

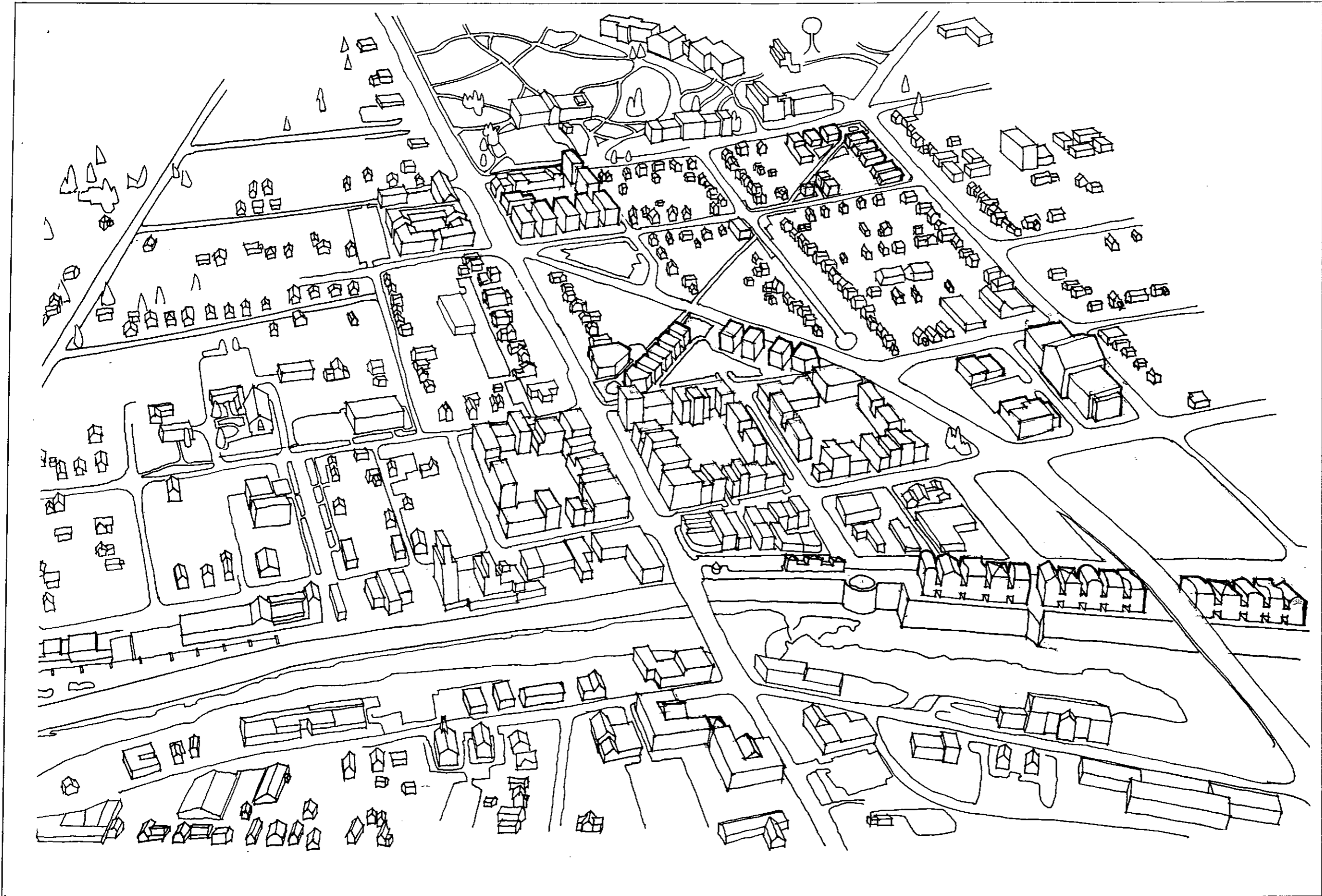
The Micro Level

This section is concerned with making explicit in three-dimensional fashion certain areas of proposed development:

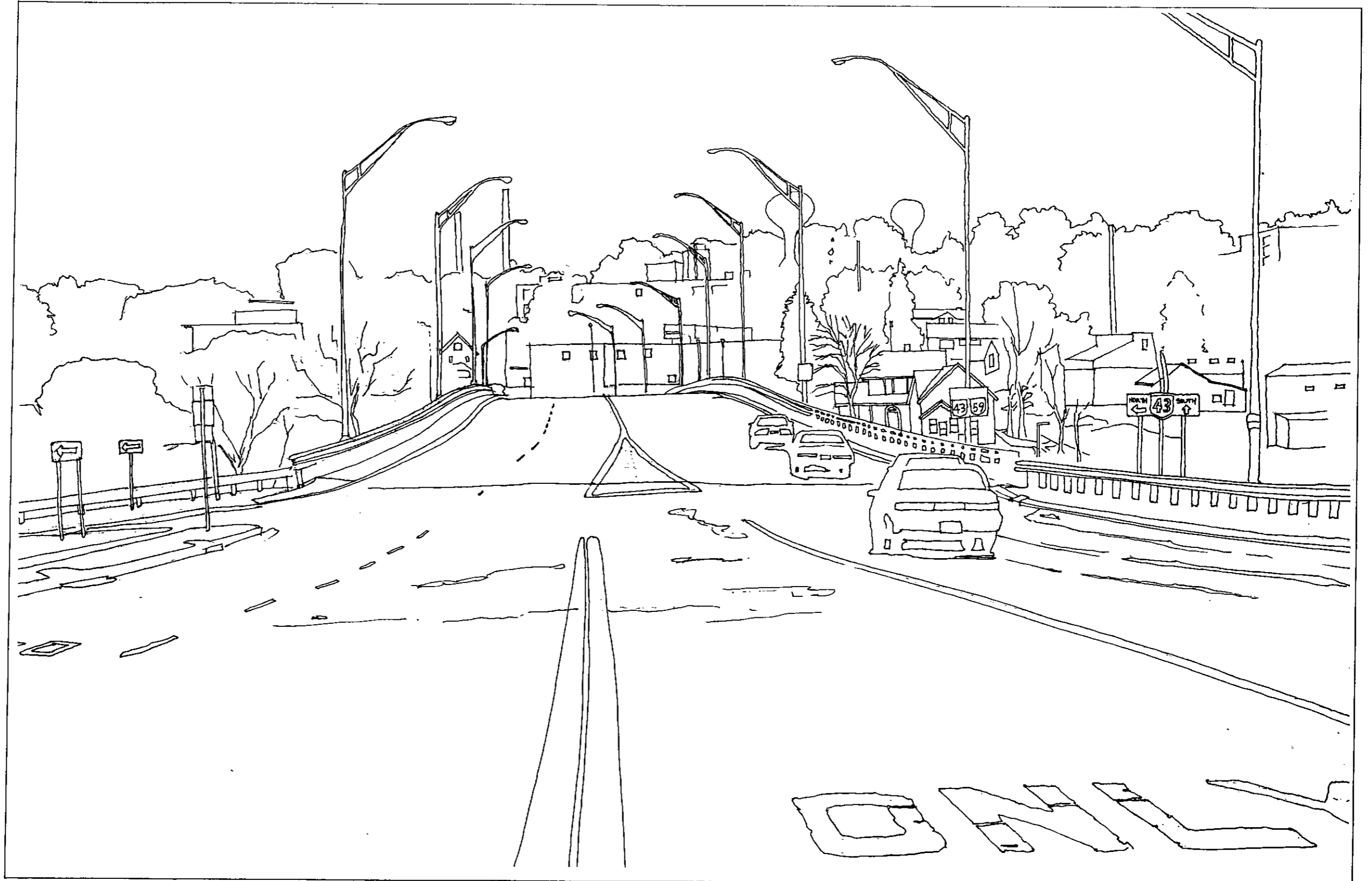
- 1) *New Student Housing along Franklin Street*
- 2) *The development of Erie Street as a vehicular/pedestrian connector*
- 3) *A mixed-use development at the corner of Gougler and Main*
- 4) *New Student Housing at the corner of Summit and Lincoln*

An overall aerial perspective puts these developments into context and allows for comparison with the existing aerial perspective found earlier in this brochure.

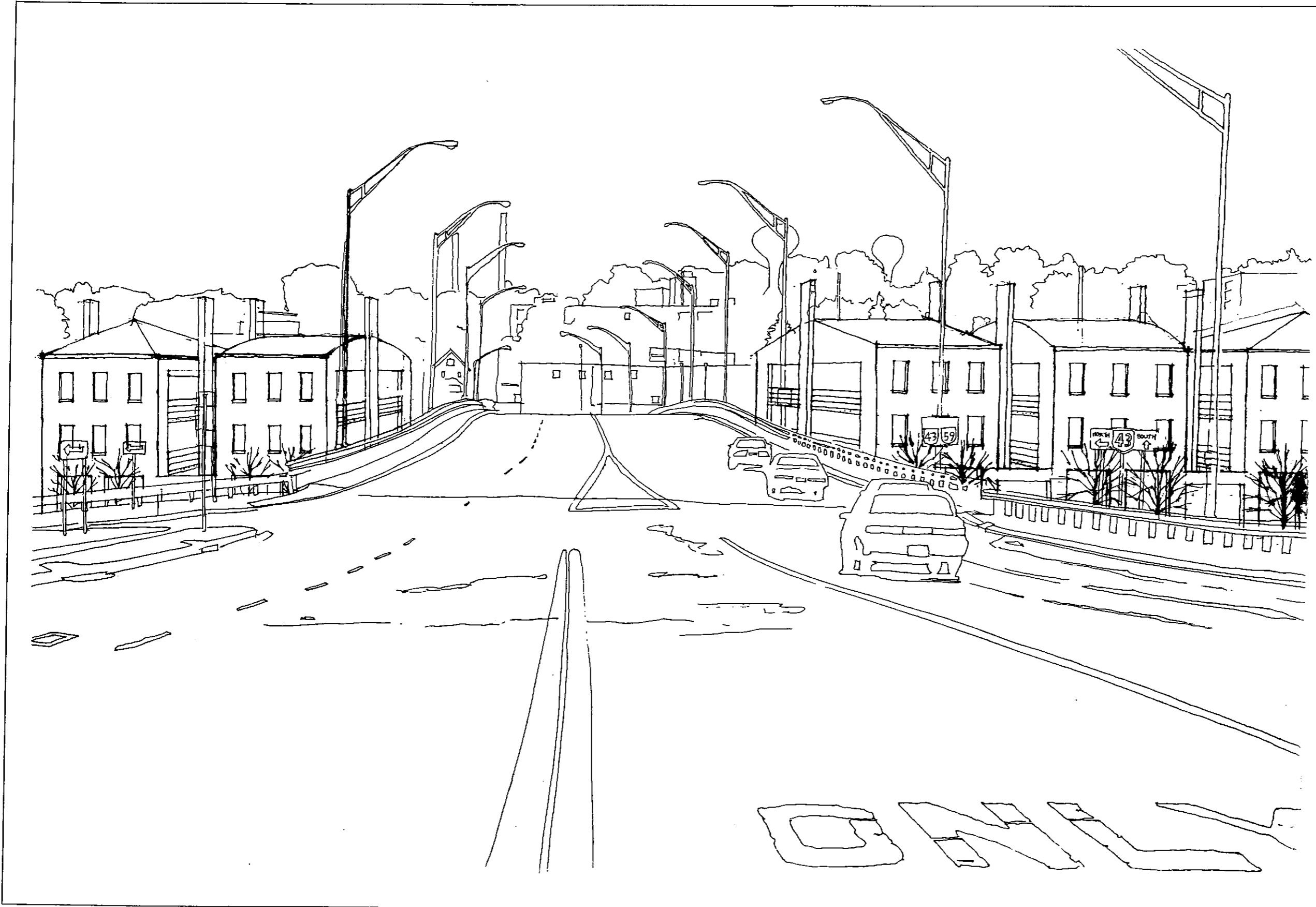
Two final drawings illustrate a couple a ideas which deserve closer attention: the Inner Block Void Development located in the heart of the CBD, and the Campus Link which cuts its way through the residential district west of South Lincoln.



PROPOSED AERIAL PERSPECTIVE



EXISTING CONTEXT: Haymaker Parkway looking toward City Hall.



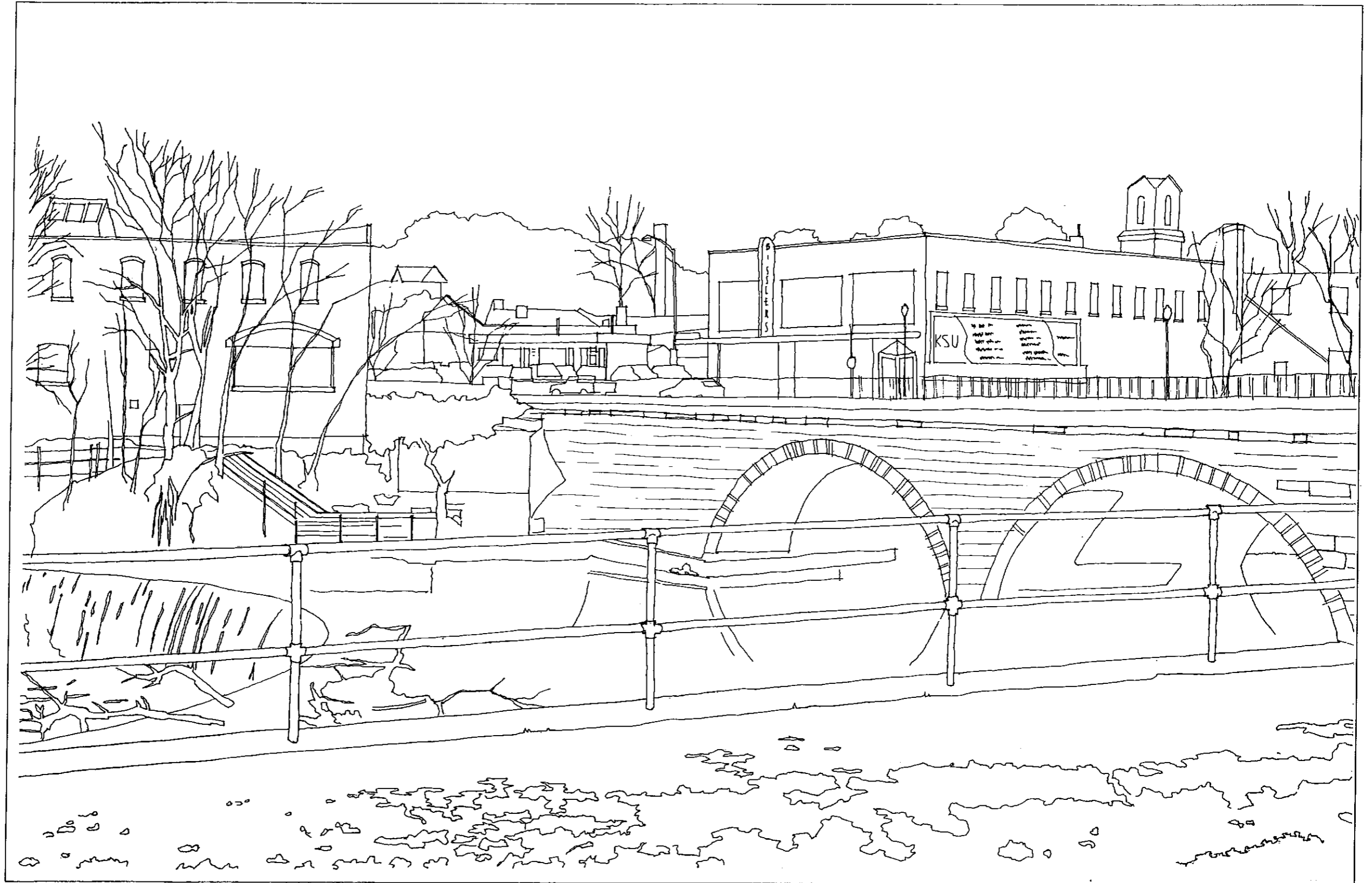
PROPOSAL: *The addition of New Student Housing along Franklin Street acts as a gateway to Downtown Kent.*



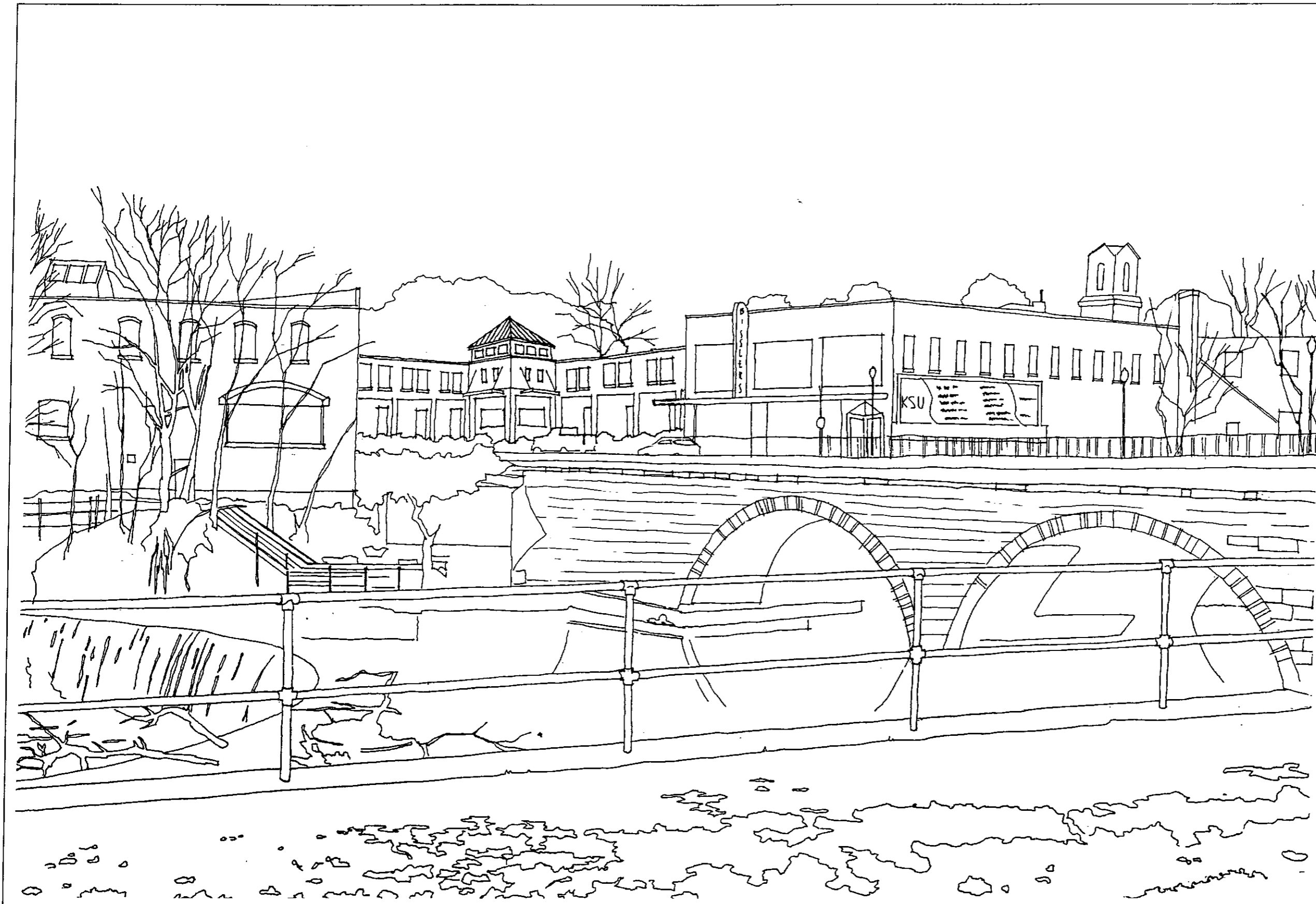
EXISTING CONTEXT: *KSU Fashion Museum looking east from Erie Street.*



PROPOSAL: *Continue Erie Street to establish a pedestrian/vehicular axis to one of Kent's attractions, the KSU Fashion Museum.*



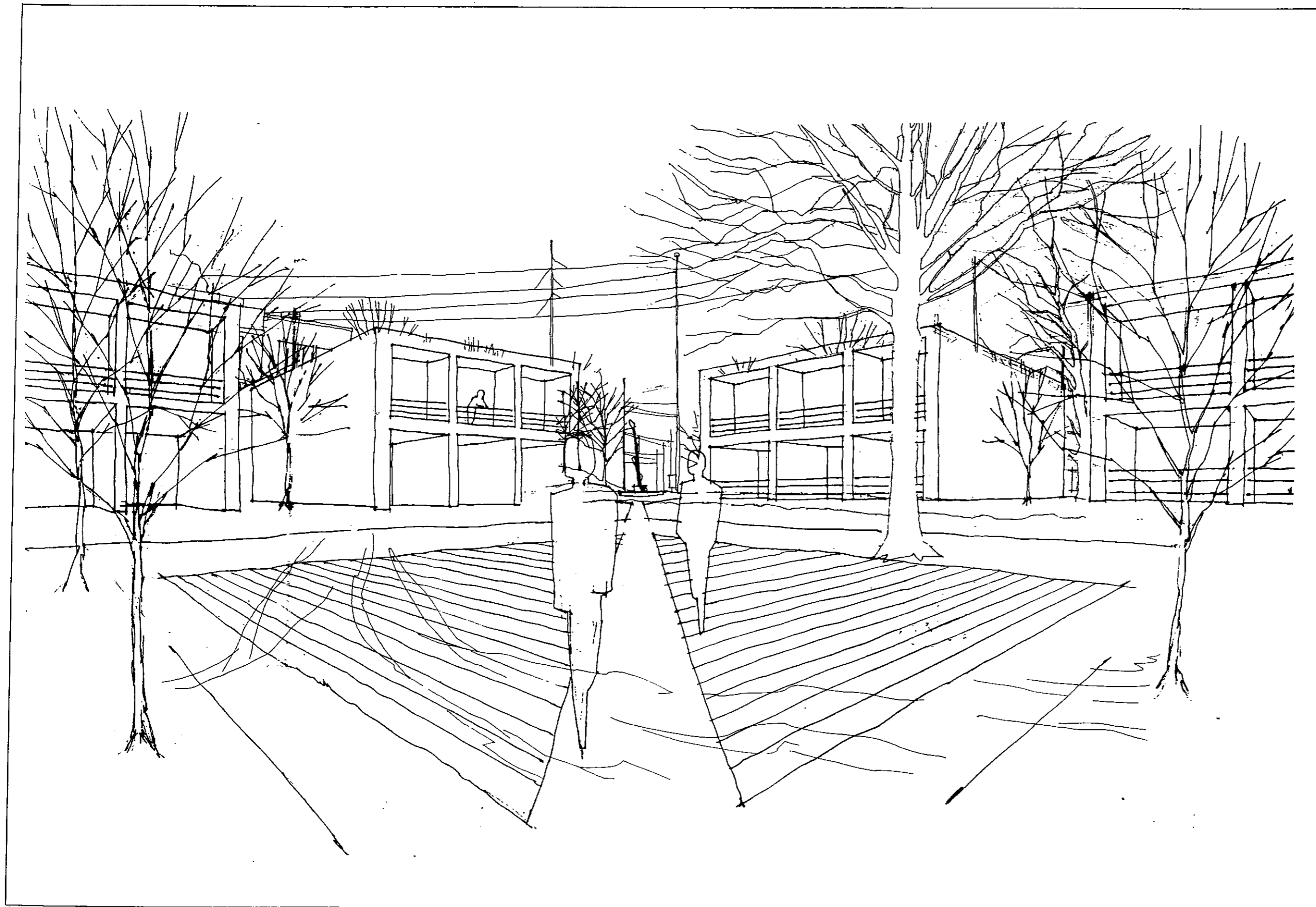
EXISTING CONTEXT: *View toward Bissler's over Main Street Bridge.*



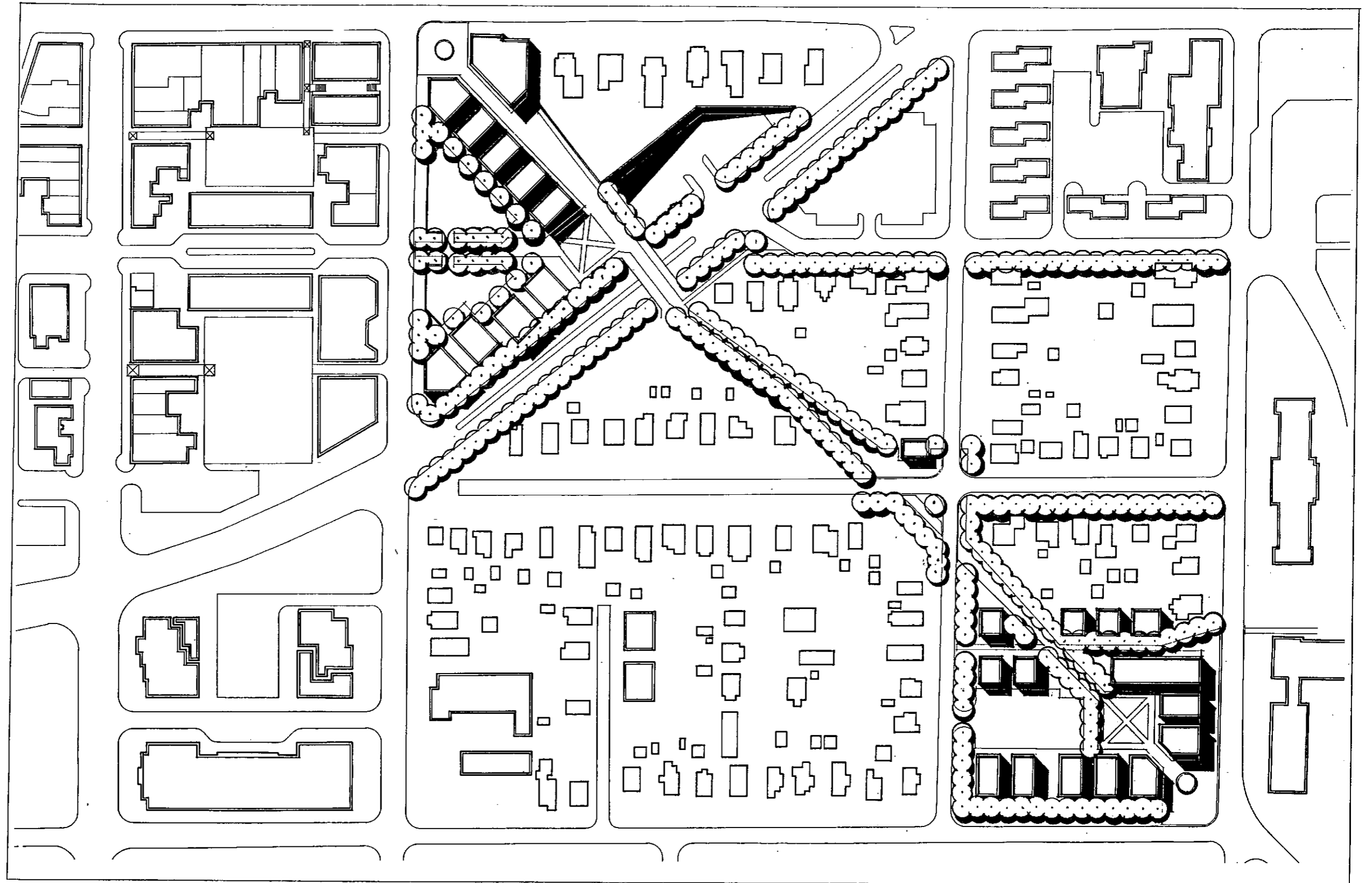
PROPOSAL: *The addition of a mixed-use complex at the corner of Gougler and Main (across from Bissler's) complements the revitalization of the former furniture store, now an adult recreation center.*



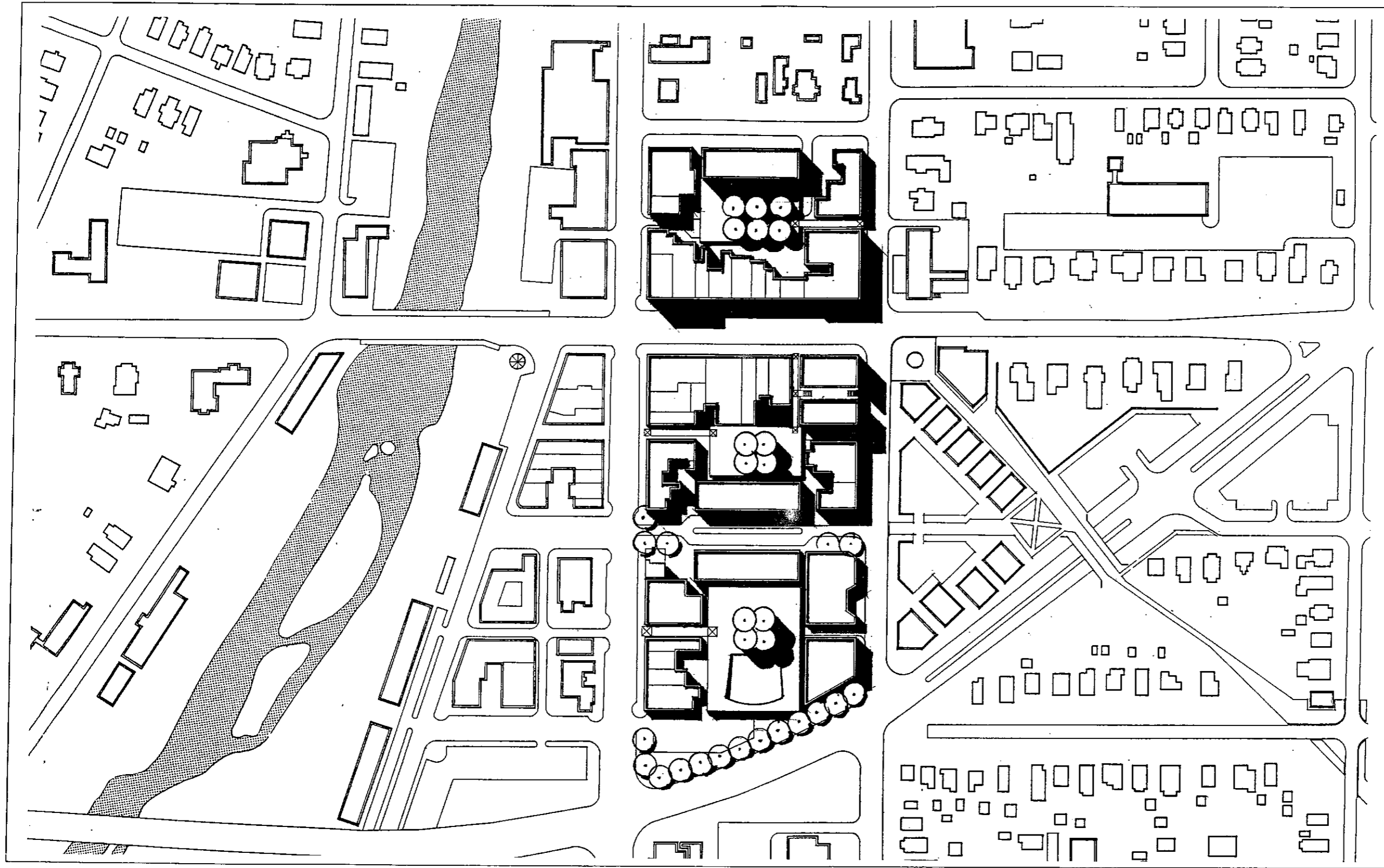
EXISTING CONTEXT: *Corner of Summit and South Lincoln.*



PROPOSAL: *New Student Housing at the corner of Summit and Lincoln strengthens the residential district.*



KEY IDEA: *The Campus Link unites day and nighttime pedestrian traffic through the heart of a residential district.*



KEY IDEA: *Inner block voids become the focus of seasonal activity. Summer jazz festivals, winter ice skating and springtime gardening expos all have their place on these raised plazas (see section drawing).*

GOAL: IMPROVE LINKAGES BETWEEN DOWNTOWN AND THE UNIVERSITY

OBJECTIVES: *Separate pedestrian and vehicular paths*
Provide alternate ways to travel
Redefine borders of College Park to reflect the impact of S.R. 59

METHODS:

- 1) Design a privately funded pedestrian/bicycle path from the corner of Lincoln and Summit diagonally across College Park to the corner of Depeyster and Main. An attractive vista is strengthened and a visual connection is established between University Hill and the historic grain silo in the heart of the CBD. The new path would also lessen the impact of students on private properties during pilgrimages to and from downtown nightlife.
- 2) The area bound by Summit, Lincoln, Water, and Main Streets has over time been severed by unbridled development. Therefore, the northwest corner (districts 6 and 8) should be given over to the CBD for mixed use development and Greek Row.

GOAL: UTILIZE OPEN SPACE MORE EFFECTIVELY

OBJECTIVES: *Make riverfront more accessible to pedestrians*
Create large to small scale gathering places
Create innerblock void adjacent to mixed use development

METHODS:

- 1) The potential for Bisslers to become a node for recreational activity mandates concurrent riverfront development.
- 2) Innerblock voids with an integrated and seasonally oriented program of events could create and maximize the attraction of tourism to the area, an essential ingredient to all other development proposals.

GOAL: IMPROVE THE IDENTITY AND IMAGE OF THE AREA

OBJECTIVES: *Improve streetscape*
Eliminate ugliness
Encourage uses that extend activity

METHODS:

- 1) Develop extensive landscaping campaign funded by gifts, memorials, donations, etc. and marked for the beautification of parking lots to mask their presence and of S.R. 59 along path from CBD to campus.
- 2) Infill and new development of innerblock plazas behind existing shops in district 4 to clean up the most blighted and areas of the CBD, the rear facades.
- 3) Creation of extra parking areas hidden beneath the innerblock plazas.
- 4) The innerblock voids (plazas) would essentially create defensible space which could host a number of cultural and money raising events including, art festivals and musical shows in the summer, and an ice rink and Christmas celebration in the winter.

GOAL: FACILITATE SAFE AND EFFECTIVE MOVEMENT OF PEDESTRIANS AND VEHICLES

OBJECTIVES: *Separate pedestrian and vehicle paths*
Provide alternate means of travel
Lead by enticing movement

METHODS:

- 1) Eliminate Main Street curb cuts in favor of side street access.
- 2) Tunnel S.R. 59 beneath the new pedestrian path in district 6 to construct a safe pedestrian link between College Park and the CBD. An alternative proposal would be the development of a brick paved walk with warning lights marking the pedestrian crossing.

GOAL: IMPROVE THE ECONOMIC VITALITY OF THE AREA

OBJECTIVE: *Create critical points in order to draw people through the study area.*

METHOD: Develop a number of privately funded nodes, strategically placed, that fill in and complete the progression of activity from the campus to the CBD and across the Main Street Bridge.

- 1) Development of a new office complex at the corner of Main and Gougler creating a professional business/office district and providing an attractive transition between residential use and the CBD.
- 2) Renovation of Bisslers into a health club/recreation center with activities catering to the business population and providing increased usage of the riverside park facilities.
- 3) The high density development of multi-use structures and specialty shops in district 9 (the two innerblock voids) supplementing the existing businesses and catering to diverse markets (students, townies, tourists).
- 4) New location for Cafe 303 at the corner of Main and Depeyster and modeled after Susans (streetside tables), and open all night.
- 5) Intimate brick paved plaza with fountain across from Cafe 303 indicating entry for the College Park pedestrian path.
- 6) Reorganization of district 8 into a Greek neighborhood. The new location for all fraternities and sororities is buffered from all nearby residential districts, provides a link between Kent campus elements and the Kent community, and rear parking allows for the removal of all curb cuts in that area.
- 7) New student services node along Main street between Willow and Lincoln.

GOAL: UTILIZE EXISTING STRUCTURES MORE EFFECTIVELY

OBJECTIVES: *Alter potential nodes into active nodes
Encourage use of upper floors in CBD
Renew CBD facades in keeping with the historical and transitional character of Kent*

METHODS:

- 1) With an addition, the Kent-Ellis Hotel could be revitalized as a premier convention hotspot in Portage County, supportive of not only the Fashion Museum, but Ravenna's growing antique district.
- 2) Second floor commercial businesses and offices would have direct lunchtime access to the plazas of the innerblock void development.



