



Downtown Master Plan

Frankfort, KY

CITYVISIONS
ASSOCIATES

architecture
urban design

GAMBLE
ASSOCIATES

September 6, 2018

The spirit of downtown Frankfort

Community input

“Frankfort residents are proud of their downtown”

- Retained and preserved its historic character
- Comfortable pedestrian scale
- Sense of beauty and history
- Safe
- Friendly
- Shops and restaurants are primarily local with interesting products
- Very distinctive downtown atmosphere

“We have history in every street and alley.”

“We have a downtown on the cusp of a new era of growth and activity.”



Strengths

- Local character
- Historic Neighborhoods
- Local and unique retail shops
- Low housing costs
- Friendly people and merchants
- Safety
- Easy parking
- Pic Pac
- Growing Arts Scene
- Downtown Events



- Downtown YMCA
- Kentucky State University
- Lots of State office workers
- Farmer's Market
- Grand Theater

Weaknesses

- Not enough restaurants
- Weak retailing
- Lack of brewpubs
- Nothing open on Sundays
(including Visitor Center)
- Not enough people working
downtown
- State workers don't frequent
downtown
- Downtown rents are low (making
redevelopment difficult)
- Zoning and approval process too
cumbersome
- KSU doesn't have a downtown
presence
- High speed of traffic on Second
Street
- River flooding inhibits
development

Suggestions

- More downtown events
- More museums/attractions
- Boutique hotel
- New YMCA
- Restore street grid to Capital Plaza area
- New Convention Center
- Bourbon-themed attractions
- More parking
- Tourist Boat
- Create a Central Square
- Reuse Historic Depot
- Reuse Old Post Office Building
- Extend Washington Street
- Convert to Two-Way Streets
- Better connect Buffalo Trace to downtown
- Additional boat docks
- Develop Blanton Landing
- Improve pedestrian/bike environment on/adjacent to Capital Bridge
- “Fix” Ann St/Broadway Intersection

Downtown Guiding Principles

- *Foster Greater Connectivity*
- *Respect the Historic Scale of Downtown*
- *Better engage with the Riverfront*
- *Improve Traffic and Circulation*
- *Encourage Walkability/Pedestrians*
- *Encourage more housing and a range of housing options*
- *Mix of Uses Downtown*
- *More usable public space*
- *Strengthen a Sense of Identity*
- *Take advantage of Bourbon/Cultural Tourism*
- *More Conference/Meetings Business*



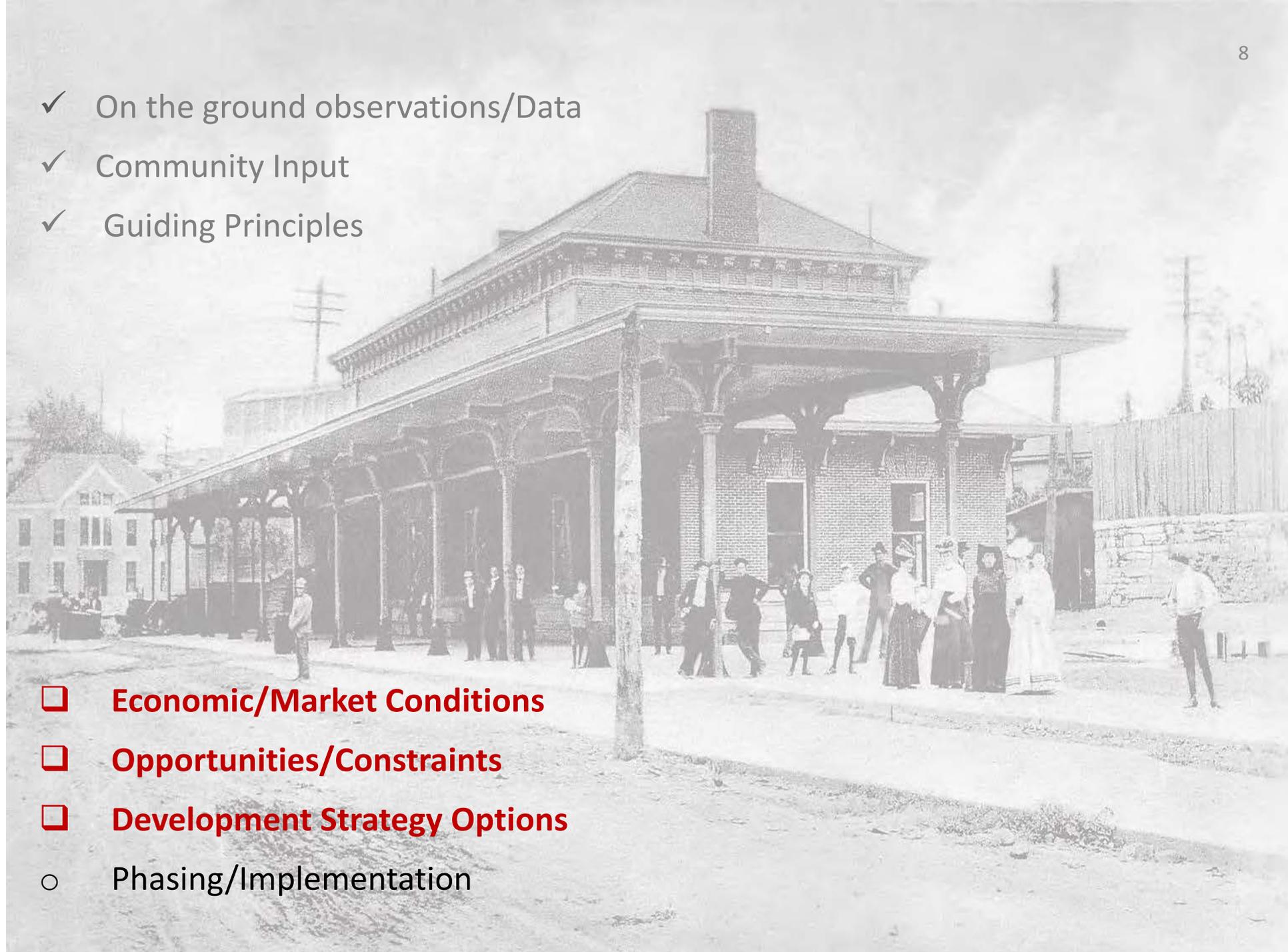
TONIGHT'S PRESENTATION



Source: *Historic Images of Frankfort*, p.134

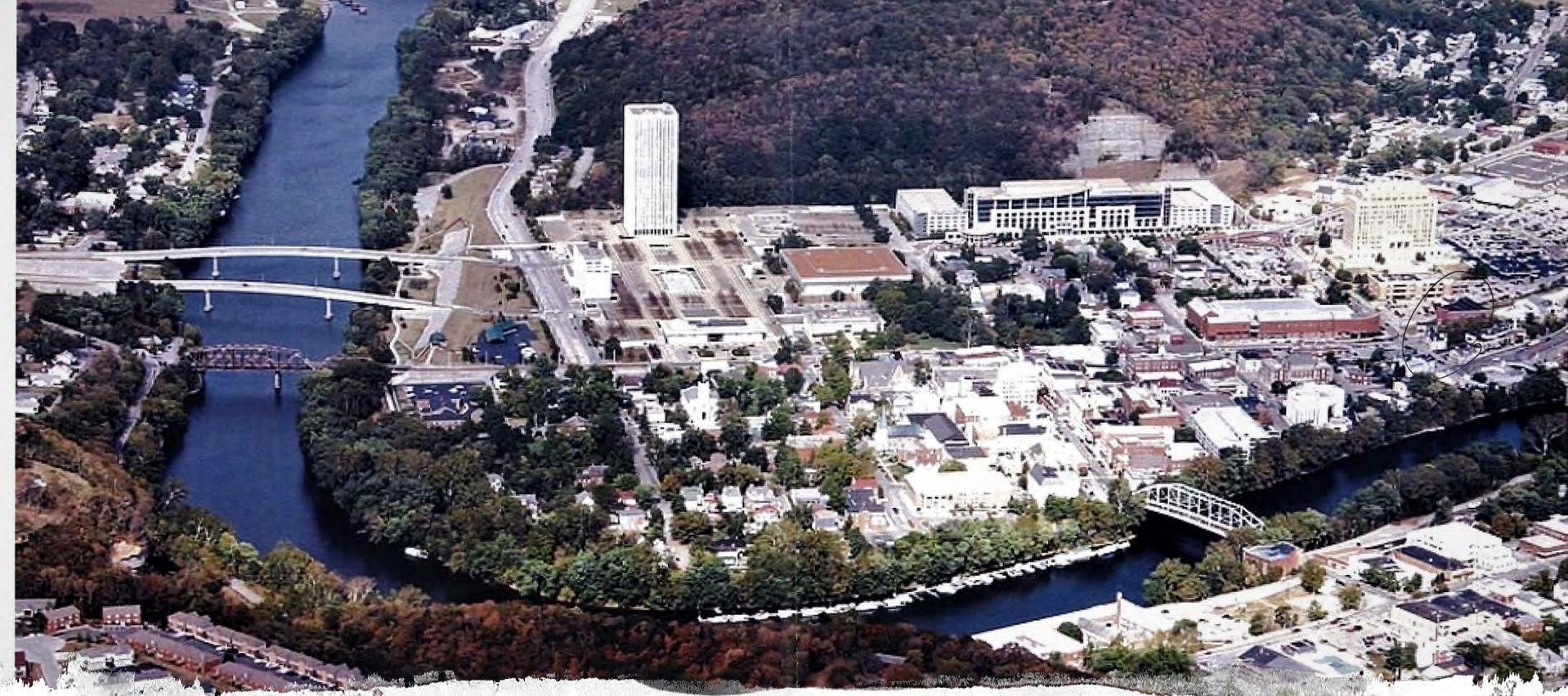
- ✓ On the ground observations/Data
- ✓ Community Input
- ✓ Guiding Principles

- Economic/Market Conditions**
- Opportunities/Constraints**
- Development Strategy Options**
- Phasing/Implementation



Obstacles

- Isolated: hard to get to
- Low activity level
- Not enough people living downtown
- Current Market Conditions
- **Connectivity**



Connections

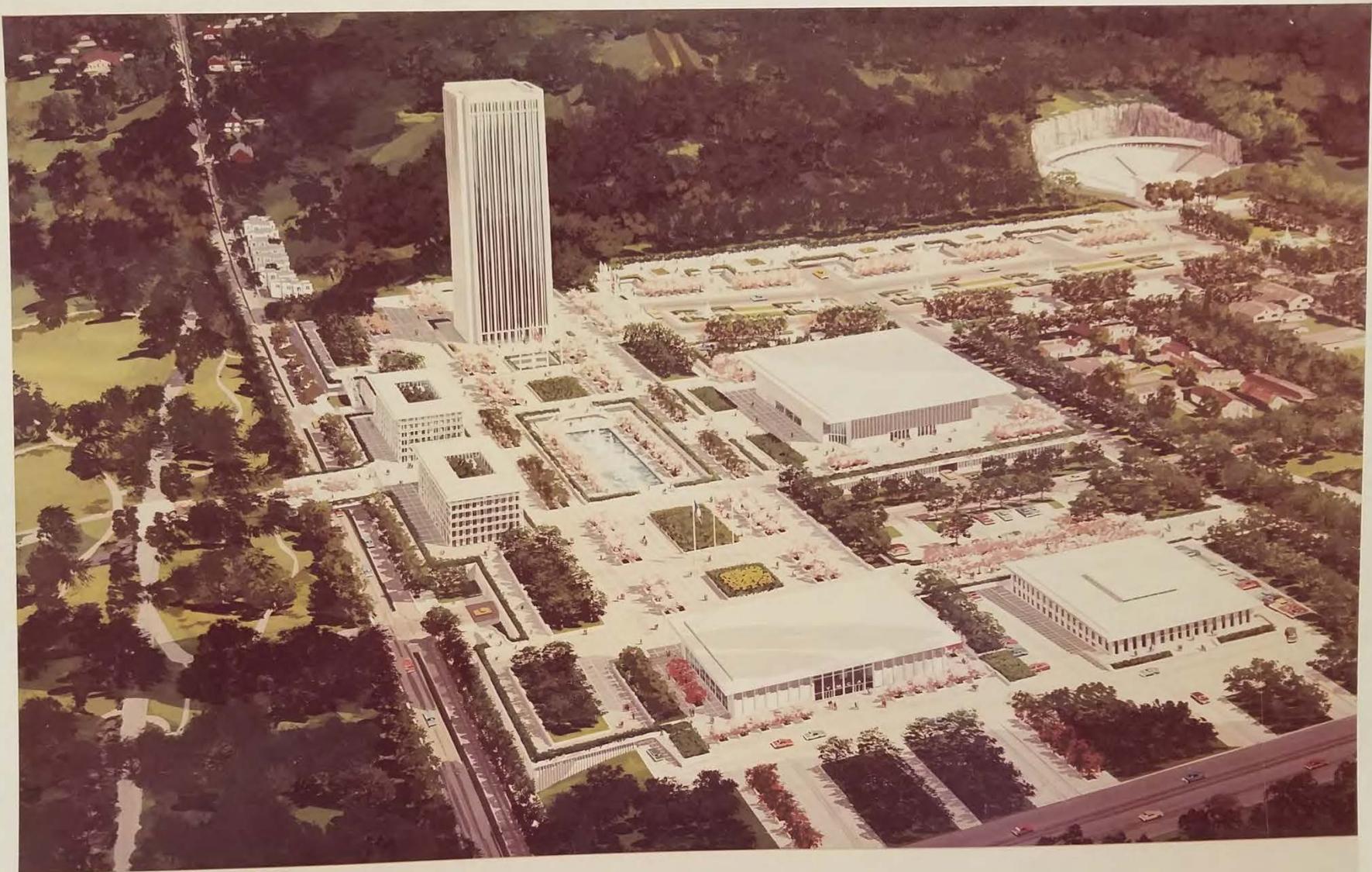
- To the River (south)
- To the River (west)
- To the Government Complex
- To downtown from Wilkinson
- To downtown from Buffalo Trace
- Downtown to the Capitol
- Across the River
- To Fort Hill
- To the bike/ped trail system

CAPITAL PLAZA



1955 Crawfish Bottom neighborhood



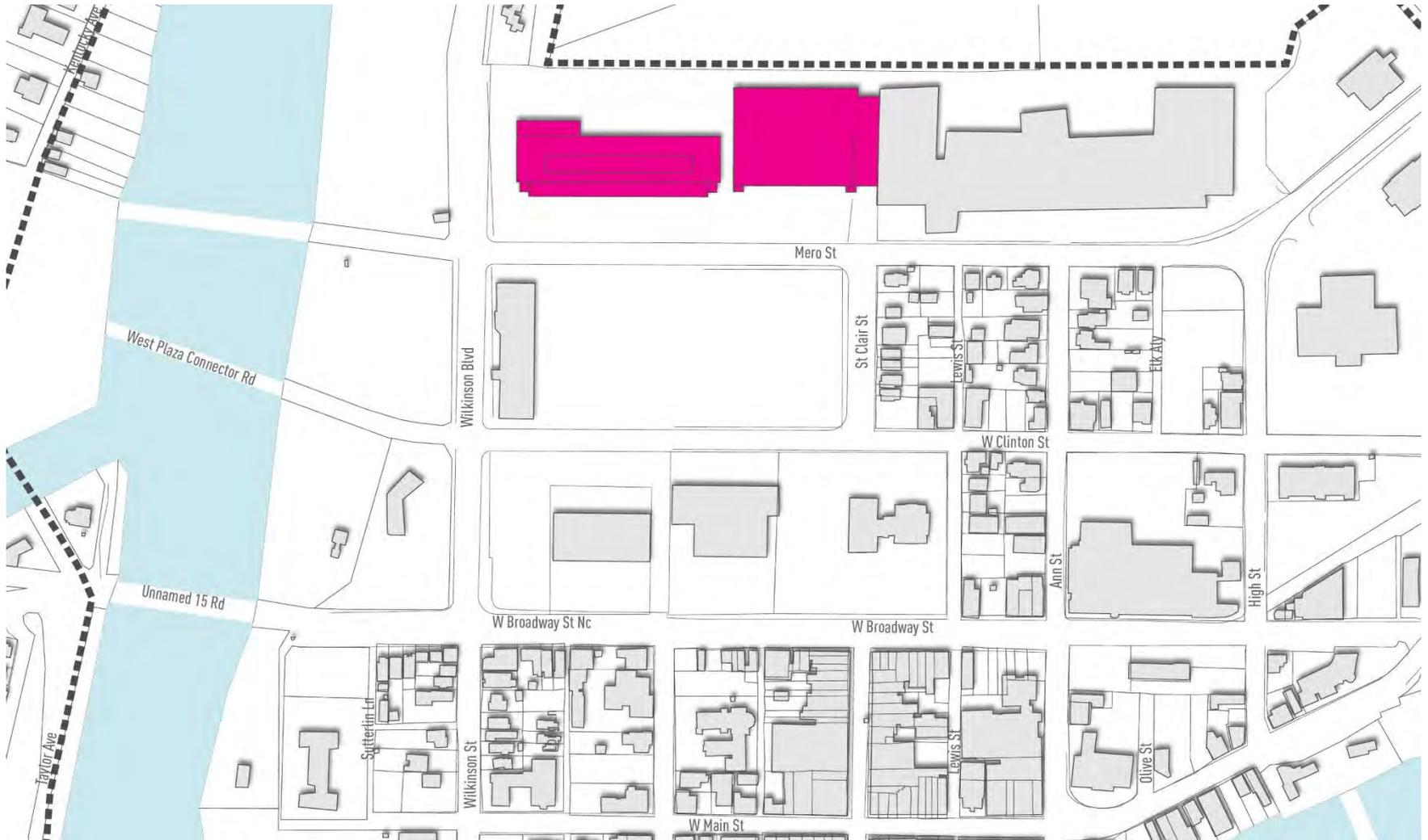


CAPITAL PLAZA
FRANKFORT KENTUCKY

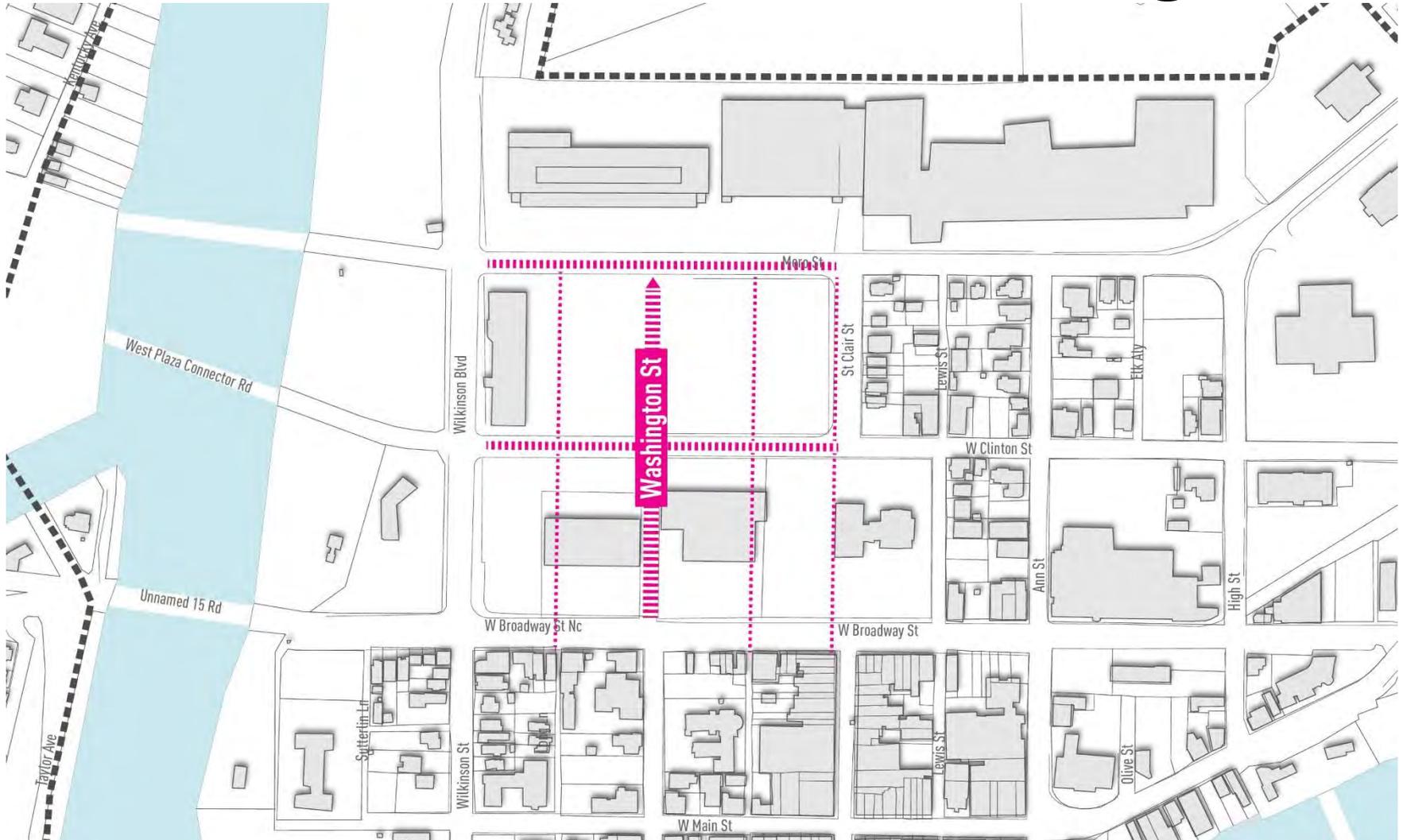
Capital Plaza Design



2020 New State Office Building



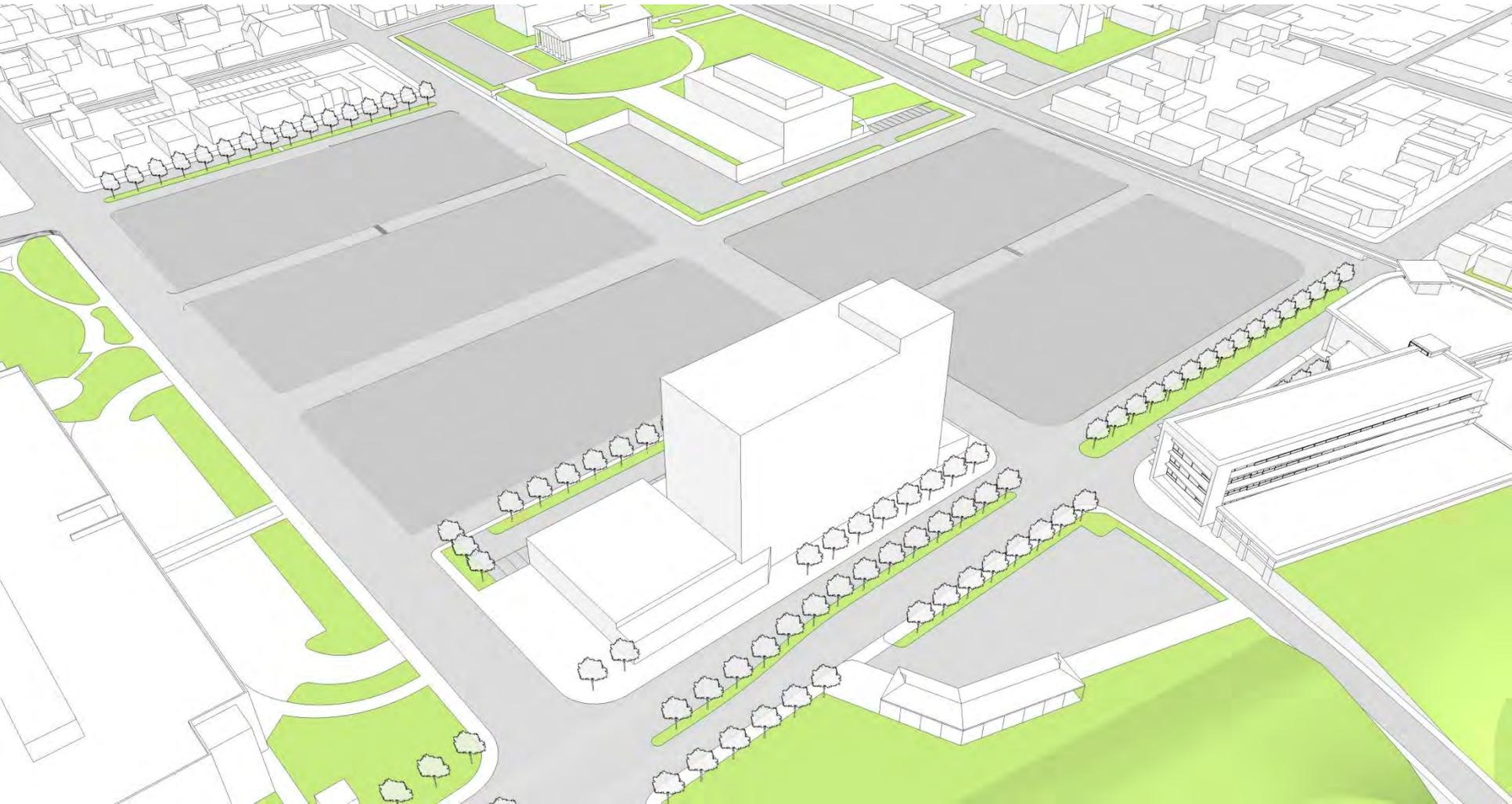
Restoration of historic street grid



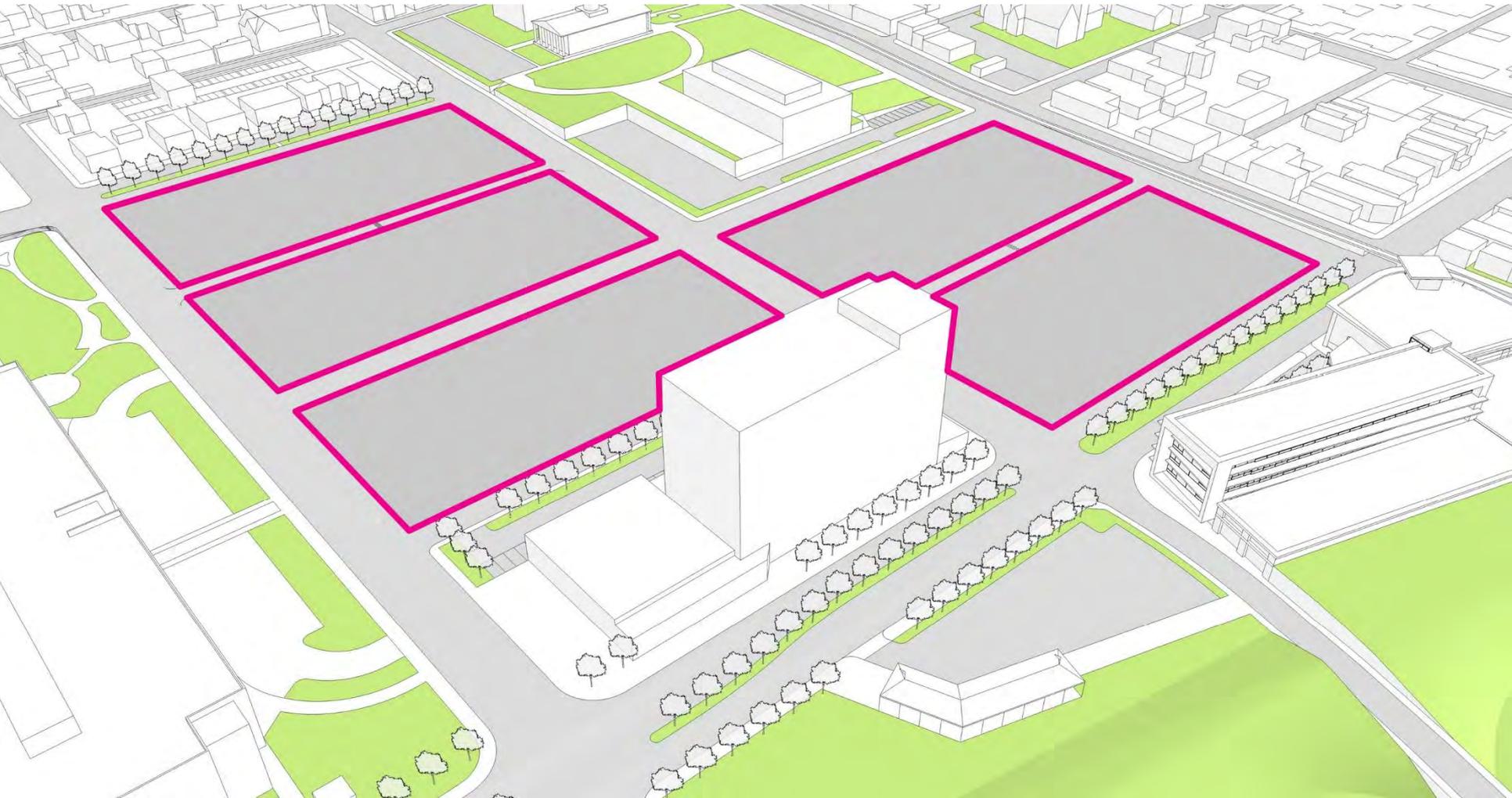
Restoration of historic street grid



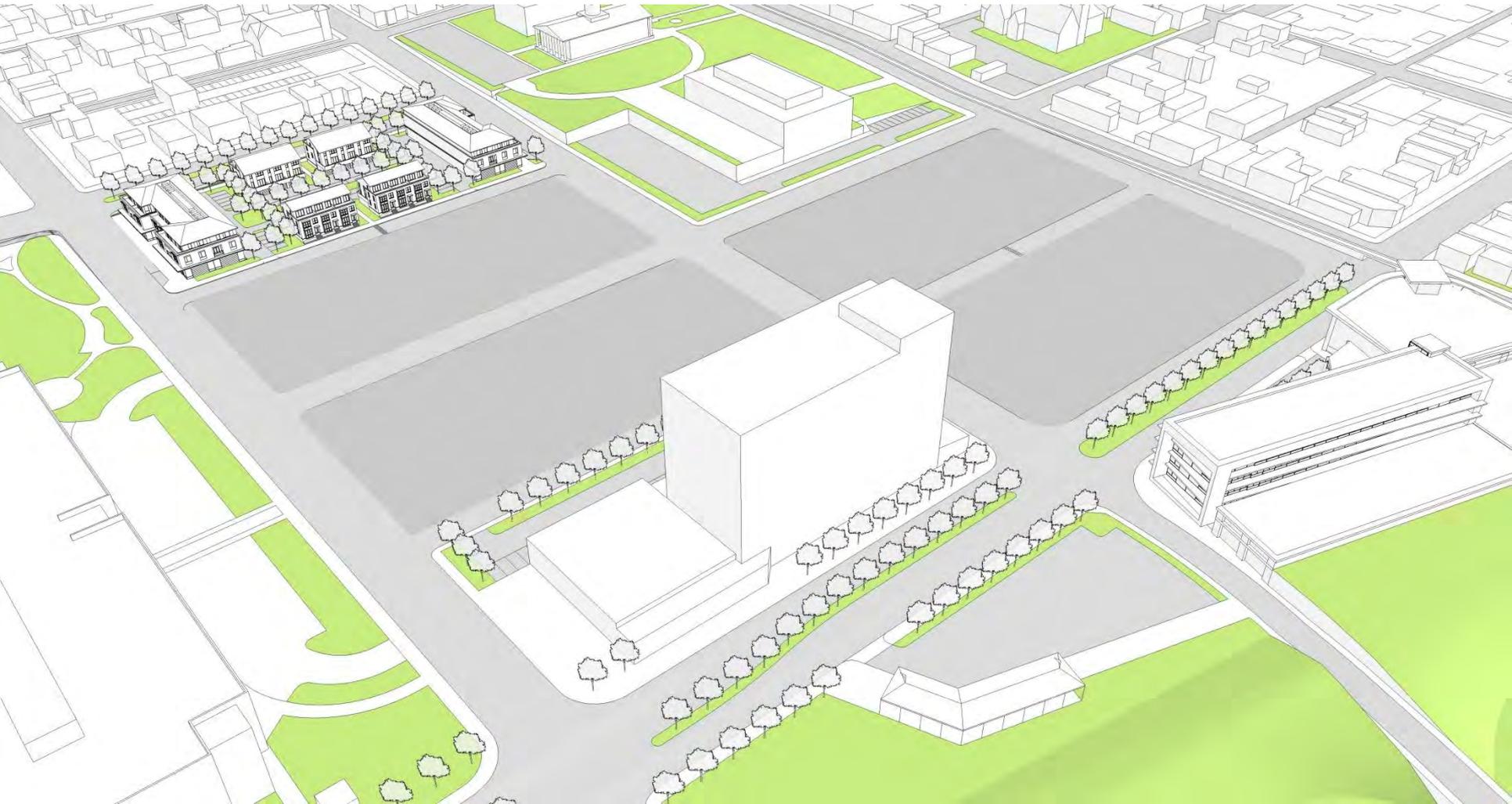
Capital Plaza



Capital Plaza



Capital Plaza



Housing typologies/densities

Low density

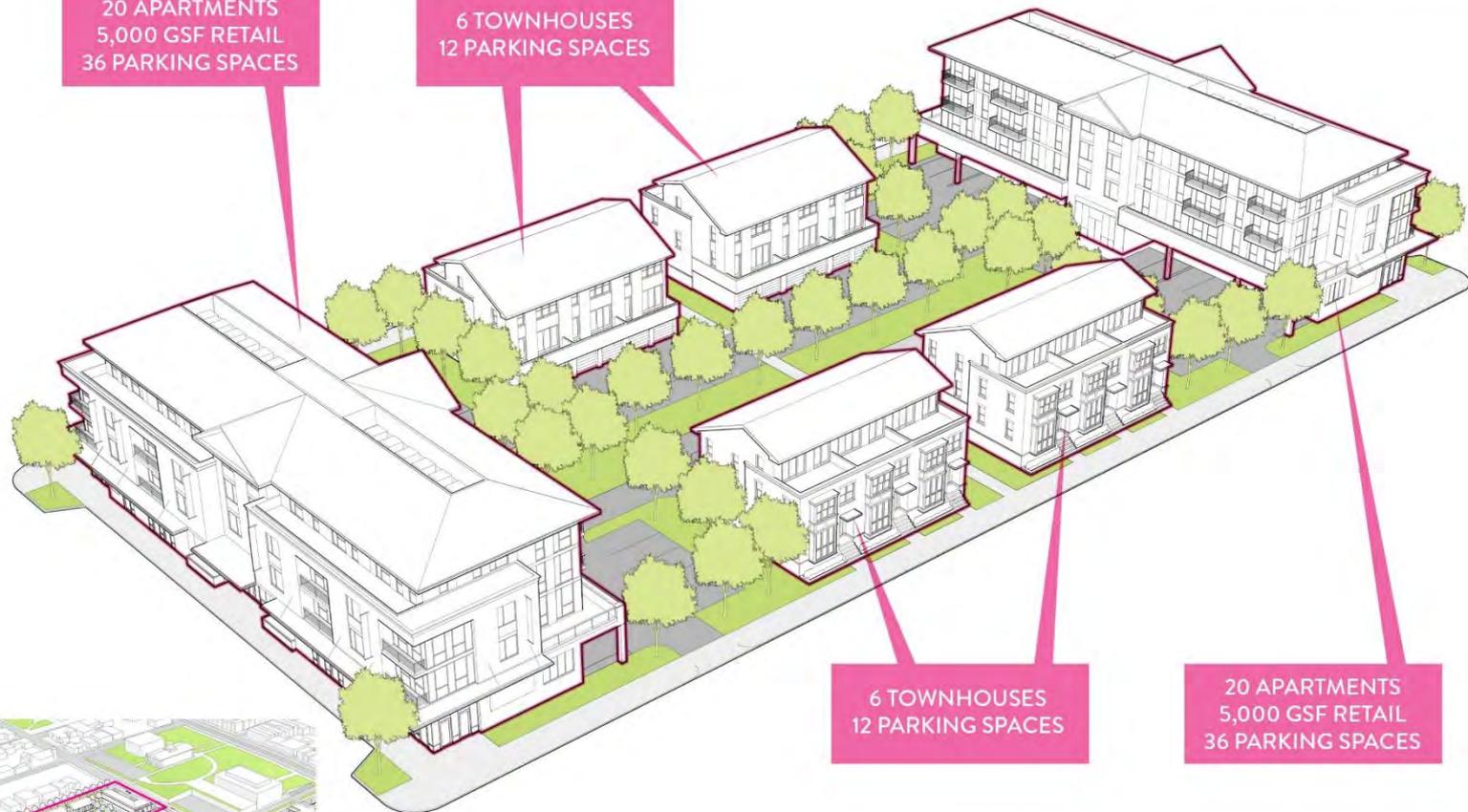
52 Units + Retail
96 Parking spaces

20 APARTMENTS
5,000 GSF RETAIL
36 PARKING SPACES

6 TOWNHOUSES
12 PARKING SPACES

6 TOWNHOUSES
12 PARKING SPACES

20 APARTMENTS
5,000 GSF RETAIL
36 PARKING SPACES

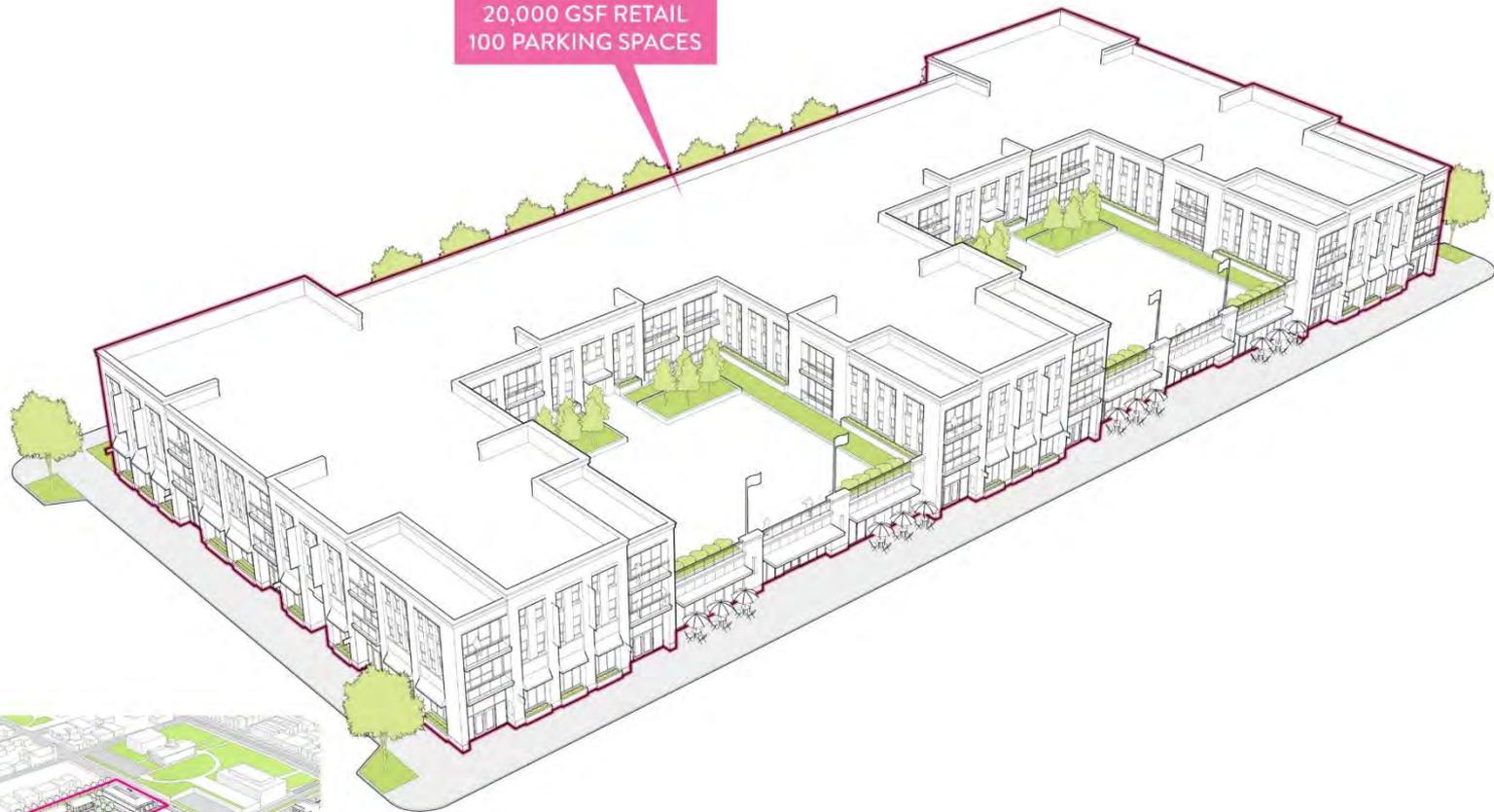


Housing typologies/densities

Medium density

80 Units + Retail
100 Parking spaces

80 APARTMENTS
20,000 GSF RETAIL
100 PARKING SPACES



Housing typologies/densities

High density

120 Units + Retail
114 Parking spaces

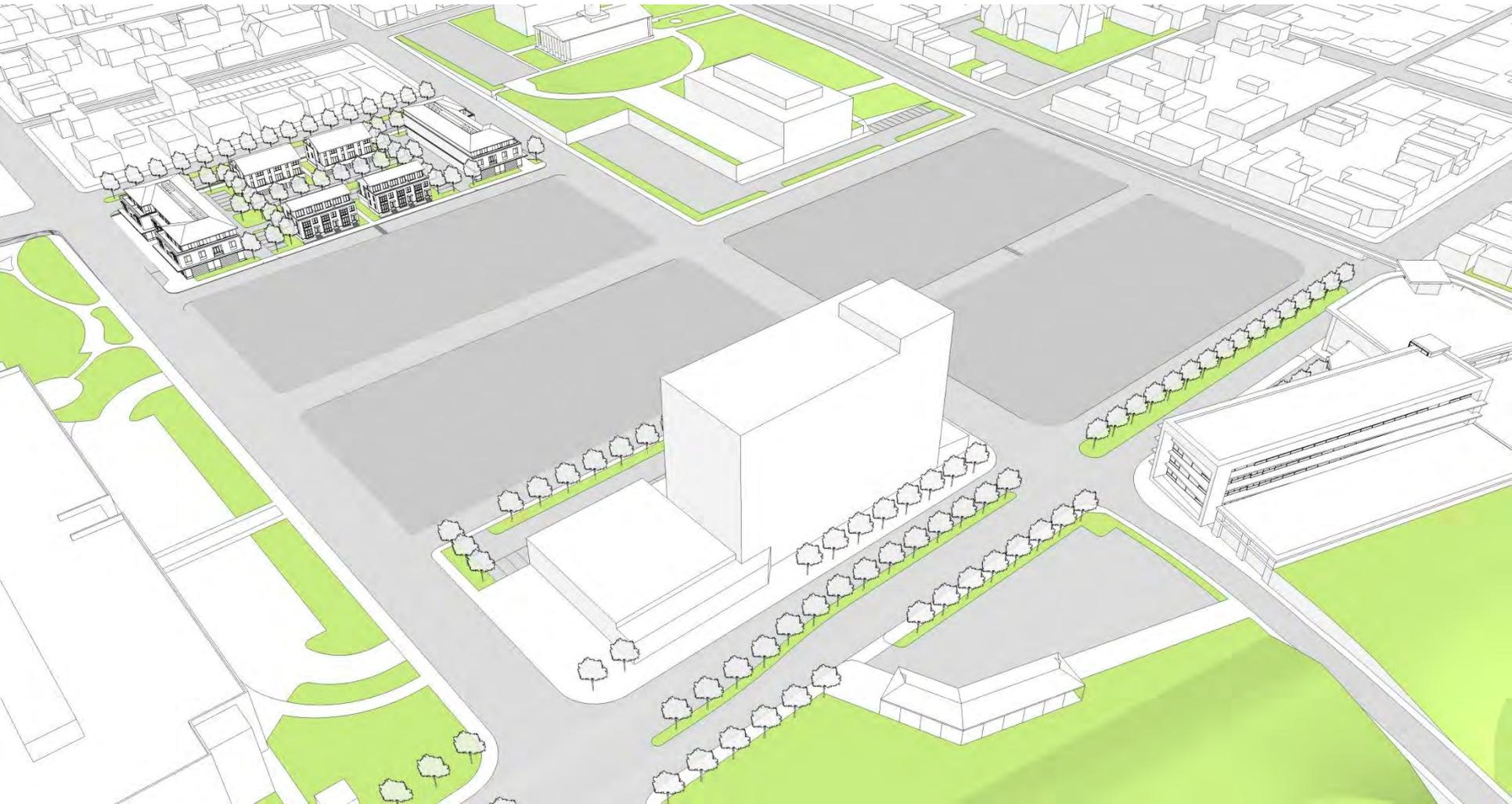
60 APARTMENTS
10,000 GSF RETAIL
57 PARKING SPACES



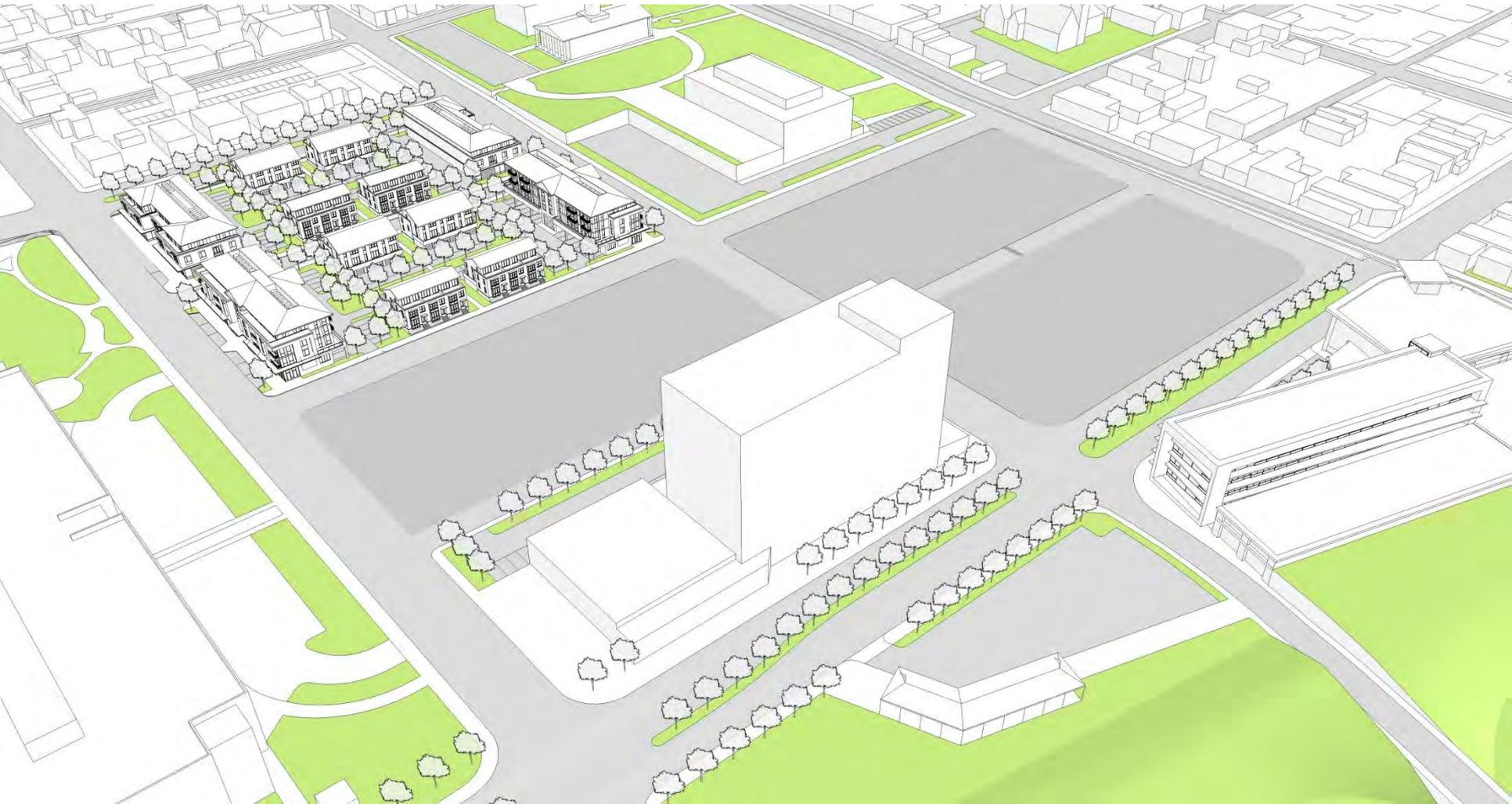
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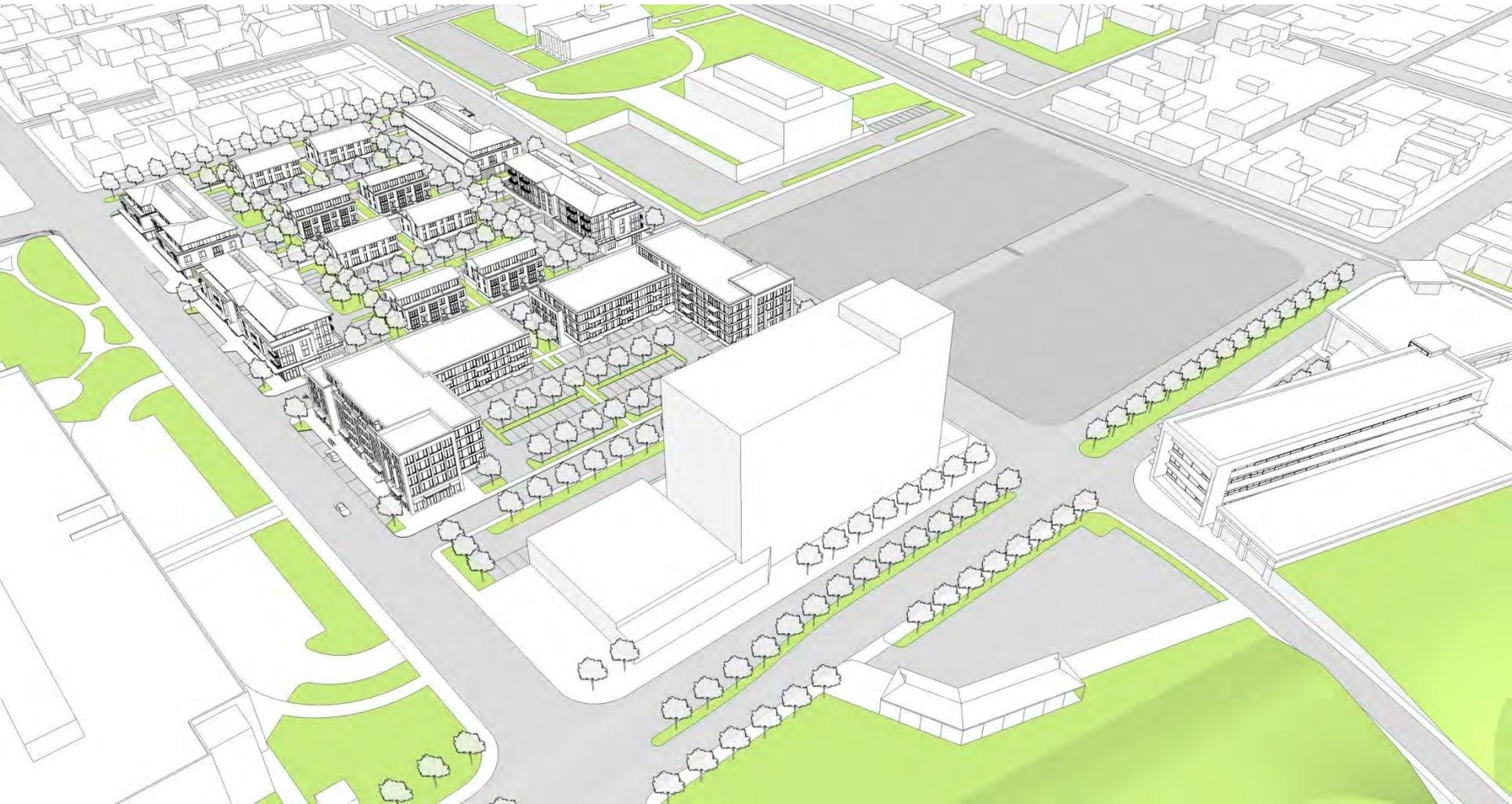
Capital Plaza



Capital Plaza



Capital Plaza



Capital Plaza



Capital Plaza



A wide, calm river flows through a city. In the background, a concrete bridge with two arches spans the river. To the left, there are several large, multi-story buildings, some appearing to be in various stages of construction or renovation. The banks are lined with bare trees, suggesting a late autumn or winter setting. The sky is a clear, pale blue. The overall scene is a mix of urban development and natural waterway.

RE-CONNECT TO THE RIVERFRONT

Riverfront Development Opportunity



Riverfront Development Opportunity



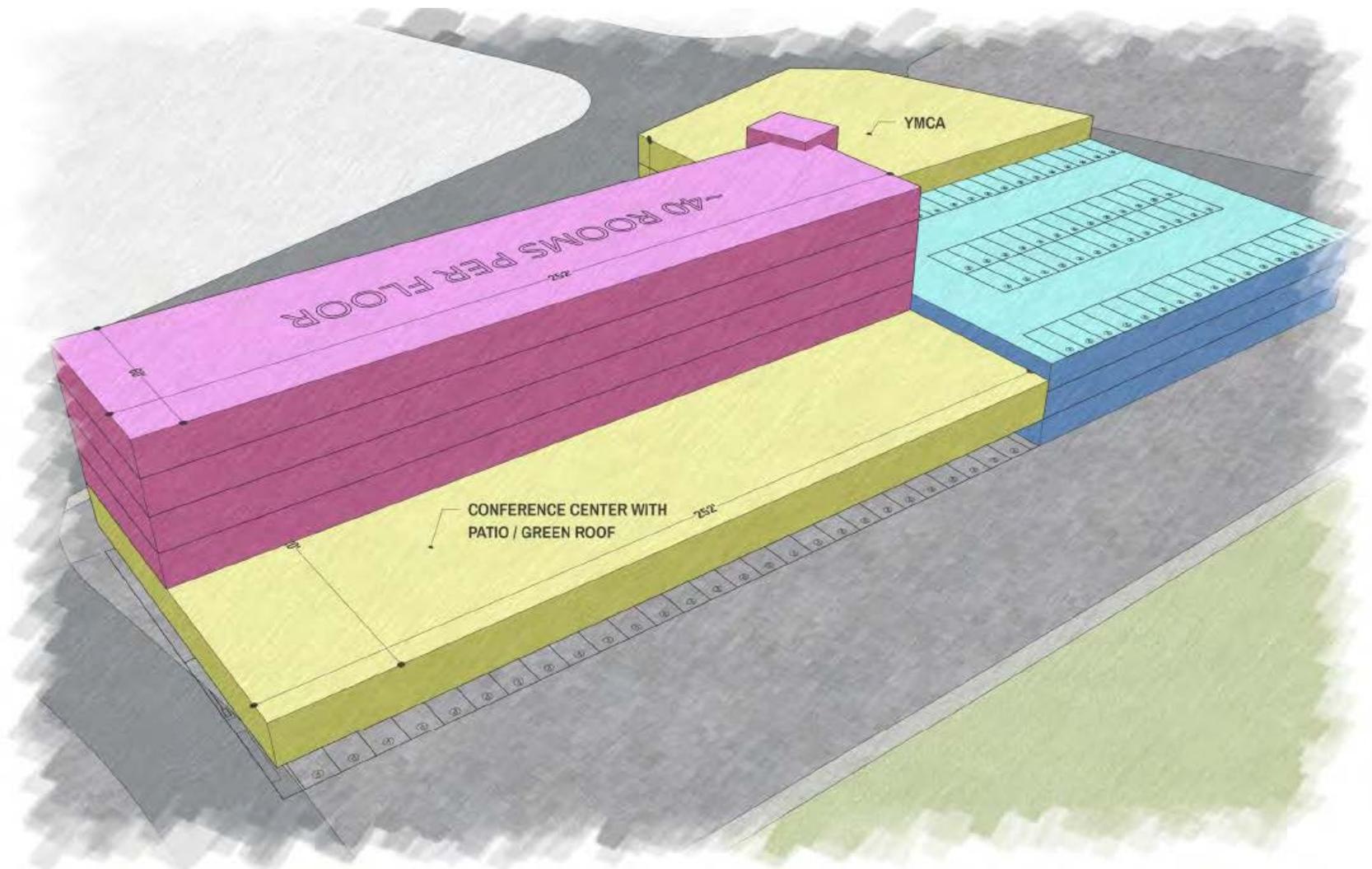
Conceptual Site Plan

Riverfront Development Opportunity



Conceptual Massing Plan

Riverfront Development Opportunity



Conceptual Massing Plan

Riverfront Development Opportunity



Conceptual

Riverfront Development Opportunity



Conceptual

Riverfront Development Opportunity

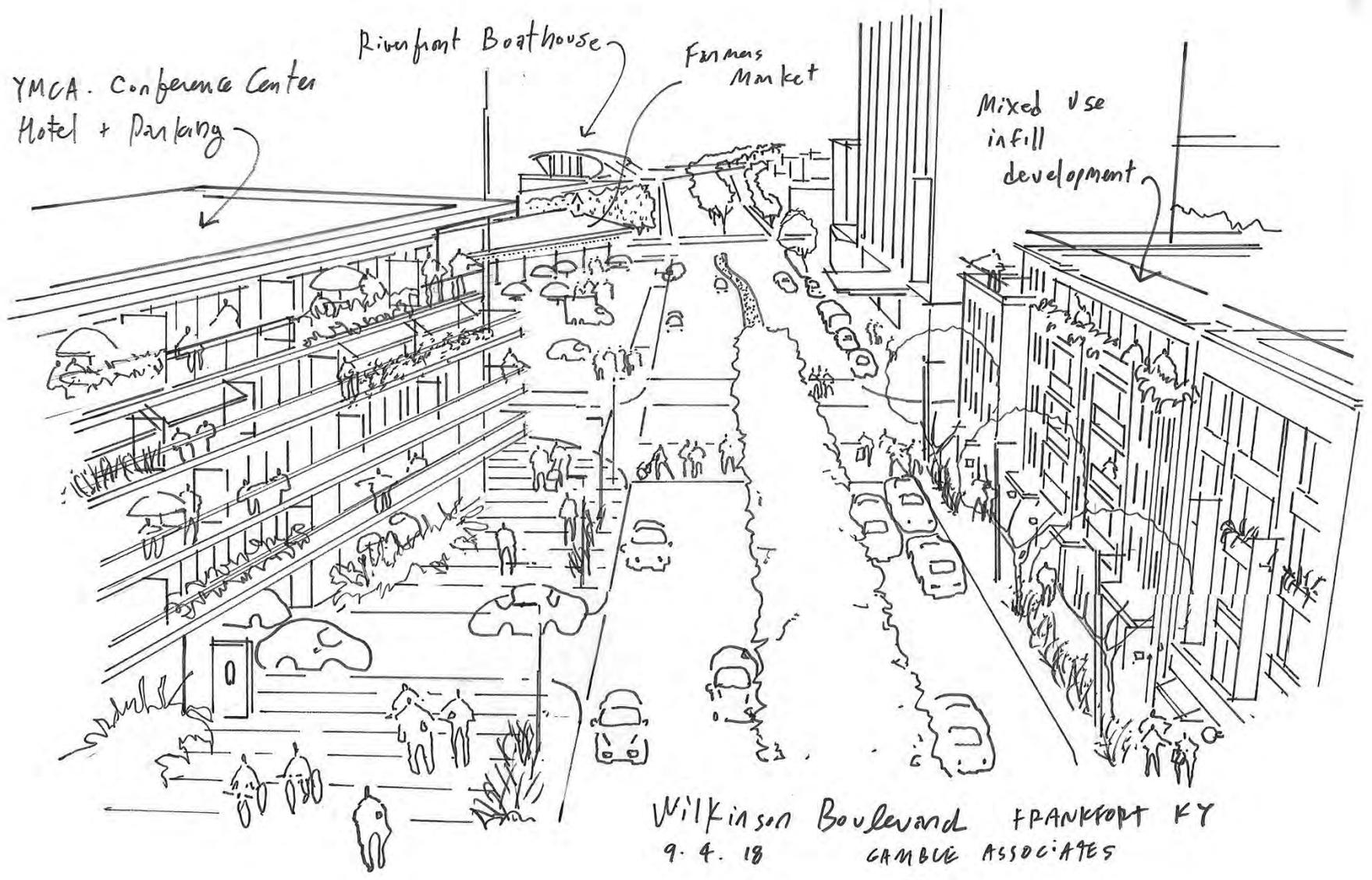


Conceptual

Wilkinson Boulevard



Wilkinson Boulevard



Wilkinson Boulevard FRANKFORT KY
9.4.18 GAMBUE ASSOCIATES

City Dock



City Dock



City Dock



Frankfort Boathouse



Community Rowing Boathouse | Boston, MA

Frankfort Boathouse



Frankfort Boathouse



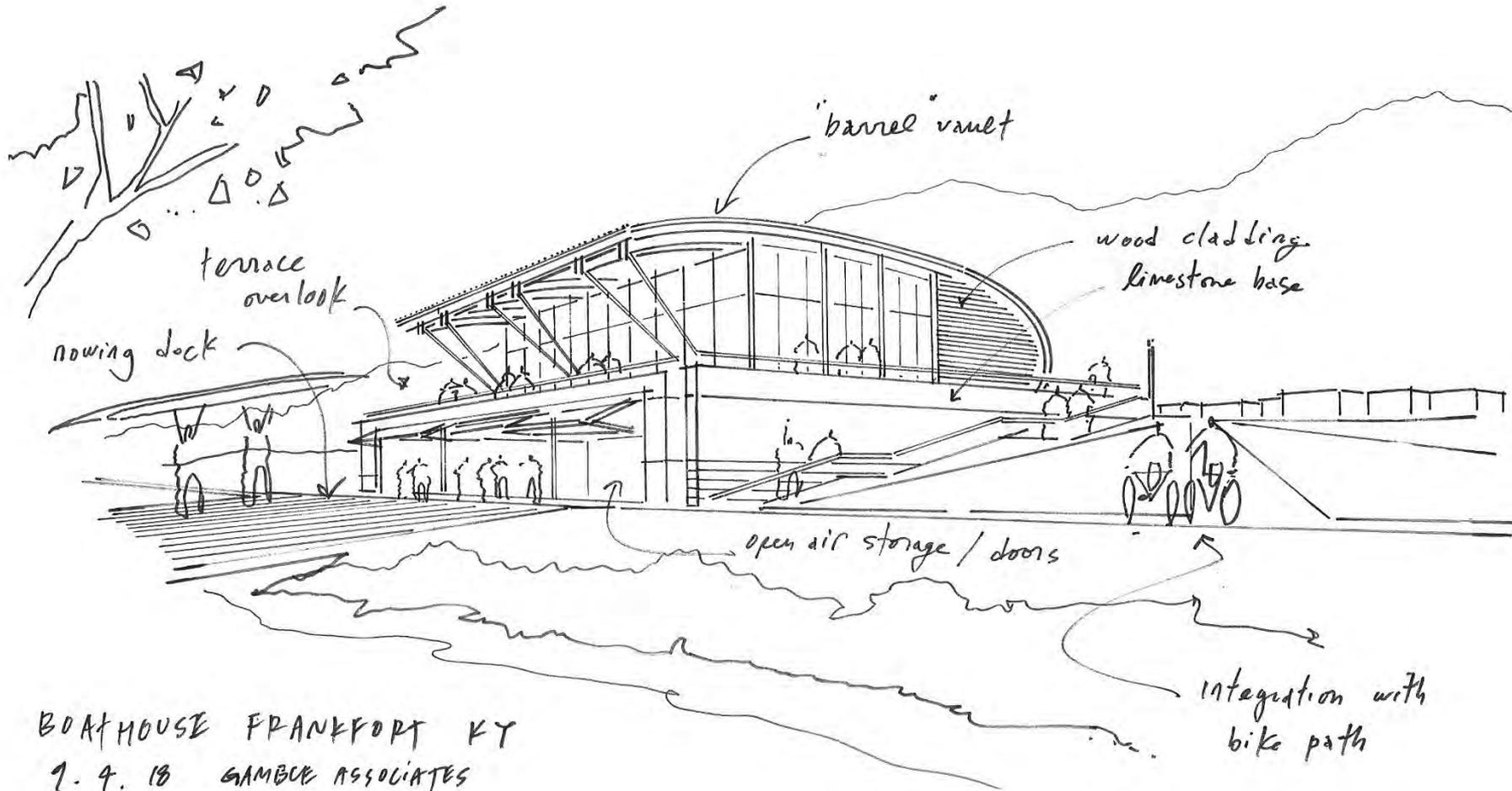
Frankfort Boathouse



Frankfort Boathouse

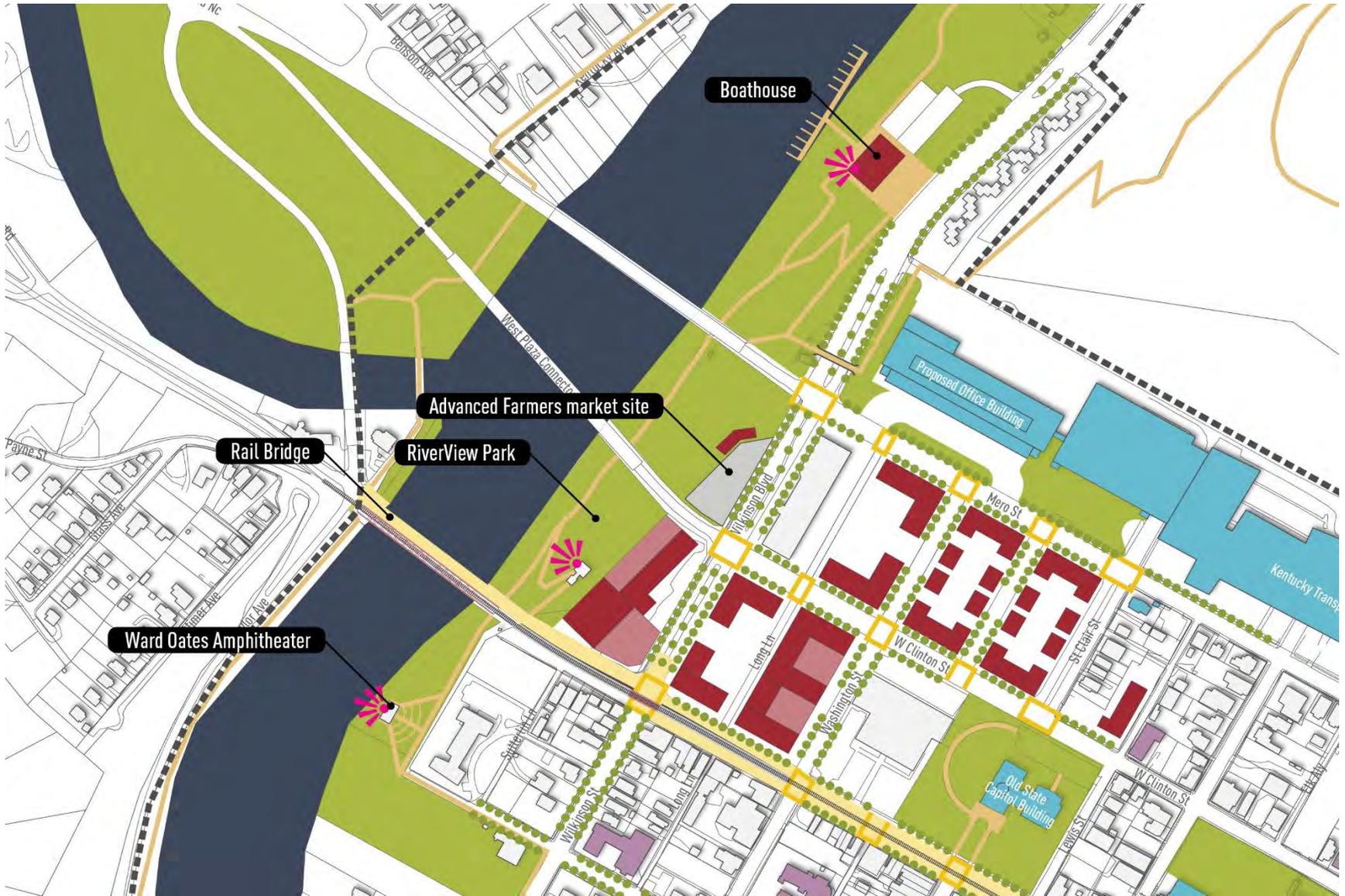


Frankfort Boathouse

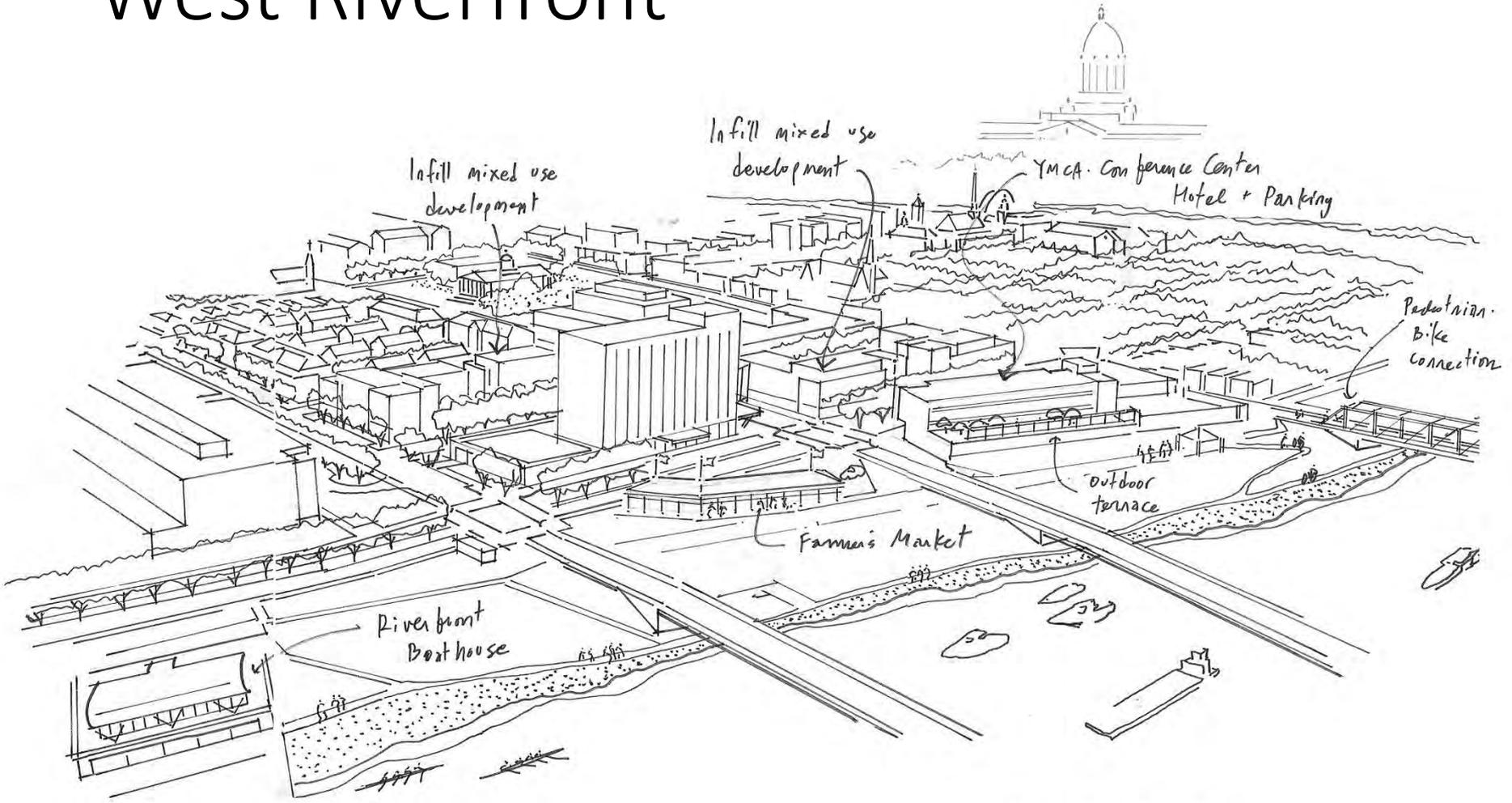


Proposed Boathouse

West Riverfront

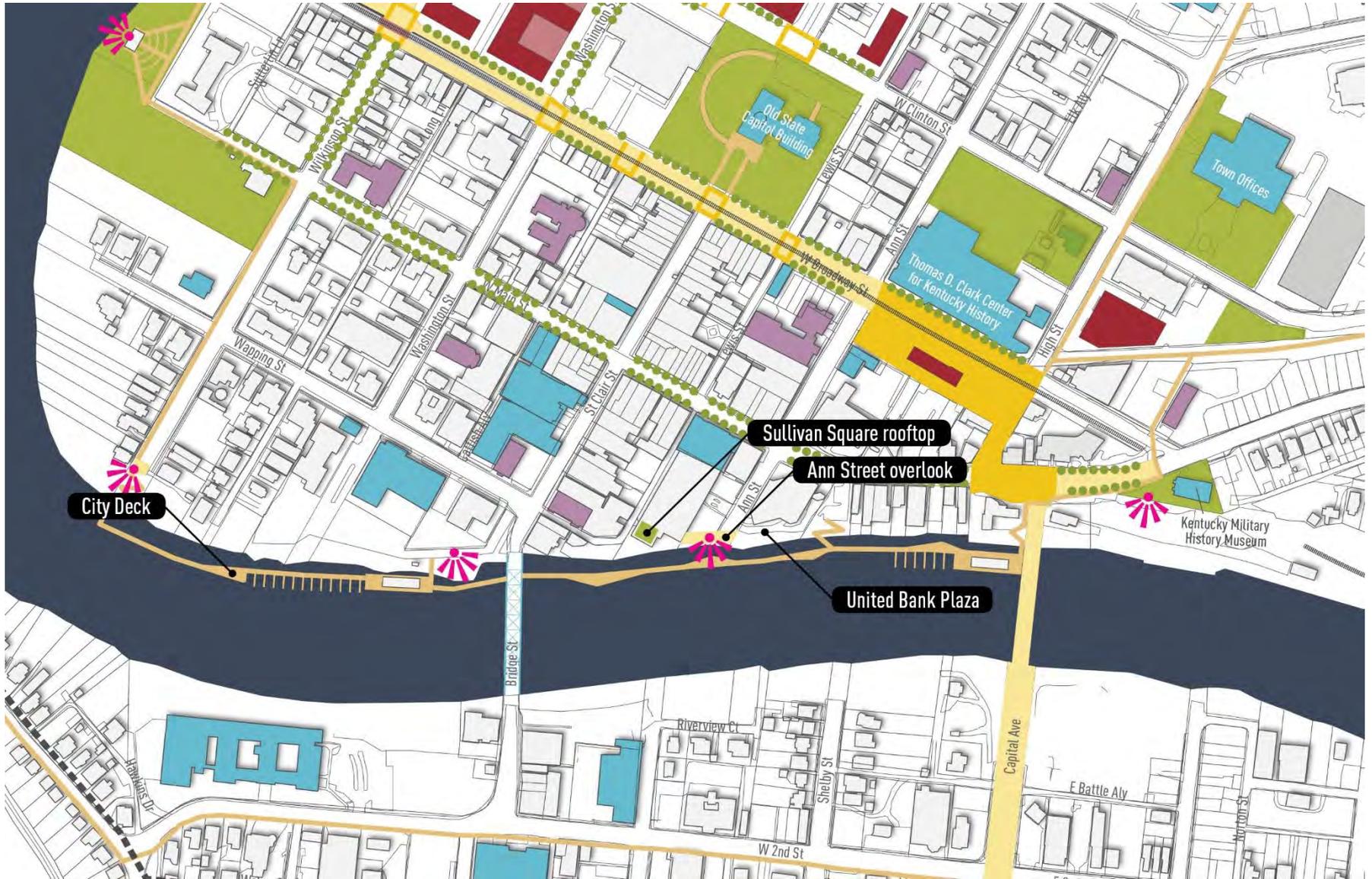


West Riverfront



WEST RIVERFRONT FRANKFORT KY
9.4.18 GAMBUE ASSOCIATES

South Riverfront





KSU Building



South Riverfront



South Riverfront



South Riverfront

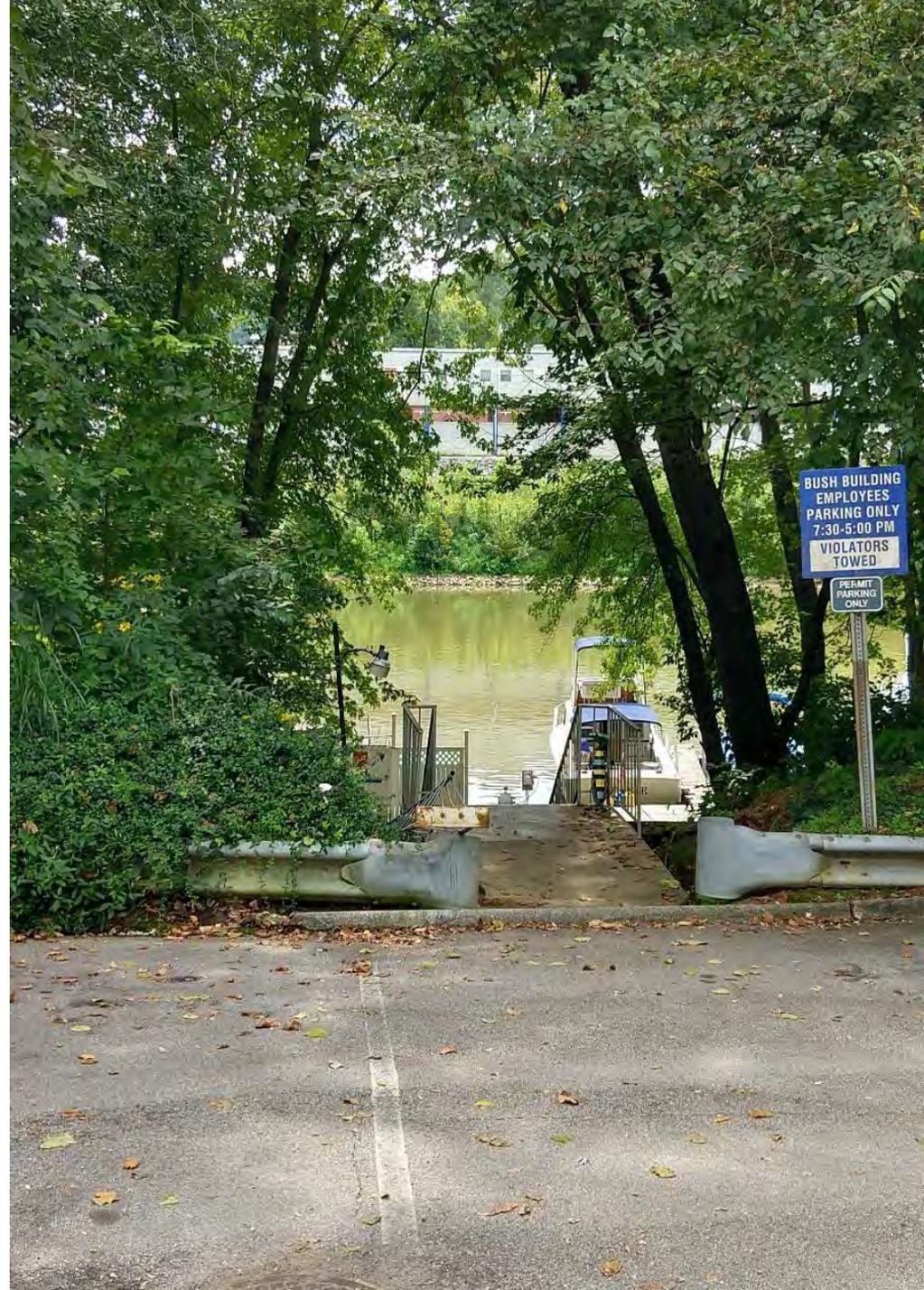
Riverboat Grill + River access



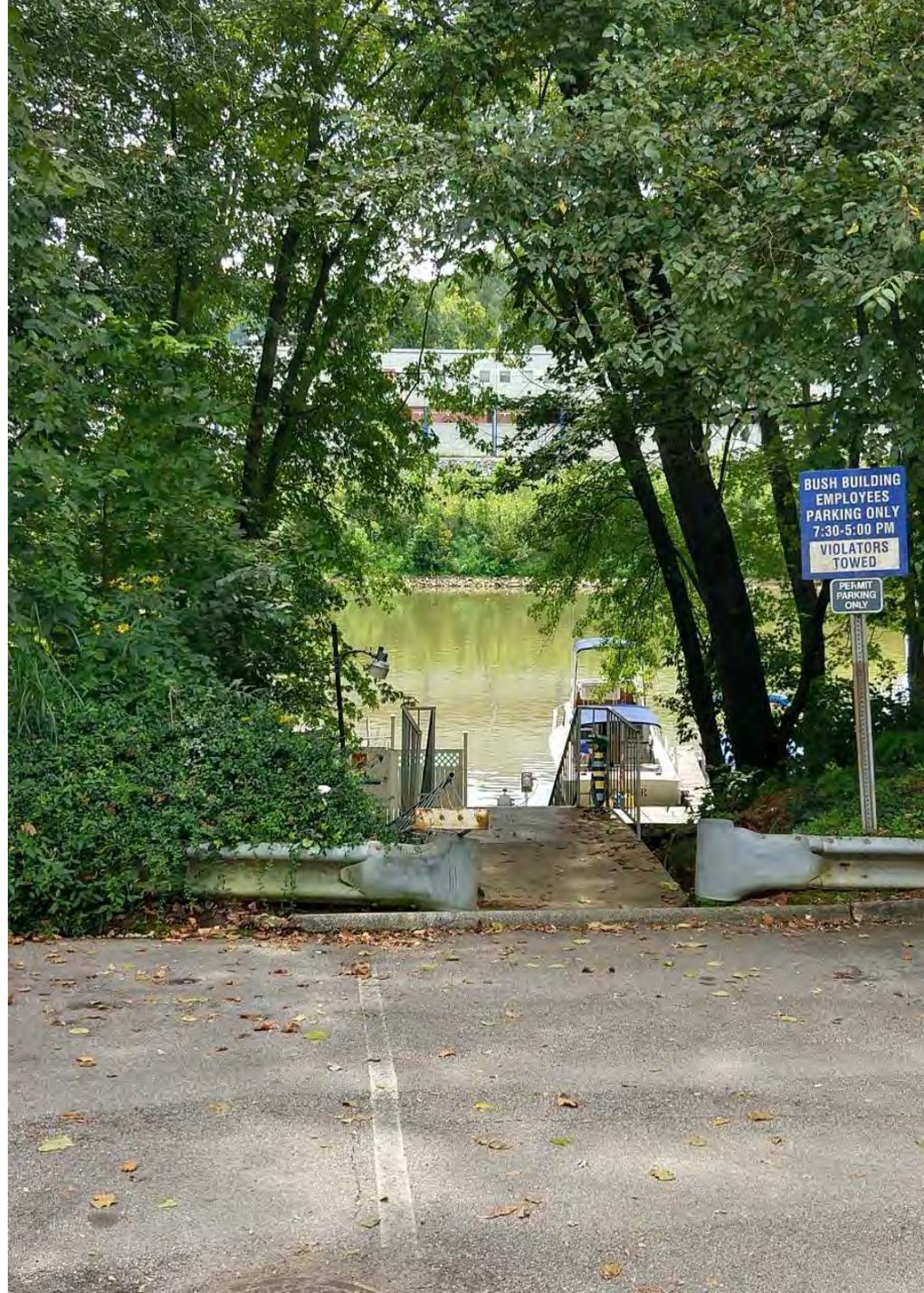
South Riverfront



South Riverfront



South Riverfront



South Riverfront





South Riverfront

South Riverfront



City Deck

City Deck | Green Bay, WI



Ann Street



Ann Street



Ann Street





Ann Street



South Riverfront

Brennan's Wave overlook | Missoula, MT



Parking Deck



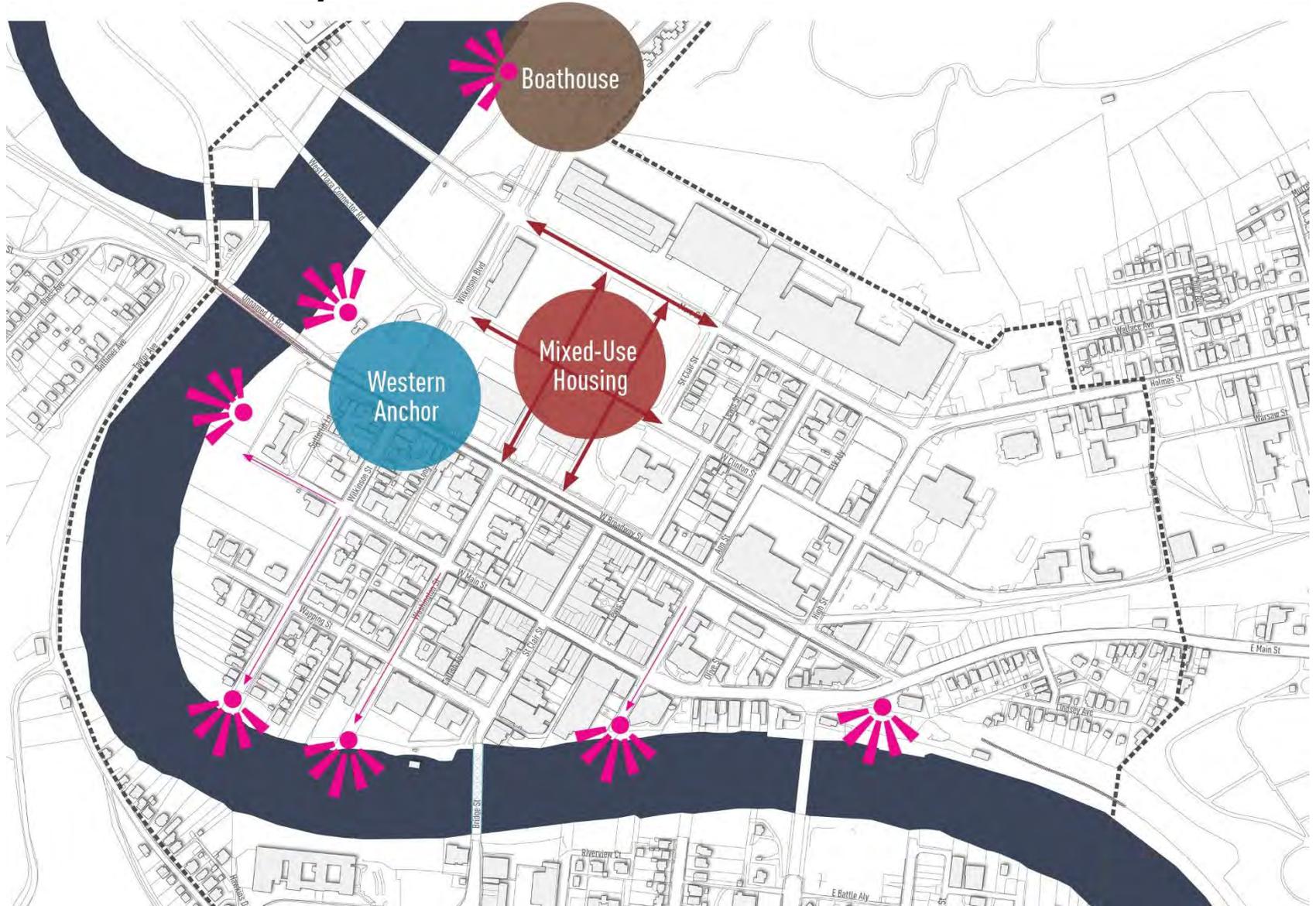
Parking Deck Rooftop Activity



BROADWAY + ANCHORS



Broadway + Anchors



Eastern Anchor



Depot



Depot



Source: Historic Image of Frankfort, p.134

Depot



Depot



Broadway



Broadway

Existing conditions



Broadway

Phase I



Broadway

Phase II

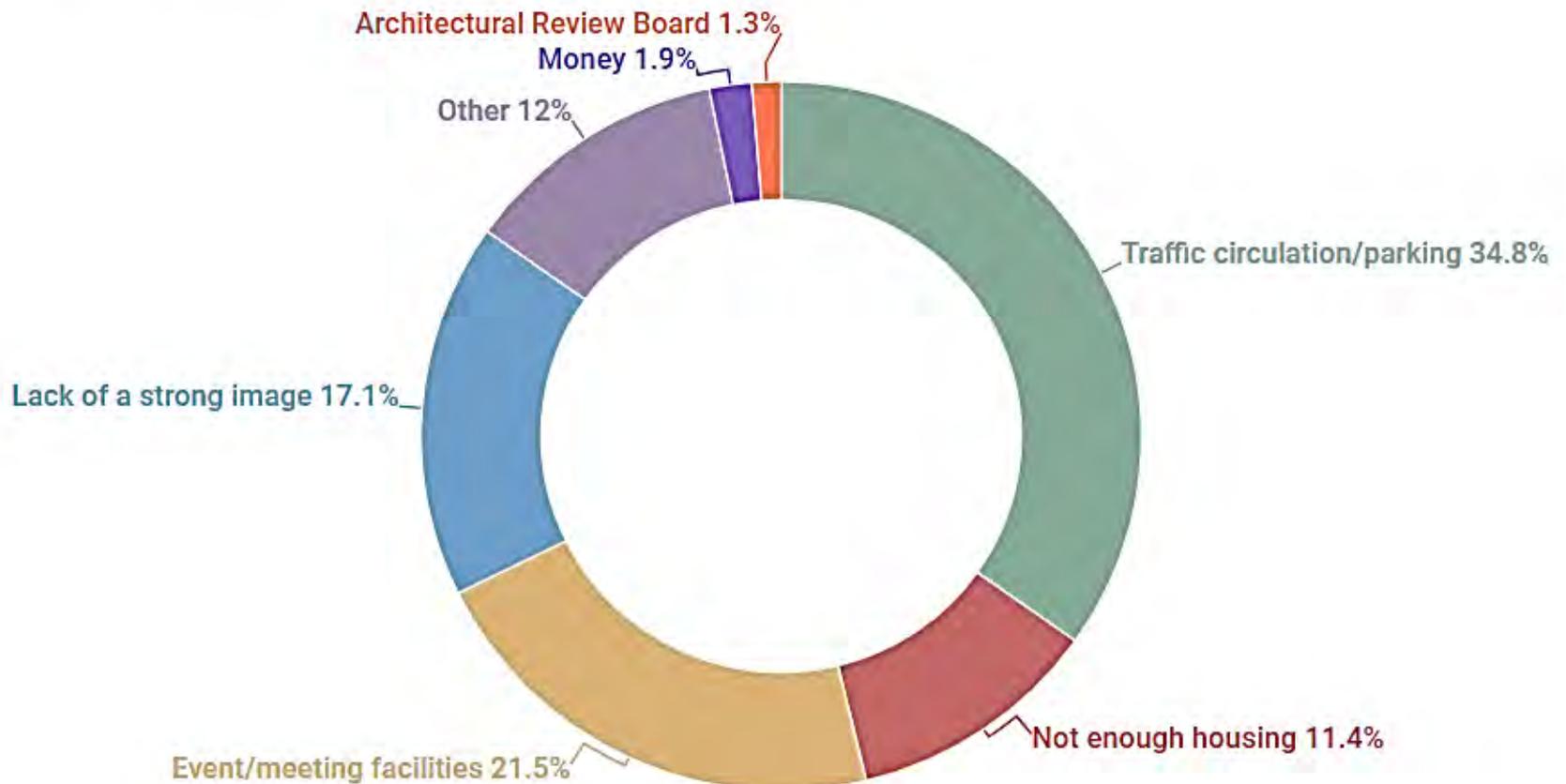


ACCESS AND CIRCULATION

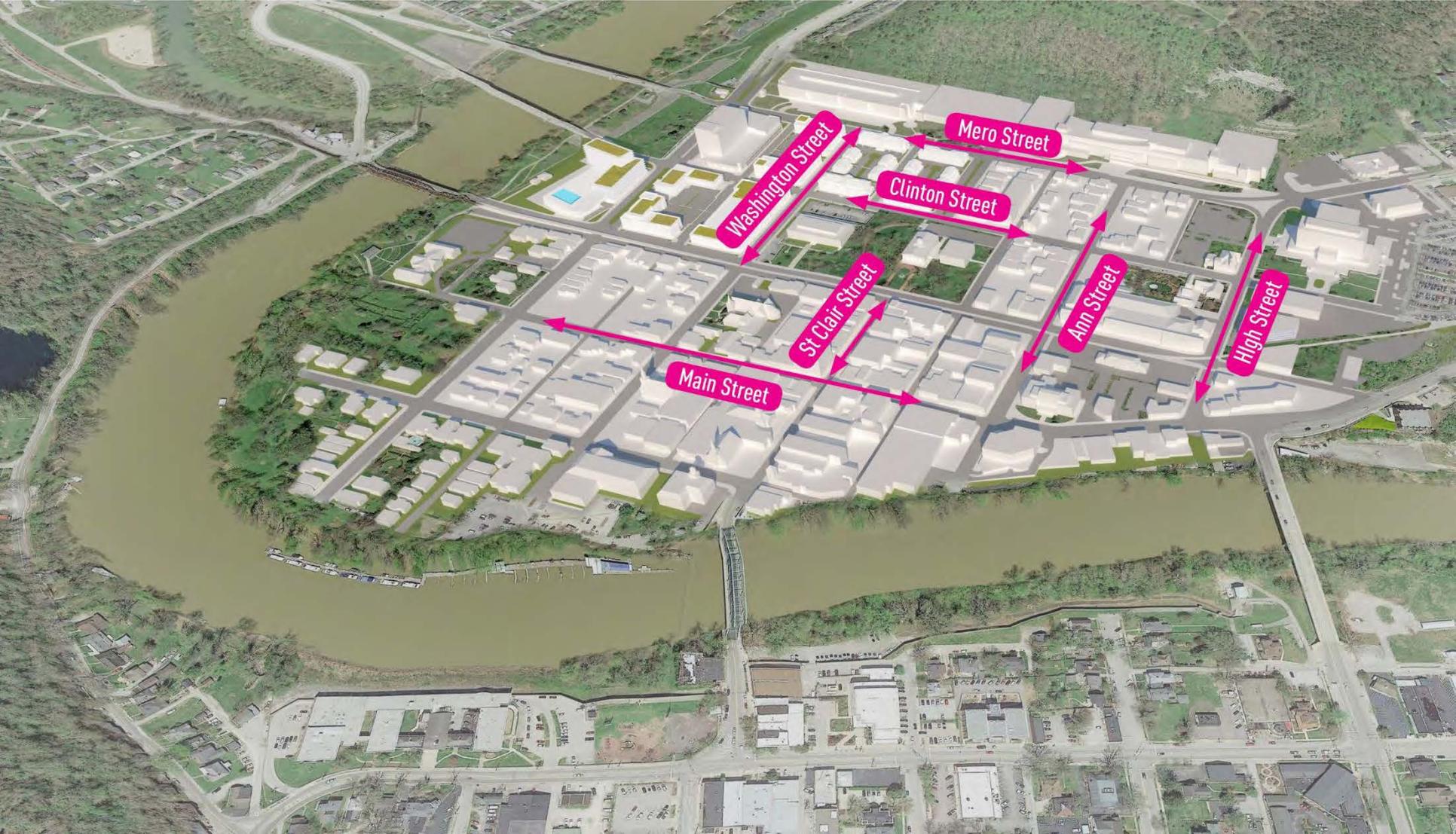


Community input

Q5: The biggest challenge to downtown revitalization is:



One-way streets in the downtown



Clinton Street transformation



Clinton Street transformation



Two-way street with safe crossings



St. Clair Street



St. Clair Street



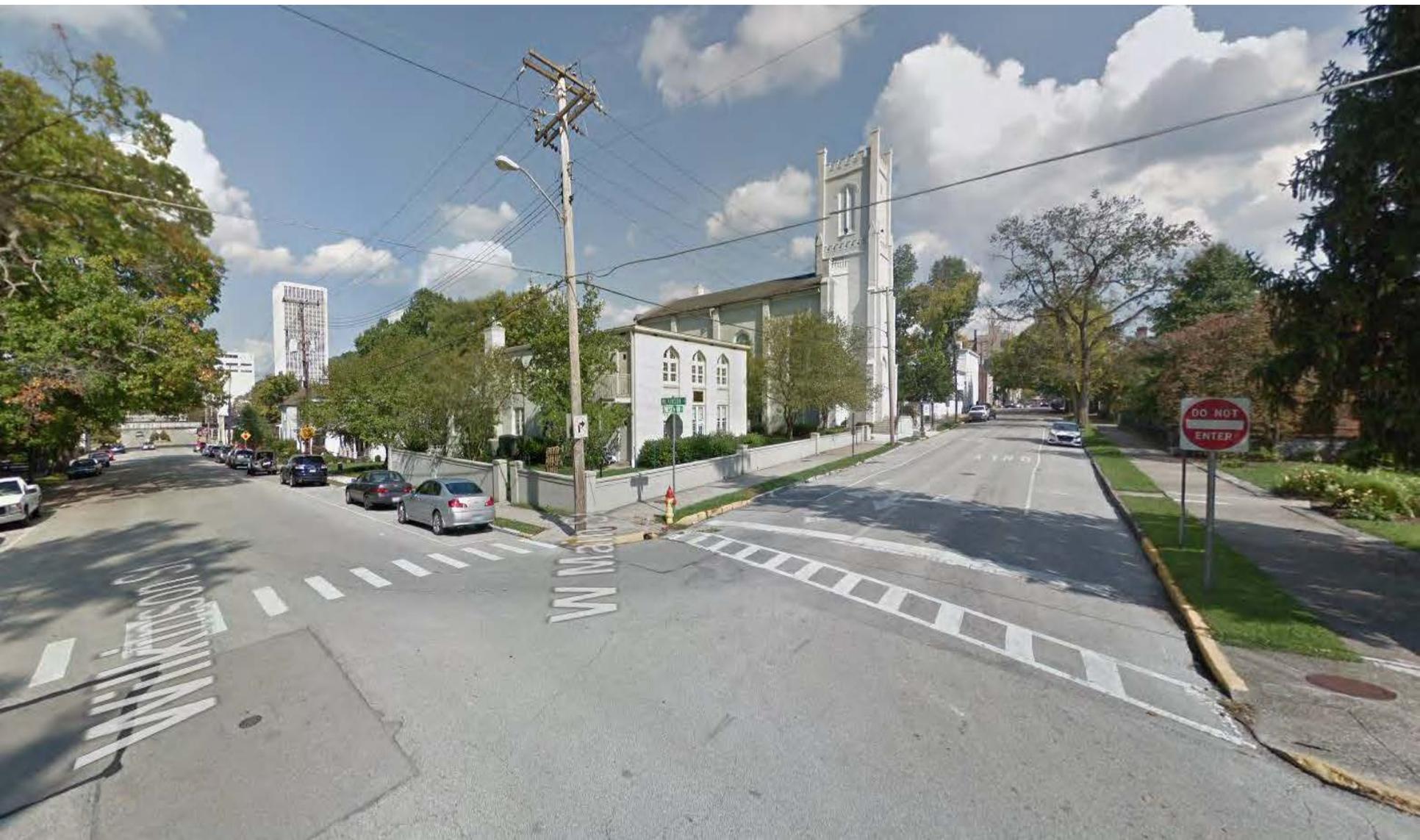
Main Street



Downtown Entry from Wilkinson



Downtown Entry from Wilkinson



IMPROVED BIKE / PED CONNECTIONS



Broadway Bridge



Broadway Bridge



Taylor Avenue



West Bank River Walk



Extended network



Kentucky Ave

To Lock #4



Lock # 4



Enhanced Public Realm



Concord, NH

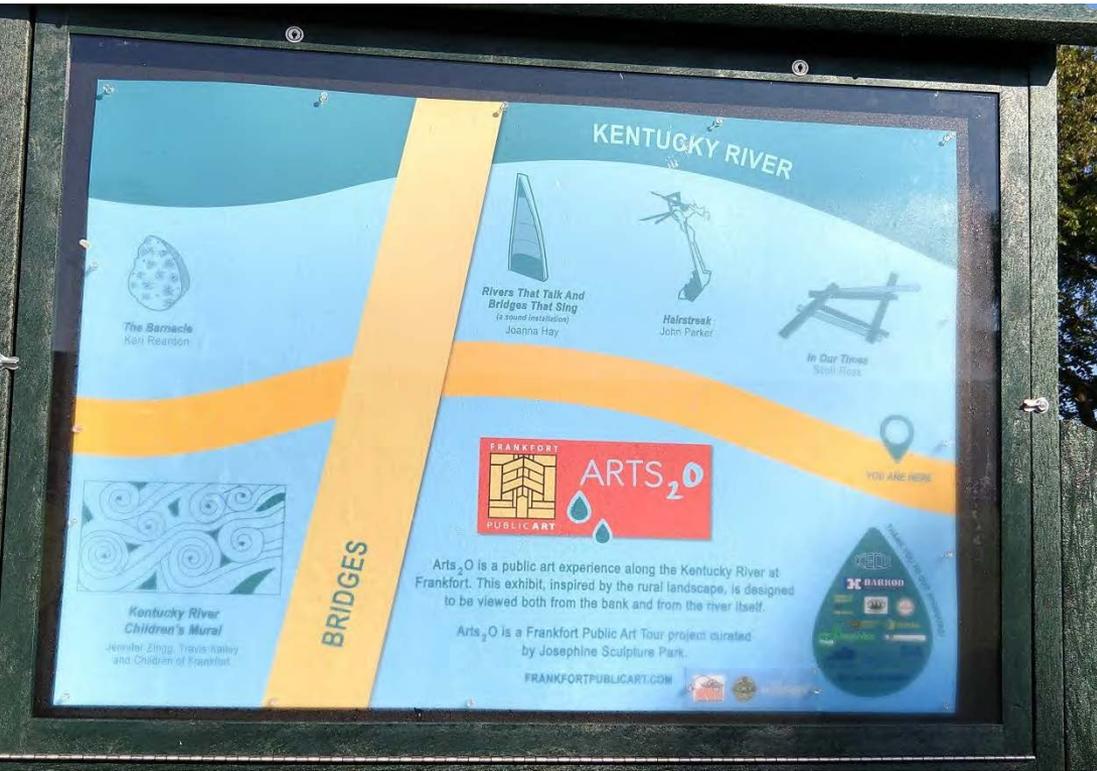
Enhanced Public Realm





PUBLIC ART

Existing riverfront public art



Josephine Sculpture Park



Identity: Water + Limestone





BOURBON ON MAIN

103

Bourbon on Main, LLC
NQ4-037-NQ4-3267
Retail 037-03-116
Sample 037-SP-109

LOVE DOWNTOWN
LIVE DOWNTOWN

BOURBON TOURISM



Bourbon Tourism Attraction

- Improved access into downtown
- Improved lodging facilities
- Improved Wilkinson Boulevard
- River activity
- Bourbon bars
- Micro-distillery
- Brew pubs



IMAGINE ...



A STRONGER SENSE OF ENTRY into the downtown



A STRONGER SENSE OF ENTRY into the downtown



An **EASTERN ANCHOR TO BROADWAY** that adds life and vitality to downtown



An **EASTERN ANCHOR TO BROADWAY** that adds life and vitality to downtown



A more **VIBRANT STREETSCAPE** between the downtown anchors



A more **VIBRANT STREETSCAPE** between the downtown anchors



An IMPROVED CIRCULATION SYSTEM that enhances connectivity



An IMPROVED CIRCULATION SYSTEM that enhances connectivity



A more **EXTENSIVE NETWORK** of trails and connections



A more **EXTENSIVE NETWORK** of trails and connections



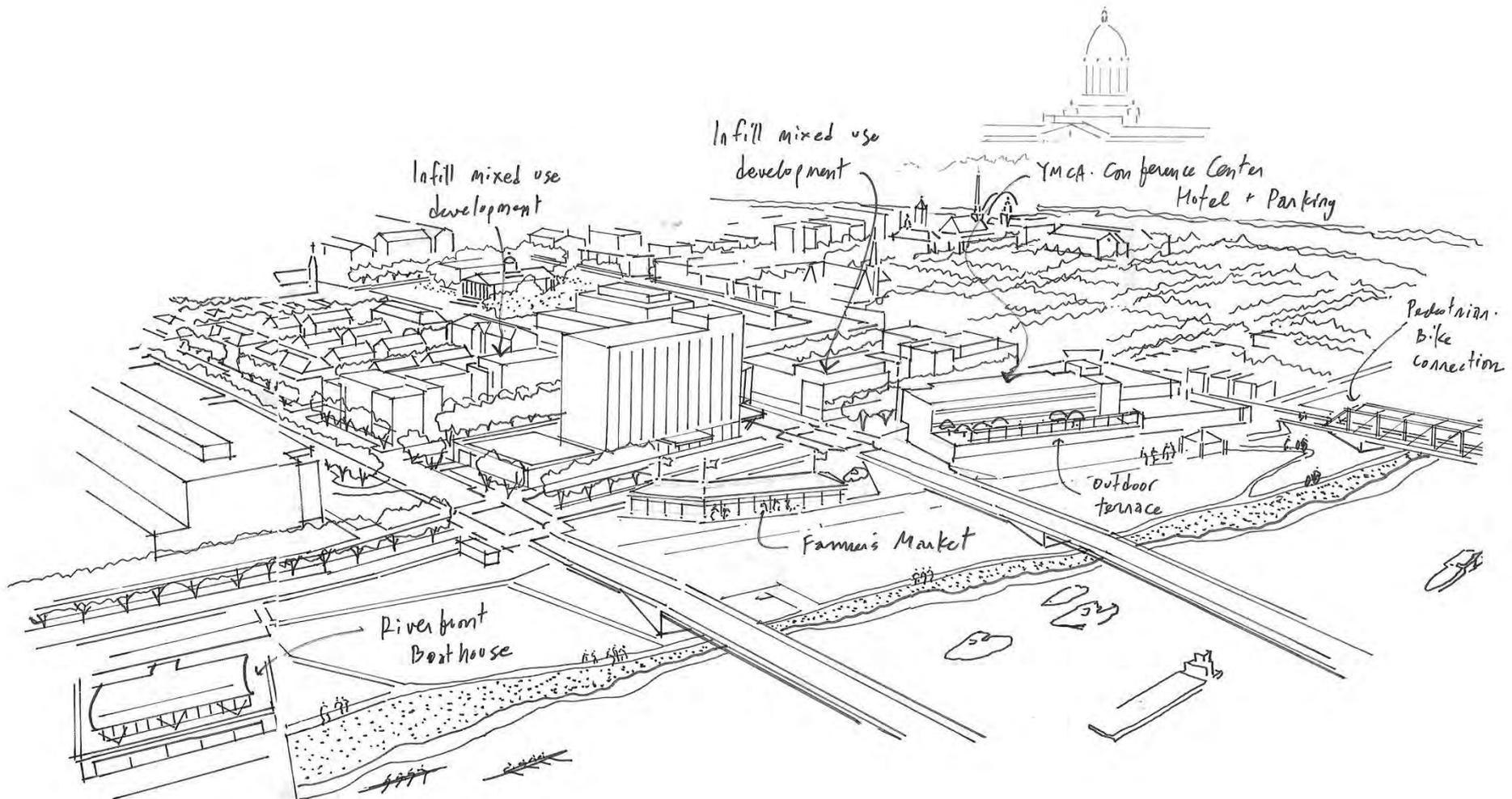
A range of **HOUSING** re-connected
into the fabric of downtown



A range of **HOUSING** re-connected
into the fabric of downtown



A vibrant and welcoming Gateway into the City that celebrates the NEW SPIRIT IN DOWNTOWN FRANKFORT





Downtown Master Plan

Frankfort, KY