pilot Historic Aerial Photographs, Pennsylvania Geological Survey



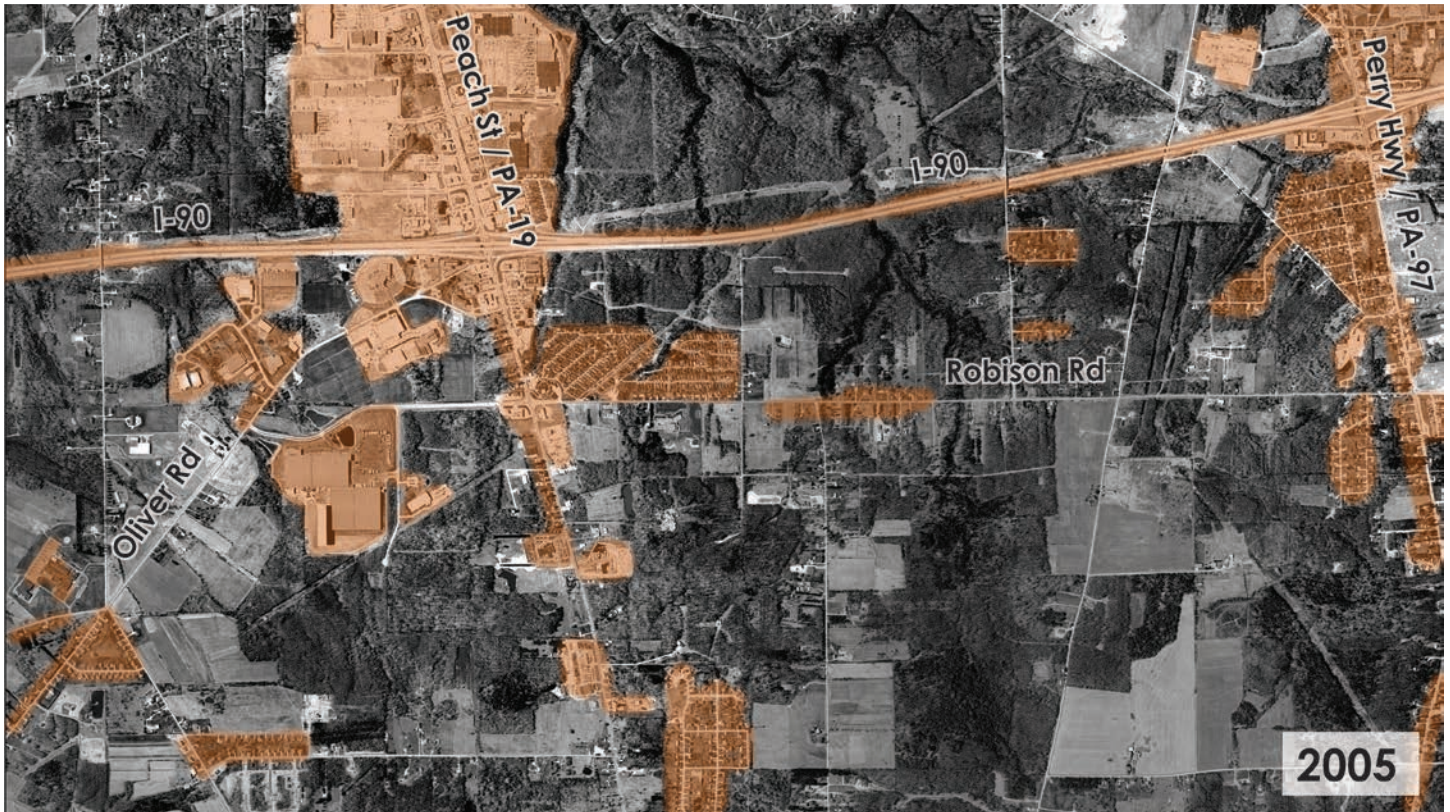
Merged and georeferenced by EPD from Penn Pilot Historic Aerial Photographs, Pennsylvania Geological Survey



Merged and georeferenced by EPD from Penn Pilot Historic Aerial Photographs, Pennsylvania Geological Survey

Facts and Figures

Historic Aerial Imagery



Merged and georeferenced by EPD from Penn Pilot Historic Aerial Photographs, Pennsylvania Geological Survey



Merged and georeferenced by EPD from Penn Pilot Historic Aerial Photographs, Pennsylvania Geological Survey

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Facts and Figures

Build-out Analysis

The numbers outlined below reflect the number of Township residents and households

1 POTENTIAL BUILDABLE AREA FACTORS

District	Gross Available Area (Acres)	Environmentally Constrained Area (Acres)	Net Developable Area (Acres)	Public Infrastructure Area (Acres)	Net Buildable Area (Acres)
A-1	4,324	881	3,444	517	2,927.21
A-2	292	80	212	32	180.40
R-1	592	181	412	62	349.79
R-2	2,116	611	1,506	226	1,279.73
R-3	4	4	0	0	0.00
PRD*	35	21	14	2	11.67
T-1	70	11	59	9	50.14
B-1	497	284	214	32	181.65
B-2	72	24	48	7	40.80
I-1	145	41	103	16	87.94
I-2	11	1	10	1	8.46
IND PARK	25	14	12	2	9.78
TOTAL	8,185	2,152	6,032	905	5,128

2 BUILD-OUT - WITHIN EXISTING AND PLANNED SEWER SERVICE AREA

District	Gross Available Area (Acres)	Adjusted Acreages (based on zoning calc. req.)	Min. lot size (Acres) or Max. Density (units/acre)	Possible Units/ SQ FT	Possible Population Growth	Possible Student Growth
A-1	1,077	915	1.4	665	1,608	385
A-2	0	0	1.0	0	0	0
R-1	359	305	0.5	665	1,608	385
R-2	1,335	1,135	0.5	2,471	5,981	1,433
R-3	4	4	0.5	8	20	5
PRD*	11	9	4.4	40	97	23
T-1	70	50	6.8	341	825	198
B-1	332	282	0.6	2,458,526		
B-2	72	61	0.6	533,841		
I-1	58	49	5.0	428,613		
I-2	0	0	5.0	0		
IND PARK	25	21	1.0	186,093		
TOTAL	3,343	2,832	sf	3,607,073	10,140	2,430
			units	4,190		

3 BUILD-OUT - OUTSIDE OF SEWER SERVICE AREA						
District	Gross Available Area (Acres)	Adjusted Acreages (based on zoning calc. req.)	Min. lot size (Acres) or Max. Density (units/acre)	Possible Units/ SQ FT	Possible Population Growth	Possible Student Growth
A-1	3,248	2,761	2	1,380	3,340	801
A-2	292	248	2	124	301	72
R-1	233	198	2	99	240	57
R-2	781	664	2	332	803	193
R-3	0	0	2	0	0	0
PRD*	24	21	2	10	25	6
T-1	0	0	6.8	0	0	0
B-1	165	140	0.6	1,221,858		
B-2	0	0	0.6	0		
I-1	86.66	74	5.0	641,735		
I-2	11.4	10	5.0	19		
IND PARK	0	0	1.0	0		
TOTAL	4,842	4,115	sf	1,863,612	4,709	1,129
			units	1,946		

4 BUILD-OUT TOTAL - WITHIN AND OUTSIDE SEWER SERVICE AREA						
District	Gross Available Area (Acres)	Adjusted Acreages (based on zoning calc. req.)	Min. lot size (Acres) or Max. Density (units/acre)	Possible Units/ SQ FT	Possible Population Growth	Possible Student Growth
A-1	4,325	3,676	varies	2,045	4,949	1,186
A-2	292	248		124	301	72
R-1	592	503		764	1,848	443
R-2	2,116	1,799		2,803	6,784	1,626
R-3	4	4		8	20	5
PRD*	35	30		50	122	29
T-1	70	50	6.8	341	825	198
B-1	497	422	0.6	3,680,384		
B-2	72	61	0.6	533,841		
I-1	145	123	5.0	1,070,348		
I-2	11	10	5.0	19		
IND PARK	25	21	1.0	186,093		
TOTAL	8,184	6,948	sf	5,470,685	14,849	3,559
			units	6,136		

¹ Adjusted acreages for all districts equals gross available area minus 15% for public infrastructure area (right-of-way, utility corridors, manmade slopes, etc.)

*PRD Density is based on allowable PRD Density in R-2 District, which is the surrounding District to existing PRD Parcels

** Population growth is calculated by multiplying average household size (2.42) by number of possible units

*** Student growth is calculated by multiplying average number of students per household (.58) by possible units

Facts and Figures

Transportation

Existing Conditions

Public Roads

Summit Township's public roadway network is composed of 50.09 miles of Township roads and 29.97 miles of state highways [1]. Roadway networks consist of various classifications based on their intended use and whether they are in an urban or rural context. Approximately one third of the northern part of Summit Township falls within a large urban boundary with the remaining two thirds considered rural. [2] Generally, roadway classifications fall under arterials, collectors and local roads, with further breakdowns of major and minor arterials, and major and minor collectors in a rural context. The function of these classifications range from high mobility/low access with principal arterials and interstates, to high access/low mobility, with local roads. [3]

State (PennDOT) highways in the Township include two interstates: I-79 and I-90, which has two full diamond configured interchanges in the township. Peach Street is a principal arterial north of Robison Road and a minor arterial to the south. Other minor arterials include PA 97, PA 99 and Robison Road. The remaining PennDOT roads are collectors. An inventory of the state highways in the Township is provided in Exhibit _ and the average daily traffic volumes are shown graphically on Exhibit _. Average daily traffic volumes on the state roadways range from 1,400 vehicles per day (vpd) on Town Hall Road to 32,000 vpd on I-90.

There are 17 traffic signals in the Township, of which 9 are located along the Peach Street (SR 0019) corridor in a coordinated system that extends into Millcreek

Township. [4] An additional 5 signals are also in a coordinated system located along Perry Highway (SR 0197) in the I-90 interchange / Presque Isle Downs area.

Characteristics of the more significant Township roads are summarized in Exhibit _. For the most part, Township roadways are 20 to 22 feet in width without shoulders. In the more rural areas of the Township, parallel drainage ditches control storm water along the roads.

Several of the newer commercial and residential developments have sidewalks including Lowes/Wal-Mart, Baymont Inn, Sheetz, and the Trails of Five Points, Hamot Village and Saddlewood residential developments. There are also sidewalks along Peach Street between Douglas Parkway and Robison Road.

Specifications and Ordinances

The specifications for new streets call for a 50 foot wide right of way for local and residential streets, and a 60 foot wide right of way for commercial/industrial districts. Local and commercial/industrial streets require either vertical curb or rolled concrete curb/gutter. The width between curb faces or gutter lines is 28 feet for local and residential streets, and 36 feet for commercial/industrial streets. The Subdivision and Land Development Ordinance specify 10 foot wide and 4 foot wide shoulders along arterial and collector streets, respectively. Cul-de-sac streets in general shall not exceed 500 in length with a paved turn around. The Township requires both driveway and road occupancy permits for work being performed within the right of way of any Summit Township road.

Sidewalks are required per Ordinance 2013-01 on both sides of public streets: within the B-1 and B-2 Districts in major subdivisions and land developments; in the R-3, T-1 and PRD Districts where semi-detached and multi family structures are planned or have a lot width of 80 feet or less; and may also be required in the R-1, R-2, R-3, T-1 and PRD Districts if sidewalks exist in adjacent subdivisions or land developments.

Summit Township has a Transportation Plan adopted as an official map (Ordinance 1995-2) in August 1995. The Transportation Plan identifies existing and proposed streets, collectors and signalization and was last revised in 2010.

Crash Data

Reportable crash data along PennDOT routes was obtained for the 2012-2016 period (latest complete year of data available as of this writing). [5] Data included more than 700 crashes involving 315 injuries and 6 fatalities. This data was plotted to help identify crash cluster locations. As shown on Exhibit __, the highest concentration of crashes are located along Peach Street from Hershey Road to south of Robison Road, along Perry Highway near the I-90 interchange, along Oliver Road from Peach Street to Robison Road and on Hershey Road near the Edinboro Road intersection.

Public Transit and Paratransit

The Erie Metropolitan Transit Authority ("the e") operates portions of four bus routes within the Township. The routes, along with some of the destinations they serve, are provided in Exhibit __. Route 3, Peach Street, provides the most extensive service

in the Township with 12 stops and 32 buses operating weekdays from approximately 6:00 AM to 10:00 PM. Service is provided year round except for 7 holidays. Cash fares are \$1.55 with multi ride pass discounts available. Most stops are marked with "the e" signs, however few stops have shelters.

The LIFT program is Erie County's door to door shared ride ADA accessible transportation system for eligible persons unable to use the bus service. Rides require an advance reservation. The service is made available and subsidized through PennDOT.

Programmed Improvements and Current Studies

Four projects within Summit Township are on the current 2017-2020 Transportation Improvement Program (TIP) for Erie County. Details of these projects including total cost and estimated let dates are included on Exhibit __. One project, the widening of the Edinboro Road (SR 0699) and Hershey Road (SR 4010) intersection was completed in 2017. The installation of a roundabout at the Hamot Road/Oliver Road "5 points" intersection is anticipated to begin later in 2018.

There are a total of 14 projects within the Township on the Erie County 2040 Long Range Transportation Plan (LRTP). While the majority of the projects are for resurfacing, restoration and bridge work, three of the projects involve capacity improvements such as widening and turn lanes. Details of the projects on the LRTP are provided on Exhibit __. A map showing the locations of projects on both the LRTP and the TIP is provided in Exhibit __.

An access management study was recently completed for Edinboro Road between Interchange Road in Millcreek Township and Hershey Road in Summit Township. Among the recommendations in the study that pertain to Summit Township include the creation of a "Crestview Connector" aligning with the Target driveway along Hershey Road, including a left turn lane on Hershey Road and a traffic signal. Another recommendation is to provide a single lane roundabout at the Hershey Road/Hamot Road intersection. A Braund Road connector is also proposed, with extensions of Downs Drive and Keystone Drive behind Summit Towne Center. This connector would intersect and cross Hershey Road and connect with Edinboro Road. Both the Crestview Connector and Braund Connector would provide improved access to the Peach Street commercial corridor to and from the west.

Five signals in the Perry Highway (SR 0197) corridor near the I-90 interchange/Presque Isle Downs area are being retimed through Pennsylvania's Municipal Signal Partnership Program known as Green Light-Go

The Steering Committee reviewed the possible future street and pedestrian connections map from the 2001 Comprehensive Plan and modified it in consideration of current needs and feasibility. See Exhibit __. A roadway connection behind the Wal-Mart to Ellers Lane and Cherry Street was determined not feasible due to stream crossings and was removed. A north-south connector west of Peach Street was also removed due to concerns with wetlands. An east-west connector was added between Peach Street and Old French Road north of Town Hall Road. The Steering Committee also expressed the need for a potential signal at the Peach Street and Auto Row intersection and potential partnerships with Erie Metropolitan Transit Authority for bus

shelter locations.

In the public survey, Question 13 requested feedback on pedestrian access and Question 16 requested feedback on transportation issues in general. In addition, feedback on questions regarding top concerns, satisfaction of services using Township revenue and comments on the quality of life, contained many transportation-related responses. By far, the top concern of Township residents is increased traffic congestion, with over 62 percent of respondents stating it was one of their top three concerns.

Concerning pedestrian access, the public survey ranked the importance of being able to walk to 10 destinations including schools, shopping and parks. The highest ranked of these was shopping, followed by schools and parks, however schools also registered the most responses for least important. The majority of the comments did not consider pedestrian access and facilities as a high priority due to the Township's rural character, distance to destinations and auto-centric nature. Concerning transportation issues, the highest concerns included excessive back-ups at signals, followed by unsafe intersections, high speeds and cut-through traffic. Among other concerns, the Hamot Road/Oliver Road "5-points" intersection was commented on the most. The installation of a roundabout at this location is anticipated to begin later in 2018.

For quality of life issues, the most common transportation issues mentioned in the public survey concerned lack of sidewalks/ bike trails, Peach Street congestion, the 5-points intersection and open ditches along the sides of roads.

References

- [1] PennDOT Bureau of Planning and Research Geographic Information Division, Type 5 map.*
- [2] Based on PennDOT Federal Functional Class map for Erie County.*
- [3] American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011.*
- [4] PennDOT Traffic Signal Asset Management System (TSAMS).*
- [5] PennDOT Crash Data Analysis and Retrieval Tool (CDART).*

STATE HIGHWAY INVENTORY				
Name	State Route	Classification ⁽¹⁾	No. of Through Lanes	Miles in Township
Interstate 90	0090	Interstate	4	5.8
Interstate 79	0079	Interstate	4	1.0
Peach Street	0019	Principal Arterial/Minor Arterial	2-6	4.9
Perry Highway	0197	Minor Arterial	2-4	5.9
Robison Road	4024	Minor Arterial/Rural Minor Collector	2	3.5
South Hill Road	4026	Minor Arterial	2	0.7 ⁽²⁾
Edinboro Road	0699	Minor Arterial	2	1.7
Hershey Road	4010	Urban Collector	2	2.1
Flower Road/Oliver Road	4008	Urban Collector	2	2.4
Town Hall Road	4022	Rural Major Collector	2	2.2
Hamot Road bridge over I-90	4105	Urban Collector	2	0.04
Cherry Street bridge over I-90	4106	Urban Collector	2	0.04

(1) Based on PennDOT Federal Functional Class map for Erie County.

(2) SR 4026 is situated on the boundary with Millcreek Township.

SUMMARY OF PRINCIPAL TOWNSHIP ROADS				
Name	Number	Length	Number of Through Lanes/Paved Width	Posted Speed
Hamot Road	T-534	4.1 miles ⁽¹⁾	2/22'	35/45 mph
Old French Road	T-558	3.9 miles	2/22'	40/45 mph
Elk Creek Road	T-581	2.5 miles ⁽²⁾	2/22'	Not posted
Donation Road	T-568	2.2 miles	2/22'	40 mph
Shunpike Road	T-566	2.2 miles	2/22'	
Zwilling Road	T-639	2.0 miles	2/20'-22'	
Footmill Road (south)	T-572	1.6 miles	2/20'-22'	40 mph
Pagan Road	T-514	1.4 miles ⁽³⁾	2/20'	40 mph
Parson Road	T-544	1.4 miles	2/22'	45 mph
Lee Road	T-619	1.4 miles	2/22'	
Cherry Street	T-548	1.3 miles ⁽⁴⁾	2/20'-22', 2' shoulders	35 mph
Dorn Road	T-615	1.2 miles	2/20'-22'	
New Road	T-613	1.2 miles	2/22'	45 mph
Johnson Road	T-653	1.0 mile ⁽⁵⁾	2/20'	35 mph
Jackson Station Road	T-609	0.9 mile	2/22'	
Little Creek Road	T-440	0.9 mile ⁽⁶⁾	2/20'	Not posted
Oliver Road (Twp)	T-512	0.8 mile	2/22'	25 mph
Robison Road (Twp)	T-406	0.6 mile	2/24', 10' shoulders ⁽⁷⁾	40 mph
Bloomfield Pkwy/Pennbriar Dr	T-591/665	0.6 mile	2/24', 2' shoulders	35 mph

(1) 1.4 miles is situated on the boundary with McKean Township. Bridge over I-90 is owned by PennDOT.

(2) 1.7 miles is situated on the boundary with McKean Township in two segments.

(3) 0.7 miles is situated on the boundary with McKean Township.

(4) Bridge over I-90 is owned by PennDOT.

(5) In two non-contiguous segments.

(6) 0.3 mile is situated on the boundary with McKean Township.

(7) Lanes are 14 feet wide with wedge curb and a median west of Hessinger Drive.

ERIE METROPOLITAN TRANSIT AUTHORITY SERVICE				
Route	Roadways Used	No. of Stops	No. of Weekday Buses per Direction	Destinations Served
3 Peach Street	Peach Street/Hershey Road/Keystone Drive/Rotunda Drive/Commons Drive/Douglas Drive/Summit Towne Center/Downs Drive/Oliver Road/Robison Road	12	32	Peach Street Marketplace, Summit Towne Center, Splash Lagoon, Family First Sports Park, Lord Corporation, Erie County VoTech
14 Edinboro	Edinboro Road	4	6	Pagan Road, Grotto Picnic Park
27 State Street	Perry Highway	4	22	Presque Isle Downs
105 Corry	Peach Street	6	4	Robison Road, Auto Row, Town Hall Road

Source: <http://emta.availtec.com>

**TRANSPORTATION IMPROVEMENT PROGRAM PROJECTS
SUMMIT TOWNSHIP COMPREHENSIVE PLAN
Summit Township, Erie County, Pennsylvania**

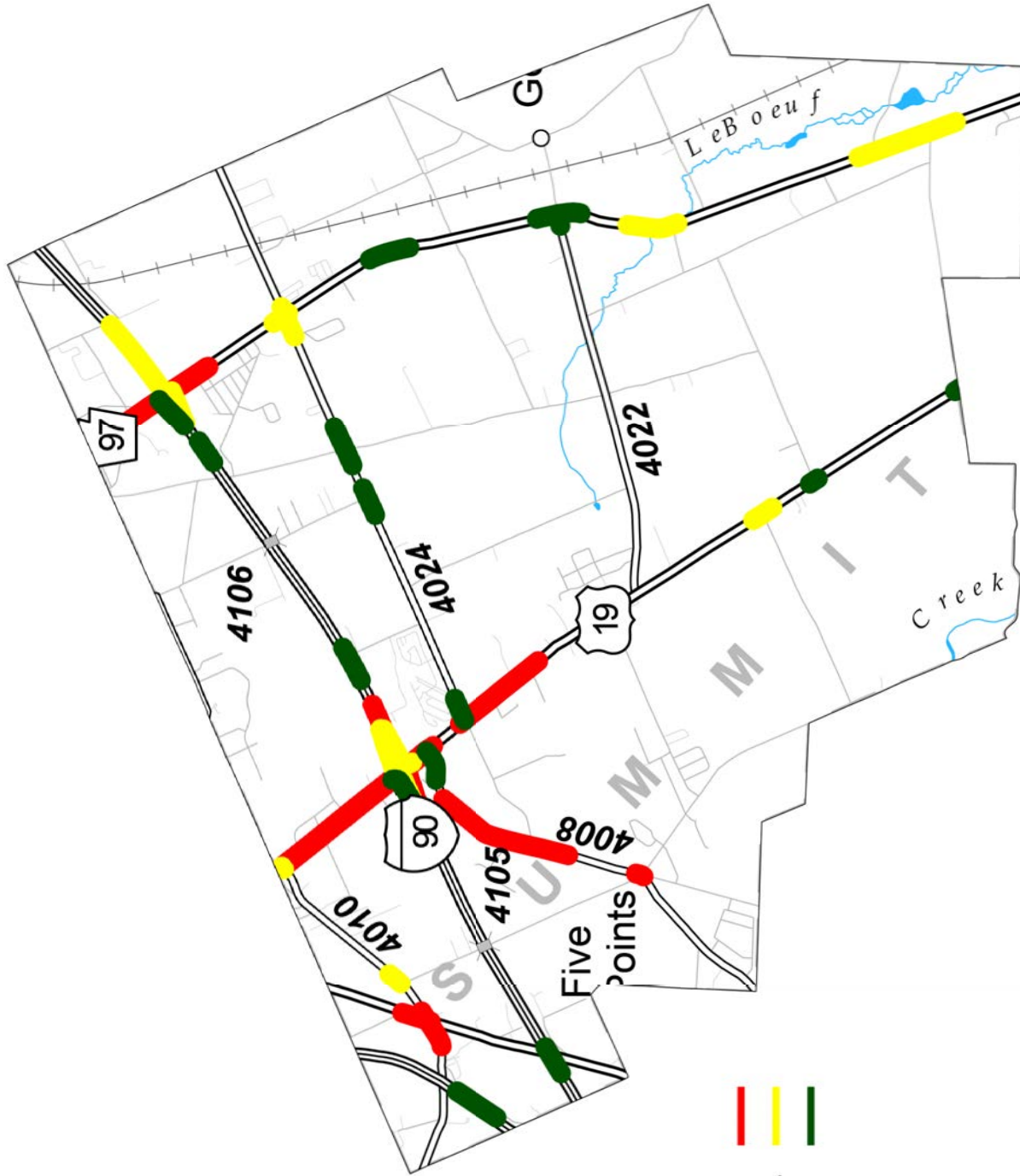
Map No.	MPMS	Title	Route	Section	Improvement Type	Est. Let Date	Total Cost	Description
1	47505	PA 699: Edinboro Rd/ I-90	0699	B01	Bridge Replacement	2/15/2018	\$1,546,863	This project includes the replacement of the State Route 699 (Edinboro Road/Old State Route 99) Bridge over Interstate 90 (American Veterans Memorial Highway) in Summit Township, Erie County. The bridge is 271 feet in length.
2	102069	Hamot Rd/Oliver Rd Intersection	4008	S01	Safety Improvement	11/29/2018	\$2,604,000	This project includes .23 miles of safety/intersection improvements on Hamot Road just west of the intersection with State Route 4008 (Flower Road/Oliver Road) in Summit Township. Work involves the construction of a roundabout, realignment of Oliver Road, milling, binder, wearing course, subbase, widening, improvements to the shoulders, guiderail and drainage.
3	102075	PA 699 & Hershey Road	4010	A02	Widen	1/26/2017	\$1,546,863	This project includes .40 miles of reconstruction at the intersection of State Route 699 (Edinboro Road) and State Route 4010 (Hershey Road) in Summit Township. Work involves widening State Route 699 to allow for a left and right turn lane heading north and a left turn lane heading south, adding a right turn lane on State Route 4010 for traffic heading north on State Route 699, and signalization.
4	97218	SR 4106 Bridge over I-90	4106	---	Bridge Rehabilitation		\$800,000	

**LONG RANGE TRANSPORTATION PLAN PROJECTS
SUMMIT TOWNSHIP COMPREHENSIVE PLAN
Summit Township, Erie County, Pennsylvania**

Map Key	Project #	Location	Route	Project Costs				Description
				1st 4 Years	2nd 4 Years	3rd 4 Years	Total Cost	
A	28	I-90/US 0019/Peach St	0019		\$2,410,000		\$2,410,000	Signal Upgrades and Coordination
B	29	US 0019 at Oliver Rd	0019			\$1,125,000	\$1,125,000	Construct capacity enhancements such as widening on Oliver Rd, additional turn lanes, traffic signal phasing changes, and accommodations for pedestrians to safely cross US 19 or Oliver Rd.
C	98308	SR 0019: Dorn Rd-Robison	0019			\$3,300,000	\$3,300,000	Includes 1.14 miles of safety & congestion reduction improvements on SR 0019 from Dorn Rd to Robison Rd.
D	97888	Peach Street Turning Lane	0019		\$11,000,000		\$11,000,000	Includes 1.63 miles of reconstruction on SR 0019 from Townhall Rd to Oliver Rd. Involves addition of a turn lane at Dorn Rd.
E	101502	SR 0197/I-90 Interchange	0197		\$300,000	\$19,700,000	\$20,000,000	Includes 2.78 miles of reconstruction on SR 0197 from Townhall Rd to Bloomfield Pkwy. Involves widening of SR 0197 along with I-90 ramps, safety and signal upgrades.
F	97171	SR 4105 Bridge over I-90	4105		\$1,110,000		\$1,110,000	Includes the restoration/rehabilitation of the SR 4105 Bridge over I-90. Work involves milling, patching the deck, applying waterproofing.
G	85368	Hamot Road T-534 Bridge	T-534			\$675,000	\$675,000	Includes the work of local bridge T-534 (Hamot Rd)
H	85367	Old French Rd T-558 Bridge	T-558			\$575,000	\$575,000	Includes the work of local bridge T-558 (Old French Rd)
I	848	Jackson Station Bridge T-619	T-619			\$280,000	\$280,000	Includes the work of local bridge T-619 (Jackson Station)
J	1021	Cherry St Ext T-548 Bridge	T-548			\$254,000	\$254,000	Includes the work of local bridge T-548 (Cherry St Ext)
K	99741	SR 0197 Marsh Rd -Race Ave	0197		\$1,146,000		\$1,146,000	Includes 2.72 miles of resurfacing on SR 0197 from Marsh Rd to Race Ave
L	99718	SR 0699: McKean Line-Interchange Rd	0699			\$350,000	\$350,000	Includes 5.63 miles of resurfacing on SR 0699 from McKean Township line to Interchange Rd in Millcreek. ⁽¹⁾
M	99007	PA 97: Waterford-Robison Rd.	0197	\$1,890,000		\$2,250,000	\$4,140,000	Includes 5.48 miles of resurfacing/restoration on SR 0197 from Waterford to Robison Rd. ⁽¹⁾
N	107744	SR 0699/4008/4014	0699	\$1,589,000			\$1,589,000	Includes 2.0 miles of resurfacing on SR 0699 in City of Edinboro from Crawford County Line to the City of Edinboro, 0.56 miles of resurfacing on SR4008 in Summit Twp and 1.99 miles of resurfacing on SR4014. ⁽¹⁾

(1) Part of project is within Summit Township.

Source: Erie County 2042 Long Range Transportation Plan adopted by the Erie MPO March 15, 2017.



- Legend**
- Greater than 15 crashes
 - Between 10 to 15 crashes
 - Between 5 to 9 crashes



SCALE: N.T.S.



Small Firm Client Experience, Big Firm Capabilities
4955 Steubenville Pike, Twin Towers Suite 400
Pittsburgh, Pennsylvania 15205, 412-490-0630

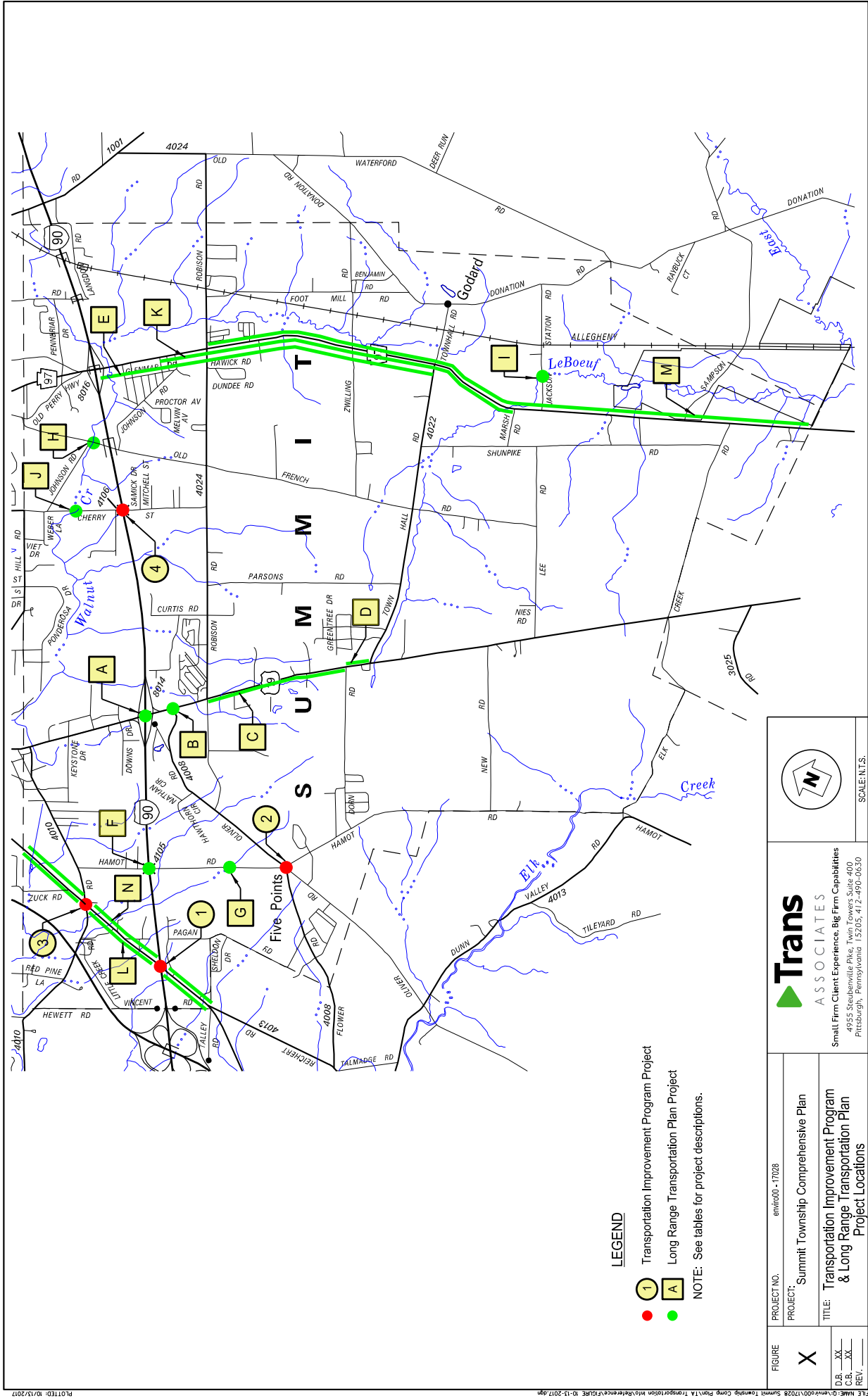
PROJECT NO. enviro00 - 17028

PROJECT: Summit Township Comp Plan

TITLE: Summit Township Crash Clusters 2012-2016
Source: PennDOT

FIGURE

D.B. XX
C.B. XX
REV. XX



LEGEND

- Transportation Improvement Program Project
- Long Range Transportation Plan Project

NOTE: See tables for project descriptions.

FIGURE X	PROJECT NO. eml000-17028	 Trans ASSOCIATES <small>Small Firm Client Experience Big Firm Capabilities 4955 Steubenville Pike, Twin Towers Suite 400 Pittsburgh, Pennsylvania 15205, 412-490-0630</small>	 SCALE: N.T.S.	
	PROJECT: Summit Township Comprehensive Plan			
	TITLE: Transportation Improvement Program & Long Range Transportation Plan Project Locations			
D.B. <u>XX</u> C.B. <u>XX</u> REV. <u> </u>				

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Glossary

Terms & Definitions

Act 537 – the Pennsylvania Sewage Facilities Act.

Build-out – development of land to its theoretical capacity as permitted under zoning designations.

Building Massing – the three dimensional bulk of a building; height, width, and depth.

Commercial – land primarily used for the sale, rental and distribution of products, or performance of services.

Connectivity – the degree to which roadway systems in a certain area are interconnected.

Density – the ratio of dwelling units or employees per unit of area. Density generally refers to residential areas.

DCED – Pennsylvania Department of Community and Economic Development

DCNR – Pennsylvania Department of Conservation and Natural Resources

DEP – Pennsylvania Department of Environmental Protection

Destination – stores and services that attract visitors from beyond the normal retail trade area, often because of the entertainment value or special amenities provided.

Economic development – programs and activities designed to increase vitality such as new jobs, establishment of new businesses and improvement of existing businesses.

Erie County Economic Development Corporation – an area private non-profit organization specializing in comprehensive economic development programs.

Floodplain – the measures taken to minimize the negative impacts of flooding such as zoning, subdivision, building requirements or special-purpose floodplain ordinances.

Formed-Based Zoning – establishing zones with similar building types and appearances in context of a coordinated layout of streets, parking standards, and pedestrian accessibility.

Gateway – a sense of arrival for pedestrians or motorists along a roadway.

GIS – Geographic Information System

Greenways and trails – undeveloped land near an urban area set aside for recreational use and/or resource conservation.

Incentive-Based Zoning – a process whereby a developer may be granted additional development capacity or other possibilities in exchange for the provision of a public benefit.

Infill – the re-dedication of land in an urban or suburban setting typically for use as commercial buildings or housing.

Infrastructure – the provision of utilities to support development.

Land use – the management and modification of the natural environment into the built environment.

LRTP - Long Range Transportation Plan

Multi-modalism – a street which accommodates multiple modes of transportation, such as rail, bus and streetcar.

Open spaces – an undeveloped parcel of land that is accessible to the public.

PennDOT – Pennsylvania Department of Transportation

Public infrastructure service area – infrastructure that is owned by the public or intended for public use.

Public-private partnerships – a relationship between a private-sector company and a government agency for the purpose of providing the public with an asset or service.

Recreation – active and passive activities in an indoor or outdoor setting.

Residential – Land used for dwelling units and its supported amenities.

Sensitive resources – a geographic area defined by natural resources where there is a significant risk of groundwater degradation from activities conducted at or near the land surface.

STIEDA – Summit Township Industrial and Economic Development Authority

Stormwater management – the measures taken to minimize the negative impacts of runoff from rainfall or snowmelt on impermeable surfaces such as roadways and parking areas.

Subdivision and Land Development Ordinance – a written document that determines the regulation of subdividing and developing land.

Urbanization – a shift toward greater density and mixture of uses.

Zoning Ordinance – a written regulation and law that defines how property in specific geographic zones can be used.