

**Addendum Recommendations by City Council to the Bicentennial Plan, in
Particular, the Campus Link Special Planning Area**

- 1) Recommendation: Adopt a policy statement that the City will maintain at least as many housing units as what currently exists in the Campus Link Neighborhood, and will support maintaining a positive balance in that housing number so that no housing units are removed without having already created an equal number of units so as to avoid displacement of students in other neighborhoods.
- 2) Recommendation: Adopt a public policy that the City of Kent will protect the present value of property tax revenues generated from the aggregate property values of properties in the Campus Link Neighborhood to the Kent School District.
- 3) Recommendation: The Council should adopt a policy statement that it intends to further study the concept of a hotel, conference center, and multi-modal facility for the Campus Link Neighborhood, to evaluate alternative locations for such improvements, to study the economic feasibility and financial structuring of such an undertaking, to analyze current and future traffic congestion and flow in and around the Campus Link neighborhood and throughout the eastern half of the community, and investigate other issues related to such a potential project.
- 4) Recommendation: Leave the hotel, conference center and parking facility in the Plan. Removing it will literally purge the Plan of its potential to attract new commercial revitalization of the downtown area. It is the most important element that enables the other components possible. Do not remove it from the Plan.
- 5) Recommendation: The Council should adopt a policy statement agreeing to participate in a study with Kent State University and PARTA to evaluate possible sites for the location of a multi-modal facility in the Campus Link neighborhood, including the north side of Haymaker Parkway.
- 6) Recommendation: Establish a traffic model with program standards that forecast a “no net” increase in traffic volumes on Crain, North Willow and Summit (between Water and Lincoln) Streets as a direct result of the placement of a multi-modal facility in the Campus Link Neighborhood (i.e. the multi-modal needs to be placed in a location that either reduces or has no direct impact on traffic volume on these streets).
- 7) Recommendation: Undertake a market analysis and direct the Administration to embark on a recruitment campaign to attract retail and restaurant businesses that appeal to the Kent community. *Motion to approve recommendation #7, with the addition of including the market analysis, with and without the hotel, how it touches the direct sustainability goals of the Central Business District; and to ask input from downtown businesses, the Chamber and the University.*

- 8) Recommendation: Include a policy statement in the Plan to the effect that the City of Kent intends to maintain Summit Street in its present configuration and does not intend to widen it into a 4-lane street nor install a median for a boulevard.
- 9) Lincoln Street reconstruction: no recommendation
- 10) Recommendation: Adopt a policy statement as part of the plan to amend the zoning regulation and rezone the Campus Link area to accommodate all proposed land uses. This will permit higher density development and allow for the construction of additional larger housing units.
- 11) Recommendation: Adopt a policy statement that the City will perform a financial analysis on the investment of City funds in the Campus Link Neighborhood and will generally support investments that demonstrate a 10-year payback.
- 12) Recommendation: Establish a limited policy statement that would allow the City Council to consider the use of eminent domain to acquire isolated parcels of land under only extreme situations that will enable a project to move forward.
- 13) Recommendation: Direct the Administration to form a small administrative ad hoc committee of community leaders to develop assumptions pertaining to the implementation of the comprehensive plan, and develop a five-year financial forecast of expected revenues, comparing it against the financial projections developed for the General Fund in the Five-Year Capital Improvement Program every August.
- 14) Recommendation: Adopt a policy statement that the City will conduct a review of any building slated for acquisition by the City of Kent for historical or architectural significance. The City Administration, in conjunction with an approved development plan, will endeavor to preserve, relocate and/or reuse these buildings, based upon a study, and incorporate them into the design framework of the Campus Link, to the extent feasible.