

# 01.

1.01 Promote mixed-use and residential development downtown

1.02 Enhance the programming and design of downtown public spaces so that they serve as places for gathering and socializing

1.03 Incorporate public art into streetscape and infrastructure

1.04 Establish train station as a desirable public space

1.05 Redefine the boundaries of “downtown”

1.06 Define Downtown Summit’s brand

1.07 Actively recruit retail to fill needs

1.08 Encourage consistent storefront and signage standards

1.09 Develop comprehensive parking strategy for downtown

1.10 Establish pedestrian gateways to downtown

# Maintain a dynamic and vibrant downtown

THE GOAL!

The strategies to achieve goal



What the community said

1. Parking downtown is difficult
2. Not enough activity in the evenings - businesses close early
3. City branding is unclear
4. Storefront and signage design is inconsistent
5. Historic character and scale an important asset
6. Not enough public space to gather, meet, and enjoy the city

## Strengths

Authentic & walkable; sense of community; great retail stores; high-end retail (lululemon, Blue Mercury); farmers market; train station; Mondo

## Weaknesses

Vacant storefronts; parking; lack of nightlife; affordability of downtown shopping; not enough mixed use/residential opportunities; no grocery store; not enough places to hang out, have fun; too many banks

## Opportunities

Places where families can spend time together; decor/designer destination; more downtown residents; live music performance spaces; parking underground/deck; fewer cars; grocery store w/ rooftop parking

## Threats

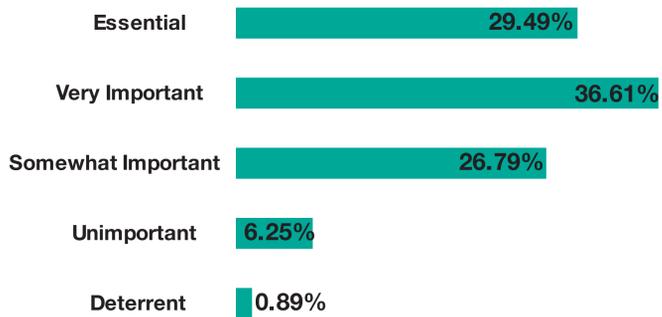
Retail vacancy due to high rent; lack of oversight of overall appearance/aesthetic of storefronts; competition from surrounding communities; tax burden; lack of retail diversity



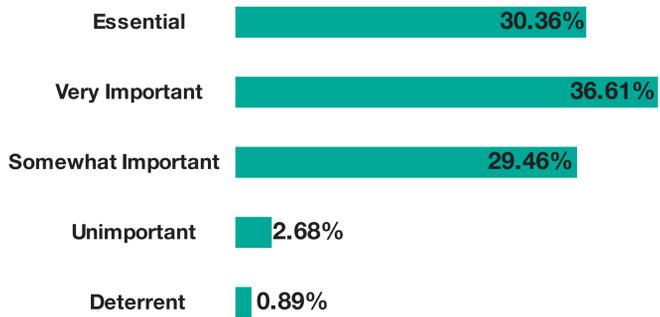
# Survey Results

**Q: How important are the following factors to you when considering purchasing or renting a home in Summit?**

**Walkable to train station:**



**Walkable to services and amenities:**



**Make the train station an important public gathering space**



Before



After

**Consistent and quality storefront design and signage helps business do well and supports downtown's branding and image**



Storefront design in historic districts

**Incorporate public art into city infrastructure to build a sense of place and community, and have some fun.**



Bike Rack



Crosswalk



Bench



Bridge



Traffic Light

Pin additional ideas you have to achieve this goal on the line



# 02.

2.01 Address pedestrian and cycling safety priorities

2.02 Village Green as active center that connects neighborhoods

2.03 Reclaim pedestrian space and slow traffic with bump-outs, striping, and removing access paving

2.04 Build a complete network of sidewalk connections

2.05 Improve accessibility to parks

2.06 Create safe and user-friendly bicycle plan

2.07 Add/expand secure bike storage facility at train station

2.08 Explore viability of jitney/shuttle service

2.09 Improve circulation/connectivity around train station

2.10 Activate alleyways as vibrant pedestrian ways

2.11 Assess potential circulation and traffic flow improvements by implementing one-way traffic corridors

2.12 Implement complete streets policy adopted by Common Council

2.13 Improve connectivity between East Summit and CRBD

2.14 Connect City and County parks

2.15 Improve pedestrian connections between train station and commuter lots

2.16 Improve connectivity of Deforest lots with Springfield Ave.

## Improve connectivity between people and places to promote a healthy and vibrant community

THE GOAL!

The strategies to achieve goal



What the community said

1. Sidewalks needed to improve safety and connect neighborhoods
2. Safety for bike riders should be improved
3. Circulation issues at train station
4. Parking solutions need to be holistic and consider limited space
5. Park and open space assets should be better connected

### Strengths

Downtown is walkable; Midtown-direct line to NYC; commuter population/culture of taking public transportation; strong volunteer and charitable community; community engagement

### Weaknesses

No bike paths; congestion on through streets; speeding cars in residential neighborhoods; sidewalk network not complete; streets/sidewalks not senior/disabled friendly

### Opportunities

Secure bike parking at train station; expanded shuttle bus; traffic rotaries (roundabouts); river access; connect East Summit with downtown; pedestrian bridges across train tracks

### Threats

No direct control over County roads; surrounding communities that have jitney service; aging infrastructure



"More sidewalks on Woodlawn!"  
 "Better sidewalks on Woodlawn would better allow walkers and bikers and daily commuters to get downtown vehicle free"

"Bring the walking/biking path back to Canoe Brook Parkway. They were there for years and then paved over when they resurfaced the street"

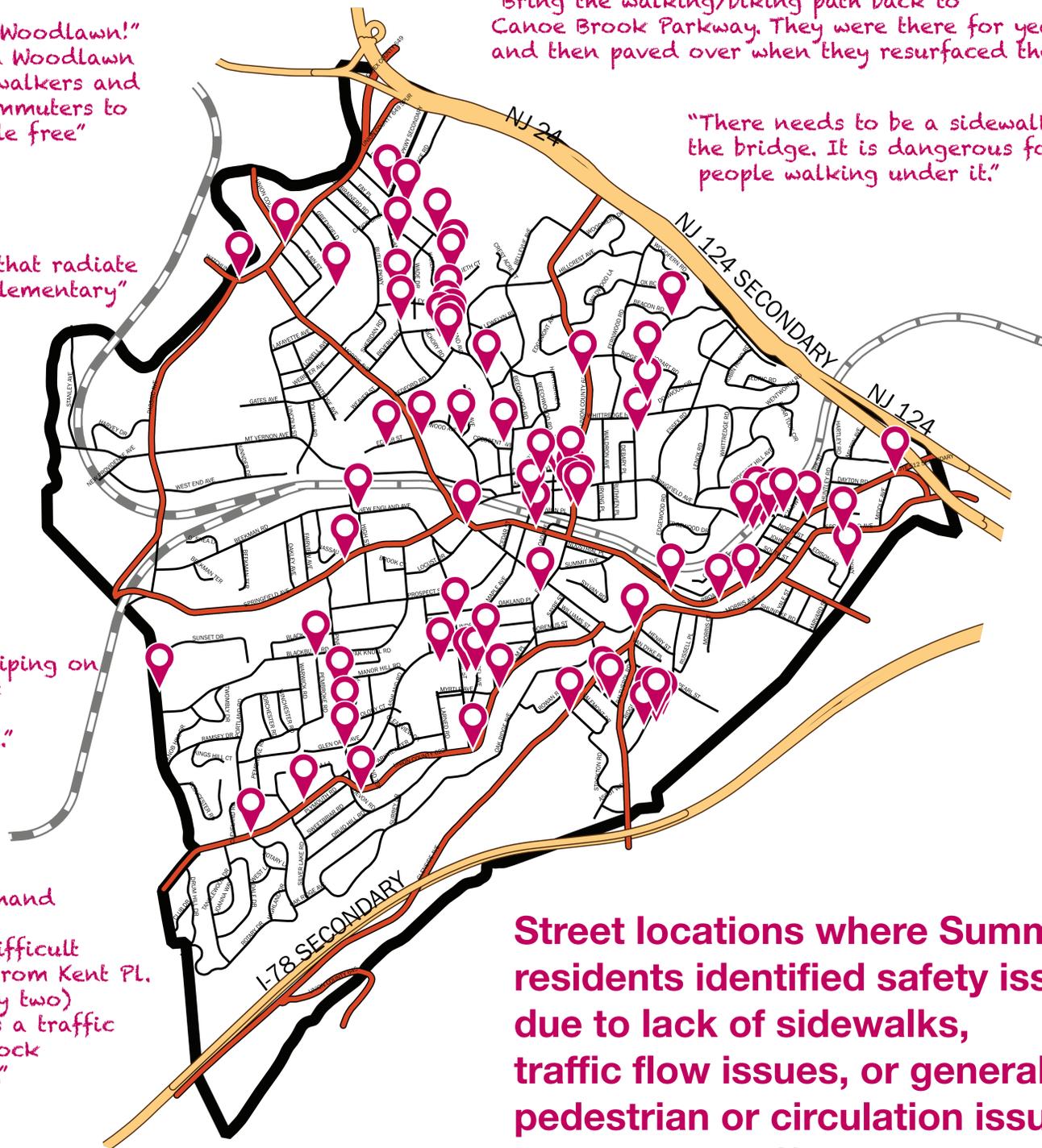
"There needs to be a sidewalk under the bridge. It is dangerous for people walking under it."

"Add sidewalks to street that radiate away from Washington Elementary"

"We need a sidewalk connecting the town to the Watchung reservation on Glenside Avenue."

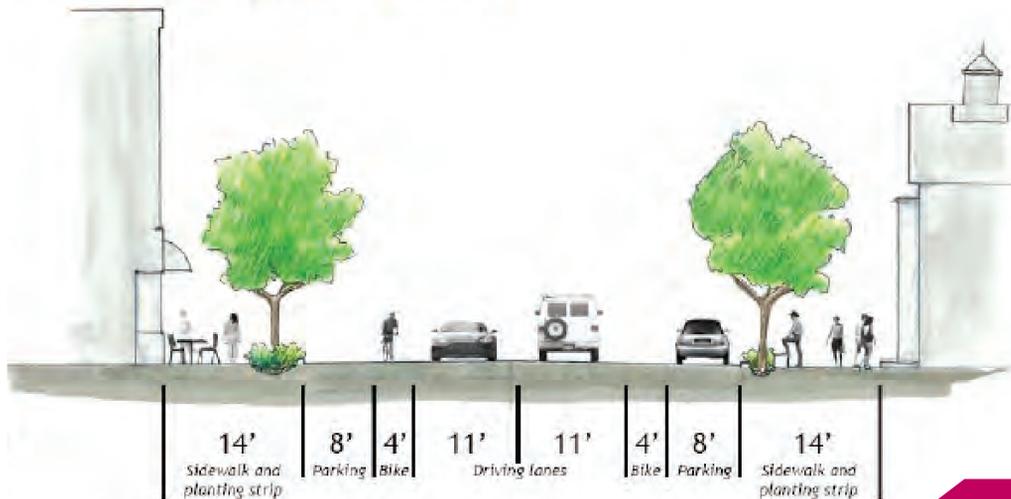
"I like the white road striping on Sunset Dr. ... it is a traffic calming action because it visually narrows the road."

"Adding a protected left hand turn for cars can help with traffic. It is often difficult to turn left onto Morris from Kent Pl. Typically, only one (rarely two) cars can turn. This causes a traffic build up that can even block driveways on Kent Place."



**Street locations where Summit residents identified safety issues due to lack of sidewalks, traffic flow issues, or general pedestrian or circulation issues.**  
 source: [courb/Summit.org](http://courb/Summit.org)

**Streets that accommodate vehicular, pedestrian, and bicycle volume; "complete streets"**



Example "complete street" design

Pin additional ideas you have to achieve this goal on the line



# 03.

3.01 Promote the development of a variety of housing types

3.20 Preserve existing senior and affordable housing stock

3.03 Explore allowing accessory structure dwelling units

3.04 Encourage accessibility requirements for all new developments

3.05 Ensure that new residential developments are not isolated from community services and are created to encourage pedestrian mobility and access to public transportation

3.06 Ensure that multiple transportation modes exist that serve the varying needs of the population

3.07 Include all residents and adapt communication strategies that respect the needs, cultures and interests of diverse populations

Promote a multi-generational and equitable city that serves the needs of residents of all ages, abilities, and income ranges

THE GOAL!

The strategies to achieve goal



What the community said

1. Empty-nesters/retirees and seniors do not have enough housing options; some residents want to “down-size”
2. Mobility can be an issue for seniors, youth, individuals with disabilities
3. “Affordable” housing for first time home buyers limited

## Strengths

Good schools; community that cares deeply about Summit; people who leave come back to Summit to raise family; strong residential community; diversity; strong property values; community organizations; community engagement strong

## Weaknesses

Lack of diversity in housing types; limited senior housing; limited opportunity for first-time home buyers; few affordable rental options; unsafe walking conditions for seniors and disabled; few options for homeless population

## Opportunities

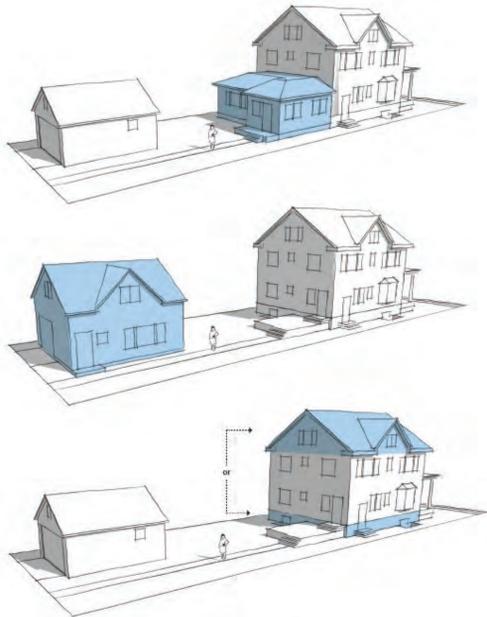
High demand for housing; existing transit options can be improved; have nodes but need to connect them; higher density housing downtown

## Threats

Aging population; losing the middle-class; high taxes; isolation of populations; only seen as “affluent” community; aging housing stock



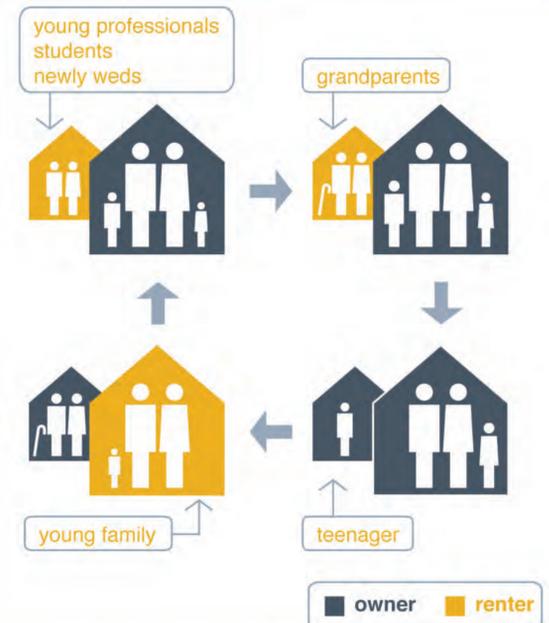
An accessory dwelling unit is a really simple and old idea: having a second small dwelling right on the same grounds (or attached to) your regular single-family house, such as: an apartment over the garage; a tiny house in the backyard. These units can house a multi-generational household.



Possible accessory unit locations



Unit over garage



Life cycle digram for family and housing needs

Designing buildings and public spaces that can be used by the most vulnerable populations, makes them more accessible for everyone. "Universal design" helps all users.



Accessible public space



Lift at public transit location



"Truncated dome" warning tiles

Pin additional ideas you have to achieve this goal on the line



# 04.

4.01 Strengthen design guidelines

4.02 Assess the intention of ORC and B-zones to ensure that they are functioning to preserve scale and character of transition zones

4.03 Protect existing sites that are of historic value to preserve the character of the City

4.04 Maintain prevailing scale of neighborhoods (reduce incentive for lot merger)

4.05 Guide the in-fill and adaptive reuse of properties (study subdivision patterns)

4.06 Redevelopment should be pursued by the Planning Board in areas likely meet the statutory requirements for an “area in need of redevelopment”

4.07 Establish a clear, user friendly, and transparent application, review, and public hearing process for development proposals and applications

4.08 Gateway II zoning should be revisited to incentivize redevelopment at Salerno Duane sites

4.09 Study feasibility of relocating firehouse

4.10 Conduct a zoning build-out study

## Guide development in order to maintain and enhance the character of the built environment

THE GOAL!

The strategies to achieve goal



What the community said

1. New development does not always maintain existing character of City/neighborhoods
2. Insufficient design standards/guidance for new development
3. Application process can be difficult and costly
4. Existing zoning sometimes does not incentivise reinvestment

### Strengths

Historic character and small town feel; in-demand real estate; economic strength; proximity to NYC; public art funding and programming; walkable downtown

### Weaknesses

New development inconsistent with City character; inconsistent code enforcement; high cost of living/taxes; zoning not incentivizing investment in opportunity areas

### Opportunities

Incentivize new developments to adhere to design standards; incentivize for improved public space; protect cultural & historic assets; character is an asset – should build on it

### Threats

Increasing taxes; development that does not add to aesthetic value of City; loss of contributing historic structures; subdivision of properties; merging of properties to build big homes



We asked Summit residents what types of buildings they would or would not like to see in Summit. These were the most liked and most hated buildings:



**Most liked Yes votes: 38 No votes: 11**

"Nice, but too tall"; "Good mix of old and new"; "Good because not a plain facade"; "Like the varied facade"; "Like the brick"



**Most liked Yes votes: 41 No votes: 5**

"Diverse architecture"; "We need mixed-use, but apartments look dark"; "Too generic"; "In character with Summit"; "I would live here"



**Most hated Yes votes: 12 No votes: 32**

"Tacky"; "Generic and ugly"; "Too McMansion"; "Ugly subdivision"; "Boring"; "Not Summit"



**Most hated Yes votes: 4 No votes: 43**

"Looks communist"; "Too modern"; "Yuck-plastic"; "Looks too West Coast"; "No way"

Design guidelines can help to ensure that scale remains consistent in neighborhoods, character is preserved, and appropriate transitions are maintained.

### Examples of design guidelines

Not Recommended



Recommended

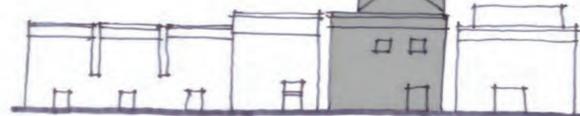


Rooflines can reinforce the architectural character of a street.

Not Recommended



Recommended

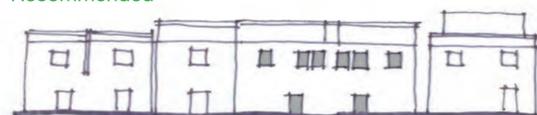


Incorporating architectural features like cornices is more compatible with adjacent buildings, by lowering the apparent, conflicting height of the building.

Not Recommended



Recommended



In areas that have a number of buildings that feature a distinctive architectural concept or style, referring to that organizational concept can achieve compatibility.

Pin additional ideas you have to achieve this goal on the line



# 05.

- 5.01 Develop local and regional partnerships to identify strategic advantage (partner with local institutions to meet common goals)
- 5.02 Review business and tax code (D.R.O needs overhaul; remove barriers to desirable uses)
- 5.03 Streamline permitting process locally (concurrent vs. sequential process)
- 5.04 Pursue installation of commercial fiber cable
- 5.05 Recognize and manage the City's position as an economic hub
- 5.06 Coordinate parking strategy that recognizes the differing needs of office workers, shoppers, and resident commuters
- 5.07 Address the resiliency and redundancy of power grid (power supply interruptions bad for business)
- 5.08 Develop a strategy to enhance neighborhood business corridors (Ashwood/Park Ave; Morris/River Road; Springfield/Passaic; Broad/Summit/Walnut)

## Build economic resilience by supporting business reinvestment

The strategies to achieve goal

THE GOAL!



What the community said

1. Residential tax burden a risk
2. Permitting process too complicated
3. Summit is an attractive place to do business
4. Neighborhood commercial districts a big opportunity

### Strengths

Well educated workforce; commuter rail; strong economic base; diverse population; walkable downtown; amenities downtown; large existing institutions (Celgene; Overlook); good reputation;

### Weaknesses

Complicated and inconsistent permitting process; not enough mixed-use spaces; parking for workers limited; high taxes; high commercial rent; perception that Summit is not business friendly

### Opportunities

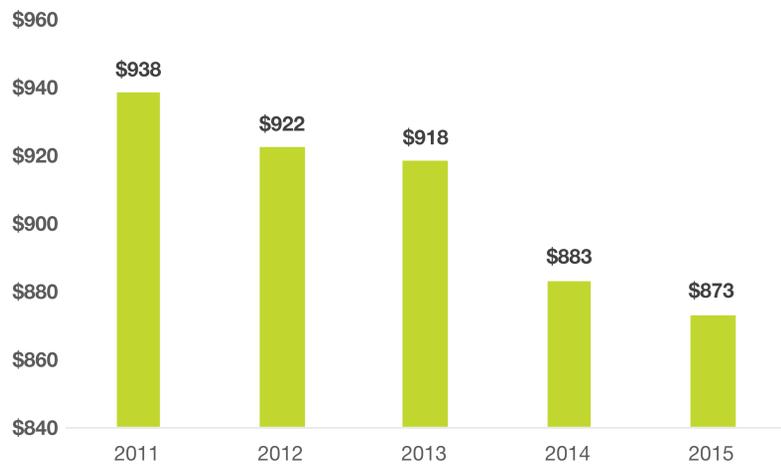
Neighborhood commercial centers could be improved; demand from office tenants who want to be downtown; businesses could help with overall tax burden; shared (co-working) office space

### Threats

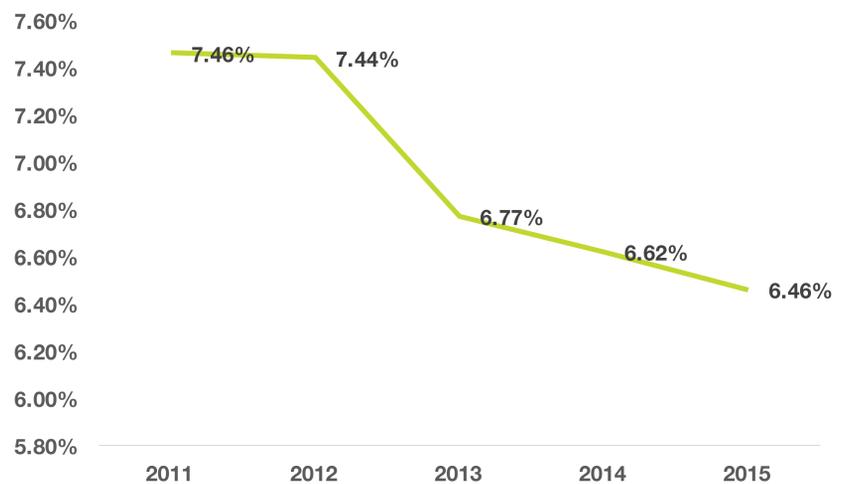
Increasing taxes; changing retail patterns; complacency with successful past; cost of living driving professionals/families away; encroachment on residential neighborhoods



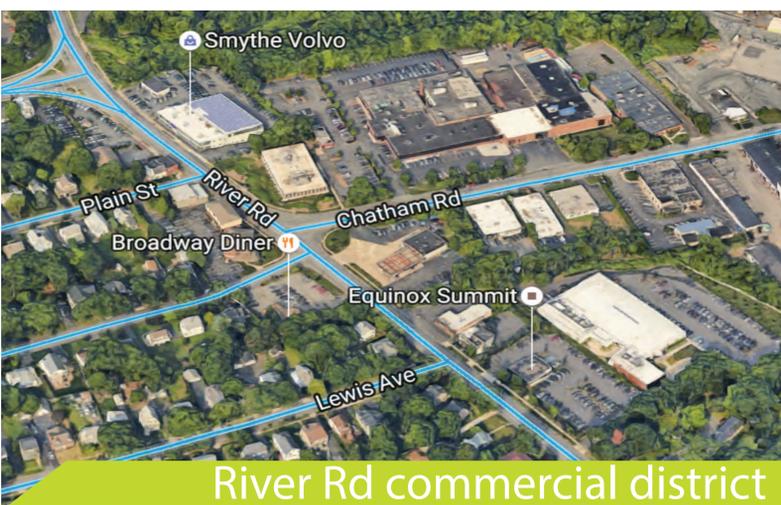
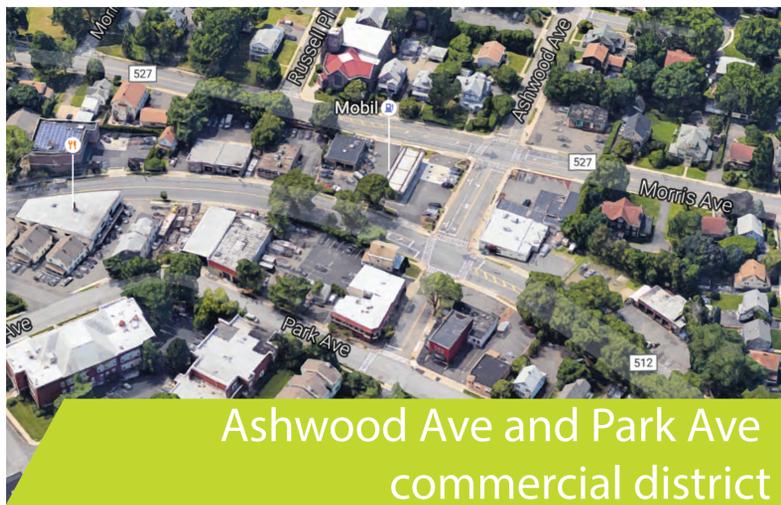
With declining State aid funds and property tax revenue per capita, attracting business to the City can alleviate the necessity to rely on residential property taxes to maintain a balanced budget.



Property tax revenue per capita: City of Summit



State aid as a percentage of total operating revenue: City of Summit



Improving neighborhood retail and business zones could unlock opportunities outside of the CRBD. Investment in streetscape design, improved walkability, will make these districts more business friendly and attract more customers.

Pin additional ideas you have to achieve this goal on the line



# 06.

6.01 Encourage low-impact development and green building technologies in all new construction and rehabilitation projects

6.02 Improve and maintain street tree canopy

6.03 Secure funding and adopt proposed phasing plan for Parkline

6.04 Complete plan and secure funding for Passaic River Trail Improvements

6.05 Update and maintain inventory of natural resources (pocket parks, contiguous forest land & green belts on private land, tree inventory)

6.06 Consider consolidation and upgrade plan for sports fields

6.07 Preserve and enhance park and recreation facilities, where appropriate, within the City to meet the needs and demands of present and future residents

## Preserve and enhance natural beauty, open space, and community facility assets for future generations

THE GOAL!

The strategies to achieve goal



What the community said

1. Open space is valued and limited; need to enhance and preserve what we already have
2. Street tree canopy needs to be preserved
3. Sports field consolidation and upgrades of existing facilities needed
4. Passaic River Trails and Park Line big opportunities

### Strengths

Existing facilities; great recreational programming; aquatic center high quality; public art in parks and Arboretum; culture that supports environmentalism; large trees/canopy

### Weaknesses

Some streets lack trees – no shade; limited land available to expand open space; limited parking at community facilities;

### Opportunities

Incorporate concessions at sports fields or the Village Green; plant street-trees to provide shade; promoting green tech in buildings good for environment and image of City; access to river; improve access to parks; more programming for teens

### Threats

Loss of canopy and street trees during building rehab or new development; aging community facilities; maintenance cost of new investment



# Community suggestions for open space/community facility improvement

**LEGEND**

- City of Summit
- Summit BD of Education
- Union County
- Private Recreation
- Private Education
- Proposed Acquisitions
- Pocket Parks
- Where can we expand park space/open space?
- Parks in need of improvement/programming

**DOWNTOWN NOTES:**

**VILLAGE GREEN:**

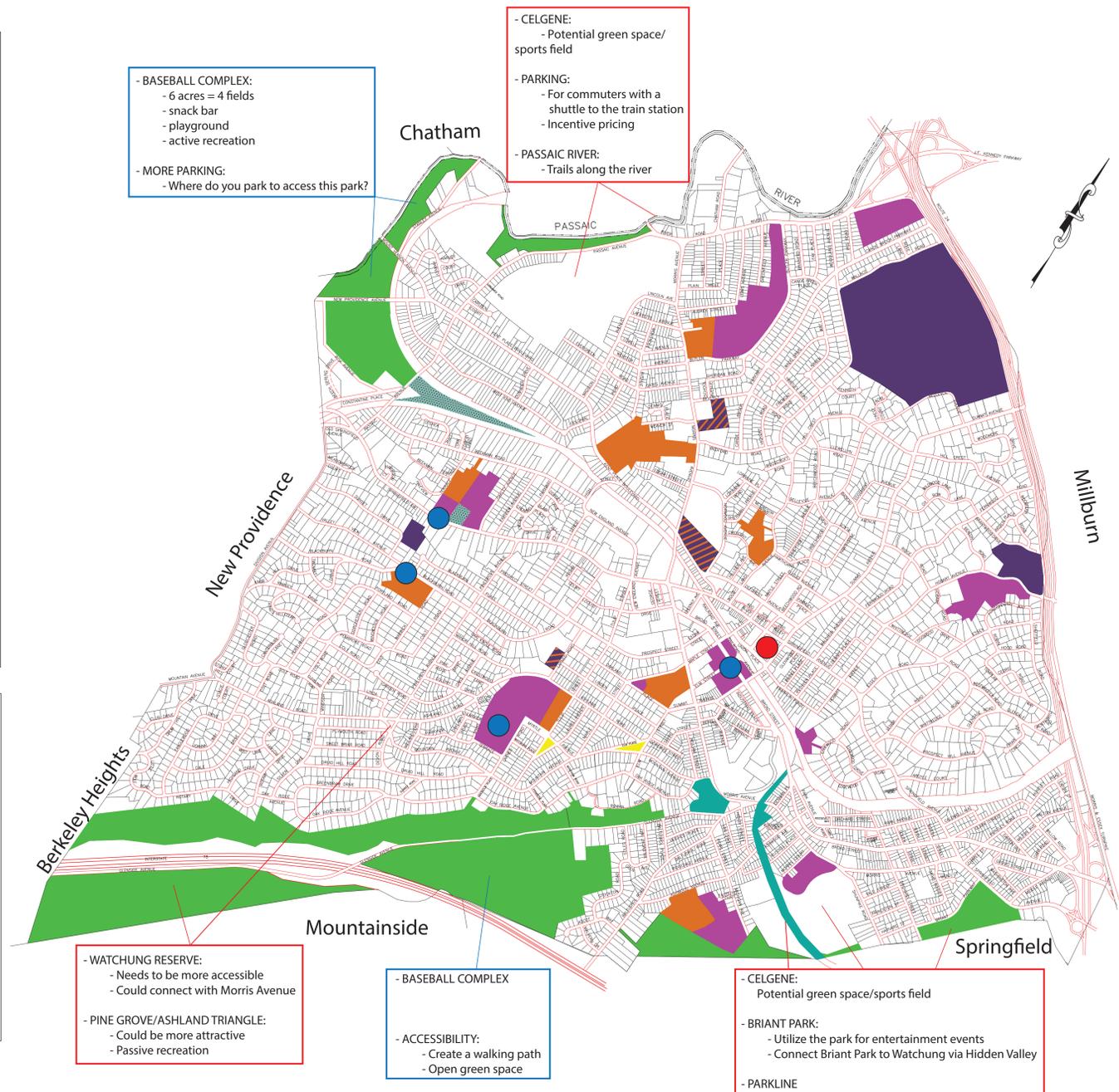
- It is a blank and unfocused space
- Clean and accessible public bathrooms
- Keep the Green a quiet open space
- No more play grounds on the Green
- Incorporate Green into downtown experience

**BANK STREET:**

- Turn Bank Street parking into Green gathering place

**CRBD:**

- More green trees along walkways and parking lots
- Sidewalk from train stations down Broad Street



## Securing funding for the Parkline and Passaic River Greenway improvements presents a unique opportunity to develop open space assets.



Source: Parsons Brinckerhoff feasibility study draft presentation to Commom Council

Pin additional ideas you have to achieve this goal on the line