Downtown Kent Redevelopment

A Vision for Connecting Heritage and Opportunities

2009 Bowman Breakfast
March 19
TOWN AND GOWN
EXISTING CONDITIONS

TOWN ........AND ........ GOWN
Cuyahoga Riveredge Park/Portage Hike and Bike Trail
Fairmount Downtown Kent Redevelopment Project
University West Campus Gateway Studies
Joint City-University Safety Facility and Courthouse Concept
PARTA Intermodal Bus Facility
Measures for Success

1. Downtown Kent is a vibrant center for culture, arts and entertainment and helps to attract and retain successful businesses and supports job growth in Kent.

2. The Downtown features a more diverse retail and entertainment mix within a walkable downtown that appeals to a broader range of residents and visitors.

3. Historic buildings are rehabilitated and new infill development enhances the unique character and scale of the downtown and its adjacent residential neighborhoods.

4. A thriving local art and artist scene features spaces for public art, artists, exhibitions and events.

5. KSU Esplanade and the Cuyahoga River Portage Hike and Bike Trail are connected with a continuous bike-friendly route through downtown.

6. The University Campus is reconnected to the downtown with a pedestrian-oriented and improved Erie Street (and College St?)

7. Existing and new parking lots and structures are connected with safe and pedestrian friendly streets, alleys and mid-block passageways to maximize utilization of parking spaces during the day, nights, and weekends.

8. Transit use is increased with new a facility in downtown Kent that provides parking, serves bike riders and regional commuters to Akron and Cleveland as well as students and local residents.

9. KSU has a new gateway on the Haymaker Parkway that welcomes visitors and alumni and offers office space for KSU affiliated organizations and businesses.

10. The neighborhood between Lincoln and Haymaker Parkway is improved with a combination of rehabilitation and incremental infill.

11. KSU and the City share facilities such as a combined police facility, transportation hub, visitors/alumni center and conference and hotel facility.
12. The City of Kent uses its limited funding wisely to leverage the most community benefits from partners in joint development efforts.
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2. The Downtown features a more diverse retail and entertainment mix within a walkable downtown that appeals to a broader range of residents and visitors.

3. A thriving local art and artist scene features spaces for public art, artists, exhibitions and events.

4. Historic buildings are rehabilitated and new infill development enhances the unique character and scale of the downtown and its adjacent residential neighborhoods.
...and Specific Issues to be resolved in this study.

5. KSU Esplanade and the Cuyahoga River Portage Hike and Bike Trail connections,

6. Erie Street, nature and character, connections to KSU and Main Street businesses,

7. Shared parking for Erie Street redevelopment (Fairmount) scale, character and connections,

8. Intermodal facility, scale, location and timing.

9. KSU gateway on the Haymaker Parkway,

10. The treatment of the existing neighborhood between Lincoln and SR59 Haymaker,

11. Location and nature of University and City shared facilities such as Public Safety Building,
5. KSU Esplanade and the Cuyahoga River Portage Hike and Bike Trail are connected with a continuous bike-friendly route through downtown.
6. The University Campus is reconnected to the downtown with a pedestrian-oriented and improved Erie Street.
7. Existing and new parking lots and structures are connected with safe and pedestrian friendly streets, alleys and mid-block passageways to maximize utilization of parking spaces during the day, nights, and weekends.
Alt 1

- 150 spaces
- 35 spaces
- 75 on-street spaces
- 110 spaces
- 164 spaces
- 431 spaces
- 466+ spaces
Alt 2

- 150 spaces
- 110 spaces
- 35 spaces
- 300 spaces
- 75 on-street spaces
- 150 spaces
- 164 spaces
- 490+ spaces

75 on-street spaces
8. Transit use is increased with new a facility in downtown Kent that provides parking, serves bike riders and regional commuters to Akron and Cleveland as well as students and local residents.
Intermodal Bus Facility

• 4.3 acres
2.0 acres
9. KSU has a new gateway on the Haymaker Parkway that welcomes visitors and alumni and offers office space for KSU affiliated organizations and businesses.
10. The neighborhood between Lincoln and Haymaker Parkway is improved with a combination of rehabilitation and incremental infill.
30,000SF FUTURE KSU FACILITY

PEDESTRIAN CROSSING

20,000 SQ. FT. VISITOR CENTER

ESPLANADE EXTENSION

30,000SF FUTURE KSU FACILITY
11. KSU and the City share facilities such as a combined police/courts facility to serve the campus and the City from one location.
alternative locations

Depeyster at Haymaker

Water Street at Haymaker
Alternative layout for public safety complex with less impact

- Preserves prominent homes along College
- Preserves view corridor and pedestrian connection to Depeyster
- Locates parking behind residences in thick block btwn College and Summit
Depeyster at Haymaker
or 3 gateways: at Summit, Haymaker and Water, College and Depeys

- Does not require removal of College Street homes
- Removes unsightly commercial uses on Water Street
- Allows for a larger park at College and Haymaker Parkway

Water Street at Haymaker
2008 PROGRESS
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