

DOWNTOWN DEVELOPMENT PLANNING & ADVISORY COMMITTEE

Purpose: To work with city manager, city development team, planning consultant and, when appropriate, to consult with individual developers to coordinate and facilitate overall downtown development plan. Advisory role/report to Council.

Who: Representatives from stakeholder groups, citizen groups, KSU, Council.

Benefits:

ASSURE CONNECTIVITY

- help link public interests and values to overall plan
- help link Council's Strategic Plan to downtown development
- assure connectivity to KSU, surrounding neighborhoods
- linkage of projects into a "whole concept"

ASSURE COMMUNITY VALUES ARE INTEGRATED

- work with Main St. to incorporate design guidelines and address existing downtown businesses concerns regarding new development, construction issues, etc.
- ensure Kent brand is created, promoted and maintained in plan
- preserve surrounding neighborhoods and historic aspects
- ensure environmental, transportation and parking concerns are part of plan

ASSURE EFFECTIVE COMMUNICATION AND LARGER PERSPECTIVE

- play communications role in recommending appropriate public processes, participate in presenting and updating public. Receive feedback from public.
- give more voice to stakeholders such as downtown businesses and KSU
- try to avoid dumb mistakes that come from narrow perspectives and/or fragmentation of efforts.
- help facilitate development by creative problem-solving and giving developers early and ongoing feedback as appropriate.

- to facilitate the project
- to communicate
- to inform
- larger perspective
- creative problem solving

↓
no fragmented
connectivity

- hard to keep this moving
forward

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Comments from JEDC Development Strategy Planning Session – 4/15/08

➤ Critical Issues

- Parking, Parking, Parking – how much is enough and where
- Main Street Business Survey Results – Need to review and analyze
- Pedestrian Friendly & Inviting aspects of projects
- Trash, Graffiti & Vandalism – too much of all 3, needs addressed
- Land/Property Acquisition
 - Availability
 - Unrealistic Market Values
- Coordination of Promotion & Design
 - Connectedness with KSU – Physical & Promotional
 - KSU Banners/Flags & Building Highlights (blue & gold)
 - Signage – Directional, Street & Business
- Transportation – Modes of and downtown access (Trolley?)
- Rear Entrances for shops/businesses
- New Retail & Restaurants
- Liquor Licenses
 - Availability
 - Control of Ownership
- Connection w/ Hike & Bike Trail(s)
- Economic Tools for Redevelopment
 - Historic District/Tax Credits
 - Mentors
 - KRBA
 - Satellite Entrepreneurship Center
 - Punch Lists (where to go and what to do to start or relocate a business in Kent)
- Existing Stores/Businesses
 - Training – Storefront Design – Marketing
- Corridors into Kent – Appearance of
- City Marketing
- Student Friendly Downtown & Student Involvement
- Blue & Gold Downtown “Dressing”
- Continuity of Downtown to Fairmont Project
- Areas that are “Auto-free”
- Coordination of Green Space & Lighting (and public amenities e.g. – benches)
- Wireless/Wi-Fi – Availability & Access
- Code & Infrastructure Issues
- Preservation of Existing Merchants & Businesses
- Resources & Funding
- Business Improvement District

➤ Individual Block Development

- Block 1 – Fairmont – Mixed Use
 - Retail (50M sf), Office (30M sf), Residential (68M sf), Hotel (60M sf), Conference Center (20M sf), includes food/specialty grocery
 - Parking – to be shared w/ existing businesses – **Must Work for All**
 - Blend & Connect w/ Downtown – Pedestrian Friendly
 - Green Space/Trees
 - Covered Areas (for inclement weather)
 - No Amphitheatre on parking deck
- Block 2 – Main, Depeyster, Erie, Water
 - Centralized Parking Area (Multi-level lot)
 - Designated Surface Parking (residential vs. other; TIF)
 - Old Hotel Issues
 - Historic Preservation
 - Link Between Old (Block 2) & New (Block 1)
 - Arcade/Promenade/Well-lit Walkway
 - Rear Entry to Shops
 - Shops Along Walkway
 - 1st Floor Retail, 2nd Floor Office
 - Change Mix of Retail
 - How to Influence Current Property Owners
- Block 3 & Block 6 – Main, Water, Depeyster, Columbus
 - Mirror Block 2
 - Historic, 1st Floor Retail, Rear Entry to Shops
 - Employee Parking in Back
 - Architectural Changes Could be Expensive – Other Possibilities – Art to Cover Unattractive Areas
 - Kent Stage – Highlight
 - “Trash Alley” (on Main)
 - Alley #3
 - Block 6 - Parking/Property Maintenance Issues
 - Arts District Here & Going North
- Entire Downtown Considerations
 - Signage (Regulations, Variances)
 - Murals
 - Projection Art
- Block 4 & Block 5 – Entertainment District
 - Restaurants, Eateries, Pubs
 - More Outdoor Dining
 - Park Development – Gazebo, Clock, Bicentennial Art
 - Decking Behind Pufferbelly
 - Future Use of Courthouse
 - Restaurant, Museum

- Alley Improvements Needed
- Highlight Farmers Market
- River Views & Access
- Block 7 – West River
 - Master Plan Along River
 - Historical Sites, Nature Guides
 - Parking
 - Additional Development – Finish West River
 - Access Points – Restrooms
 - Outdoor Recreation Stores – Bike Shop, Canoe Livery, Apparel, Gear & Supplies, Etc.
 - Uses That can be Less Parking Intense
 - Encourage Mixed Use for Shared Parking
- Block 8 – Main, Depeyster, Willow, Columbus
 - Phil Maynard – old Kent Motor Inn
 - Retail? Horseshoe Shaped? Main Street Frontage?
 - Two Main Accesses to Downtown:
 - Erie = Pedestrian
 - Main = Commercial
 - Retail on First Floor
 - Quality Student Housing
 - Outside Dining/Courtyard/Improve Pedestrian Walkway
 - Improve Appearance of Building/Outbuilding
 - Parcel across from Firestone
 - Appearance – at Pedestrian Level
 - Compatible w/ Victorian Houses; Keep Victorian Houses
 - Coordinate Appearance w/ Multimodal Facility
 - Variety Restaurants (since close to KSU)
- Block 9 – Main, Depeyster, Erir, Haymaker
 - Similar Issues to Block 8
 - Potential Multimodal Site
- Block 10 – “Kinko’s” Plaza
 - Improve Façade/Parking Lot
 - Awnings Decaying
- Block 11 & Block 12 – Main, Lincoln, Haymaker, College
 - KSU Master Plan to Develop Entire Neighborhood?
 - DuBois Property – plans for restaurants & retail?
 - Clean-up Neighborhood – Students & Faculty Living Together
 - Connection(s) to Downtown w/ Esplanade & Bike Trail
 - Get Landlords Together and Involved for Improvements
 - Ask KSU to get More Involved in Improving Housing
 - Area Isolated by Haymaker Parkway
 - Improve Area by Reducing isolation
 - What to do with Haymaker Parkway?

- Block 13 – Summit, Water, Haymaker, College, Willow
 - Kent City Campus – Safety Services, City Offices
 - New Safety Center – County/City/KSU Project
 - In Current Form, Similar Issues to Blocks 11 & 12
 - Individual Business Façade Issues

Sand Vision
email banners

Comments from Development Strategy Plan Meeting – October 16, 2007

- Parking should be a priority especially employee lots, paid parking – should be a north/south corridor not clustered in one spot – maybe several small parking sites
- Clustering themes – KSU presence downtown, KSU team shop, restaurants (especially international), arts/cultural – arts center, music, entertainment
- Environmental Learning Center
- River District
- Railroad Theme
- Residential especially university faculty/alumni/grad students/international students
- Flexible buildings that can be switched from office/retail to residential and back
- Identify “quirky” ideas/shops, etc.
- Improve view on Haymaker – streetscaping
- Main/Willow/Haymaker – pedestrian friendly
- Pedestrian corridors between downtown and the university – residential, green space, bike trail on Main Street and Erie Street
- Streetscape developments including wayfinding signs and lighting
- Green building
- Zoning Requirements to keep the “character” of the downtown
- How much retail? Buxton study should help with this
- Dubois property – retail/parking?
- Development projects should compliment each other
- Talk to Hudson downtown retailers to see what the impact of First & Main was to their businesses
- Publicize & highlight the PARTA downtown route
- Encourage new hotel to be on the northwest side of Haymaker
- Visitor kiosks/signs

Keep Business
Cyber Center

Main Street
Business Survey
Safe walking

Critical Issues:

Health Open & Business

- | | |
|--|--|
| <ul style="list-style-type: none"> - 1. Parking 2. Business Surveys 3. Pedestrian Friendly - intuitive/personal 4. Trash / graffiti / windows broken 5. Land / property - unrealistic market values 6. Coordination of Promotion, banners, + Physical Connected 7. Signage Way Finding 8. Architectural Design 9. Traffic | <ul style="list-style-type: none"> 10. Peer Entrance 11. Retail Variety 12. Restaurants - liquor licenses 13. Family units 14. Facades 15. Bike/Hike Trail 16. Green Tools - in place 17. Green Entrepreneur Tools
Market location |
|--|--|

Elizabeth Murphy

Design Guidelines

— Street Furniture

Development Strategy Meeting on 10.16.07

Areas 1 and 2, New development area and South Side of Main Street

- This critical redevelopment area needs to dovetail into old historic downtown as if it has been there for 100 years.
- There has been a lot of talk about lifestyle centers and how the proposed new development would be a life style center. I'd like to suggest that Kent is already a life style center [***although it is needs a little life in its center***][that's what Main Street Kent is about] and the work that a developer would do is an addition to an existing life style center not a stand alone center of its own.
- The new development must not be a stand alone area that sets its own boundaries and dominates the economy of the downtown. There must be an economic as well as an architectural integration of the project into the downtown or it will pit the success of one area against the other.
 - The seamless nature of the area should therefore include economic planning and cooperation so that all of the older buildings, and the businesses that occupy them, are included in the stronger economy that will come with new development.
 - The new development must carry a consistent architectural style to create a seamless fabric between the old and the new. Materials, heights, windows and parapet lines, landscaping and sidewalk treatments must transition in a constant manner.
- The redevelopment of the area should include a mixture of uses. The first floor should be all retail, the second and third floors should be a mixture of office and residential.
- Parking in this area is critical. Parking in the area must consider the needs of the entire block from main street south but also the needs to consider the present and future parking needs throughout the downtown.
 - Parking is critical and a parking plan must include ways to keep employees in the downtown from parking on the downtown streets. All employees must park in the parking garage in a designated area so that customers and clients have the most convenient parking opportunities to retail, office and residential buildings
 - If at all possible there should be a plan to allow pedestrians to walk from a parking garage directly to Main Street without going around on South Water and Depeyster Streets.
 - Back entries to the retail, office and housing must be encouraged.
- A new hotel and conference center needs to be part of this site. All reasonable efforts must be made to work with KSU in this endeavor. While not an end all to the downtown the hotel will bring additional life to a revitalized downtown and help make the University and City a real College Town.

Areas 3 and 6, areas North of Main Street

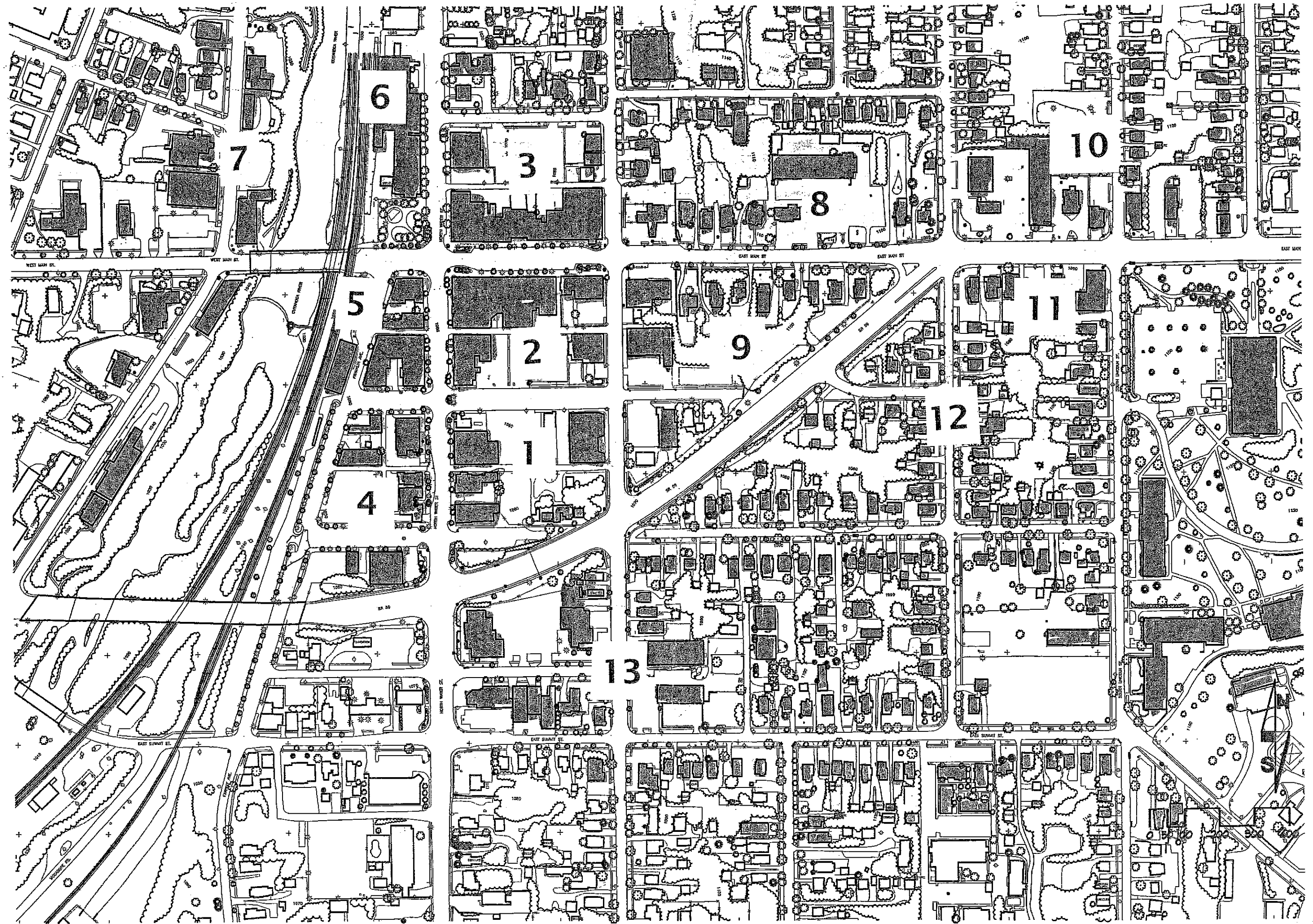
- This area will likely be redevelopment and there will not be a lot of new construction because the area is largely built out.
- Building facades and overall appearance should be a major consideration. The redesign of Bob and Cass's building is a good example to follow.
- Parking in the back parking lot should be allocated to make sure there is adequate parking for both consumers and employees. Employee parking should be parking their furthest from the building so that customers can have easy access to the north side of the businesses.

Area 7, the West River Area

- There must be an overall parking plan for this area. This area has many opportunities to redevelopment existing buildings and to build new buildings. Most of the parking should be in the west side of Gougler and not on the river side.
- The architecture of newly developed buildings should pick up on keys from the existing buildings. However, there is a great need for creative thinking here because some of the buildings are not worth keeping.
- Redevelopment in this area should consider the use of the river and if possible have a link between the use of the building and the river. Recreation could be by a very important use in this area.

Area 8, Property on the North side of Main Street where the Kent Motor Inn is and the houses along Main Street

- This is a very critical area with a lot of potential. The general feeling has been that it would be great as a limited retail site [along the street] and housing on the north side of the property. The housing could be student housing, perhaps over ground floor retail, and university staff and grad student condos in the area north of the retail building. While student housing seems to be a concern to some folks in Kent it is largely not a problem with students but a problem with poor management of the property.
- This site can hold a transition project that links the old downtown to the campus commercial area at Main and Lincoln. This portion of Main Street can be a pedestrian link from the campus to the downtown. This commercial/residential link on Main Street can be paralleled with an improved residential corridor along Erie Street and College Avenue. These existing residential areas needed to be redeemed from the deplorable condition they are in now, to a pleasant neighborhood street.
- Main Street, on the other hand needs to be transformed into an attractive, safe and visually pleasant place. There should be new wider sidewalks, lighting, seating areas along the way. There should be accommodations made for bicyclists along this route. The crosswalks at Haymaker need to be redesigned to be more pedestrian friendly. Some of the old homes could be transformed into interesting retail or remain as well maintained student housing. These large homes could have major additions added to them and turned into well maintained and well managed apartments or condos.



Downtown Kent Revitalization Overview

