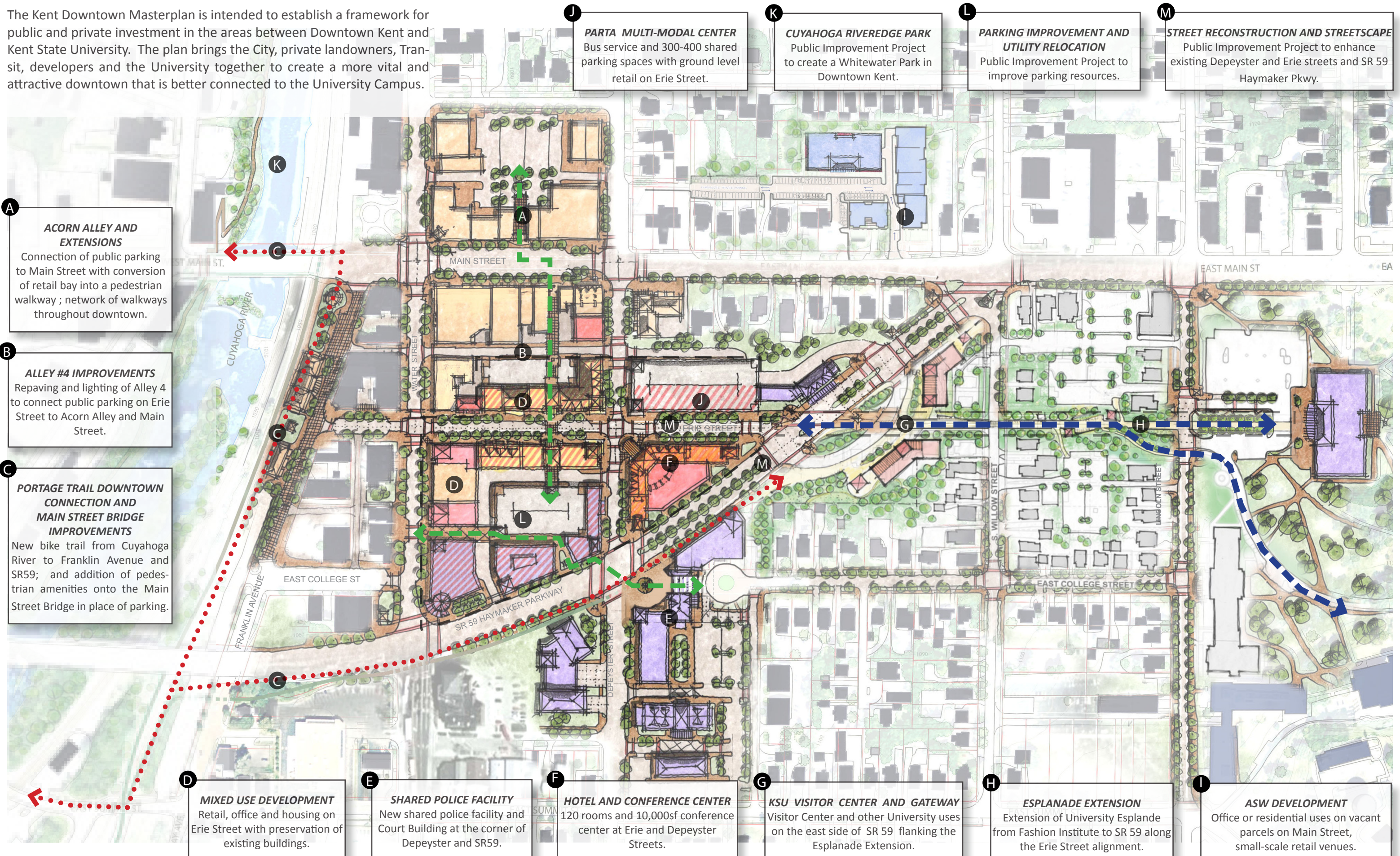


KENT DOWNTOWN MASTERPLAN

The Kent Downtown Masterplan is intended to establish a framework for public and private investment in the areas between Downtown Kent and Kent State University. The plan brings the City, private landowners, Transit, developers and the University together to create a more vital and attractive downtown that is better connected to the University Campus.



A ACORN ALLEY AND EXTENSIONS
 Connection of public parking to Main Street with conversion of retail bay into a pedestrian walkway; network of walkways throughout downtown.

B ALLEY #4 IMPROVEMENTS
 Repaving and lighting of Alley 4 to connect public parking on Erie Street to Acorn Alley and Main Street.

C PORTAGE TRAIL DOWNTOWN CONNECTION AND MAIN STREET BRIDGE IMPROVEMENTS
 New bike trail from Cuyahoga River to Franklin Avenue and SR59; and addition of pedestrian amenities onto the Main Street Bridge in place of parking.

D MIXED USE DEVELOPMENT
 Retail, office and housing on Erie Street with preservation of existing buildings.

E SHARED POLICE FACILITY
 New shared police facility and Court Building at the corner of Depeyster and SR59.

F HOTEL AND CONFERENCE CENTER
 120 rooms and 10,000sf conference center at Erie and Depeyster Streets.

G KSU VISITOR CENTER AND GATEWAY
 Visitor Center and other University uses on the east side of SR 59 flanking the Esplanade Extension.

H ESPLANADE EXTENSION
 Extension of University Esplanade from Fashion Institute to SR 59 along the Erie Street alignment.

I ASW DEVELOPMENT
 Office or residential uses on vacant parcels on Main Street, small-scale retail venues.

J PARTA MULTI-MODAL CENTER
 Bus service and 300-400 shared parking spaces with ground level retail on Erie Street.

K CUYAHOGA RIVEREDGE PARK
 Public Improvement Project to create a Whitewater Park in Downtown Kent.

L PARKING IMPROVEMENT AND UTILITY RELOCATION
 Public Improvement Project to improve parking resources.

M STREET RECONSTRUCTION AND STREETSCAPE
 Public Improvement Project to enhance existing Depeyster and Erie streets and SR 59 Haymaker Pkwy.

KENT DOWNTOWN MASTERPLAN COSTS, BENEFITS AND ANALYSES

The Kent Downtown Masterplan plan brings the City, private landowners, Transit, developers and the University together to create a more vital and attractive downtown.

Costs and benefits will be shared by multiple participants to ensure that the full range of projects are undertaken and completed.

A ACORN ALLEY EXTENSION, PEDESTRIAN NETWORK
Public Improvement Project to connect public parking to Main Street via a pedestrian walkway.
Cost: \$525,000

B ALLEY #4 IMPROVEMENTS
Public Improvement Project to repave and re-light Alley 4 between Water Street and Depeyster Street, and burial of exposed utilities when necessary.
Cost: \$450,000

C PORTAGE TRAIL DOWNTOWN CONNECTION
Public Improvement Project to complete the last connection of the regional Portage Hike and Bike Trail in the City of Kent. This project also provides the connection of the trail to the existing KSU "Esplanade".
Cost: \$ 3,300,00

D MIXED USE DEVELOPMENT - PRIVATE
Retail, office and housing on Erie Street with preservation of existing buildings
Residential Units: 140
Office Space: 90,000 sq.ft.
Retail Space: 100,000 sq. ft.
Private investment: \$45,000,000
Permanent jobs created: 650

E JOINT SAFETY FACILITY
This joint Public Improvement Project will create a new Safety Facility that will house the City Police Department, Kent State University Police Department and City Municipal Court.
Existing police and court facilities are outdated, undersized and need of major structural repairs.
Estimated Cost: \$26,000,000

F HOTEL AND CONFERENCE CENTER
Downtown hotel and conference center at Erie and Depeyster Streets to serve KSU visitors and functions.
Rooms: 120
Conference Center 25,000 sq.ft.
Private investment: \$15,000,000
Permanent jobs created: 75

G KSU VISITOR CENTER AND GATEWAY
University Improvement Project to create a Visitor Center and other University uses on the east side of SR 59 creating a gateway to the University from downtown Kent along the Esplanade Extension.

H ESPLANADE EXTENSION
Extension of University Esplanade for both bicyclists and pedestrians from KSU's Fashion Institute to SR 59 along the Erie Street alignment

I ASW DEVELOPMENT
Office and retail uses on vacant parcels on Main Street.
Office Space: 80,000 sq. ft.
Retail Space: 8,000 sq. ft.
Private investment: \$19,000,000
Permanent jobs created: 280

J PARTA MULTI-MODAL CENTER
This Public Improvement Project includes a bus transfer facility with an additional 300-400 shared parking spaces to support the hotel, conference center and downtown retail. The center will have retail space along Erie Street.
Parking Provided: 400 spaces Bus Transfer Spots: 10
Retail Space: 35,000 sq. ft. Permanent Jobs Created: 70

K CUYAHOGA RIVEREDGE PARK
Public Improvement Project to create a Whitewater Park in Downtown Kent
Cost: \$1,500,000

L PARKING IMPROVEMENT AND UTILITY RELOCATION
Public Improvement Project to provide parking resources to support the mixed use retail development along Depeyster, Erie and Water Streets.
Cost: \$11,500,000

M STREET RECONSTRUCTION AND STREETSCAPE
Public Improvement Project to enhance existing streets
Depeyster Street: \$1,200,000
Erie Street: \$1,500,000
Haymaker Parkway: \$2,000,000

