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Prepared By:
Environmental Design Group
SUMMIT LAKE VISION PLAN IMPLEMENTATION STRATEGY

The Summit Lake Vision Plan is a key element of the Akron Civic Commons project along the Ohio & Erie Canal Towpath Trail from Summit Lake, to the Park East neighborhood and downtown Akron. Through the generous support of national and local funders, including the Akron Community Foundation, GAR Foundation, JPB Foundation, Kresge Foundation, Knight Foundation and Rockefeller Foundation, Akron Civic Commons seeks to create great civic commons spaces along the Ohio & Erie Canal Towpath Trail that are welcoming, accessible and equitable for all residents and visitors.

Ohio & Erie Canalway Coalition serves as the convener for Akron Civic Commons, including administration of the grant funds, facilitating the partnerships and collaborations and coordinating the civic engagement and relationship building with neighborhood residents. With over 25 years of partnership and collaboration experience along the Ohio & Erie Canalway National Heritage Area and Towpath Trail, Ohio & Erie Canalway Coalition provides valuable technical assistance experience and knowledge, including organizational development, relationship building, planning, fundraising, government relations, partnership cultivation, volunteer management and project coordination, to local partners working on the implementation of the Summit Lake Vision Plan. Through a collaborative partnership, there are numerous private, local, state and federal stakeholders who are actively engaged and invested in the redevelopment of Summit Lake, including Akron Metropolitan Area Transportation Study, Akron Metropolitan Housing Authority, the City of Akron, Kenmore Neighborhood Association, Let’s Grow Akron, Northeast Ohio Four County Planning Agency, Ohio Department of Natural Resources, Ohio Department of Transportation, Ohio & Erie Canalway Coalition, South Street Ministries, Students With A Goal, Summit County Government, Summit Lake Community Association, Summit Lake Community Development Corporation and Summit Metro Parks. Successful implementation of the Summit Lake Vision Plan requires the continued engagement, investment, and long-term commitment of all of the community partners. Working in partnership and collaboration with our private, local, state and federal partners, we shall obtain the resources to create Summit Lake as an accessible, equitable and welcoming destination for all residents.

Working in partnership and collaboration with our community partners, we shall implement the Summit Lake Vision Plan. Enclosed are 8 early action components to build momentum and community support.

EARLY ACTION COMPONENTS

VEGETATION REMOVAL / SHORELINE CLEAN-UP
Currently the northern portion of Summit Lake has been neglected in terms of vegetative upkeep. Removing the dense underbrush, invasive species and selected trees will allow for directed views, improved visibility and an enhancement of safety.

OHIO & ERIE CANAL SUMMIT LAKE TRAIL
This trail will provide the opportunity for the public to access the entirety of the lake.

ODNR LAND-USE DISCUSSIONS
Discussions between the City of Akron and Ohio Department of Natural Resources should work toward an alternative and cooperative use for the northern portion of land at Summit Lake to allow future proposed improvements.

BUILDING REMOVAL
Removal of buildings along the northern shore of Summit Lake to improve public access and viewsheds.

RENAME SOUTH STREET TO SUMMIT LAKE PARKWAY
Renaming South Street to Summit Lake Parkway will provide the opportunity of placing an exit sign on Interstate 76 / 77, further highlighting Summit Lake.

INSTALL ART
Integrating public art in the northern portion of Summit Lake and in particular the art associated with the Marble Overlook will provide a unique identity, stimulating public interest and contributing to a unique sense of place.

BOAT RAMP
Installing a boat ramp will provide greater access to the lake, providing more recreational opportunities.
THE PROCESS

Steering Committee Meeting #1
Task 1 - Existing Conditions Analysis
   Site Visit
   Task 2 - Market Analysis
   Task 3 - Conceptual Plan Development

Steering Committee Meeting #2
Steering Committee Meeting #3

Public Meeting #1
Public Comment Period

Task 4 - Implement Stakeholder and Public Input

Stakeholder Meeting #4
Public Meeting #2
Stakeholder Meeting #5

Schedule

JULY 2018
JUNE 2018
MAY 2018
AUGUST 2018
SEPTEMBER 2018
APRIL 2018
MARCH 2018
DECEMBER 2018
NOVEMBER 2018
OCTOBER 2018

Existing Conditions Evaluation
Analysis of Existing Data, Base Mapping, Community Audit and Stakeholder Input, Analysis

Market Analysis
Demographic and Economic Analysis, Market Assessment, Retail Demand Analysis, Developer Interviews

Conceptual Plans
Thematic Imagery Assessment, Preliminary Site Plans, Stakeholder and Public Input, Presentation

Vision Plan
Integrate Input, Illustrate Design Ideas, Early Adoption, Programming and Public Art Recommendations, Cost Opinion, Stakeholder and Public Input, Presentation

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Vision Plan
Integrate Input, Illustrate Design Ideas, Early Adoption, Programming and Public Art Recommendations, Cost Opinion, Stakeholder and Public Input, Presentation
KEY SECTION HIGHLIGHTS

- Summit Lake has a diverse history which is closely aligned with Akron’s development as a city.
- Summit Lake has been cut off from downtown Akron by the construction of Interstate 76/77.
- While separated on the North by Interstate 76/77, Summit Lake is surrounded by an extensive network of roadways, yet is difficult to access.
- Summit Lake lies in between the Kenmore and Summit Lake neighborhoods.
- The northern portion of Summit Lake has the opportunity to be a destination along the Ohio and Erie Canal Towpath Trail.
- Even though Summit Lake is only about a half mile from downtown Akron and Kenmore, it is not considered to be within a walkable distance. This is due in large part because of the Interstate 76/77 to the North and the steep topography to the West.
- Summit Lake has multiple Metro stops along Manchester Road and Lake Shore Boulevard.
- Existing environmental conditions exist on the northeast land portion of the study area and limit both residential and commercial development.
HISTORY
UNDERSTANDING THE PAST

Summit Lake is a natural kettle lake that sits generally at the watershed divide between the Cuyahoga River and Tuscarawas River systems. Although no archeological investigations have been conducted along the shores of the lake, American Indians surely would have visited the area, harvesting the resources of the lake and hunting in nearby wetlands. It is believed that two major long-distance Indian trails intersected at the lake, and the lake is also located along the Portage Path, the route used by American Indians to portage canoes between the Cuyahoga and Tuscarawas Rivers.

Summit Lake is associated with the Portage Lakes, a cluster of glacial lakes that sit to the south. Although today these lakes are regulated by a series of dams and channels, before the canal era they were described as an extensive wet swamp. In the early 1800s when engineers were planning the route for Ohio’s first transportation canal, they eyed these lakes and swamps as a prime source of water to feed the canal. Canal engineers linked together the complex of lakes and wetlands and constructed a lock between Long Lake and the Ohio & Erie Canal, at the point at which water crosses the continental divide. The canal’s route then skirted around Nesmith Lake, entered Summit Lake, and exited out the north end. In the process of these engineered changes to the lake system, the water levels in the various lakes were altered, and the extensive wetlands were greatly reduced in size. Some lakes were enlarged by dams, but Summit Lake was lowered, reducing the size of the lake and essentially draining a tamarack bog that was once near its shores.

Even after the canal opened, some travelers on the canal noted the tamaracks that still remained. Maximilian, Prince of Wied, a self-taught explorer/naturalist, traveled the length of the Ohio & Erie Canal in 1834, noting his observations along the way. At Summit Lake he commented on a forest of tamaracks along the lake, and on the lake itself he noted the grasses, reeds, and water lilies. He described the soil around the lake as “black peatland, in which the beautiful larches grow ubiquitously.” A later traveler, S. S. Dutilt, wrote a trip journal in 1890 in which he described Summit Lake as a “beautiful sheet of water, surrounded by hills.” He also noted a new development along the lakeshore: “a summer resort called Lakeside, where throngs of people from Akron and vicinity take their outings.” Both travelers noted the floating towpath that the mules and mule-drivers used to get across the lake.

The late 1800s and early 1900s brought industrial uses to the lake, as well as increased development along its shores. For a while, a private water company, and later the city, drew water from the lake to serve municipal customers. However, the lake was also receiving waste from south Akron’s sewers, an unsanitary situation that forced Akron’s leaders to look for a better water supply. By 1915, Akron was building reservoirs and a modern water treatment facility on the Cuyahoga River in Portage County, far upstream of the city. In the 1900s, both B. F. Goodrich Company and Firestone’s extensive plant were located about a mile east of the lake, and Firestone had industrial facilities both north and south of the lake. Other industries pulled water from the canal, also affecting the water level and water quality in Summit Lake.

At the same time in the 1900s, the lake attracted fishermen, boaters, and swimmers, and three different parks sprang up on its shores: Lakeside Park, operating from 1887 into the early 1900s, “Beerside” Park on the opposite shore of Lakeside, and Summit Beach Park, essentially an expansion of Lakeside and operating into the mid-1900s. Lakeside, reached by trolley, was popular with picnickers, swimmers and canoeists, and had a casino, while Beerside, promoted by a competing trolley company, offered a beer garden and vaudeville. Summit Beach Park was far more extensive and included a dance hall, skating rink, midway, carousel, roller-coaster, and other amusement rides. Canoeing was popular in the early 1900s, with boaters taking excursions on the lake and into the canal. Swimming was popular until the water became too polluted, at which time Summit Beach Park built an impressive swimming pool along the eastern shore of the lake.

Other excursion boats offered rides all the way from downtown Akron, at Lock 1, through the canal, into Summit Lake and on south on the canal to Long Lake and other Portage Lakes destinations. According to one Akron historian, the city folk were attracted not only to the picnic grounds and amusement park, but also to the inns known for their fish and chicken dinners. The local public transportation system also served the lake area, delivering visitors to the parks first by trolley and later by bus.

With increased pollution and during the World War II years, there was less boating and swimming at the lake, and not long after the end of the war the amusement park closed for good. Post-war years saw some temporary housing built along the north shore, and a socio-economic-racial divide grew over the years, with the lake separating east shore and west shore neighborhoods.

Mortgage loan practices in post-war years contributed to less investment in some of the neighborhoods versus others. Today there is still a feeling of divide between the two shoreline neighborhoods.

Sources: Summit County Metro Parks: Mike Johnson, Linda Whitman, Peg Bobel, Rob Curtis, Megan Shaeffer, Dan Toth, Marlo Perdicas, Nichole Lally, Ramsey Langford, Jodi Jackson, Frank VanDyke, and the staff of Summit County Metro Parks at Summit Metro Parks, Summit Metro Parks, 2018
AERIAL OVERVIEW

PAST AERIALS

1937
1951
1962
1970
1975
1980
1990
2000
2015
INVENTORY

Highway / Roads

Legend
- Divided Highway
- Arterial Road
- Collector Road
- Towpath Multi-Use Trail
- Neighborhood Road
- Water

Source: Akron Metropolitan Area Transportation Study GIS

Akron Neighborhoods

Legend
- Site Neighborhoods
- Surrounding Neighborhoods
- Towpath Multi-Use Trail
- Neighborhood Road
- Public Parks
- Water

Source: City of Akron GIS
INVENTORY

Legend
Towpath Multi-Use Trail
Neighborhood Road
Public Parks
Water

Source: Akron Metropolitan Area Transportation Study GIS

Walkability

Legend
Most Walkable
Less Walkable
Not Walking Friendly
Water

Source: walkscore.com
INVENTORY

Sidewalks

Legend
- Sidewalks
- Towpath Multi-Use Trail
- Water

Source: Akron Metropolitan Area Transportation Study GIS

Land Use

Legend
- Site
- Residential Parcels
- Publicly Owned / Vacant
- Retail Parcels
- Industrial Parcels
- Water

Source: Summit County GIS
**Environmental Assessment**

Legend:
- Exceeds Residential Standards
- Soil Exceeds Commercial / Industrial Standards
- Soil Exceeds VISL for Residential and Commercial Vaporization

Source: EDG Phase II Screening Investigation 2002

**Development Assessment**

Legend:
- Suitable for Development
- Suitable for Recreation

Summit Lake ~96 Acres
- 16.0 Acres
- 19.3 Acres
- 20.0 Acres
- 16.0 Acres
- 19.3 Acres
- 20.0 Acres

~96 Acres

Source: EDG Phase II Screening Investigation 2002
ANALYSIS

Circulation Constraints
KEY SECTION HIGHLIGHTS

- Public input was the main driver of the design and served as the fundamental element of the plan.

- Goals were established to guide the process and establish tangible outcomes. These goals include:
  1. Summit Lake as a unifier
  2. Understand the Past and Celebrate Local History
  3. Enhance the Environment
  4. Stimulate Investment

- The entire edge of Summit Lake will be directly accessible to the public.

- There is a potential to alter existing traffic patterns by introducing a roundabout at the Bowery Road and South Street intersection. This would allow for the creation of Summit Lake Parkway, a proposed two-way road improving traffic circulation and safety to the area. This may also permit new signage on Interstate 76/77, further enhancing visibility and promotion of the lake neighborhood.

- A trail network around Summit Lake will allow for access around the lake and will strategically interact with the shoreline.

GOALS

1. **SUMMIT LAKE AS A UNIFIER**
   Water recreation should provide an opportunity to break down the perceived view of the lake as a barrier.

2. **UNDERSTAND THE PAST AND CELEBRATE LOCAL HISTORY**
   Acknowledge Summit Lake’s history and include unique cultural based program elements.

3. **ENHANCE THE ENVIRONMENT**
   Improve the ecological condition surrounding the lake.

4. **STIMULATE INVESTMENT**
   Utilize Summit Lake’s increased value to improve property values and stimulate investment in the surrounding area.
WHAT YOU ASKED FOR

Throughout the last few years, extensive efforts have been conducted to gather public input for the future vision of Summit Lake. The overall design found within this plan is an expression of these efforts. Much determination has been made to integrate the opinions voiced during this process as the fundamental elements found within the Summit Lake Vision Plan.

FUNDAMENTAL ELEMENTS OF THE PLAN

Infrastructure
- Shelters, Gazebo, Entertainment Stage
- Biking and Hiking Trail Around Lake
- Kayak / Canoe Access
- Way Stations / Kiosks
- Picnic Tables, Benches, Tables and Grills
- Boat Ramp

Economic
- Shops, Food Markets, Produce Stand, Lunch Stop, Coffee and Music
- Bike Rental
- Boat Rental
- Bait and Tackle Shop
- Trail Connection to Both Sides

Safety / Beautification
- Clean Up Shoreline
- Scenic Trail Around Summit Lake
- Artwork Along Summit Lake
- Park Setting
- Demolish, Clean Up Empty Buildings
- Next to Highway

Investment
- Shops, Food Markets, Produce, Lunch Stop, Coffee and Music
- Market Rate Housing
PUBLIC ACCESS TO LAKE
ENTIRE LAKE ACCESSIBLE TO THE PUBLIC WITH KEY AREAS FOR PUBLIC USE
KEY ELEMENTS

SUMMIT LAKE PARKWAY

These elements were highlighted and identified during the planning process as being ideas which would reinforce the vision put forth by the public.

- Summit Lake Parkway
- Trail Around Lake - Main pathway connected to the Towpath Trail
- Natural Character - Diversity
  - Shortgrass Meadow / Prairie
  - Mowed Lawn
  - Wooded Area
  - Wetland
- Lake Access - Numerous ways to interact with the lake
- Shelters & Entertainment Stage
- Integration of Art and History
- Kayak / Canoe / Boat Rental
- Shoreline Cleanup
- Shops, Food Markets, Lunch Stop, Coffee & Music

TRAIL AROUND LAKE

SUMMIT LAKE PARKWAY

NATURAL CHARACTER - DIVERSITY

- Shortgrass Meadow / Prairie
  - Grass Paths
  - Short Grasses
  - Native Plantings
- Wooded Area
  - Existing wooded areas would be remediated
  - Provide shade
  - Block sound of highway
- Mowed Lawn
  - Maintained Fields
  - Areas for Recreation
- Wetland
  - Educational Opportunity
  - Native Plantings
  - Native Habitat
KEY ELEMENTS
AREA ENLARGEMENTS

NATURAL CHARACTER - SHORTGRASS PRAIRIE

NATURAL CHARACTER - WOODED AREAS

NATURAL CHARACTER - MOWED LAWN

NATURAL CHARACTER - WETLANDS
KEY ELEMENTS

LAKE ACCESS

SHELTERS & ENTERTAINMENT STAGE

ART AND HISTORY

KAYAK/ CANOE/ BIKE RENTAL
KEY ELEMENTS

SHORELINE CLEANUP

Shoreline Clean-Up / Restoration, Fish Habitat Restoration

SHOPS, FOOD MARKETS, LUNCH STOP, COFFEE & MUSIC

Produce Stand, Shops, Food Markets, Lunch Stop, Coffee & Music
SUMMIT LAKE VISION PLAN

FINAL VISION
SUMMIT LAKE PARKWAY ROUNDABOUT
LOOKING WEST TOWARD KENMORE
SUMMIT LAKE PARKWAY ROUNDABOUT
LOOKING SOUTH TOWARD SUMMIT LAKE
SUMMIT LAKE VISION AREA KEY

AREA ENLARGEMENT KEY
WEST GATEWAY AREA

AREA ENLARGEMENT

- Boardwalk / Pier
- Parking
- Picnic Area
- Shelter
- Swings
- Play Area
- Splash Pad
- Shelter
- Informational / Directional Kiosk
- Food Forest / Community Garden
- Rock Shore Lake Access
WEST GATEWAY AREA
LOOKING NORTH TOWARD US INTERSTATE 76/77
WEST GATEWAY AREA - BOARDWALK
LOOKING NORTHEAST TOWARD DOWNTOWN AKRON
WEST COMMUNITY ACTIVITY AREA

AREA ENLARGEMENT

- Street Parking
- Parking
- Boardwalk
- Field Play Area / Large Venue Viewing Area
- Lawn Seating Area
- Paved Seating Area
- Entertainment Stage
- Trail Around Lake

Future Development

Manchester Rd.
WEST COMMUNITY ACTIVITY AREA

LOOKING SOUTHEAST TOWARD SUMMIT LAKE
NORTH SHORE OF SUMMIT LAKE
AREA ENLARGEMENT

Marble Overlook

Sculpted Hills

Kayak / Canoe Access

Kayak / Canoe Launch

Wetland Boardwalk

Shops, Food Markets, Lunch Stop, Coffee & Music

Volleyball Courts

Bridge

Water Pipe Play Area

Informational / Directional Kiosk

Shelter

Kayak / Bike Rental

Edge Seating

Mowed Grass Area

Kayak / Canoe Access

Water Pipe Play Area
NORTH SHORE OF SUMMIT LAKE
LOOKING NORTHWEST TOWARD US INTERSTATE 76/77
NORTH SHORE OF SUMMIT LAKE - BOARDWALK
LOOKING NORTHEAST TOWARD DOWNTOWN AKRON
MARBLE OVERLOOK

LOOKING SOUTHEAST TOWARD SUMMIT LAKE
MARBLE OVERLOOK AT NIGHT
LOOKING SOUTHEAST TOWARD SUMMIT LAKE
MARBLE OVERLOOK GROUND VIEW

LOOKING SOUTH TOWARD SUMMIT LAKE
KEY SECTION HIGHLIGHTS

- Vegetation Removal / Shoreline Clean-Up
  - Remove underbrush, invasive species, and select tree removal to clear out views of the lake.

- Temporary Trail - Create a mown temporary trail to allow access around the lake. Connect to Towpath Trail.

- ODNR Land Use Discussions - Begin discussions with City of Akron and Ohio Department of Natural Resources to find alternative or cooperative land use for the northern portion of land at Summit Lake to allow future proposed improvements.

- Building Demolition - Removal of buildings along the northern section of the lake to remove eyesores and show improvements.
  a. Former Water Work structure
  b. Pump houses
  c. ODNR buildings

- Rename “South Street” to “Summit Lake Parkway”

- Install Art – Marble Art Ring

- Boat Ramp - Install boat ramp for lake access.
**EARLY ADOPTION IDEAS**

**VEGETATION REMOVAL / SHORELINE CLEAN-UP**

**OBJECTIVE**
Currently the northern portion of Summit Lake has been neglected in terms of vegetative upkeep. Removing the dense underbrush, invasive species and selected trees will allow for directed views, improved visibility and an enhancement of safety.

**TEMPORARY TRAIL**

**OBJECTIVE**
A temporary trail will provide the opportunity for the public to access the entirety of the lake.
EARLY ADOPTION IDEAS

ODNR LAND-USE DISCUSSIONS

OBJECTIVE

Discussions between the City of Akron and Ohio Department of Natural Resources should work toward an alternative and cooperative use for the northern portion of land at Summit Lake to allowing future proposed improvements.

A fountain has the opportunity to act as a gateway feature not only for Summit Lake but for Akron. Over 100,000 cars a day travel past this often overlooked feature of Akron and an attractive fountain would provide a much improved impression of Akron and the Summit Lake community.
EARLY ADOPTION IDEAS

BUILDING REMOVAL

OBJECTIVE
Removal of buildings along the northern section of the lake to remove eyesores and show improvements. This requires coordination and cooperation with ODNR.

- Former water works structure
- Pump houses
- ODNR buildings

RENAME SOUTH STREET TO SUMMIT LAKE PARKWAY

OBJECTIVE
Renaming South Street to Summit Lake Parkway will provide the opportunity of placing an exit sign on Interstate 76 / 77, further highlighting Summit Lake.
 EARLY ADOPTION IDEAS

INSTALL ART

OBJECTIVE
Integrating public art in the northern portion of Summit Lake and in particular the art associated with the Marble Overlook will provide a unique identity, stimulating public interest and contributing to a unique sense of place.

BOAT RAMP

OBJECTIVE
Installing a boat ramp will provide greater access to the lake, providing more recreational opportunities.
PUBLIC INPUT

MEETING #1 - SUMMIT LAKE COMMUNITY CENTER - AUGUST 2nd, 2018

Other Comments
- Big vision and public access preserved - Yes!
- Make sure it is local resident centric while also including / expanding access beyond local neighborhoods
- I like the diversified public access to the lake
- I agree with everything
- The round-about is a great idea
- You ride the century ride and I will stop at Summit Lake!
- Hollywood Silver-screen was created at Summit Lake
- Feature glacier history
- If there is a master plan why is there a property hold?
- Need speed limits on towpath
- Attention to water safety for children!
- I lived in the West Village in New York for 36 years. When I moved there (2 short blocks from the Hudson River) you could not get to the river and could not even see it. There was an elevated highway, railroad and fencing. Now there is a long green public ribbon on the river! It can happen!
- Feature Margaret Bornhart
- Need more neighborhood buy-in + Representation - canvas, connect - remember they are your greatest asset
- Canvas neighbors to get more neighborhood input.
- Akron Leadership should be invited to the table
- Work with Akron Leadership Foundation for entrepreneurship endeavors
- How are you / can you partner with all the existing agencies and services in the community?
- Will Summit Lake Parkway be a two-way street?
- Need good trash collection. There are lots of overflowing trash cans.
- Dredge the lake
- You need to drain the lake for safety

Housing / Private Development / Incubator Retail
- Here in Akron and Summit Lake - This seems to be already the case that public access & public domain is assured right?
- Love your commitment to future development!
- Help kids learn business skills connecting to local programs of South Street Ministries + Akron Leadership Foundation
- Would love to see seasonal vegetable stands at certain locations.
- I like the opportunity for food
- Fresh market + coffee shop + Ice cream stand needed
- Coffee, tea, ice cream stand
- Would like a lemonade stand
- Food market + shops
- Summit Lake needs gas stations, drug stores, grocery stores and other resources of this nature. More small business shops
- If “Market” housing is the future planning and mixed income is needed to sustain a community, how will you ensure it is truly a mixed income community and not just the one area of “nice housing” then the rest of Summit Lake?
- New home construction nearby - assist + attract new home buyers to invest in Summit Lake
- No housing
- Would like affordable housing - city allowing empty land with neighborhood acquired more easily
- How can you prevent gentrification of this area when making all of these changes?
- Summit Lake landlords are already raising rents in anticipation of property values increasing. How can you ensure the actual Summit Lake residents can remain in the community?

Trail Around Lake
- Support for boardwalk big enough for seating
- Walking path on west side should be in grass not street
- Biking around the lake
- I think the temporary trail will deepen + expand the ideas for this vision
- Exercise stations around the lake
- Want biking and hiking trail around the lake
- Need trail connection for biking
- Need bike rental, way stations and kiosks
- People will get it with the temporary trail. They / we will be bursting with excitement and energy
- Since towpath is part of this, will the trail around the entire lake be bike + walking accessible? With possible exercise stations?
- Exercise stations along the path
- West side biking and hiking trail all around lake
- I like the idea related to a path around the entire lake
- Bird Watching Trail
- More seating along the lake and the towpath trail

Lighting
- More lighting all around the lake
- Want more lighting around the lake (safety)
- Low level lighting on the temporary path - just enough for safety but not for animal disorientation
- Lighting around lake
- Need lighting
- Need more lighting around the lake
- Make sure all of lighting gives off white light
- Emergency blue light phones around the lake and the towpath
- I hope with all of this money and time invested into this project, you have put some into security cameras and surveillance equipment to protect it all.

Art
- Random sculpture, rubber sculpture, photography and art by local artists
- Artwork all around lake
- Artwork along Kenmore side and all around lake
- Like the idea of the marbles
- Highlight Summit Lake history, photo gallery, art venue, crafting and conservation

Fountain
- Should have fountain in lake 100’ tall or more w/colored lights that can be seen from the expressway and from all around the lake
- Like the fountain in lake
- Lighted water feature that is not a fountain
- A fountain close to the lake where we can throw coins into!
PUBLIC INPUT
MEETING #1 - SUMMIT LAKE COMMUNITY CENTER - CONTINUED

Amenities
• Focus on the kids and children-centric activity
• Like the volleyball courts
• Edge seating
• Ferris wheel water feature or play area piece
• Add boat ramps
• Boat ramp
• Want a west side community center
• Floating bridge high enough for boats to go under
• Play area for kids is awesome
• Like the swings & planters similar to Columbus Scioto Riverfront
• Summit Lake Golf - Margaret Park Site (future development) Cool temporary idea - pop-up driving range? I have the plan and drawings for it on paper
• Like the marble overlook
• Wouldn’t it make more sense to place splash pad near Reach Center, Headstart, and nature center?
  Place the splash pad where the youth are
• What about a huge play structure in the shape of an alligator? Colorful and a nod to the urban legend
• I love the idea of kayaks + canoes on both sides of the lake!
• I recommend putting a splash pad near the Reach Community Center - there are more kids + programming for kids in the area
• Want swimming
PUBLIC INPUT
MEETING #2 - KENMORE COMMUNITY CENTER - OCTOBER 17TH, 2018

- I would like to see a trail around the lake first
- I like the marble overlook - it's definitely a destination spot. Great view! It should include a marble game space.
- I really like the idea of the fountain both aesthetically & ecologically. And lit up is a plus!
- Cannot wait to bike and hike around the lake
- Small theatre to show oldies (Laurel + Hardy, Charles Chaplin, Our Gang...classics) In honor of Akron being the “Home of Silver Screen”.
- Harry Williams created the: 1) Silver screen 2) Sound screen 3) 3D 4) cinema screen in Kenmore. It would be great to do something with that.
- Any trees that are cut down - use the wood for structural timber, picnic tables, benches and play structures
- Need bike racks + repair stations
- Love the marble area! Need to include a marble play area
- Summit Lake Blvd. trail should be in the grass not in street
- I really like the marbles!
- Summit Lake Parkway: roundabout, roads, speed tables, rumble strips, cement not asphalt, naturalized center.
- Solar on roof of concession stand and shelters.
- 24/7 restrooms
- Prioritize the trail
- Also like the marble park
- Water play zone
- Tennis and volleyball
- The West Gateway Area Boardwalk is absolutely beautiful!!!!!!
- Prioritize Summit Lake Parkway
- Swings would be great for the summer
- Benches every 500 ft and group benches & tables to be able to sit and play games
- Love the East Community Area boardwalk
- We need to lower the speed limit. People go too fast. Connection to towpath, way-finding station at Lewis St.
- Swings would be very cool here (at West Gateway or Activity Area).
- Love the splash pad idea.
- Where is the East bank development? What are the plans for the East bank?
- No amphitheater. We already have one in the area
- Open up views to the lake
- Small shop featuring hand made jellies, jams, baked goods made from scratch
- Love all that is shown. Make it happen!
- Make a group gathering area
- Open up view of the water
- Prioritize the marble area and fountain
- First I would like to see the bike, hike and run along the lake
- Round about - no. Trucks and traffic off 76/77 would go straight on South St. to Lake Shore Blvd.
- First Priority - Bridge over the canal
- What about like at Portage Lakes Dr. Where they filled in dirt on the lake there. Trucks area driving there now on it. So why can't they do that and not take half the road away like on Summit Lake Blvd.?
- Oppose the trail along Summit Lake Blvd area. Don't want a park.
- I love the West Gateway Area boardwalk!
- Summit Lake Blvd needs to stay as is. Path in the grass.
- Cannot wait to bike and hike around the lake. It is a beautiful blue space.
DEVELOPER INTERVIEWS

Summary

Three local developers were interviewed to gain additional market knowledge, listen to their ideas for development approaches, and discuss the potential to craft a development plan that will support the community’s objectives. Below is a summary of the developers input:

Momentum

- Continuing the positive momentum is a very important aspect for the improvement of the community. Resident buy-in, participation and further support will help maintain and increase the momentum at Summit Lake.

  - Summit Lake has the opportunity to act a major amenity to support downtown development.
  - Without the implementation of a master plan for Summit Lake, there is not a catalyst for development.
  - Akron should actively market the area and be proactive with its approach.

Infrastructure Improvement

- Infrastructure improvements as well a renewal of attention from the City of Akron will help to improve conditions around Summit Lake. The residents and local groups are making great efforts toward improving conditions. Getting the city on board will support the mission of progress.

  - Summit Lake Parkway and the suggested roundabout would be a great addition and help circulation.
  - Tell us what the plan for infrastructure is... We will tell you what else could go there.
  - Summit Lake is almost the center within a triangle of development opportunities surrounded by downtown Akron to the North, Kenmore to the West and Main Street to the East. The main selling feature would be the recreation value of Summit Lake which could act as an important amenity for residents of the surrounding neighborhoods as well the residents of Akron as a whole.

Retail and Commercial Development

- The overall sentiment is that retail and commercial development conditions most likely aren’t in place currently. However, there are areas in the near vicinity of Summit Lake in which development may be possible.

  - Main Street development will improve the development conditions for Summit Lake.
  - It’s helpful to have the retail gap analysis and demographic descriptions to get a quick overview of the area.
  - Downtown Kenmore seems to be the appropriate location for investment at the moment. It offers a range of advantages versus new development on Summit Lake.

    - It has a historic sense of place where historic tax credits could be utilized.
    - There is a framework of form-based codes which will help inform development.
    - Good neighborhood momentum and stakeholder involvement.
    - There is a critical mass of existing infrastructure in place.
    - There is local ownership.
MARKET STUDY

KEY SECTION HIGHLIGHTS

• The City of Akron’s population has begun to level out after decades of decline. Recently, a push has been made to increase the population over 200,000 by 2020 and 250,000 by 2050.

• A population of 134,377 people live within a 10-minute drive and a population of almost 1 million (921,691) within a 30 minute drive.

• Neighborhoods closest to downtown Akron contain far fewer residents per census tract than the suburbs surrounding the city.

• The median housing prices within the 10-minute drive study area are approximately half of the median value found within Summit County. It does not appear that this will change in the near future.

• Housing development is possible on the site and is most suitable along Manchester Road.

• Momentum is strongest for infill office space in downtown Akron and the focus should remain there.

• Future development should leverage off the improvements made to the northern portion of the lake.

• Small scale concessions or a specialty restaurant taking advantage of the future improvements on the northern portion of the site is possible.
AKRON, OHIO
Population: 197,634

METROPOLITAN REGION
Population: 702,221
U.S. City Rank: 81
Consists of Summit and Portage Counties

The site is located within the Cleveland-Akron-Canton combined statistical area which ranks as the 15th largest combined statistical population area in the United States. The result is a population of 134,377 people within a 10-minute drive time and a population of almost 1 million (921,691) within a 30 minute drive time.

The City of Akron’s population has begun to level out after decades of decline. Recently a push has been made to increase the population over 200,000 by 2020 and 250,000 by 2050.

### Major Employers

<table>
<thead>
<tr>
<th>Company</th>
<th>Product</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Summa Health Care</td>
<td>Health Care</td>
<td>5,956</td>
</tr>
<tr>
<td>Cleveland Clinic- Akron General</td>
<td>Health Care</td>
<td>3,840</td>
</tr>
<tr>
<td>Akron Children’s</td>
<td>Health Care</td>
<td>3,719</td>
</tr>
<tr>
<td>Goodyear Tire Manufacturing</td>
<td>Tire Manufacturing</td>
<td>3,000</td>
</tr>
<tr>
<td>Summit County Government</td>
<td>Government</td>
<td>2,874</td>
</tr>
<tr>
<td>Signet Jewelers Retail</td>
<td>Retail</td>
<td>2,870</td>
</tr>
<tr>
<td>Akron Public Schools</td>
<td>Education</td>
<td>2,755</td>
</tr>
<tr>
<td>First Energy Corp</td>
<td>Electric Distribution</td>
<td>2,468</td>
</tr>
<tr>
<td>University of Akron</td>
<td>Higher Education</td>
<td>2,342</td>
</tr>
<tr>
<td>Spectrum</td>
<td>Communications</td>
<td>2,095</td>
</tr>
</tbody>
</table>
MARKET STUDY AREA

DEFINED AREA

A market study has been conducted to determine important economic and demographic characteristics of the area immediately surrounding Summit Lake. These characteristics are indicators of a region’s overall trends and economic health that will affect future development and redevelopment efforts.

Each of these segments were evaluated for economic and demographic indicators, and then compared with the overall larger regions of Summit County and the State of Ohio. The key economic and demographic findings are highlighted on the following pages.

Demographic data used for the analysis was obtained from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends.

LOCAL AREA

REGIONAL AREA

5 min Drive Time

10 min Drive Time

30 min Drive Time
DEMOGRAPHICS
SEX, MARITAL STATUS, HOUSING UNIT SUMMARY

POPULATION BY SEX

There is a slightly higher proportion of females than males in the near vicinity.

MARITAL STATUS

The marital status of residents living near the site reveals a younger generation, as indicated by higher rates of individuals that have never been married.

MEDIAN AGE

The population living closest to the site generally follows the patterns seen throughout Summit County and Ohio.

<table>
<thead>
<tr>
<th></th>
<th>5 MIN</th>
<th>10 MIN</th>
<th>30 MIN</th>
<th>SUMMIT CO.</th>
<th>OHIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>8.1%</td>
<td>6.5%</td>
<td>5.4%</td>
<td>5.4%</td>
<td>5.8%</td>
</tr>
<tr>
<td>5-9</td>
<td>7.1%</td>
<td>6.0%</td>
<td>5.7%</td>
<td>5.7%</td>
<td>6.0%</td>
</tr>
<tr>
<td>10-14</td>
<td>6.4%</td>
<td>5.7%</td>
<td>6.1%</td>
<td>6.0%</td>
<td>6.2%</td>
</tr>
<tr>
<td>15-24</td>
<td>14.4%</td>
<td>17.1%</td>
<td>13.5%</td>
<td>12.7%</td>
<td>13.3%</td>
</tr>
<tr>
<td>25-34</td>
<td>14.1%</td>
<td>14.4%</td>
<td>12.3%</td>
<td>12.5%</td>
<td>12.7%</td>
</tr>
<tr>
<td>35-44</td>
<td>11.4%</td>
<td>11.7%</td>
<td>11.7%</td>
<td>12.0%</td>
<td>12.0%</td>
</tr>
<tr>
<td>45-54</td>
<td>12.0%</td>
<td>12.3%</td>
<td>13.4%</td>
<td>13.6%</td>
<td>13.2%</td>
</tr>
<tr>
<td>55-64</td>
<td>12.9%</td>
<td>12.5%</td>
<td>14.4%</td>
<td>11.5%</td>
<td>13.9%</td>
</tr>
<tr>
<td>65-74</td>
<td>8.4%</td>
<td>8.2%</td>
<td>10.1%</td>
<td>10.0%</td>
<td>9.7%</td>
</tr>
<tr>
<td>75-84</td>
<td>3.7%</td>
<td>3.7%</td>
<td>5.0%</td>
<td>5.0%</td>
<td>4.8%</td>
</tr>
<tr>
<td>85+</td>
<td>1.5%</td>
<td>1.8%</td>
<td>2.5%</td>
<td>2.5%</td>
<td>2.3%</td>
</tr>
</tbody>
</table>

Aside from the neighborhood in close proximity to the University of Akron, it is evident that neighborhoods closest to downtown Akron contain far fewer residents per census tract than the suburbs surrounding the city.

TOTAL RESIDENTIAL POPULATION BY CENSUS TRACT

DEMOGRAPHICS

EMPLOYMENT OCCUPATION

Employment within the 10 minute drive study area is diverse. Proportionately, there is less employment within the management sector and slightly higher in the services sector when compared to Summit County and Ohio. However, almost half of all employment can be found within the professional, sales, administrative and services sectors.

HOUSING SUMMARY

Neighborhoods in closest proximity to the site are comprised of single family housing, and a large proportion of them are rented. The median housing prices within the 10 minute study area are approximately half of that of the median value found within Summit County. It does not appear that this will change in the near future.
DEMographics
Per Capita Income, Household Income, Higher Education

Per Capita Income
Residents living closest to the proposed development have below average incomes when compared to both Summit County and Ohio. In 2022, the per capita income is not expected to proportionally change in any significant manner and will continue to be significantly below Summit County and Ohio.

<table>
<thead>
<tr>
<th></th>
<th>5 Min</th>
<th>10 Min</th>
<th>30 Min</th>
<th>Summit County</th>
<th>Ohio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>$15,591</td>
<td>$18,220</td>
<td>$30,162</td>
<td>$30,390</td>
<td>$28,541</td>
</tr>
<tr>
<td>2022</td>
<td>$17,608</td>
<td>$20,573</td>
<td>$34,319</td>
<td>$34,426</td>
<td>$32,660</td>
</tr>
</tbody>
</table>

Median Household Income
The median household income of residents within a 10-minute drive is significantly lower when compared to Summit County and Ohio.

<table>
<thead>
<tr>
<th></th>
<th>5 Min</th>
<th>10 Min</th>
<th>30 Min</th>
<th>Summit County</th>
<th>Ohio</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>$27,063</td>
<td>$32,509</td>
<td>$53,427</td>
<td>$53,201</td>
<td>$52,128</td>
</tr>
<tr>
<td>2022</td>
<td>$28,249</td>
<td>$34,804</td>
<td>$60,210</td>
<td>$59,456</td>
<td>$58,218</td>
</tr>
</tbody>
</table>

Higher Education
The percentage of individuals with a bachelor’s degree or higher is significantly lower when compared to the Summit County and Ohio averages.

## DEMOGRAPHICS

### YEARLY CONSUMER SPENDING

Consumer spending shows the amount spent on a variety of goods and services by households that reside in the study area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and average amounts spent per household represent annual figures. The spending potential index represents the amount spent in the area relative to a national average of 100.

### KEY FINDINGS

- **Individuals within the study area spend considerably less on apparel & services when compared to Summit County and Ohio averages. However, approximately $64 million total ($1,176 dollars per person) was spent.**
- **Approximately $93 million total ($1,704 dollars per person) was spent on entertainment and recreation.**
- **Food away from home expenditures accounts for roughly $101 million ($1,855 dollars per person) This total is significantly lower than County and State averages.**
- **The average amount spent on housing per person is around $9,000 per individual. This equates to nearly half of the per capita income of individuals found within the 10-minute drive study area.**

Spending cannot be guaranteed to be spent on businesses located in the near vicinity of Summit Lake. However, these spending numbers represent a significant amount of potential economic opportunity for local businesses.

### 2017 CONSUMER SPENDING

<table>
<thead>
<tr>
<th></th>
<th>5 MINUTES</th>
<th>10 MINUTES</th>
<th>30 MINUTES</th>
<th>SUMMIT CO</th>
<th>OHIO</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>APPAREL &amp; SERVICES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SPENT</td>
<td>$9,297,481</td>
<td>$64,321,337</td>
<td>$738,026,410</td>
<td>$435,657,667</td>
<td>$8,755,455,665</td>
</tr>
<tr>
<td>AVERAGE SPENT</td>
<td>$1,014.37</td>
<td>$1,175.35</td>
<td>$1,954.17</td>
<td>$1,937.82</td>
<td>$1,862.63</td>
</tr>
<tr>
<td>SPENDING POTENTIAL INDEX</td>
<td>47</td>
<td>54</td>
<td>90</td>
<td>90</td>
<td>86</td>
</tr>
<tr>
<td><strong>EDUCATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SPENT</td>
<td>$4,398,432</td>
<td>$45,084,281</td>
<td>$512,692,526</td>
<td>$303,720,696</td>
<td>$5,872,216,525</td>
</tr>
<tr>
<td>AVERAGE SPENT</td>
<td>$698.21</td>
<td>$823.97</td>
<td>$1,357.53</td>
<td>$1,350.96</td>
<td>$1,249.25</td>
</tr>
<tr>
<td>SPENDING POTENTIAL INDEX</td>
<td>48</td>
<td>57</td>
<td>93</td>
<td>93</td>
<td>86</td>
</tr>
<tr>
<td><strong>ENTERTAINMENT/RECREATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SPENT</td>
<td>$13,350,097</td>
<td>$93,252,697</td>
<td>$1,083,339,933</td>
<td>$638,290,343</td>
<td>$12,971,386,885</td>
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<tr>
<td>AVERAGE SPENT</td>
<td>$1,456.80</td>
<td>$1,704.30</td>
<td>$2,868.56</td>
<td>$2,839.14</td>
<td>$2,759.52</td>
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<tr>
<td>SPENDING POTENTIAL INDEX</td>
<td>47</td>
<td>55</td>
<td>92</td>
<td>91</td>
<td>88</td>
</tr>
<tr>
<td><strong>FOOD AT HOME</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SPENT</td>
<td>$23,339,612</td>
<td>$159,414,890</td>
<td>$1,756,317,964</td>
<td>$1,037,279,925</td>
<td>$21,193,185,355</td>
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<tr>
<td>AVERAGE SPENT</td>
<td>$2,546.88</td>
<td>$2,913.50</td>
<td>$4,650.97</td>
<td>$4,613.87</td>
<td>$4,508.61</td>
</tr>
<tr>
<td>SPENDING POTENTIAL INDEX</td>
<td>91</td>
<td>58</td>
<td>92</td>
<td>90</td>
<td>86</td>
</tr>
<tr>
<td><strong>FOOD AWAY FROM HOME</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SPENT</td>
<td>$14,628,786</td>
<td>$101,417,755</td>
<td>$1,150,191,935</td>
<td>$678,466,917</td>
<td>$13,728,962,888</td>
</tr>
<tr>
<td>AVERAGE SPENT</td>
<td>$1,596.33</td>
<td>$1,853.53</td>
<td>$2,868.56</td>
<td>$2,839.14</td>
<td>$2,759.52</td>
</tr>
<tr>
<td>SPENDING POTENTIAL INDEX</td>
<td>48</td>
<td>55</td>
<td>92</td>
<td>91</td>
<td>88</td>
</tr>
<tr>
<td><strong>HEALTH CARE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SPENT</td>
<td>$23,737,484</td>
<td>$166,845,810</td>
<td>$1,967,346,225</td>
<td>$1,156,688,534</td>
<td>$23,733,574,179</td>
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<td>AVERAGE SPENT</td>
<td>$2,590.30</td>
<td>$3,049.31</td>
<td>$5,209.21</td>
<td>$5,145.00</td>
<td>$5,049.05</td>
</tr>
<tr>
<td>SPENDING POTENTIAL INDEX</td>
<td>46</td>
<td>55</td>
<td>93</td>
<td>92</td>
<td>90</td>
</tr>
<tr>
<td><strong>PERSONAL CARE</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL SPENT</td>
<td>$8,323,579</td>
<td>$58,420,796</td>
<td>$678,541,234</td>
<td>$399,573,371</td>
<td>$8,094,478,991</td>
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<tr>
<td>AVERAGE SPENT</td>
<td>$908.29</td>
<td>$1,067.71</td>
<td>$1,796.67</td>
<td>$1,777.32</td>
<td>$1,722.01</td>
</tr>
<tr>
<td>SPENDING POTENTIAL INDEX</td>
<td>47</td>
<td>55</td>
<td>92</td>
<td>91</td>
<td>89</td>
</tr>
</tbody>
</table>

**Spending Potential Index:** Represents the amount spent in the area relative to a national average of 100.
CONSUMER SEGMENTATION

TOP 5 SEGMENTS

In order to capture consumer diversity, it is necessary to use a large array of attributes with the most accurate data available. Data sources such as Census, ESRI Proprietary Demographic Updates, and others were used to capture the subtlety and vibrancy of the marketplace.

Consumer segmentation is utilized for the following aspects:

- Explain neighborhood variation
- Describe resident lifestyles
- Analyze population diversity
- Pinpoint marketing opportunity

Although numerous segments are available in the Akron market, the 5 categories most indicative of the study area have been chosen for further analysis of market understanding and strategic policy recommendations. The information is grounded in the community tapestry to help illuminate the situation and opportunities in the study area. The segments are described with demographic tenets, general lifestyle behaviors and purchase preferences at the top of each column while a character statement is made for each segment to give a better understanding towards the bottom of each column.

1. **Traditional Living**
   - Average Household Size: 2.51
   - Median Age: 35.5
   - Live primarily in low-density, settled neighborhoods
   - Mix of married-couple families and singles
   - Many families encompass two generations
   - Manufacturing, retail trade, and health care sectors are the primary sources of employment
   - This is a younger market

2. **Rustbelt Traditions**
   - Average Household Size: 2.47
   - Median Age: 39.0
   - Backbone of older industrial cities in states surrounding the Great Lakes
   - Mix of married-couple families and singles living in older developments of single-family homes.
   - A higher concentration of skilled workers in manufacturing, retail trade, and health care.
   - Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years

3. **Comfortable Empty Nesters**
   - Average Household Size: 2.52
   - Median Age: 48.0
   - Nearly half of all householders aged 55 or older; many
   - Most are professionals working in government, health care, or manufacturing.
   - These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average.
   - Many are enjoying the transition from child rearing to retirement.
   - They value their health and financial well-being.

4. **Green Acres**
   - Average Household Size: 2.70
   - Median Age: 43.9
   - An older market, primarily married couples, most with no children.
   - Avid do-it-yourselfers, maintaining and remodeling their homes.
   - Gardening, especially growing vegetables, is also a priority.

5. **Old and Newcomers**
   - Average Household Size: 2.12
   - Median Age: 39.4
   - This market features singles’ lifestyles, on a budget.
   - Focus is more on convenience than consumerism, economy over acquisition.
   - Neighborhoods in transition, populated by renters who are just beginning their careers or retiring.
   - Some are still in college; some are taking adult education classes. Age is not always obvious from their choices.

Sources: ESRI: Esri’s Tapestry Market Segmentation is a geodemographic system that identifies 68 distinctive markets in the US based on socioeconomic and demographic characteristics to provide an accurate, comprehensive profile of US consumers.
MARKET ASSESSMENT
SECTOR BASED INVENTORY

RESTAURANTS

BARS
1. Bank Lounge
2. Lucky Tavern
3. Platinum Lounge
4. Cocktails Akron
5. Main Street Saloon
6. Kenmore Eastern Sports Bar
7. Kevin O’Bryan’s
8. Old 97 Cafe
9. Halftime Sports Bar
10. Club 137

LOCAL DINING
20. Bob’s Hamburg
21. Church’s Chicken
22. Ann’s Place
23. Sanabel Middle East Bakery
24. Eat N Run
25. Ido Bar & Grill
26. Mick & Shirley’s Catering and Cafe
27. Gourmet Kitchen
28. Primo’s Deli
29. Wings 1B
30. Front Porch Cafe
31. MU’s Pub and Grill

FAST FOOD
11. Burger King
12. Rally’s
13. McDonald’s
14. Mr Hero
15. Subway
16. Subway
17. McDonald’s
18. B&K RootBeer Drive In
19. Taco Bell

LOCAL DINING
20. Bob’s Hamburg
21. Church’s Chicken
22. Ann’s Place
23. Sanabel Middle East Bakery
24. Eat N Run
25. Ido Bar & Grill
26. Mick & Shirley’s Catering and Cafe
27. Gourmet Kitchen
28. Primo’s Deli
29. Wings 1B
30. Front Porch Cafe
31. MU’s Pub and Grill

PIZZERIAS
32. Pierre’s Brooklyn Pizza & Deli
33. Rocco’s Pizza
34. Talano’s Pizza
35. Regina’s Pizza

RETAIL

LOCAL
36. Kenmore Komics & Games
37. The Dragon’s Mantle
38. B&H Hobbies and Trains
39. Lay’s Guitar Shop
40. Stone’s Kenmore Mattress & Furniture
41. Summit Hydroponics
42. Neverland Ink
43. Hairston Appliance
44. J M Books
45. Steve’s Barber Shop
46. LaSalle Furniture & Mattress
47. Fretter Plaza Shopping Center
48. Romig Square
49. Lifetime Mattress
50. Indoor Gardens
51. Remnant Riot Outlet Store
52. Akron Promenade Shopping Center
53. Airgas Store

CHAIN
54. Rite Aid
55. Restaurant Depot
56. Firestone Complete Auto Care
57. Family Dollar
58. Family Dollar

CONVENIENCE
59. Reems
60. Kenmore Sunrise
61. Lake Shore Carryout
62. J’s Drive Thru
63. Tasty Carryout

GROCERY AND MARKETS
64. Aldi
65. Aldi - 66.12 Miles
66. Save-A-Lot 1.2 Miles
67. Showcase Meats
68. Roush’s Market
69. Ira At Main Market
70. Little Mike’s Market
71. Acme Fresh Market
REGIONAL SHOPPING CENTERS
INVENTORY MAP

Summit Lake is surrounded by maturing large scale regional shopping centers within a 20 minute drive. These regional shopping centers have saturated the brick and mortar retail market and many are either struggling or are in the midst of decline.

Montrose Center  1
Summit Mall  2
Fairlawn Town Centre  3
The Plaza at Chapel Hill  4
Chapel Hill Mall  5
Arlington Plaza  6
Manchester Road Shopping Center  7
Rolling Acres  8
(No Longer Functioning)
MARKET ASSESSMENT

RETAIL DEMAND ANALYSIS

Retail sustainability depends upon a balance between the supply of retail products and services and the demand exhibited by customers within the context of regional competition. Consumers choose to purchase goods and services based on a complex series of choices and trade-offs - quality, price and location are certainly critical but other more subtle criteria effect behaviors as well.

Understanding the role of future retail development begins with an assessment of the overall supply and demand condition in the marketplace. Shoppers travel different distances to acquire certain types of products - therefore one market area is insufficient to assess opportunity. For instance, shopping for a fashion item such as a prom dress might have a very wide geographic area whereas purchases of daily groceries or dry cleaning would generally occur close to home or work or somewhere in between.

Supply is based on an analysis of retail establishments and their estimated sales capacity. Demand is based on consumer purchase habits of residents of the geography.

Products or services highlighted in blue indicate situations where supply exceeds demand. This indicates that customers are travelling from outside the area to purchase these goods. Gasoline, for example, appears to be over supplied but it is serving the interstate traffic as well as local residents.

Categories noted in blue indicate that demand is not being serviced locally. This occurs either when consumers are travelling outside the geography to shop or if there is an apparent gap in the market.

GAP ANALYSIS

<table>
<thead>
<tr>
<th>DEMAND (Retail Potential)</th>
<th>SUPPLY (Retail Sales)</th>
<th>RETAIL GAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Retail and Food &amp; Drink</td>
<td>$169,655,524</td>
<td>$123,481,805</td>
</tr>
<tr>
<td>Total Retail Trade</td>
<td>$152,703,053</td>
<td>$115,481,927</td>
</tr>
<tr>
<td>Total Food &amp; Drink</td>
<td>$15,952,471</td>
<td>$7,999,878</td>
</tr>
<tr>
<td>Furniture Stores</td>
<td>$2,867,359</td>
<td>$1,555,269</td>
</tr>
<tr>
<td>Home Furnishings Stores</td>
<td>$1,606,245</td>
<td>$1,040,000</td>
</tr>
<tr>
<td>Electronics &amp; Appliance Stores</td>
<td>$4,791,784</td>
<td>$1,288,936</td>
</tr>
<tr>
<td>Building Materials, Garden Equip. &amp; Supply Stores</td>
<td>$9,621,011</td>
<td>$8,218,385</td>
</tr>
<tr>
<td>Grocery Stores</td>
<td>$24,884,035</td>
<td>$28,706,324</td>
</tr>
<tr>
<td>Specialty Food Stores</td>
<td>$1,580,369</td>
<td>$1,917,968</td>
</tr>
<tr>
<td>Beer, wine &amp; Liquor Store</td>
<td>$1,195,104</td>
<td>$0</td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td>$1,341,800</td>
<td>$5,066,315</td>
</tr>
<tr>
<td>Clothing &amp; Clothing Accessories Stores</td>
<td>$6,972,023</td>
<td>$3,738,955</td>
</tr>
<tr>
<td>General Merchandise Stores</td>
<td>$17,759,214</td>
<td>$0</td>
</tr>
<tr>
<td>Show Stores</td>
<td>$1,033,900</td>
<td>$0</td>
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<tr>
<td>Miscellaneous Store Retailers</td>
<td>$6,502,032</td>
<td>$4,317,348</td>
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<tr>
<td>Florists</td>
<td>$254,333</td>
<td>$0</td>
</tr>
<tr>
<td>Office Supplies, Stationery &amp; Gift Stores</td>
<td>$1,354,165</td>
<td>$1,175,268</td>
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<tr>
<td>Special Food Services</td>
<td>$448,064</td>
<td>$239,195</td>
</tr>
<tr>
<td>Drinking Places - Alcoholic Beverages</td>
<td>$283,528</td>
<td>$1,137,714</td>
</tr>
<tr>
<td>Restaurants / Other Eating Places</td>
<td>$14,921,878</td>
<td>$6,622,988</td>
</tr>
</tbody>
</table>

SUMMIT LAKE - SITE SPECIFIC RETAIL SPACES

NEIGHBORHOOD / COMMUNITY RETAIL

<table>
<thead>
<tr>
<th>ESTIMATED SUPPORTABLE S.F.</th>
<th>2018 SALES/SF</th>
<th>2018 ESTIMATED RETAIL SALES</th>
<th>2023 SALES/SF</th>
<th>2023 ESTIMATED RETAIL SALES</th>
<th># OF STORES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apparel Stores</td>
<td>13,157</td>
<td>$245</td>
<td>$3,226,668.00</td>
<td>$265</td>
<td>6-8</td>
</tr>
<tr>
<td>Electronic &amp; Appliance Stores</td>
<td>10,071</td>
<td>$256</td>
<td>$3,510,848</td>
<td>$381</td>
<td>3-4</td>
</tr>
<tr>
<td>Florists</td>
<td>1,247</td>
<td>$204</td>
<td>$254,333</td>
<td>$236</td>
<td>1-2</td>
</tr>
<tr>
<td>Furniture Store</td>
<td>5,134</td>
<td>$256</td>
<td>$1,314,270</td>
<td>$297</td>
<td>1-2</td>
</tr>
<tr>
<td>Hobby / Sporting Goods / Musical Inst. Store</td>
<td>9,052</td>
<td>$240</td>
<td>$2,173,782</td>
<td>$278</td>
<td>1-2</td>
</tr>
<tr>
<td>Home Furnishings Stores</td>
<td>6,299</td>
<td>$255</td>
<td>$1,606,245</td>
<td>$296</td>
<td>3-4</td>
</tr>
<tr>
<td>General Merchandise Store</td>
<td>70,504</td>
<td>$260</td>
<td>$80,431,757</td>
<td>$901</td>
<td>2-3</td>
</tr>
<tr>
<td>Lawn &amp; Garden Store</td>
<td>2,035</td>
<td>$267</td>
<td>$701,457</td>
<td>$310</td>
<td>1-3</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>15,197</td>
<td>$413</td>
<td>$6,276,485</td>
<td>$479</td>
<td>1-2</td>
</tr>
<tr>
<td>Retail Totals</td>
<td>141,982</td>
<td>$274</td>
<td>$39,508,045</td>
<td>$318</td>
<td>22-32</td>
</tr>
<tr>
<td>Restaurants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full Service Restaurants / Brewpubs</td>
<td>19,175</td>
<td>$361</td>
<td>$6,927,000</td>
<td>$418</td>
<td>4-5</td>
</tr>
<tr>
<td>Special Food Services</td>
<td>883</td>
<td>$245</td>
<td>$208,869</td>
<td>$264</td>
<td>1</td>
</tr>
<tr>
<td>Restaurant Totals</td>
<td>20,027</td>
<td>$303</td>
<td>$7,120,869</td>
<td>$351</td>
<td>5-6</td>
</tr>
<tr>
<td>Retail and Restaurant Totals</td>
<td>162,009</td>
<td>$287</td>
<td>$46,638,914</td>
<td>$335</td>
<td>27-38</td>
</tr>
</tbody>
</table>

HOUSING ASSESSMENT

HOUSING INVENTORY

PRELIMINARY
1. International House at San Tommasso  M.F. Rental  40 Units
2. Middlebury Commons  M.F. Rental  40 Units
3. Kenmore at East/Chester/Bigelow  M.F. Owner  9 Units
4. Mayflower  M.F. Rental  233 Units

PROPOSED
5. Crossing at Auld Farm  S.F. Owned  51 Units
6. The Greens at Lake Nesmith  S.F. Owned  156 Units
7. West Akron at 630 Mull  S.F. Owned  73 Units
8. Citicenter  M.F. Rental  162 Units
9. Blinn Street  Owned  20 Units
10. Harris Site  Owned  18 Units
11. Hickory Allotment  Owned  70 Units

UNDER CONSTRUCTION
12. Commons at Stoney Point  M.F. Rental  60 Units

ONGOING
13. The Bowery Project  M.F. Rental  90 Units
14. Hickory South  Owned  16 Units
15. The Residences at the East End  M.F.  107 Units
16. Cascade Lofts  M.F.  4 Units
17. Canal Square Lofts  M.F.  67 Units
HOUSING ASSESSMENT

HOUSING PROJECTION

Population projection utilizing a 0.141% compounded growth rate combined with 2.31 person per household determination estimates a need for approximately 1,426 housing units needed by 2030. When we consider that there is a potential for 1,140 units in the pipeline, it is estimated that there is an unmet need for 286 new housing units within Akron.

It is important to note that the 0.141% is a conservative estimation. It is also important to realize that some projects listed on the housing inventory may not come to fruition. With this in mind this number is used project general numbers but does show that the Akron market may be able to absorb additional housing units in the future.

<table>
<thead>
<tr>
<th>Year</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population Added</td>
<td>3,674</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Demand (In Units)</td>
<td>1,591</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Loss Occupancy of “True Vacant” Units 10.4%</td>
<td>166</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>NET DEMAND (CITYWIDE):</td>
<td>1,426</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Owner Occupied @ 44% -</td>
<td>627</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Renter Occupied @ 42% -</td>
<td>599</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Household Added</td>
<td>1,591</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

≈1.5% Annual Population Growth (Adopted Forecast)
A general price point for residential housing was estimated utilizing the median household incomes and housing metrics for both the Study Area (SA) and Summit County (SC). This comparison will allow for better understanding of market conditions found within the Study Area.

**Study Area (SA)**
- Median Household Income - $32,509
- $524 - Median Gross Rent
- Median House Unit Price - $77,919

**Summit County (SC)**
- Median Household Income - $53,201
- Median House Price - $148,85

Housing Assessment
Price Point Estimation

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Study Area (SA)</th>
<th>Summit County (SC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>28%</td>
<td>Max Mortgage Payment SA ($758)</td>
<td>SC ($1,241)</td>
</tr>
<tr>
<td>32%</td>
<td>Max Total Housing Payment SA ($866)</td>
<td>SC ($1,418)</td>
</tr>
<tr>
<td>40%</td>
<td>Max Monthly Debt Payment SA ($1,083)</td>
<td>SC ($1,773)</td>
</tr>
</tbody>
</table>
HOUSING ASSESSMENT
PRICE POINT - OWNERSHIP

Study Area - $97,300
Summit County - $156,800

Study Area - $118,150
Summit County - $190,400

Study Area - $139,000
Summit County - $224,000

Study Area - $159,850
Summit County - $257,600

Study Area - $180,700
Summit County - $291,200

-15%
Median
+15%

-30%

28%
Study Area ($758)
Summit County ($1,241)
Max Mortgage Payment

+30%
## HOUSING ASSESSMENT

**PRICE POINT - RENT**

<table>
<thead>
<tr>
<th>Study Area</th>
<th>Rent</th>
<th>Summit County</th>
<th>Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>$531 A Month</td>
<td>$758 A Month</td>
<td>$1,241 A Month</td>
<td></td>
</tr>
<tr>
<td>$644 A Month</td>
<td>$869 A Month</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$758 A Month</td>
<td>$1,054 A Month</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$871 A Month</td>
<td>$1,241 A Month</td>
<td></td>
<td></td>
</tr>
<tr>
<td>$985 A Month</td>
<td>$1,427 A Month</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Median:**
  - Study Area: $758 A Month
  - Summit County: $1,241 A Month

- **Max Rent:**
  - Study Area: $758 A Month
  - Summit County: $1,241 A Month

- **28%** Study Area ($758)

- **-30%**

- **+30%**

- **+15%**

- **-15%**

- **Max Rent**

- **2018 SUMMIT LAKE MASTER PLAN**
- **AKRON, OH**
- **APPENDIX**

---

**Images of different housing types are shown, illustrating the range of housing options available.**

---

**Notes:**
- The data shows a significant disparity in housing costs between the Study Area and Summit County.
- The median rent in the Study Area is $758 A Month, compared to $1,241 A Month in Summit County.
- The highest rent in the Study Area is $985 A Month, while in Summit County it is $1,427 A Month.
- The chart provides a visual representation of the rent distribution, highlighting the percentage ranges and their respective median and max rents.
### Single Family Housing
- **Description:** Small Lot Cluster Houses
- **Square Feet:** 1,500 - 1,800 S.F.
- **Density:** 6-8 Units Per Acre
- **Stories:** 1-2
- **Ownership:** Own
- **Price Point:** Own - $139,000 - $224,000
- **Summit County Median Sale Point:** $129,125

### Townhouses
- **Description:** Multifamily Facing Roads / Courtyards
- **Square Feet:** 1,200-1,700 S.F.
- **Density:** 14 Units Per Acre
- **Stories:** 1-3
- **Ownership:** Rent / Own
- **Price Point:** Own - $139,000 - $224,000 Rent - $758 - $1,241
- **Summit County Median Sale Point:** $127,000

### Multi-Story Apartments
- **Description:** Stacked Units In Massing
- **Square Feet:** 1,200-1,800 S.F.
- **Density:** 25 Units Per Acre
- **Stories:** 1-3
- **Ownership:** Rent
- **Price Point:** Rent - $758 - $1,241
- **Summit County Median Sale Point:** $792
## CONCEPTUAL OPINION OF PROBABLE COSTS

### Totals

<table>
<thead>
<tr>
<th>Location</th>
<th>Probability</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>WEST GATEWAY</td>
<td></td>
<td>$1,061,614</td>
</tr>
<tr>
<td>CONTINGENCY (20%)</td>
<td></td>
<td>$212,323</td>
</tr>
<tr>
<td>GENERAL CONDITIONS (4%)</td>
<td></td>
<td>$50,958</td>
</tr>
<tr>
<td>BONDS AND INSURANCES (5%)</td>
<td></td>
<td>$63,697</td>
</tr>
<tr>
<td>MOBILIZATION AND DEMOBILIZATION (3%)</td>
<td></td>
<td>$38,219</td>
</tr>
<tr>
<td>ENGINEERING PERMITTING AND DOCUMENTS (12%)</td>
<td></td>
<td>$152,873</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$1,579,684</strong></td>
</tr>
<tr>
<td>WEST COMMUNITY ACTIVITY AREA</td>
<td></td>
<td>$1,029,942</td>
</tr>
<tr>
<td>CONTINGENCY (20%)</td>
<td></td>
<td>$205,989</td>
</tr>
<tr>
<td>GENERAL CONDITIONS (4%)</td>
<td></td>
<td>$49,438</td>
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<tr>
<td>BONDS AND INSURANCES (5%)</td>
<td></td>
<td>$61,797</td>
</tr>
<tr>
<td>MOBILIZATION AND DEMOBILIZATION (3%)</td>
<td></td>
<td>$37,078</td>
</tr>
<tr>
<td>ENGINEERING PERMITTING AND DOCUMENTS (12%)</td>
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<td>$148,312</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$1,532,556</strong></td>
</tr>
<tr>
<td>NORTH SHORE OF SUMMIT LAKE</td>
<td></td>
<td>$2,963,096</td>
</tr>
<tr>
<td>CONTINGENCY (20%)</td>
<td></td>
<td>$592,620</td>
</tr>
<tr>
<td>GENERAL CONDITIONS (4%)</td>
<td></td>
<td>$142,229</td>
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<tr>
<td>BONDS AND INSURANCES (5%)</td>
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<td>$177,786</td>
</tr>
<tr>
<td>MOBILIZATION AND DEMOBILIZATION (3%)</td>
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<td>$106,672</td>
</tr>
<tr>
<td>ENGINEERING PERMITTING AND DOCUMENTS (12%)</td>
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<td>$426,686</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$4,409,089</strong></td>
</tr>
<tr>
<td>MARBLE OVERLOOK</td>
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<td>$221,922</td>
</tr>
<tr>
<td>CONTINGENCY (20%)</td>
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<td>$44,385</td>
</tr>
<tr>
<td>GENERAL CONDITIONS (4%)</td>
<td></td>
<td>$10,653</td>
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<tr>
<td>BONDS AND INSURANCES (5%)</td>
<td></td>
<td>$13,316</td>
</tr>
<tr>
<td>MOBILIZATION AND DEMOBILIZATION (3%)</td>
<td></td>
<td>$7,990</td>
</tr>
<tr>
<td>ENGINEERING PERMITTING AND DOCUMENTS (12%)</td>
<td></td>
<td>$31,957</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$330,223</strong></td>
</tr>
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</table>

**SUMMIT LAKE PARKWAY / ROUNDABOUT**

<table>
<thead>
<tr>
<th>Probability</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONTINGENCY (20%)</td>
<td>$314,919</td>
</tr>
<tr>
<td>GENERAL CONDITIONS (4%)</td>
<td>$75,581</td>
</tr>
<tr>
<td>BONDS AND INSURANCES (5%)</td>
<td>$94,476</td>
</tr>
<tr>
<td>MOBILIZATION AND DEMOBILIZATION (3%)</td>
<td>$56,686</td>
</tr>
<tr>
<td>ENGINEERING PERMITTING AND DOCUMENTS (12%)</td>
<td><strong>$226,742</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$2,342,996</strong></td>
</tr>
</tbody>
</table>

**ASPHALT TRAIL**

<table>
<thead>
<tr>
<th>Probability</th>
<th>Amount</th>
</tr>
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<tbody>
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<td>CONTINGENCY (20%)</td>
<td>$168,425</td>
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<td>GENERAL CONDITIONS (4%)</td>
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<td><strong>Total</strong></td>
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**MOUNDING**

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## Conceptual Opinion of Probable Costs

**West Gateway Area**

### 1. Excavation and Embankment
- Quantity: 769 CY
- Unit Cost: $18.00
- Total Cost: $13,842.00

### 2. Subgrade Compaction
- Quantity: 1,372 SY
- Unit Cost: $1.25
- Total Cost: $1,715.00

### 3. Meadow Seeding
- Quantity: 6,500 SY
- Unit Cost: $4.70
- Total Cost: $30,550.00

### 4. Parking Lot
- Quantity: 1,268 FT
- Unit Cost: $4.00
- Total Cost: $5,072.00

### 5. Saw Cut Pavement
- Quantity: 90 FT
- Unit Cost: $8.00
- Total Cost: $720.00

### 6. Concrete Wheel Stop
- Quantity: 31 EACH
- Unit Cost: $150.00
- Total Cost: $4,650.00

### 7. Accessible Parking Sign
- Quantity: 2 EACH
- Unit Cost: $250.00
- Total Cost: $500.00

### 8. Trail Seeding and Mulching
- Quantity: 125 SY
- Unit Cost: $2.00
- Total Cost: $249.33

### 9. Subgrade Compaction
- Quantity: 535 SY
- Unit Cost: $2.50
- Total Cost: $1,337.50

### 10. Landscape Fabric (Weedmat)
- Quantity: 3,595 SF
- Unit Cost: $0.60
- Total Cost: $2,157.00

### 11. Drinking Fountain
- Quantity: 1 EACH
- Unit Cost: $7,000.00
- Total Cost: $7,000.00

### 12. Play Equipment (Maximum Option)
- Quantity: 1 LS
- Unit Cost: $75,000.00
- Total Cost: $75,000.00

### 13. Underdrain
- Quantity: 250 FT
- Unit Cost: $12.00
- Total Cost: $3,000.00

### 14. Material Testing and Inspection (Allowance)
- Quantity: 1 LS
- Unit Cost: $5,000.00
- Total Cost: $5,000.00

### Contingency (20%)
- Total Cost: $50,958.00

### Bonds and Insurances (5%)
- Total Cost: $12,739.50

### Notes:
- The cost opinion is based on 2018 construction costs.
- All improvements/projects were assumed to be publicly bid and constructed at one time.
- Soils are assumed structurally suitable. No geotechnical investigations were performed.
- No field survey was taken.
- The scope of work is for conceptual connections and networks. In-depth engineering design was not performed.
- No drainage has been taken into account.
## WEST COMMUNITY ACTIVITY AREA

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<th>Item</th>
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### General Notes:
- Mobilization and Demobilization (3%): $37,078.00

### Totals:

- **Total Cost**: $153,556.07
- **2018 Total**: $153,556.07

---

1. Gilts not included for temporary grade improvements.
2. Anticipated ecological and environmental study was not performed and any issues are unknown.
3. No public right-of-way costs were included.
4. The cost opinion is based on 2018 construction costs.
5. All improvements (projects) were assumed to be publicly bid and constructed at one time.
6. No traffic studies were included.
7. Soils are assumed structurally suitable. All geotechnical investigations were performed.
8. No land purchase costs included or assumed.
9. No field surveys were taken.
10. The scope of work is for conceptual connections and services. In-depth engineering design was not performed.
11. No permitting or right-of-way for all earthwork to remain on site.
12. Any general bearing wall was made to mitigate potential impacts to utilities visible on Google Earth Street View.
<table>
<thead>
<tr>
<th>Item</th>
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Notes:
1. Costs are for preliminary estimates only.
2. An extensive ecological and environmental study was not performed and any issues are unknown.
3. No public right-of-way costs were included.
4. The cost opinion is based on 2018 construction costs.
5. All man-hours and costs were assumed to be publicly bid and constructed at one time.
6. No traffic studies were included.
7. Soils are assumed uniformly stable. No geotechnical investigations were performed.
8. No land acquisition costs included or assumed.
9. No field survey was taken.
10. The scope of work is for conceptual design, not confirmed.
11. In-depth engineering design was not performed.
12. No retaining wall or hydraulic facilities were shown.
13. A general estimate was made to anticipate potential impacts to utilities visible on Google Earth Street View.
14. No drainage has been taken into account.
## Conceptual Opinion of Probable Costs

### Marble Overlook

<table>
<thead>
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### Total: $330,223.22

**Assumptions:**

1. Grates not included for temporary grading/passages.
2. Ansonette ecological and environmental study was not performed, and any issues are unknown.
3. No public right-of-way costs were included.
4. All other costs included are based on 2016 construction costs.
5. All improvements/objects were assumed to be publicly bid and constructed at one time.
6. No traffic studies are included.
7. Site is assumed to be briefly visited. No geotechnical investigations were performed.
8. No land acquisition costs included or assumed.
9. No field survey was taken.
10. The scope of work is for conceptual connections and networking in-depth engineering design was not performed.
11. No ROW or utility is assumed. All earthworks to remain on site.
12. No ground-related or utility-related impacts to utilize on Google Earth Street View.
13. No drainage has been taken into account.
<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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**Total: $1,574,591.67**
# Conceptual Opinion of Probable Costs

## Asphal or Gravel (Northern Portion)

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### Assumptions

1. Costs not included: temporary grading easements
2. An extensive ecological and environmental study was not performed and any issues are unknown.
3. No additional right-of-way costs were included.
4. The cost opinion is based on 2018 construction costs.
5. All improvements/ projects were assumed to be publicly bid and constructed at one time.
6. No traffic studies were included.
7. No field survey was taken.
8. A general attempt was made to anticipate potential impacts to utilities visible on Google Earth Street View.
9. No drainage has been taken into account.

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# Conceptual Opinion of Probable Costs

## Gravel Alternative (Northern Portion)

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### Assumptions

1. Costs not included: temporary grading easements
2. An extensive ecological and environmental study was not performed and any issues are unknown.
3. No additional right-of-way costs were included.
4. The cost opinion is based on 2018 construction costs.
5. All improvements/ projects were assumed to be publicly bid and constructed at one time.
6. No traffic studies were included.
7. No field survey was taken.
8. A general attempt was made to anticipate potential impacts to utilities visible on Google Earth Street View.
9. No drainage has been taken into account.
## Conceptual Opinion of Probable Costs

### Mounding

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**Assumptions:**

1. Costs not included for temporary grading easements.
2. An extensive ecological and environmental study was not performed and any issues are unknown.
3. No public right-of-way costs were included.
4. The cost opinion is based on 2018 construction costs.
5. All improvements/projects were assumed to be publicly bid and constructed at one time.
6. No traffic studies were included.
7. Soils are assumed structurally suitable; no geotechnical investigations were performed.
8. No land acquisition costs included or assumed.
9. No fill/demolition was taken.
10. The scope of work is for conceptual connections and networks, in-depth engineering design was not performed.
11. No permitting or haul off. All materials to remain on site.
12. A general attempt was made to anticipate potential impacts to utilities visible on Google Earth Street View.
13. No drainage has been taken into account.