

Agenda

Planning Commission

City of Kalamazoo



Thursday, September 1, 2022

7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission meeting on August 4, 2022

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

1. PC #2022.09: Kalamazoo College is requesting to Amend Ordinance Section 50-1.2, Zoning District Map and approval of an updated Institutional Campus Master Plan Agreement

F. DISCUSSION/ACTION ITEMS

G. REPORTS

1. City Planner's Report
2. 2022 - Site Plan Review Spreadsheet

H. PUBLIC COMMENTS

I. CITY COMMISSION LIASON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
August 4, 2022
DRAFT

Members Present: David Burgess; Michael Harrison; Shardae Chambers; Sakhi Vyas, Vice Chair; Jennifer Swan

Members Excused: Gregory Milliken, Chair; Brian Pittelko; James Pitts; Mariah Phelps

City Staff: Christina Anderson, City Planner; Beth Cheeseman, Executive Administrative Assistant; Chris Praedel, City Commissioner; Bobby Durkee, Planner I; Charlie Bear, Assistant City Attorney; Pete Eldridge, Assistant City Planner

A. CALL TO ORDER/ROLL CALL

Commissioner Vyas called the meeting to order at 7:06 p.m.

Planner Anderson proceeded with roll call and determined that the aforementioned members were present.

B. ADOPTION OF FORMAL AGENDA

Commissioner Burgess, seconded by Commissioner Chambers, moved approval of the August 4, 2022, Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Burgess, seconded by Commissioner Swan, moved approval of the July 7, 2022, minutes as presented. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

None.

E. PUBLIC HEARINGS

1. PC #2022.07: Vacate Cooley Street. Vacation of Cooley Street between Eleanor Street & W. Water Street

Planner Durkee came forward to speak to the request to vacate Cooley Street between Eleanor and W. Water. He showed how the land will be divided if the street is vacated. Each block surrounding this portion of Cooley Street is held by a different ACW company of the same entity. Planner Durkee said that Arcadia Creek is a parcel of land held by the DDA on both sides. The trail itself, access and maintenance are covered under easements. Planner Durkee showed photos and maps of the area noting that it is mostly parking lots and staging areas. The adjacent blocks are zoned D2. He stated that all parcels will still have right-of-way frontage on other sides. Planner Durkee showed a diagram of the proposed mixed-use buildings. There will still be a roadway through that section. He went through the rationale for staff support

of this vacation request. The closure of this stretch of right-of-way will not close off adjacent street access to a road. Planner Durkee reported that when a request comes in, it is sent to multiple City departments. He said that all departments were accepting of this vacation. They did request some conditions of the vacation – easements would need to be maintained over the right-of-way for stormwater/water infrastructure. Planner Durkee said that for private utilities that exist there, the applicant must provide written confirmation that they have been removed or if utilities are still there that the company is in favor of the request and this company's utilities should be included in the easements. He said it was a unique characteristic to have a mid-block crossing on a vacated street of a pathway easement. The applicant intends to close those two pieces. If it is vacated, the pathway would continue through the same way. Planner Durkee reported that it is not a high traffic street and there is sufficient capacity on adjacent roads. The developer has accommodated the design to make sure the through way exists and the easements will be in place for utilities and for the pathway crossing. He added that the DDA heard this request in June. Their intent was to have legal counsel work out easement details. That work is ongoing. Planner Durkee said the Planning Commission recommendation will go to City Commission for a vote on this request.

Commissioner Burgess mentioned the easements and the applicant's intention to maintain the pathway. He wondered if that should be built into a condition. Planner Durkee described it as two layers of easement – a formal right-of-way and another east west easement to connect it. Ensuring the second layer of easement on top of the utility easement could be managed in site plan review. Commissioner Burgess expressed hesitation to be less than explicit with what an applicant intends to do but accepted that it could be handled with site plan review.

Commissioner Vyas asked when the vacation would take effect if it was approved. She noted that people use this road as a bypass for construction. Commissioner Vyas wondered when it becomes public knowledge that this is not a public street. Planner Durkee explained that it would go through two readings at City Commission. By policy, the applicant then has 60 days to work with the City Attorney's Office and Assessor to provide real estate transaction documents. People could be informed by the deed transfer, this public hearing, or they could go to the county to find out.

Mr. Andy Wenzel, PlazaCorp, came forward to speak to the request. He noted that the ACW companies fall under PlazaCorp. Mr. Wenzel gave a brief history of PlazaCorp. He reported that they usually partner and collaborate with many entities, including MEDC, Brownfield Authorities, and the National Park Service. Mr. Wenzel showed a rendering of the project they want to put by Cooley Street. It will be a two or three phase project with two buildings. He spoke about plans for parking. This project would bring about 400 new residential units in the two buildings. Mr. Wenzel reported that it would be approximately a \$100 million investment in Kalamazoo. They will pursue Green Globes certification. Mr. Wenzel thought this project would help activate the NW quadrant of the City and connect adjacent neighborhoods. It will bring a residential mixed-use development close to the universities and will add density, walkability, and remove blighted buildings on the site. He said they would maintain vegetation on that stretch of the creek. Mr. Wenzel shared that they are in a concept design phase. The DDA is in support of this action and collaboration. He said it is likely there would be a conveyance to the DDA and then the DDA would convey above ground responsibilities to them and the DDA would retain the creek rights under the bridge. Mr. Wenzel confirmed that the easement on both sides of the Kalamazoo Valley Trail would be connected and that can be done in site plan review.

Commissioner Burgess asked how they would manage parking and retail. Mr. Wenzel said it would be a combination of parking and then on the ends would be the mixed-use. Part of it will be amenities for the buildings and part of it would be a restaurant or that type of use. He shared that between the buildings and the creek will be outdoor activation space. They want to put a traffic calming mechanism. Commissioner

Burgess clarified that they want to vacate the space, but still have traffic go through there. He wondered if they would be reducing it to one lane. Mr. Wenzel said it would be one lane in both directions.

Commissioner Chambers asked how the traffic flow would work for the surrounding uses, for example, the new county courthouse. Would there be adequate space for parking and the flow of traffic? She also asked if they were adding any places where people have to pay for parking or if it would be free general parking. Mr. Wenzel said that traffic flow would be part of the site plan process. He was confident they will be able to accommodate the increase. They will work with the City on that issue. Mr. Wenzel confirmed there would be parking in that stretch. He wasn't sure if it would be assigned for the development's use only. Commissioner Chambers asked if this development would include affordable housing. Mr. Wenzel said they haven't finalized that yet, but he thought it may have 10% in the affordable range.

Commissioner Harrison asked about the scale (height) of the project and if it would fit into downtown. Mr. Wenzel said with more units and more density, they would be going a little higher. He thinks it will be a good fit for that location.

Commissioner Vyas also asked the developer to make sure that affordable housing is an integral part of his planning.

Commissioner Vyas announced the number for calling in comments.

There were neither in-person comments nor phone comments.

Commissioner Harrison, seconded by Commissioner Chambers, moved to close the public hearing. The public hearing was closed.

Commissioner Burgess, seconded by Commissioner Swan, moved to recommend approval to the City Commission of the vacation of Cooley Street between Eleanor Street and W. Water Street with the condition that easements for utilities and stormwater management be established.

Commissioner Burgess felt the request fit all the required criteria. He thought the issue of affordable housing is important and he hoped the applicant would take it seriously, but it was not relevant to the street vacation.

A roll call vote was taken and passed unanimously.

2. PC #2022.08: Amendment to Appendix A, Zoning Ordinance. Text amendment to remove the Wellhead Protection Overlay from Chapter 3 of Appendix A: Zoning Ordinance.

Planner Eldridge reviewed a slide of where the wellhead capture zones exist. He said they extend beyond the City boundaries. Planner Eldridge reported there have been changes over the years to a number of wells in active use and other matters that have caused a change in the delineation in some of the capture zones. Some capture zones may have grown, and some may have shrunk. Public Services worked with the Michigan Department of Environment Great Lake and Energy (EGLE) to get new capture zone maps approved which now need to be added into the City's Code of Ordinances. The City also entered into new water rate agreement with the surrounding townships and cities. Part of the agreement is the requirement that those adjacent jurisdictions adopt their own wellhead protection ordinance. Planner Eldridge explained that Public Services have been enforcing the ordinance. They are continuing to bolster these ordinances and

the performance standards for stormwater management. It's not the responsibility of the zoning inspector and should really be taken out of the Zoning Ordinance. The text amendment includes the removal of a reference in a table and the subsection which applies to the table (section 3.5). Planner Eldridge said notices were sent to all property owners within the capture zones (~14,000 postcards). They did receive a number of calls requesting an explanation. The notice was also placed in the Gazette. Planner Eldridge explained that the public hearing was step one; step two would be approval at the City Commission level. He said that at the same time Public Services would bring forward the amendments of Chapter 39 of the Code of Ordinances to create a new chapter to house all the Wellhead Protection Standards. Planner Eldridge commented that they are not taking anything away. The information will be moved. He went over the rationale for approving the request. The request is consistent with the Master Plan and the objective of Good Environmental Stewardship. New wellhead capture zone maps were approved by EGLE in 2021. Consolidation will bring together the ordinance regulations, new maps, and references to performance standards in Chapter 39. This new ordinance will apply to capture zones inside the City and outside with the new requirement that adjacent jurisdictions adopt their own wellhead protection ordinances.

Ms. Jean Talanda, Environmental Programs Manager, is responsible for maintaining compliance with environmental regulations. This includes wellhead protection which oversees drinking water supply (which is 100% groundwater fed), stormwater permits to discharge to the creeks, surface water bodies and the Kalamazoo River. She is also responsible for contaminated sites for which the City has liability. Ms. Talanda shared that a big part of her job is stormwater, environmental, and wellhead in the site plan review process. She stated that the system is changing constantly, and regulations require them to keep on top of that. The Wellhead Protection Program is designed to protect our wells. Ms. Talanda reported that they operate 90-100 wells inside and outside the City. A cluster of wells is called a well field. The area around well field is where they need to limit land use and chemical use. That's the reason for the wellhead ordinance. She commented that she didn't know why this had been put in the zoning code. Ms. Talanda said they are obligated, when they make changes, to model areas so they don't underuse or overuse the aquifers. She said the last change in the wellhead overlay was in 2015 and since then they have changed a lot. Ms. Talanda indicated they are in good standing with the State, but in order to apply the ordinances in site plan and stormwater, they have to get this ordinance updated. She said they took time to thoroughly go through the documents and properly upgrade performance standards for wellhead and stormwater management. They also increased environmental regulations within the City. Ms. Talanda thought it was to Public Services advantage to remove the overlay from the zoning code to use it more clearly for compliance. It is a map based overlay – not based on parcels. She said the other driving force for this change is they have the new water rate agreement with jurisdictions around. It is difficult to control land use or chemical use after they extend outside the City boundary. Ms. Talanda believed adjacent jurisdictions can use this as a starting point for their own wellhead protection documents.

Commissioner Vyas asked Ms. Talanda to define groundwater. Ms. Talanda said it is the water in the ground beneath your feet. Wells in the City can go down 100'–400' deep depending on its location. She said there are tremendous aquifers here that are interrelated. This ordinance and capture zones are integral to maintaining large areas where they pump the water out of the ground. The water is then treated and becomes the drinking water supply.

Commissioner Vyas asked how the new ordinances and requirements help protect people from PFAS. Ms. Talanda said the ordinances don't specifically cover that. It covers how they restrict land use or chemical use.

There were neither in-person comments nor phone comments.

Commissioner Chambers, seconded by Commissioner Harrison, moved to close the public hearing. A voice vote was taken and passed unanimously.

Commissioner Harrison, seconded by Commissioner Swan, moved Text amendment to remove the Wellhead Protection Overlay from Chapter 3 of Appendix A: Zoning Ordinance.

Commissioner Harrison appreciated the education on the importance of the overlay and its removal. He also appreciated the overall education on ground water and felt it was important to move this forward.

Commissioner Vyas thought it was important that this ordinance is distinct from the zoning code.

A roll call vote was taken and passed unanimously.

F. DISCUSSION/ACTION ITEMS

None.

G. REPORTS:

1. City Planner's Report

Planner Anderson said the City Commission approved the Public Participation Policy. The first meeting of the Community of Practice group is set. She said they are looking forward to working together.

Planner Anderson announced that starting Aug 15, the Westnedge and Park project will go in next phase. They will be installing a protected pilot bike lane. The next phase will be in Vine and the Southside neighborhood. It will go all the way down to Maple Street. They will start with signs, paint, and cones. In late September or early October, delineators will be installed. This is a pilot program to help them study this type of lane in the colder months and how maintenance works.

Commissioner Vyas asked how that is different from the bike waves. Planner Anderson said there is a pilot installation of a cycle track or bikeway (which means that it is bidirectional in that space). It was a project supported by City but led by Vine and a group called Mode Shift. That will be up through September. She said there will be some overlap between that project and the bike lanes on Westnedge and Park. The waves were rented to use through September.

Planner Anderson shared that there would be meetings to convert Kalamazoo Avenue, between Harrison to Douglas, to two-way traffic. It will be a massive utility project. She said they want to get input and let everyone know this work is coming. Planner Anderson said they gave information out at the Stuart Neighborhood, the Douglass and Northside National Nights Out, and at Lunchtime Live. She announced the Art Hop stop coming up, and the walking audit at the Arcadia Festival site. Because the two-way conversion is coming, Planner Anderson said they wanted to seek input on how to make Kalamazoo Avenue

user friendly and find out how are people moving across it. They need to create spaces for people to move that are in the right place and are serving people.

Planner Anderson announced a downtown business forum breakfast meeting scheduled for August 31. She said all the information is available online at ImagineKalamazoo.com. She said they walked the corridor and handed out fliers. There is a QR code on fliers or people can go to ImagineKalamazoo.com to fill out a survey.

Commissioner Chambers asked if they had touched base with Kalamazoo Administration Building and county staff, so they know of the changes coming to Kalamazoo Ave. Planner Anderson shared that she and Public Services staff are having 1:1 meetings with property owners and stakeholders. They have met with county staff, and they will be attending their COW meeting to present to County Commissioners. She said they also posted fliers in their lobby.

Commissioner Chambers asked if they would do a forum for residents about how to drive with the presence of bike lanes. Planner Anderson said that staff is working on educational materials for drivers. They will have big boards out at either end of Westnedge and Park. They will also bag meters for the pilot. Planner Anderson said that everyone who works or lives on the corridor got a postcard.

Commissioner Harrison asked how people will hear the results of the pilot study and the process for implementation. Planner Anderson said they do speed and traffic studies in advance and then repeat them and share results. They have sent postcards, door hangers, neighborhood meetings, surveys. If it is decided to make it permanent, Westnedge is scheduled for underground water work in coming year. At that time there would be a chance to change lane markers, place additional bollards and make it a more permanent application.

2. 2022 Site Plan Review Spreadsheet

Pete Eldridge announced that part of the spreadsheet got cut off in the packet. He will email the remaining spreadsheet.

H. PUBLIC COMMENTS:

There were neither in-person comments nor phone comments.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel thanked the City staff for the work they are doing on motorized strategies. He mentioned that Commissioner Pitts went to the City Commission meeting. He asked Planning Commissioner to keep him in their thoughts. On July 18 the City Commission adopted amendments for Chapter 22 Ordinances. He said they need to continue to educate the public about what they are trying to accomplish – these items have become civil infractions. The Public Participation Policy was approved. It

provides a predictable process, planning guide, and tool kit. Some changes were made to Ordinance for 20B. That ordinance licenses and regulates medical and adult use of cannabis. Changes reflect legislative and regulatory changes, and they changed some rules on how they issue local approvals. Commissioner Praedel spoke about a Strong Towns article, “If we Build Cities for Kids, we Build Cities for Everyone.”

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Chambers said she appreciated staff providing information and arranging the different forums to tell people about the changes. She was happy they were getting in touch with the public.

Commissioner Vyas thanked everyone for their patience with her for chairing the meeting.

K. ADJOURNMENT

Commissioner Vyas adjourned the meeting at 8:23 pm.



Planning Commission Staff Report

Date: **9/1/2022**

Item: **E.1.**

City of Kalamazoo

TO: City of Kalamazoo Planning Commission

FROM: Prepared by: Christina Anderson, AICP, City Planner and Pete Eldridge, AICP, Assistant City Planner

DATE: September 1, 2022

SUBJECT: PC #2022.09: Kalamazoo College is requesting to Amend Ordinance Section 50-1.2, Zoning District Map and approval of an updated Institutional Campus Master Plan Agreement

BACKGROUND:

Kalamazoo College (K College) is a private liberal arts college established in 1833. The current campus was established in 1902 and has steadily grown. The campus is adjacent to WMU, the West Main Hill and Stuart Neighborhoods, and Downtown Kalamazoo.

In 2012, K College became the first institution/organization to use the Institutional Campus zoning designation. K College worked with the City and its community partners to rezone the 67-acre campus to the Institutional Campus District (IC). IC Zoning requires a Campus Master Plan to lay out planned development over a ten-year period. Similar to a Planned Unit Development (PUD) agreement, the Campus Plan lays out development standards specific to the location for such elements as building location and form and other site details, such as parking. The City uses this Campus Master Plan when reviewing development projects for site plan approval and building permits. A campus plan was approved with the initial zoning in 2012.

The IC Zoning district requires that this plan be reviewed and updated every ten years. The initial IC zoning action included conditions on the use of stadium lighting, as improving the College's athletic fields was a key element of the 2012 plan. Since 2012, two changes to the Campus Plan have been made. First, 106 Thompson Street was incorporated into the campus and its Master Plan in 2016 to serve as the K College Admissions Office. Second, the College received permission to expand the use of the stadium lights on the athletic fields due to the impact of COVID.

K College began working on the update to the existing Campus Master Plan in August 2021. A big focus of the update is on the residence halls, both renovation, demolition, and construction of new buildings. The Campus Plan also includes improving campus edges along West Main, Stadium, and Lovell, an updated parking study, an update of stadium lighting usage and related

neighborhood communication, and improving pedestrian circulation within the campus and between campus, adjacent neighborhoods, and the athletic fields.

The planning process for the Campus Plan is outlined in the second chapter of the document. The College, with assistance from a consultant, set up committees of students, administration, and faculty to review and update their Campus Master Plan. The College and consultants also met with City staff to discuss the plan and outreach, which was initially hampered by the Omicron virus in late fall 2021 and winter 2022. The neighborhood engagement included three focus group meetings and an online survey. K College also met with Western Michigan University (WMU) to discuss ways the two institutions can better collaborate, including potentially sharing facilities.

Since the 2012 Campus Plan and IC Zoning included discussions on stadium lighting, the College arranged a separate neighborhood meeting focused on stadium lighting and sound on the athletic fields. The college advertised this meeting using door hangers and the West Main Hill Neighborhood Association. During COVID, the college increased the use of the lights from the planned 2012 to manage multiple, overlapping, schedule-adjusted athletic seasons. In the 2022 Master Plan, the College is proposing using the lighted fields more often and increasing communication with the adjacent neighbors.

City staff have reviewed the proposed update to the Campus Plan and believe it meets the criteria outlined in the IC Zoning District. The second piece of the request, related to the Zoning Map, is a recommendation from the City Attorney. K College's campus is currently zoned IC and that is not changing with this action. The location of the Zoning Map in Chapter 50 Zoning rather than Appendix A Zoning is the change. This is a housekeeping item - not a change in what the property is zoned.

The Planning Commission is being requested to review the updated Campus Plan and make a recommendation to the City Commission..

STRATEGIC VISION ALIGNMENT:



Connected City - A City networked for walking, biking, riding, and driving



Youth Development - A supportive place where young people thrive

Strategic Vision Goal, Master Plan 2025 alignment:

The update of the Campus Plan aligns with the Strategic Vision and 2025 Master Plan. including the goals noted above.

The Future Land Use Map identifies this area as campus / private institution.

COMMUNITY ENGAGEMENT:

Appropriate Depth of Engagement:

Consult (two-way conversation) – the community will have a chance to react to the project through two-way conversation.

Outreach on campus, with the neighborhood, WMU, and City occurred throughout the plan update process, including both in-person and virtual activities.

Engagement/Communication Tools:

The City noticed the Planning Commission meeting through a Kalamazoo Gazette notice and letters mailed to properties within 300 feet of campus.

FINDINGS:

The IC Zoning district requires an update of the Campus Master Plan every 10 years. It outlines what the Campus Plan should include, but does not detail criteria to review the update in the same way as a special use or rezoning request. After reviewing the Campus Plan update, staff believes it is in alignment with the requirements of IC Zoning. Additionally, staff reviewed the updated Plan against the criteria for a rezoning request, as the Campus Plan outlines development standards.

1. The extent to which the amendment is consistent with the Master Plan 2025 and Strategic Vision.

The Master Plan aligns with the 2025 Master Plan and the Strategic Vision. IK2025 was a founding element in the creation of the update and its conversations with both campus and community members.

2. The extent to which there are changed conditions that require an amendment.

K College is adhering to the requirements of the IC Zoning District, which require a review and update of the Campus Plan every ten years. The updated plan focuses on the next ten years for the K College campus, which among other actions will be highly focused on updating its residential housing on campus.

3. The extent to which the proposed amendment addresses a demonstrated community need.

K College is adhering to the requirements of the IC District in completing this Campus Master Plan update. Through this process, K College is planning for its campus' needs over the next ten years and considering its location within the West Main Hill Neighborhood.

The residential halls on K College's campus have not been updated in many years - there is a need for renovation of some buildings, removal of others, and building new. In looking at its campus edges, K College is proposing improvements in connectivity between adjacent neighborhoods and using buildings to strengthen the

physical relationship between the campus at the adjacent areas. K College worked with neighbors from Stuart and WMH to collect feedback for the Master Plan and is committing to increase communication with neighbors, especially surrounding the use of sound and lights on the athletic fields.

4. The extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and the appropriate district zone for the land, or the proposed amendment to the text of this Ordinance will maintain or improve compatibility among uses and will ensure efficient development within the City.

The proposed Campus Master Plan is compatible with the surrounding development of West Main Hill, Stuart, WMU, and Downtown Kalamazoo. The Campus plan sets forth development standards for new buildings on the edges of campus that take form and scale into consideration to blend with the adjacent areas while also fulfilling its needs as a college campus.

5. The extent to which the proposed amendment would result in a logical and orderly development pattern.

The establishment and regular update of the Institutional Campus Master Plan provides a framework for orderly development and redevelopment of the K College Campus.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the amendment to Section 50-1.2, Zoning District Map, and approve the updated Institutional Campus Master Plan Agreement with conditions, to the City Commission. The conditions which are outlined in the attached Ordinance are:

- A. Stadium lighting is a permitted use on the athletic fields of Kalamazoo College.
- B. Stadium light usage will adhere to the provisions set forth in the updated Institutional Campus Master Plan.
- C. All lighting on the athletic fields will be shielded. When measured from the adjacent residential properties, light levels will be no more than .05 footcandles.
- D. No outdoor storage of athletic equipment or accessories, and power equipment or related tools or other equipment used by the College for maintenance, repair and other similar activities on the Athletic Field Complex is permitted unless those items are in use.



COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Planning Division

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www.kalamazoocity.org

August 17, 2022

**NOTICE OF PUBLIC HEARING FOR KALAMAZOO COLLEGE FOR AN
ORDINANCE TO AMEND 50-1.2, ZONING DISTRICT MAP of the CITY OF
KALAMAZOO ZONING ORDINANCE**

**ALSO, TO APPROVE THE UPDATED INSTITUTIONAL CAMPUS MASTER
PLAN AGREEMENT FOR KALAMAZOO COLLEGE WITH CONDITIONS**

Dear Property Owner/Occupant:

You are receiving this notice because you either own or occupy property near the Kalamazoo College Campus. This notice is to inform you that the Kalamazoo City Planning Commission will hold a public hearing to consider a request from Kalamazoo College for **an ordinance to amend Section 50-1.2, Zoning District Map of the City of Kalamazoo Zoning Ordinance and approve the updated Institutional Campus Master Plan Agreement for Kalamazoo College with conditions.**

A public hearing will be held by the **Planning Commission** on September 1, 2022, at 7 p.m. in the City Commission Chambers of City Hall at 241 W South Street. At this meeting, the Planning Commission will hold a public hearing and will make a recommendation to the Kalamazoo City Commission regarding the items described above.

To examine documents related to this request or provide written comments, please contact Pete Eldridge at eldridgep@kalamazoocity.org or call (269) 337-8806.

Sincerely,

Peter C. Eldridge, AICP
Assistant City Planner

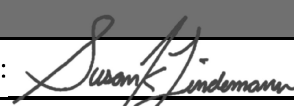


Community Planning & Economic Development

245 N. Rose Street, Suite 100 • Kalamazoo, MI 49007

(269) 337-8026 • www.kalamazoocity.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION			
Name: Susan Lindemann on behalf of Kalamazoo College		Mailing Address: 1200 Academy Street	
City: Kalamazoo		State: MI	ZIP Code: 49006
Phone: 269-337-7308	Email: susan.lindemann@kzoo.edu	Preferred Contact: ☒ Email ☐ Phone	
PROPERTY OWNER INFORMATION			
<i>If the applicant is not the property owner, owner must sign application or provide a letter stating that owner gives consent for the application to be filed.</i>			
Name:		Mailing Address:	
City:		State:	ZIP Code:
Phone:	Email:	Preferred Contact: ☐ Email ☐ Phone	
PROPERTY INFORMATION			
Property Address(s): 1200 Academy Street			
Parcel Identification Number(s): Multiple		Zone District (kalamazoocity.org/maps): IC	
TYPE OF REQUEST			
☐ Rezoning		☐ Planned Unit Development (PUD)	
☐ Text Amendment		☐ Preliminary Subdivision	
(Chapter(s) _____, Section(s) _____)		☐ Right of Way Vacation	
☐ Special Use Permit			
Description:			
ATTACHMENTS			
☐ \$ _____ Fee		☐ Completed Review Sheet	
☒ Other documents or engagement information			
<i>Note: 10 days before meeting provide update on outreach to neighbors or provide any letters of support</i>			
SIGNATURE			
Signature of Applicant: 		Date: 8/1/2022	
Signature of Owner (if different than applicant):		Date:	



Kalamazoo
College

Campus Master Plan

2022

Prepared by THE
COLLAB
ORATIVE

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01

Master Plan Statement

The following statement defines the institution's mission and objectives of the institution and a description of how all development contemplated or defined by Kalamazoo College advances the goals and objectives of the institution.



Mission & Objectives

The mission of Kalamazoo College is to prepare its graduates to better understand, live successfully within, and provide enlightened leadership to a richly diverse and increasingly complex world.

Highly selective, nationally renowned, and globally oriented, Kalamazoo College offers a personalized and integrated approach to the liberal arts and sciences. A K education combines rigorous scholarship, study abroad, career development, and civic engagement in a flexible curriculum that allows students to make the most of their unique interests and gifts.

Located in Kalamazoo, Michigan, K was founded in 1833 placing it among the 100 oldest colleges and universities in the nation. It currently enrolls 1,398 students from 39 states and 29 countries, with an enrollment goal of 1,500 students.

Nestled in the West Main Hill neighborhood adjacent to the campus of Western Michigan University and downtown Kalamazoo, Kalamazoo College offers a competitive advantage to many small colleges in that it provides a vibrant small city environment where opportunities for community service, employment, and entertainment are abundant, and town and gown relations are strong.

As part of its focus on experiential education, the College is deeply engaged in the Kalamazoo community and values the mutual benefit of this reciprocal relationship. The College continues to enhance and support civic engagement in our local and regional communities through service-learning opportunities and community partnerships forged through the Mary Jane Underwood Stryker Center for Civic Engagement (CCE), local internships, and externships through the CCE and Center for Career and Professional Development and work through the Arcus Center for Social Justice Leadership.

The College is also deeply intertwined with the arts and cultural community in Kalamazoo offering musical ensembles comprised of students and community members, partnering with organizations like the Kalamazoo Institute of Arts, presenting theatrical productions and guest lectures to the public, and providing spaces like the Dalton Theatre and Stetson Chapel for community use.

The 2022 Campus Master Plan will support the College in its pursuit of its 5-year strategic plan, Advancing Kalamazoo College, which focuses on four strategic areas: Curriculum and Co-Curricular Programs, Community, Campus, and Endowment.



Curriculum & Co-Curricular Programs

The College seeks to advance existing programs and identify new opportunities and resources to help students pursue the various elements of K's curriculum known collectively as the K-Plan. Within this area, K continues to assess technological developments that might improve educational opportunities and enhance marketing and communication to bolster its prominence in a crowded higher-education landscape. The Campus Master Plan provides recommendations for helping K stand out with the physical environment to continue to attract students to campus.



Community

Kalamazoo College is a community of students, faculty, staff, and alumni who are committed to making it an exceptional place to learn, live, and work. The College will invest in its people and implement programs that foster an inclusive and supportive campus for students, faculty, and staff. Keeping alumni connected with the College through programs that contribute to the personal growth and development of alumni is also a high priority. The Campus Master Plan supports community with safe and accessible pathways, inclusive gathering spaces, and parking for public events.



Campus

While it has a celebrated campus and a distinguished history, Kalamazoo College's campus has present-day needs that must be addressed to ensure the quality of its facilities matches that of its exceptional students, faculty, and staff. To this end, the College is working to modernize instructional spaces and upgrade technology to encourage active, engaged learning. The College will continue to improve facilities that support healthy co-curricular programs including athletics. In addition, K will develop a plan for major residence hall renovations and potentially a new residence hall to accommodate a student body of 1500.



Endowment

Kalamazoo College is working toward building a stronger endowment to support priorities in this plan and to provide a sustainable source of revenue for years to come. Keeping K and all elements of the K-Plan affordable for talented students, regardless of their economic means, is critically important. The Campus Master Plan documents a vision that can be realized in part through the generous support of our alumni, families and friends.

Planning Process & Participation

The Kalamazoo College 2022 Master Plan Update was developed over the course of ten months through a highly focused exercise. Kicking off in September of 2021, the Master Plan Process was guided by the Master Plan Committee. The College met with stakeholders from the surrounding neighborhoods and campus community to gather input to inform the Master Plan.

Planning Process

The Kalamazoo College 2022 Master Plan Update was developed over the course of ten months through a highly focused exercise. Kicking off in September of 2021, the Master Plan Process was guided by the Master Plan Committee and informed by campus and community participation.

Master Plan Committee Members:

- Susan Lindemann, Associate Vice-President for Facilities and Chief Sustainability Officer
- Malcolm Smith, Vice President for Student Development
- Mj Huebner, Vice President for Admission and Financial Aid
- Tom Askew, Professor of Physics

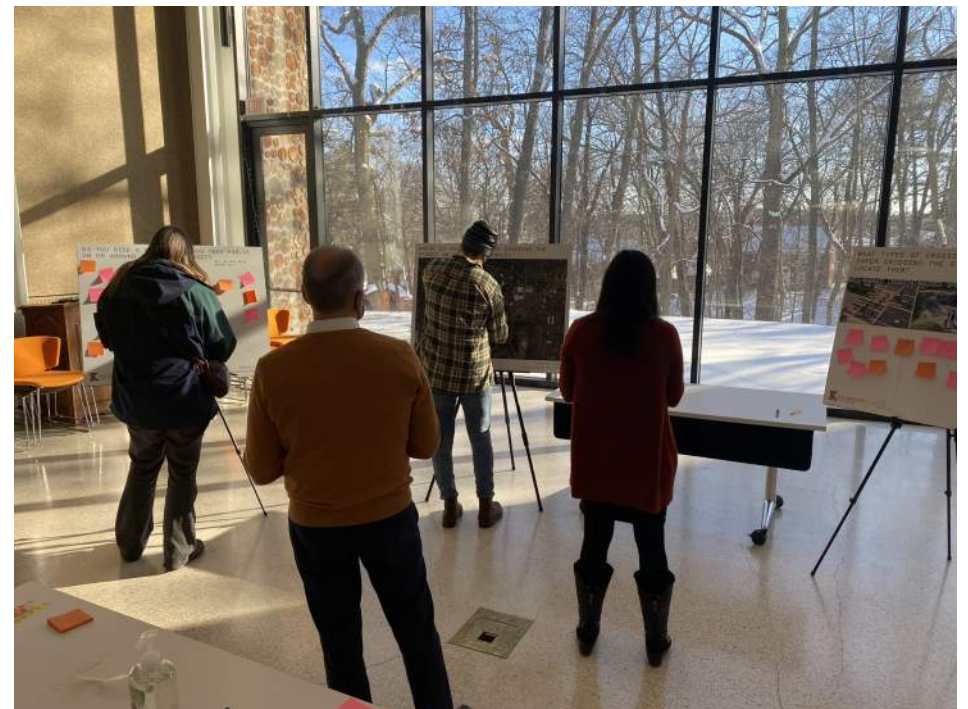
The Planning Process also included input from the City of Kalamazoo. Christina Anderson, City of Kalamazoo Planner, acted on behalf of the City and helped to ensure that the plan embedded the goals of the Imagine Kalamazoo 2025 Master Plan.

The Consulting Team :

In August of 2021, The Collaborative of Toledo and Ann Arbor was retained by Kalamazoo College to facilitate the Planning Process. The team consisted of the following members:

- Philip Enderle ASLA, Principal and Landscape Architect
- Michael Muse AIA, Principal and Architect
- Rachel Momenie AICP, Senior Planner

A schedule documenting the Planning Process can be found on the previous page. Details about engagement and participation can be found on the following pages along with a summary of the neighbors concerns and issues.



Engagement

During the Planning Process, the College encouraged input from the neighborhood and campus communities. An Open House was held on January 26th along with a Virtual Survey via Google Forms that ran from January 26th to February 4th as a way to capture the concerns of the community and garner input on key planning issues. An Open Forum was held to specifically discuss Athletic Field Use and Stadium Lighting on May 4th. A final meeting was held on May 24th to present the preliminary master plan to the surrounding neighbors for final input before the plan was finalized.

Open Campus Forum

- 5 in-person neighborhood participants
- 14 in-person campus participants
- In-person participation was affected due to Covid-19 restrictions on campus

Virtual Survey

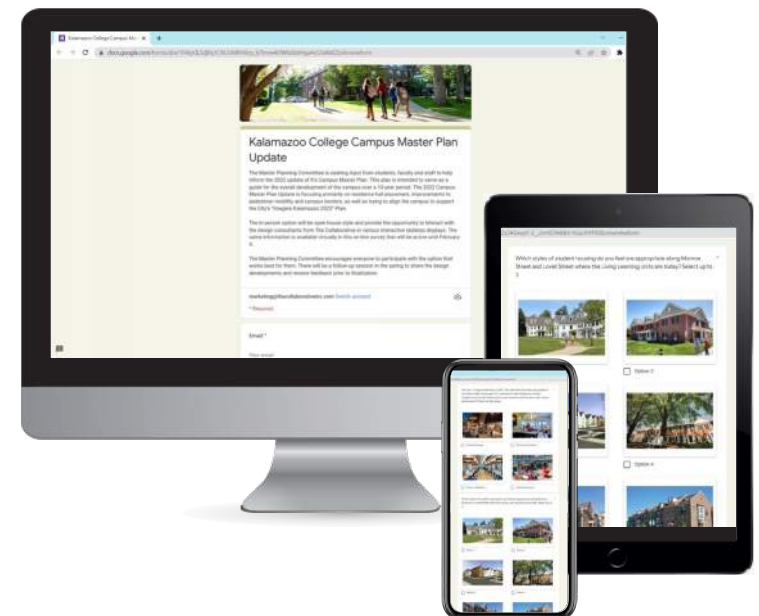
- 22 online neighborhood participants
- 65 online campus participants

Open Forum on Athletic Field Use

- Door hangers placed on 55 homes surrounding the stadium
- 7 in-person participants

Preliminary Plan Presentation

- 5 in-person neighborhood participants



What we heard...

During the engagement sessions we heard feedback on the following issues:

- Campus Edges
- Safety and Connectivity
- Imagine Kalamazoo 2025
- Potential Student Housing Development
- Potential Neighborhood Node
- Stadium Lighting

The following page lists K's responses to the issues and concerns put forward by stakeholders. K College will continue to actively work with the surrounding neighborhood associations to address their concerns, while balancing the K community's desire for a vibrant campus. Other input from neighborhood participants can be found on pages 14-16.

Representatives from K College and The Collaborative presented K-College's Preliminary 2022 Campus Master Plan to property owners surrounding campus. The following comments were made:

- "This master plan is a nice start"
- "A very informative plan"
- "The master plan is an enhancement to campus, hopefully bringing more students to campus, which is a good thing"

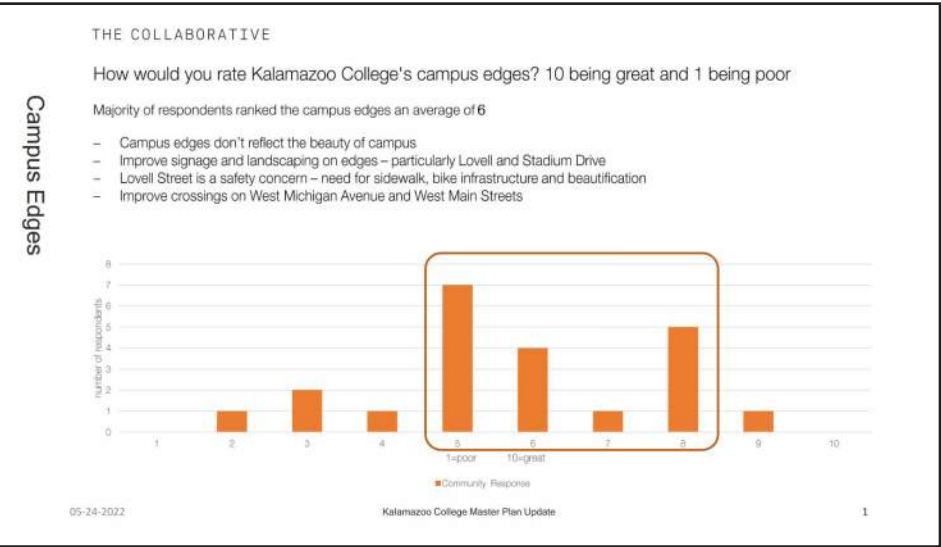
- "I think this is a good plan. My comment card is blank"
- The proposed retail along West Main should be available to the neighbors to create more interaction between the students and the residence that live around K's campus.
- A comment was made that some of the houses in the Stuart neighborhood are owned by parents of K-Students for student housing. It was noted that 1st and 2nd year students are required to live on campus. K acknowledges that some residence halls are in declining condition which may be one of the reasons parents are buying houses.
- Street lighting is one of the top 5 issues the Stuart Neighborhood is currently looking to improve.
- Question: "When will Trowbridge be replaced?"
Response: Hopefully in 7 years. The new West Main Residence Hall needs to be constructed before Trowbridge can be demolished.
- Question: How many beds will be in the new West Main Residence Hall?"
Response: Approximately 210 -215 beds.
- Question: Is K-college looking to increase enrollment?"
Response: No. Current enrollment is 1450 which is below K's goal of 1,500.
- Question: "Will the plan be posted on K's website?"
Response: Once the plan is approved by the Board and adopted by the City the plan will be posted.

Concerns / Issues

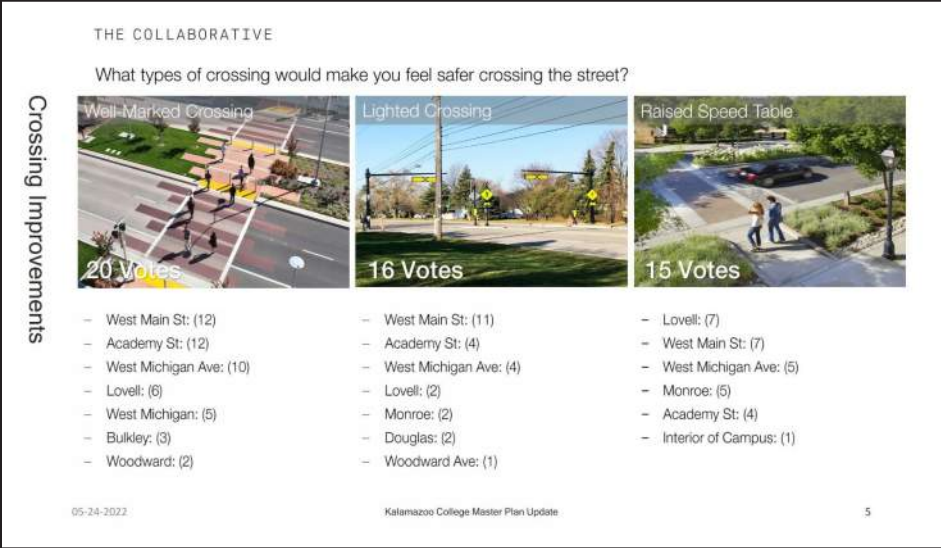
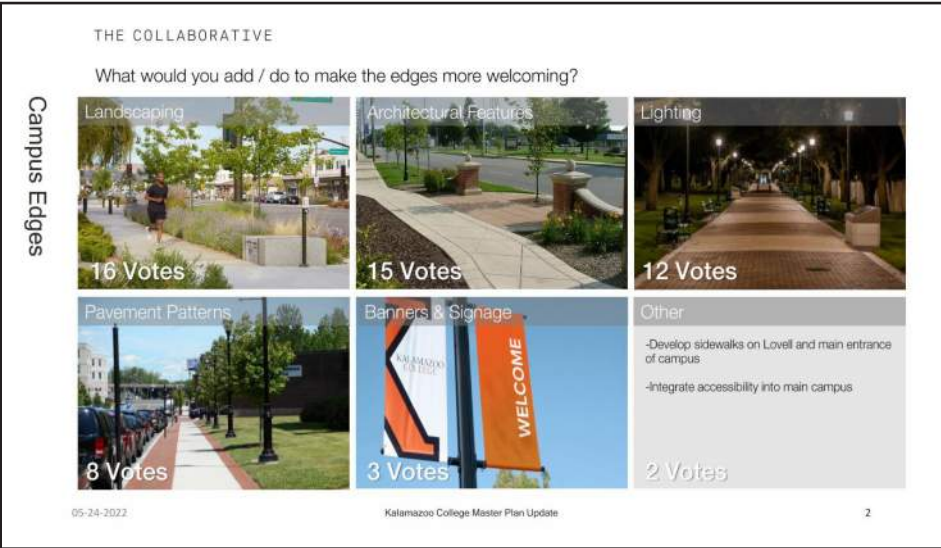
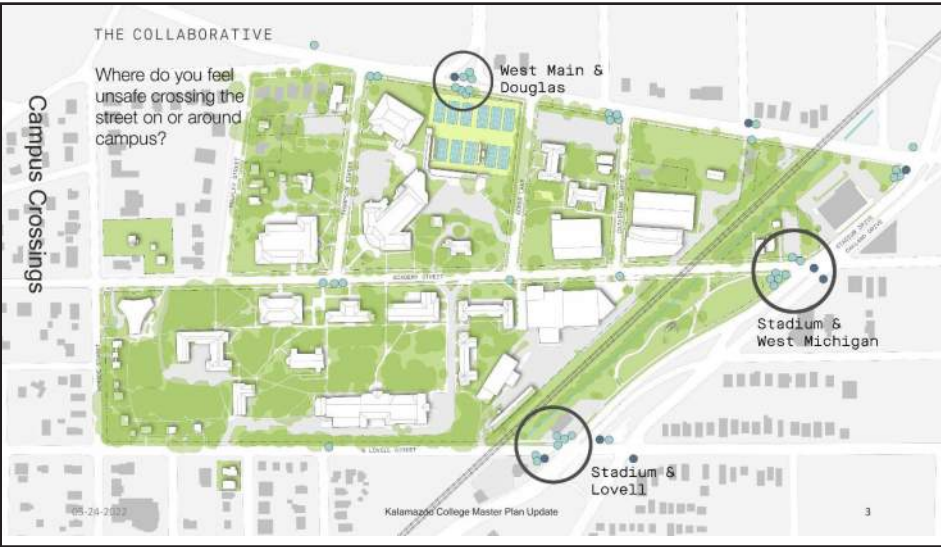
Response

Campus	Create more indoor / outdoor gathering spaces on campus	The master plan proposes additional outdoor gathering spaces as a component of new student housing, improvements to the Grove, along with the addition of a neighborhood node along W. Michigan Avenue
	Renovate residence halls and replace Trowbridge	The master plan proposeds the addition of new student housing to replace Trowbridge and increase housing options on campus, along with the renovation of existing residence halls to remain
	On-campus accessibility	The master plan recommends rebuilding two key problems areas on campus to meet ADA standards. Any new construction on campus will follow ADA standards
	Remain authentically K	Design Guidelines will ensure that any new development on campus will match and/or compliment the existing character and style of the campus
	Improve transit to eliminate need for cars on campus	The master plan proposes the addition of bus stops along W. Michigan Avenue along with the increased frequency of buses along the edges of campus, ie.. W. Main Street
Shared	Add and improve sidewalks and crossings that connect campus and neighborhood	The master plan recommends improved crossings at key locations, streetscape improvements, along with new sidewalk on Lovell, in an effort to enhance safety and connectivity to surrounding community
	Increase parking options that support campus and reduce need for parking on residential streets	The master plan proposes additional off-street parking on campus. In addition, the College is exploring options for shared long-term parking on WMU's campus
Neighborhood	New construction should reflect existing fabric and respect historic designation of the West Main Hill Historic District	Design Guidelines that ensure future development follows the character and style of existing campus and neighborhood
	Concern for replacing the Living Learning Housing Units (LLHUs)	The LLHUs are reaching the end of their life cycle and will eventually need to be replaced. Any future development will follow Design Guidelines and show sensitivity to existing character
	View of Facilities from adjacent neighborhood is unsightly	The master plan proposes cleaning up entrance and parking area behind Facilities
	Add and improve bike infrastructure along K's edges	The master plan proposes a dedicated bikeway along W. Michigan Avenue that links existng Kalamazoo bike routes as well as shared lane designation along Lovell Street and a shared-use path on W. Main St.
	Consider use of facilities, like the new natatorium, for community use	The College will take into consideration shared use of the campus amenities for community use
Neighborhood (Stadium Lighting)	Noise from athletic fields during certain hours i.e. music and yelling from games/practice	College will contine to work with neighbors on volume levels from audio equipment.
	Parking in the neighborhood related to games, want better enforcement (City of Kalamazoo)	The college will make the city aware of game schedules
	Traffic going the wrong way on Burrows Road between Crawford and Lovell (one way going South)	City traffic engineering has agreed to add signage and pavement markings
	Litter on the edges of property, in and outside the fence. Past conditions of the barns at North end of property, but did compliment the college on recent improvemnts	College will implement better litter control
	Want something in writing from the College addressing the list of "expectations" so that they have something to "point to" when point of contact moves on (i.e. A.D., coaches, etc)	College collaborating with WMHNA to provide agreed upon guidelines

Campus Edges



Campus Crossings



Imagine Kalamazoo 2025

Imagine Kalamazoo 2025

THE COLLABORATIVE

What would you do along K's campus edges to support the City's "Imagine Kalamazoo 2025" Plan and adjacent neighborhood community plans?

Responses include:

- Establish bike lanes: 14 votes
- Crossings that support connectivity and improve safety: 13 votes
- Increase banners and signage: 2 votes
- Acquire real estate and move campus closer to or connect to downtown: 2 votes
- Create a consistent border treatment: 1 vote
- Add native landscaping: 1 vote

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Potential Development

Potential Campus Development

THE COLLABORATIVE

Which styles of student housing do you feel are appropriate along Monroe Street and Lovell Street?

15 Votes

12 Votes

10 Votes

7 Votes

6 Votes

1 Votes

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Potential Neighborhood Node

THE COLLABORATIVE

What type of uses would you like to see in this future development as a future "neighborhood node" along West Michigan Ave. and both sides of W. Lovell and W. Main Streets?

Food & Beverage: 20 Votes

Stormwater Planting: 19 Votes

Gathering Spaces: 18 Votes

Bus Stop / Bikeway: 15 Votes

Student Apartments: 8 Votes

Gateway Feature: 3 Votes

Fitness / Wellness: 3 Votes

Other: -Accessibility, -Produce Store

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Potential Campus Development

THE COLLABORATIVE

Which student housing massing & setback example do you feel is most appropriate along West Main Street?

Consider future improvements to be made to West Main Street i.e. two-way traffic and traffic calming

sloped roof

±20' setback

existing R.O.W.

student housing

step back

active groundfloor

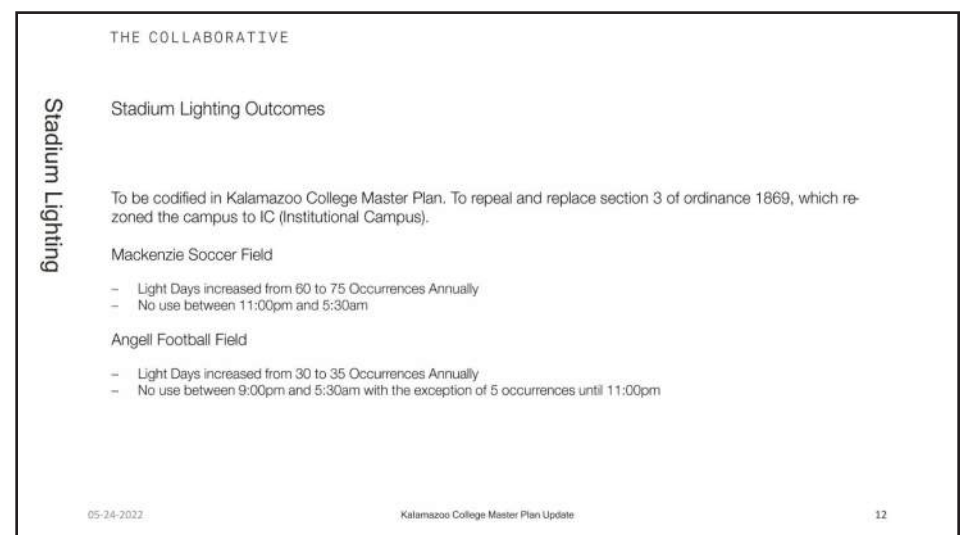
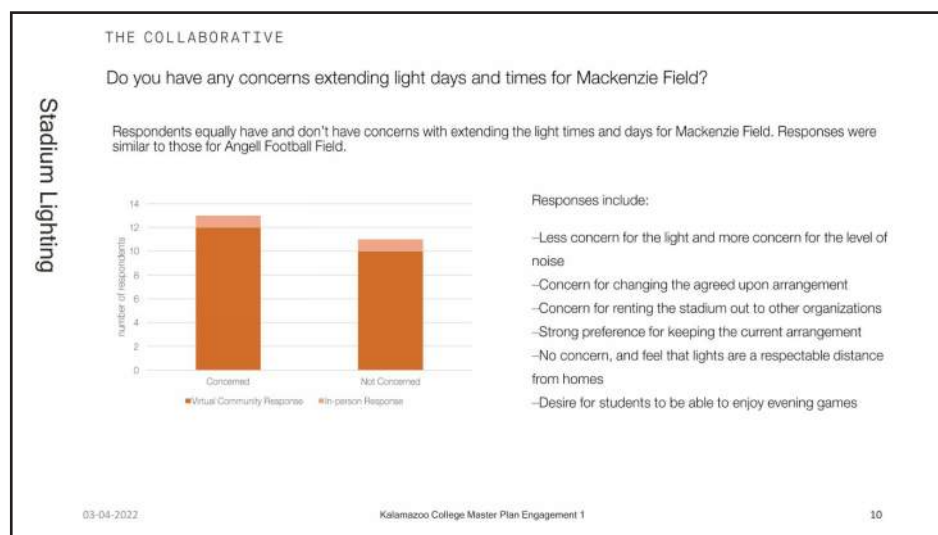
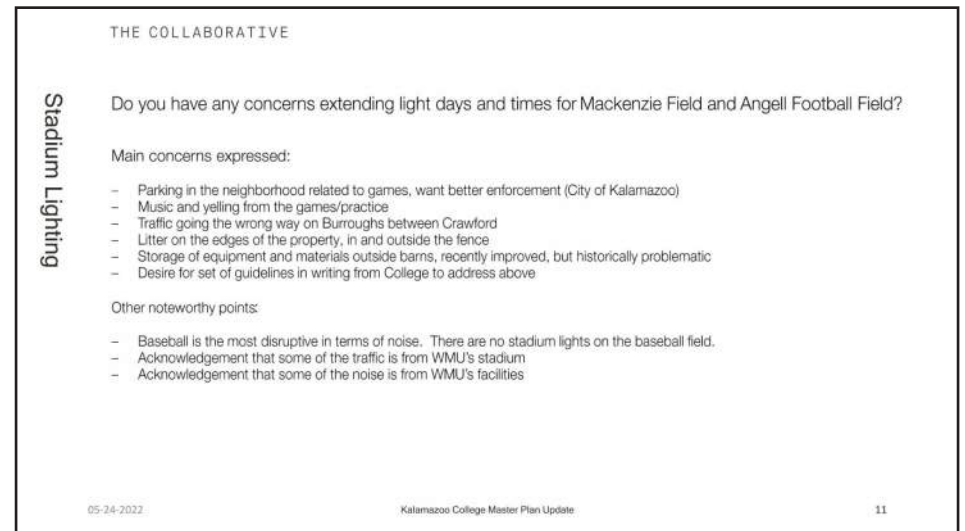
plaza

existing neighborhood

The majority of respondents felt that a new residence hall that has a sloped roof with dormers, a stepped back ground floor, an active street plaza space and landscaping is the most appropriate for West Main.

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Stadium Lighting



03

Existing Conditions

The following illustrates the existing conditions of Kalamazoo College as of 2022 including building footprints; heights and gross floor area; land and building uses; and existing roads, sidewalks, parking, and general landscape features.

Existing Conditions

Existing Campus Plan

The 45-acre campus is situated on the side of a hill on the western edge of downtown Kalamazoo, Michigan. In addition to the main campus, a 22-acre outdoor athletic facility is remotely located several blocks to the southwest. The college also owns approximately 140 acres of land in Oshtemo Township 6 miles west of campus. This land was not included in the Planning Process.

Landlocked by stable residential neighborhoods, most of which are located in various historic districts, K College currently has limited opportunities to expand the campus boundary. Adjacency to Western Michigan University, however, affords potential for sharing of resources and collaboration.

Bordered by busy streets, safety and connectivity are campus concerns shared by neighbors. The City's Imagine Kalamazoo 2025 planning efforts to redesign streets create the opportunity for K College to enhance its campus edges and strengthen connections.

The campus structures of K College were constructed in varying interpretations of Georgian architecture with newer facilities taking on a more contemporary style. The academic core of the campus is organized around a well-defined campus green. Of the 24 primary buildings on K's campus, several of them are located around the historic academic core. The physical connections of campus breakdown to the north.

Academy Street bisects campus and plays an important role in K's daily culture. The two-way street pattern provides for vehicular access into campus as well as local neighbors passing through. It also forms the main campus gateway as it intersects W. Michigan Avenue creating a poor arrival experience.

Additional information regarding K's facilities can be found on the following pages.





STUART
HISTORIC
DISTRICT

WEST MAIN STREET

MONROE STREET

BULKLEY STREET

ADMISSIONS

HODGE HOUSE

UPJOHN
LIBRARY

DOW

TENNIS

THOMPSON STREET

LIGHT FINE ART
BUILDING

HUMPHREY HOUSE

ACKER LANE

SEVERN

CRISSEY

NATATORIUM

CATHERINE STREET

MARKIN

HOOP HOUSE

ACADEMY STREET

ARCUS

TROWBRIDGE

DEWING

MANDELLE

OLDS-UPTON

HARMON

ANDERSON

CHAPEL

THE QUAD

LIVING /
LEARNING
UNITS

THE GROVE

DEWATERS

HICKS

HOBEN

FACILITIES

W. MICHIGAN AVENUE

SOUTH STREET

SOUTH
STREET
HISTORIC
DISTRICT

OAKLAND DRIVE

MONROE STREET

STONE STREET

STANWOOD STREET

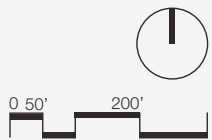
ELDRED STREET

LOVELL STREET

LOVELL
PARK

MICHIGAN AVENUE

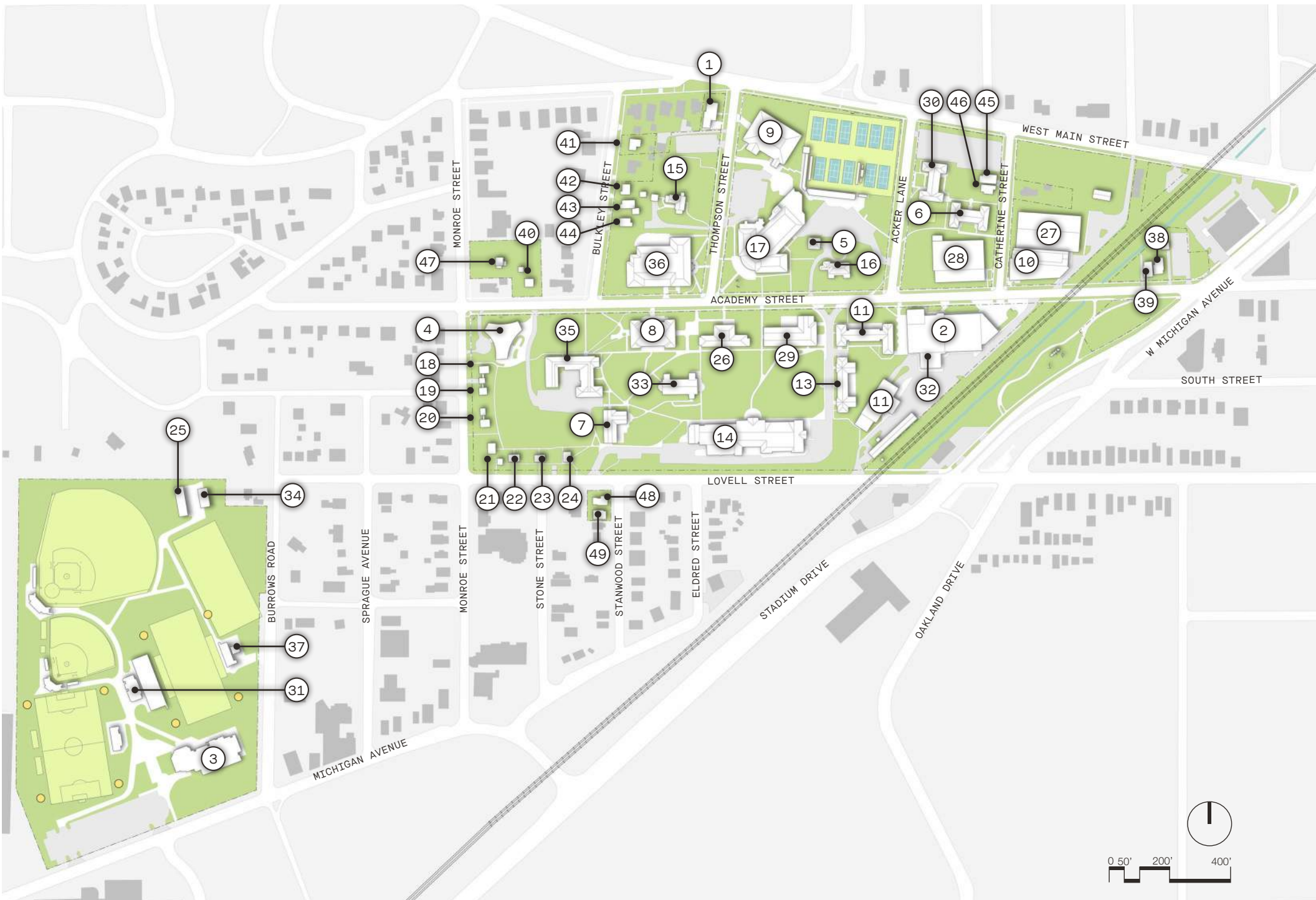
WESTERN
MICHIGAN UNIVERSITY



Building Analysis

No.	Name	Stories	Max Height	Gross Area
1	Admissions Center	2	30.0'	6,100 sf
2	Anderson Athletic Center	2	39.3'	47,054 sf
3	Athletic Complex Fieldhouse	2	44.5'	25,480 sf
4	Arcus Center for Social Justice	1	18.0'	10,000 sf
5	Carriage House	1.5	20.0'	1,338 sf
6	Crissey Residence Hall	4	44.0'	31,228 sf
7	DeWaters Residence Hall	5	59.1'	33,155 sf
8	Dewing Hall	4	64.9'	46,374 sf
9	Dow Science Center	3	62.6'	62,500 sf
10	Fitness & Wellness Center	2	150'	28,842 sf
11	Facilities Management Building	2	25.6'	18,350 sf
12	Harmon Residence Hall	3	42.2'	35,582 sf
13	Hoben Residence Hall	3	40.6'	28,034 sf
14	Hicks / Wells Student Center	2	43.6'	78,000 sf
15	Hodge House (President's House)	2	31.9'	5,950 sf
16	Humphrey House	2	38.0'	6,000 sf
17	Light Fine Arts	3	41.7'	73,000 sf
18	Living / Learning House	2	27.2'	1,750 sf
19	Living / Learning House	2	27.2'	1,880 sf
20	Living / Learning House	2	27.2'	1,750 sf
21	Living / Learning House	2	30.2'	2,010 sf
22	Living / Learning House	2	27.2'	1,880 sf
23	Living / Learning House	2	20.8'	1,750 sf
24	Living / Learning House	2	31.7'	1,880 sf
25	Maintenance Building	1	18.9'	3,018 sf

No.	Name	Stories	Max Height	Gross Area
26	Mandelle Administration	3	42.7'	27,441 sf
27	Markin Racquet Center	1	34.2'	35,000 sf
28	Natatorium	2	136'	29,606 sf
29	Olds / Upton Science Hall	3	65.6'	58,979 sf
30	Severn Residence Hall	4	42.6'	30,390 sf
31	Stadium Services Building	2	33.4'	4,515 sf
32	Steam Plant	1	20.0'	3,500 sf
33	Stetson Chapel	1	116.5'	9,113 sf
34	Storage Building	1	14.9'	2,068 sf
35	Trowbridge Residence Hall	4	50.9'	56,305 sf
36	Upjohn Library Commons	3	49.1'	101,000 sf
37	Visitors Restrooms	1	15.2'	398 sf
38	812 Academy St. Residence	2	24.6'	3,530 sf
39	818 Academy St. Residence	2	31.2'	3,190 sf
40	1324 Academy St. Residence	2	26.5'	1,710 sf
41	115 Bulkley St. Residence	2	26.3'	2,620 sf
42	129 Bulkley St. Residence	2	26.2'	2,150 sf
43	133 Bulkley St. Residence	2	31.6'	2,750 sf
44	139 Bulkley St. Residence	2	29.0'	2,340 sf
45	114 Catherine St. Residence	2	29.5'	3,480 sf
46	116 Catherine St. Residence	2	26.7'	2,750 sf
47	143 Monroe St. Residence	2	29.5'	1,710 sf
48	204 Stanwood St. Residence	2	23.0'	1,404 sf
49	208 Stanwood St. Residence	2	23.0'	1,421 sf
Total Gross Building Area				940,275 sf



Campus Front Door

- The designated entry at Academy and W. Michigan is confusing to visitors. Also the first impression along Academy is of building backs, utility lines and the rail road.
- There does not exist a visible “front door” to campus.
- Improve entry sequence from W. Michigan Avenue.
- Entry signage / gateways could be enhanced.





Campus Edges

- Campus edges are not well defined, N, S, E and W.
- The campus is hidden from the outside.
- Identification banners are located on the interior of campus but not along the public edges.
- Where does campus begin and end?
- There is opportunity along Lovell for image enhancement / visibility.
- West Main Street has fast moving traffic which is a significant barrier to the north campus edge.
- W. Michigan Avenue is fast moving and wide. Cannot cross in one light.
- Opportunities to improve connectivity and safety of crossing.



Campus Quad

- Wonderful scale.
- Mature trees / tall canopy.
- Beautifully maintained.
- Well-defined campus center.
- Buildings strongly engage.
- Topography may inhibit interaction.





Northeast Quadrant

- For many visitors to K, this area of campus is the first they will experience, yet it is perhaps the weakest physically and aesthetically.
- The buildings in this area are in many ways different from those in the historic core of campus.
- The buildings are, in general, larger in scale with few windows therefore limited transparency of function.
- Facilities like Anderson and Markin are stylistically out of sync with the Georgian style that proliferates campus whereas, in the historic core, buildings connect and interact; these seem isolated and lack connectivity.



The “Grove”

- The “Grove” is an area of untapped potential.
- It has a wonderful scale and provides a good transition from campus to community.
- The small theme housing along Monroe and Lovell is a great scale and fits well in the neighborhood.
- These facilities do, however, require consistent maintenance.
- Potential for greater density to house more students.
- Wooded area currently utilized by K's composting program
- Potential opportunity to create a learning environment with an outdoor classroom and educational signage to support current and future programming of the space





Academy Street

- The street serves as the primary campus organizing element.
- Academy Street is center of campus activity for both vehicles and pedestrians.
- Some traffic calming measures would increase the connectivity of north and south campus.
- The red brick street is a signature of K and should be included on other areas of campus where possible.
- Potential for rerouting the street to create a more regular intersection with W. Michigan Avenue and a stronger gateway moment.

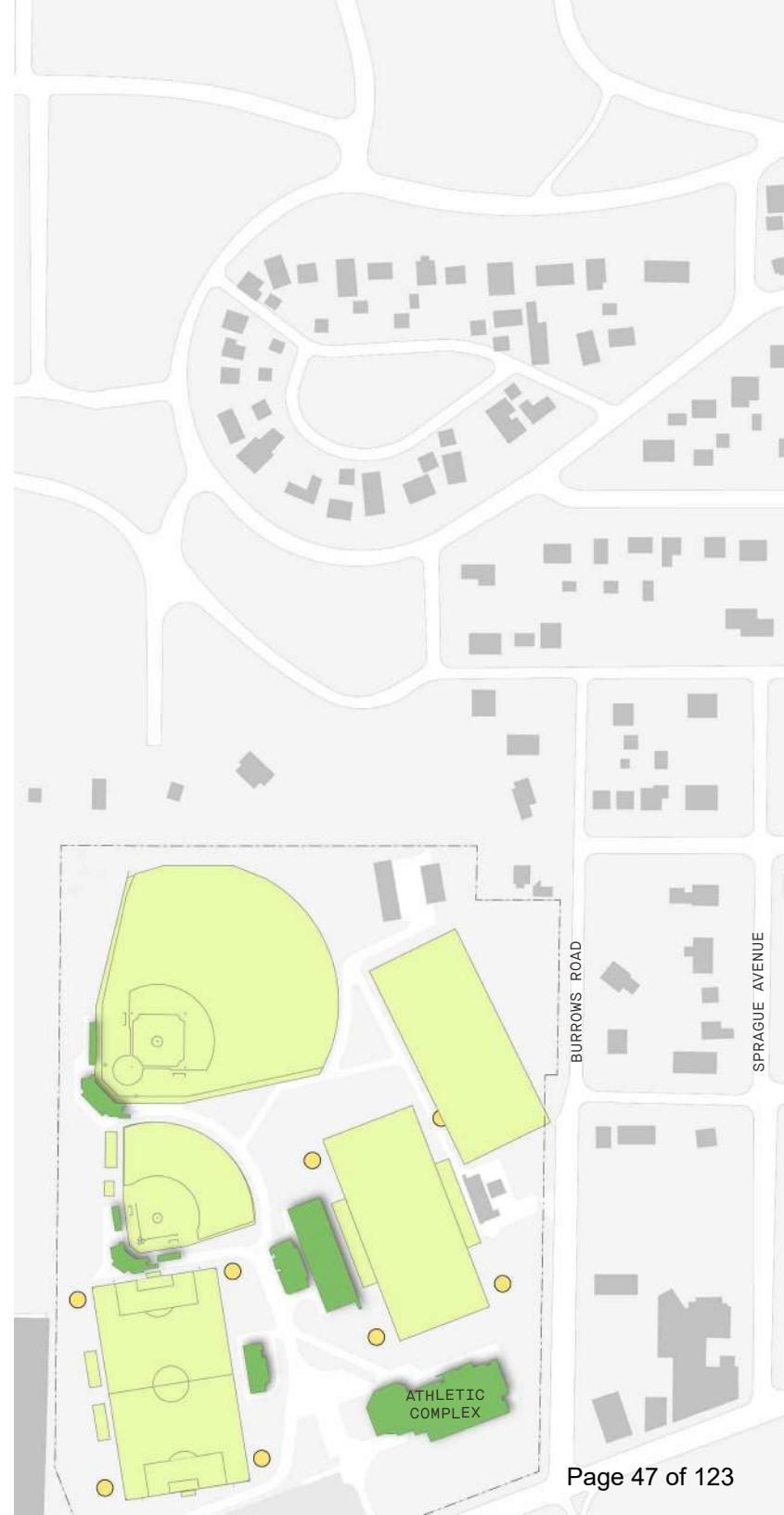
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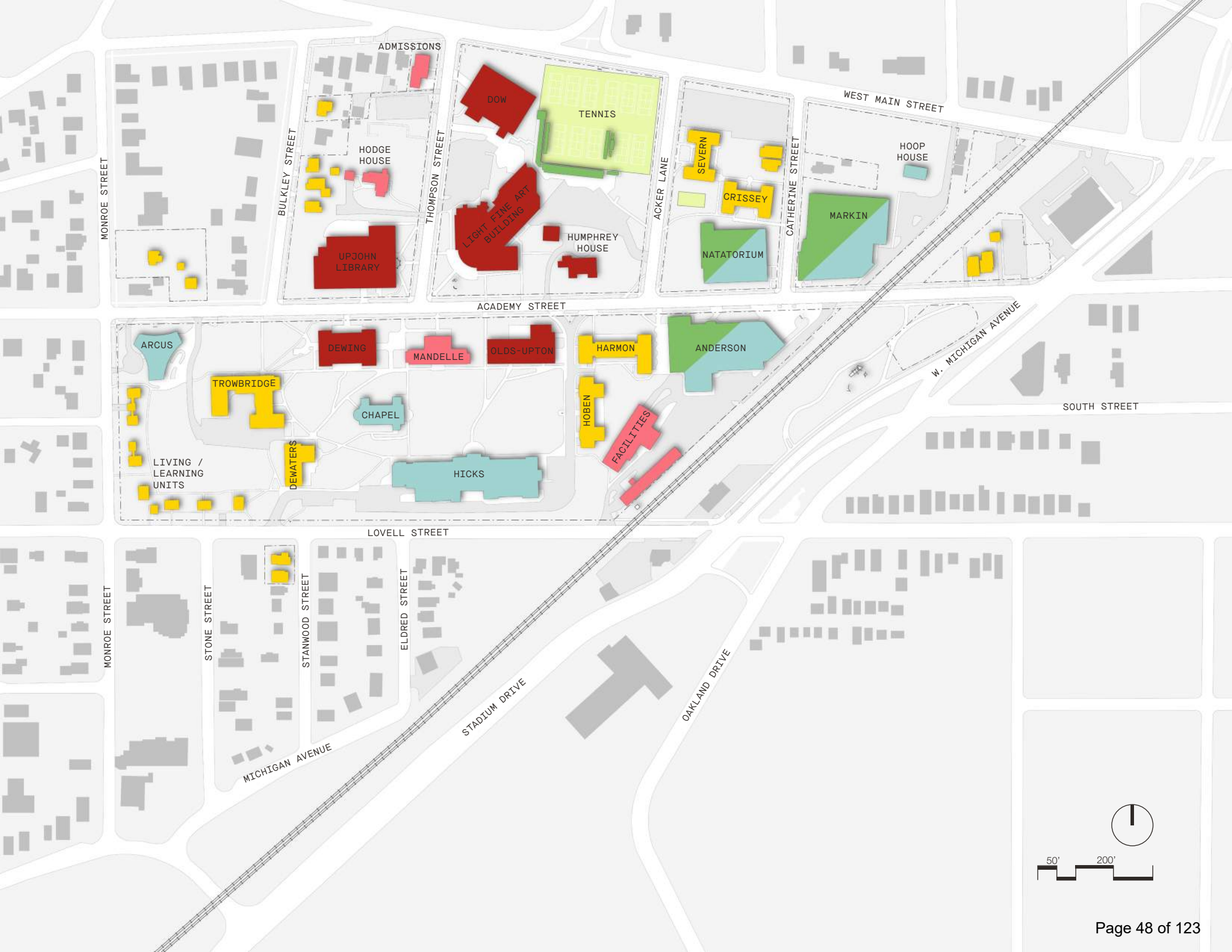
Land and Building Use

- The Academic Core is generally organized around the corner of Thompson and Academy.
- Housing is generally at the perimeter but not accessible from the campus core.
- Athletic / Recreation buildings are colocated in the northeast portion of campus.
- The athletic fields, while a few blocks away, are also grouped together.
- Hicks Center is in a good location central to most student housing.

LEGEND

- Administration / Support
- Academic
- Athletics
- Housing
- Student Life





ADMISSIONS

DOW

TENNIS

LIGHT FINE ART
BUILDING

HUMPHREY
HOUSE

SEVERN

CRISSEY

NATATORIUM

MARKIN

HOOP
HOUSE

HODGE
HOUSE

UPJOHN
LIBRARY

ACADEMY STREET

ARCUS

DEWING

MANDELLE

OLDS-UPTON

HARMON

ANDERSON

TROWBRIDGE

CHAPEL

HOBEN

FACILITIES

HICKS

LIVING /
LEARNING
UNITS

DEWATERS

LOVELL STREET

W. MICHIGAN AVENUE

SOUTH STREET

MONROE STREET

BULKLEY STREET

THOMPSON STREET

ACKER LANE

CATHERINE STREET

WEST MAIN STREET

MONROE STREET

STONE STREET

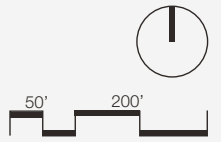
STANWOOD STREET

ELDRED STREET

MICHIGAN AVENUE

STADIUM DRIVE

OAKLAND DRIVE



Existing Conditions

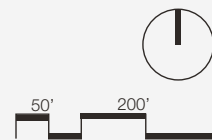
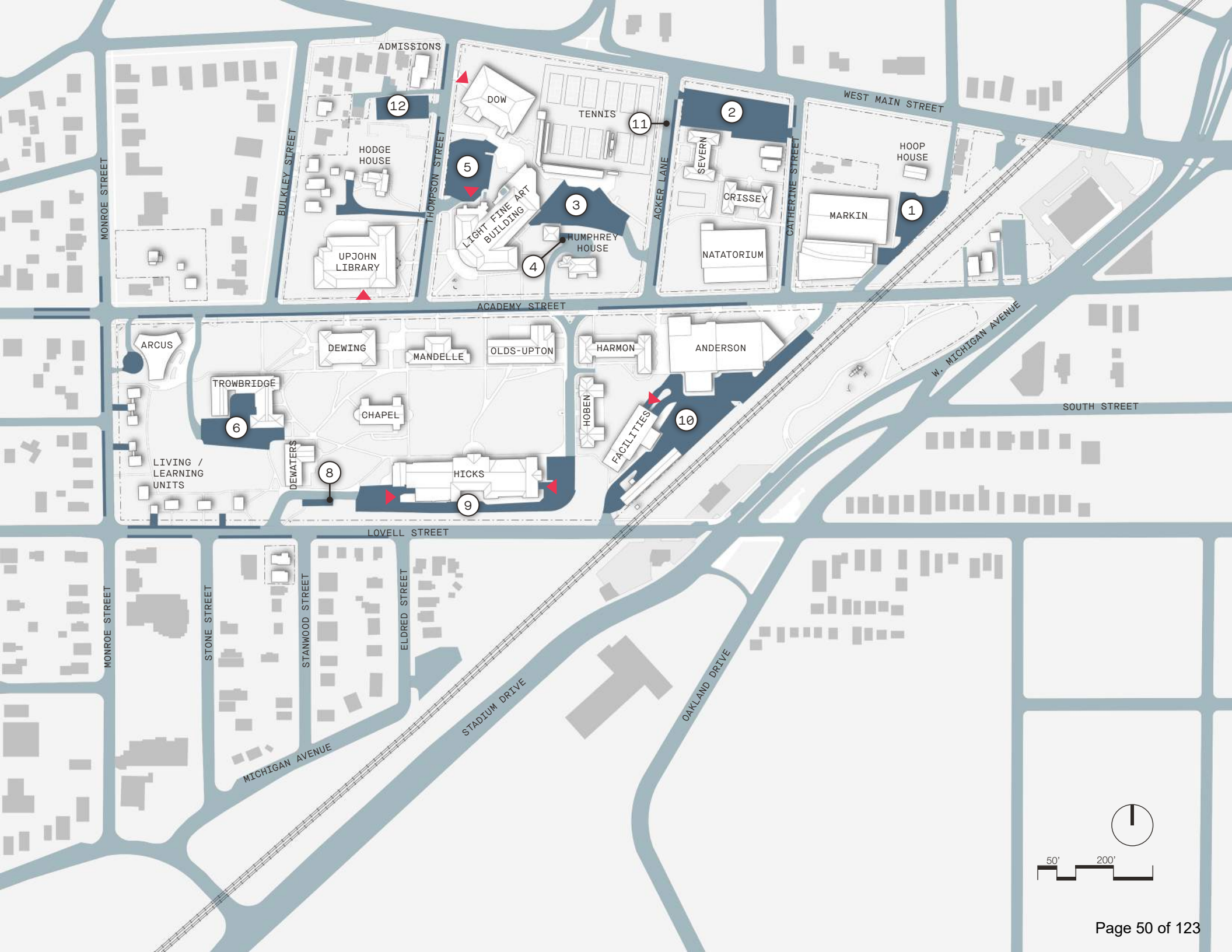
Parking & Loading

No.	Lot	Capacity
1	Markin	24
2	Crissey / Severn	91
3	Lower Fine Arts	46
4	Humphrey House	3
5	Upper Fine Arts	48
6	Trowbridge	50
7	Living / Learning House Driveways	8
8	DeWaters	10
9	Hicks	47
9a	Olds - Upton - Accessible	1
10	Anderson / Facilities Management	69
10a	Anderson - Accessible	2
11	Acker Lane	46
Total Off-Street		482
	Academy Street	74
	Catherine Street	14
	Bulkley Street	11
	Lovell Street	26
	Monroe Street	12
	Thompson Street	22
Total On-Street		159
Total Parking Available		549

LEGEND

-  Vehicular Circulation
-  Parking
-  Loading





04

Future Needs

The following includes a brief summary and projection of Kalamazoo College's current and near future needs. The most urgent need of the Institution and the focus of this planning effort is student housing and parking to support growth.



Housing

The College is contemplating expanding the number of available on-campus beds to improve the opportunities for mentoring between student classes. Having more upperclassman living on campus would strengthen the campus community and keep these students woven into campus life. This would make returning to campus after study-away much easier for students and help ensure high quality accommodations while relieving pressure on the surrounding neighborhoods.

Presently, the college has 881 available beds on campus. The updated master plan configuration would result in an additional 258 beds with the opportunity for future apartment style living along W. Michigan Avenue for an additional 150 occupants but likely outside of the 10-year planning horizon.

Parking

Expanded on-campus student housing will necessitate additional off-street parking. These needs will grow slowly, keeping pace with the additional housing capacity. With the construction of the first new residence hall along West Main Street, for instance, 70 additional parking spaces will be added. With the eventual replacement of Trowbridge Hall, there will be a net gain of 26 spaces, almost double that of the number of additional beds. There are alternate options that allow us to gain additional off-street parking spaces but at the cost of additional campus openspace. Towards the end of the planning horizon, when new housing capacity targets more upperclassman, the projects will include a greater ratio of spaces to beds than the present system which discourages students from having vehicles on campus. There are no other program expansions anticipated that would increase the need for parking. Much of the current on-street parking in the adjacent residential area (mainly Bulkley Street) for drivers destined for the college, is out of convenience of location rather than a deficit of off-street parking within the campus system.





Academic

The 2012 Master Plan projected needs for future enrollment of 1500 students, and this remains the goal for the institution. While the updated plan contemplates mixed-use spaces in residence halls, which may include some academic uses, K does not currently have plans to add new academic programs.

Services

The College does not anticipate any expansion of services to students that would require additional facilities.

Research

Kalamazoo College is primarily a teaching college - faculty and student research is an important component of the College's academic programs. K does not engage in research for outside entities, and there is expansion for research facilities planned at this time.

Office

Office space at K is presently adequate to support both existing programs and future needs aside from further subdividing existing office/instructional space to accommodate minor fluctuations in faculty/staffing needs.

Patient Care

The College offers basic medical care and counseling to students enrolled. The program does not extend to other members of the community and does not include in-patient care. There are no plans for major expansion of health care services.

Public Assembly

K makes available for public use two assembly spaces, Dalton Theater and Stetson Chapel, as well as lectures and performances that are open to the public in various spaces around campus. At this time, there are no plans to expand facilities for public use.



Stadium Lighting

Stadium Lighting is a permitted use on Kalamazoo College's Athletic Fields. Kalamazoo College would like to extend the number of days and times in which the existing Stadium Lighting is used for both MacKenzie Soccer Field and Angell Football Field in order to expand opportunity for student use of the fields. This latitude allows for both increased flexibility for teams and enhanced student experience. K College is excited about giving its students the opportunity to participate in night games, much like they were used to in high school. These events will be planned for in advance, other instances, like the following examples, may need to be decided on day of use.

The ability to leave the lights on for a longer designation of time in the evenings allows for a grace period in the event of weather and other unforeseen game delays in order to avoid cancellation. During periods of excessive heat, the ability to schedule the fields earlier in the mornings can make practice safer for student athletes. And in the Fall, during orientation, mornings may be the only time available for Freshman to participate in practices.

Kalamazoo College will commit to sending out the game schedules in advance via email communication to the West Main Hill Neighborhood Association, for them to distribute to members, as well as any neighbors who provide a current/valid email address. The College will notify this group of the

planned instances of designated late night or early morning use of lights, as soon as the school knows, no later than the Monday before usage. In the event of weather inconveniences or delays, K will not know of light needs until day of and will not be able to give advanced notice of use.

These updates will be codified in Kalamazoo College Master Plan, to repeal and replace section 3 of ordinance 1869, which re-zoned the campus to IC (Institutional Campus).

Stadium Lighting Updates

Mackenzie Soccer Field

- Number of light days increased from 60 to a total of 75 occurrences annually
- No use between 11:00pm and 5:30am

Angell Football Field

- Number of light days increased from 30 to a total of 55 occurrences annually
- No use between 9:00pm and 5:30am with the exception of 5 occurrences until 11:00pm

Master Plan

The following is an update to Kalamazoo College's 2012 Master Plan and is intended to provide a developmental framework for K for the next 10+ years. The Master Plan is a result of K, neighbors, and the City of Kalamazoo coming together to create a plan that meets the College's facility needs as they grow to an enrollment of 1500 students, while still protecting the integrity of adjacent neighborhood.

"Peak Hour Traffic" was determined to inform this Master Plan. Approximately 1250 people can be observed on campus at 9:45 M-F. This count includes 383 staff members, 30 dining services staff, 832 students, rounding up for miscellaneous service providers or guests.

This chapter includes graphic and written descriptions of the proposed future development for Kalamazoo College's campus and it's edges. Plans and sections are included to illustrate locations and "development envelopes" in which future potential development may occur.





Master Plan Goals

Based on input from the Master Plan Committee and the community, goals for the master plan include:

- Identity sites for future student housing
 - Near term goal of replacing Trowbridge Hall (208+ beds)
 - Long term goal increasing number of students living on campus
- Improve pedestrian safety and connectivity to and from campus
- Enhance campus identity / image along public edge
- Holistic parking solutions
- Increase outdoor gathering spaces on campus
- Improve stormwater management potential on campus
- A process and product that benefit K and it's neighbors

Guiding Principles

- 1 Enhance and expand K's on-campus living experience
- 2 Improve connectivity on campus
- 3 Create safe crossings & multi-modal connections between campus & community
- 4 Establish a campus gateway and sense of arrival
- 5 Honor legacy spaces on campus
- 6 Develop a presence and activation along Main Street
- 7 Create a neighborhood node along W. Michigan Avenue
- 8 Implement stormwater management best practices
- 9 Respect existing building heights and context
- 10 Support the Imagine Kalamazoo 2025 Master Plan



10+ Year Master Plan

In an effort to enhance and expand the on-campus living experience at K, The Master Plan proposes the potential addition of ± 258 beds in the next 10 years with the replacement of Trowbridge Residence Hall and the Living Learning Houses on Monroe and Lovell, and a New Residence Hall along West Main Street. Along with the renovation of K's existing residence halls to remain. To implement the plan, 273 existing beds will need to be taken offline during the demolition and construction of new housing.

The Master Plan puts forth ideas about improving connectivity and enhancing K's campus edges in an effort to champion the Imagine Kalamazoo Plan. The rerouting of Academy Street to create a New Academy Gateway and the addition of a new neighborhood node are in support of the IK Plan although likely outside of the 10 year timeline.

In order to support housing more students on campus, additional parking is proposed in the areas of growth along West Main Street and behind Trowbridge. The Master Plan proposes the enhancements of existing open spaces like the Grove and the Tennis Courts and adds approximately 0.3 acres to the Campus Core in an effort to activate underutilized areas on campus. Parking and open space are dealt with holistically across campus.

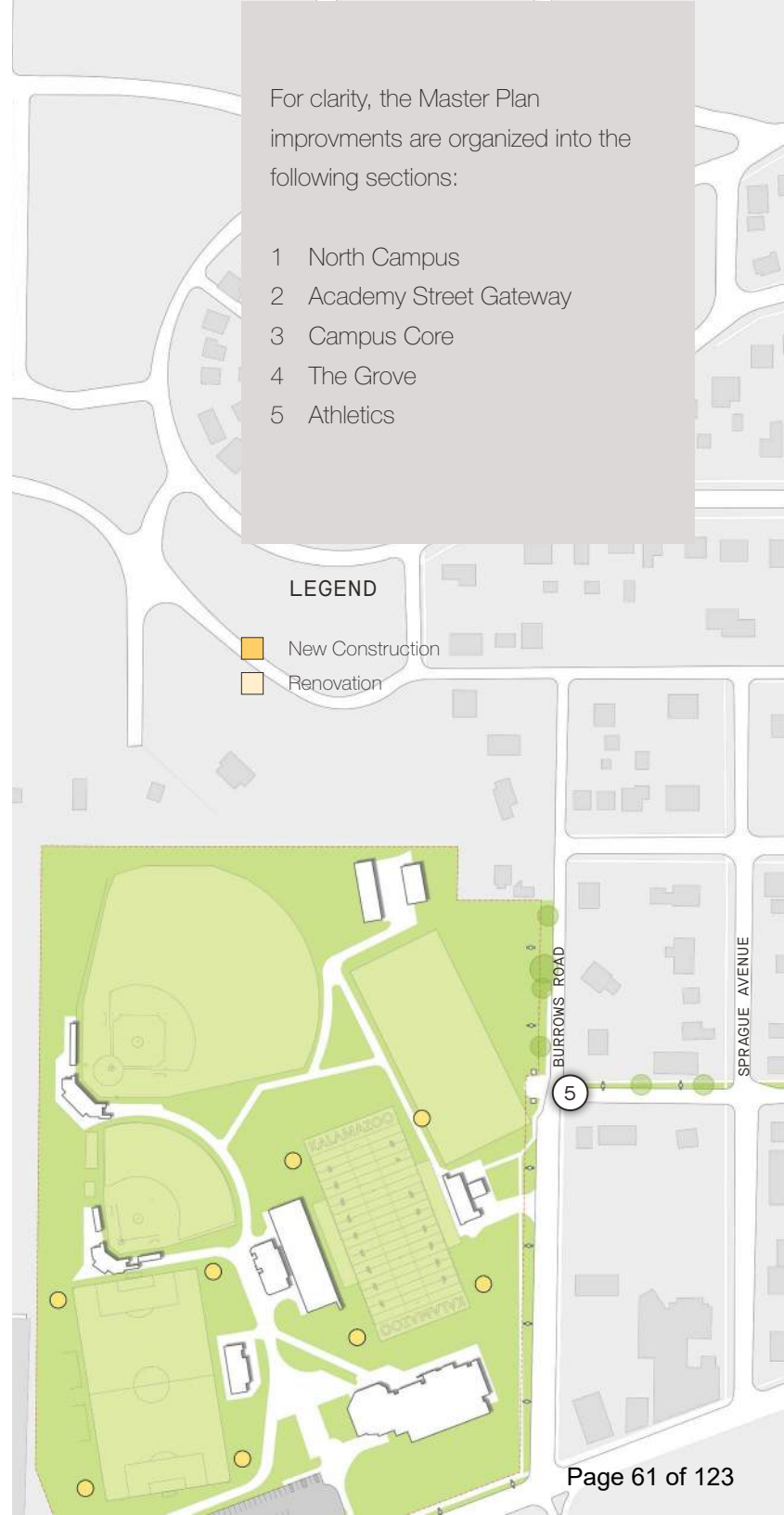
The Master Plan outlines strategies for addressing the guiding principles in the following pages.

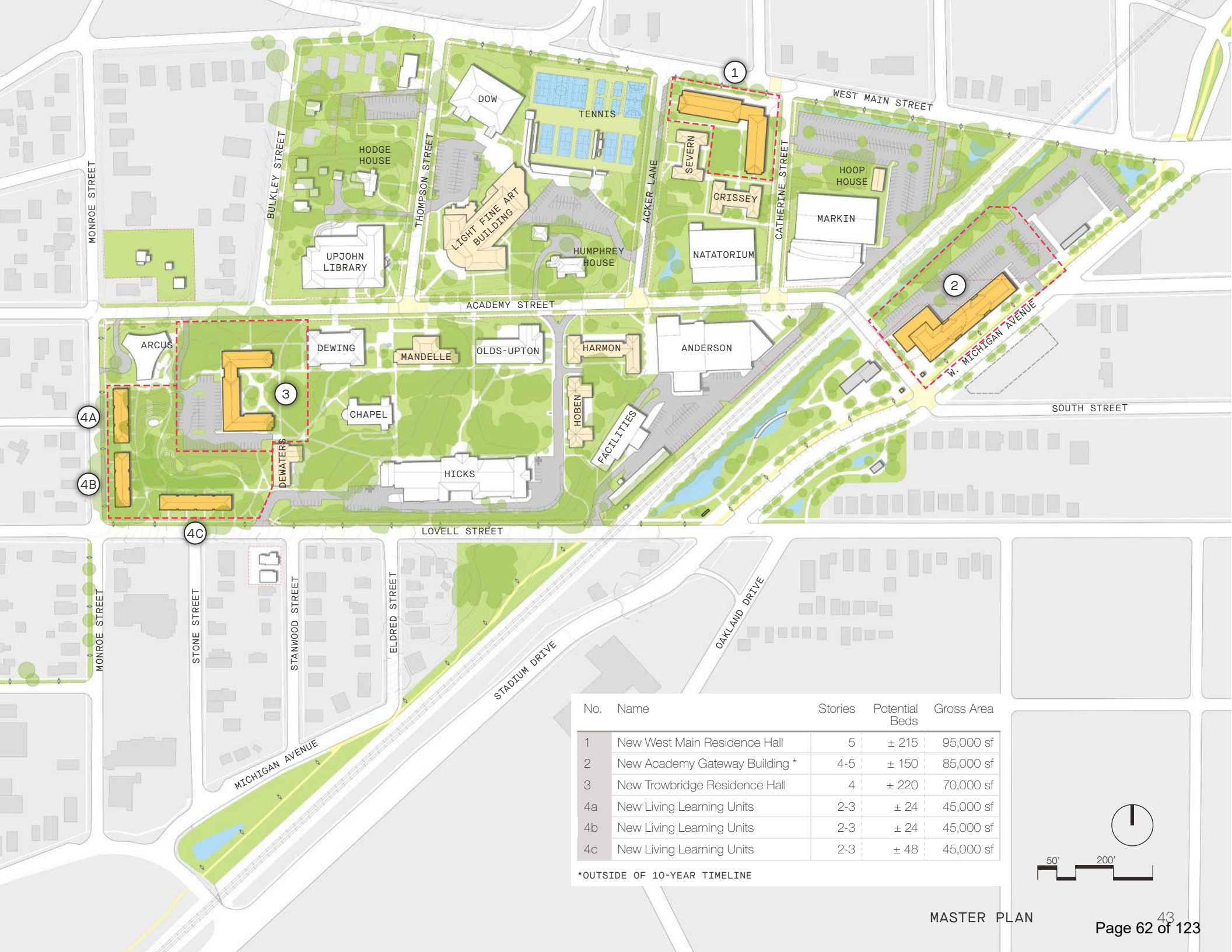
For clarity, the Master Plan improvements are organized into the following sections:

- 1 North Campus
- 2 Academy Street Gateway
- 3 Campus Core
- 4 The Grove
- 5 Athletics

LEGEND

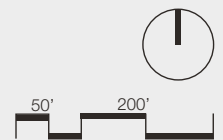
- New Construction
- Renovation

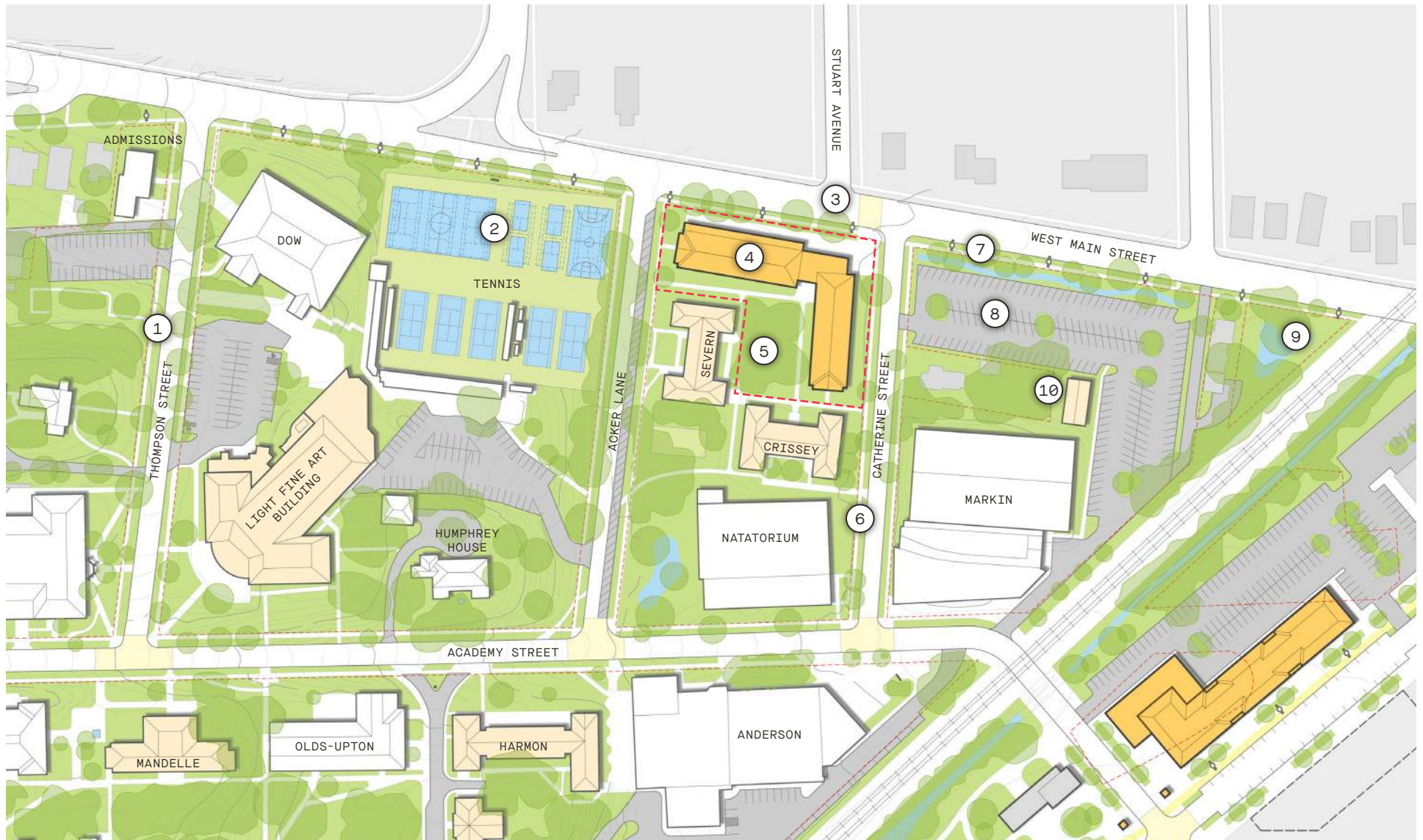




No.	Name	Stories	Potential Beds	Gross Area
1	New West Main Residence Hall	5	± 215	95,000 sf
2	New Academy Gateway Building *	4-5	± 150	85,000 sf
3	New Trowbridge Residence Hall	4	± 220	70,000 sf
4a	New Living Learning Units	2-3	± 24	45,000 sf
4b	New Living Learning Units	2-3	± 24	45,000 sf
4c	New Living Learning Units	2-3	± 48	45,000 sf

*OUTSIDE OF 10-YEAR TIMELINE





OPTION A

LEGEND

- New Construction
- Renovation

- | | |
|---------------------------------------|---|
| 1 Thompson Accessibility Improvements | 6 Improved Campus Connection |
| 2 New Multi-purpose Courts | 7 New Lightpoles and Banners |
| 3 Signalized Midblock Crossing | 8 Expanded Markin Parking Lot (±185 spaces) |
| 4 New Residence Hall (±215 beds) | 9 Stormwater Feature |
| 5 Improved Quad | 10 Relocated Hoop House |

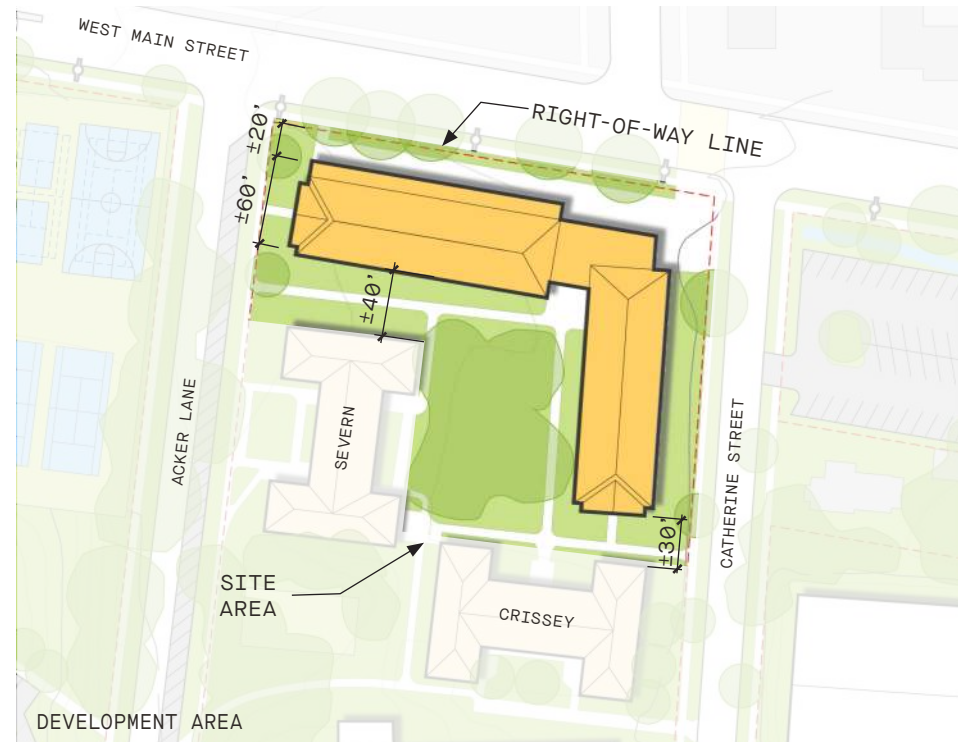
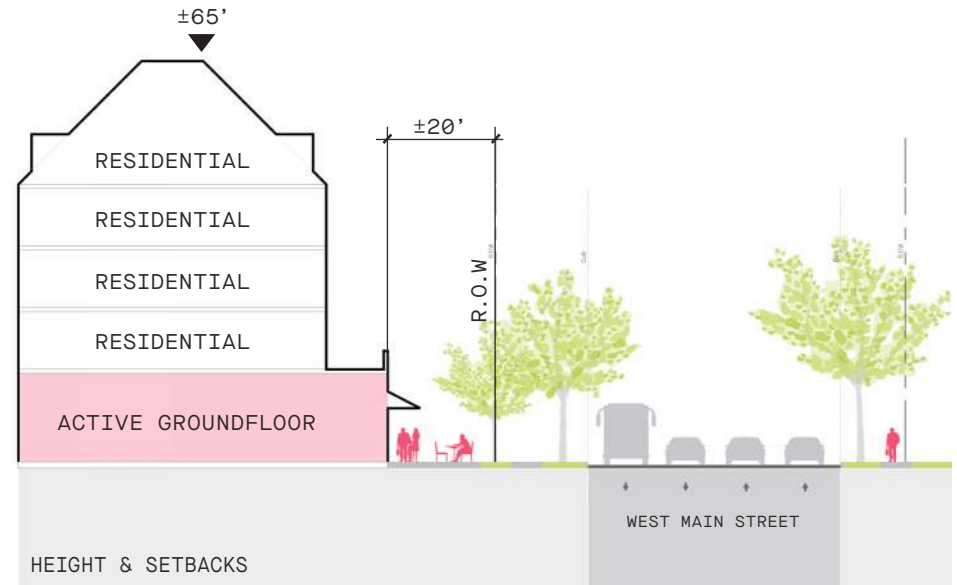
North Campus

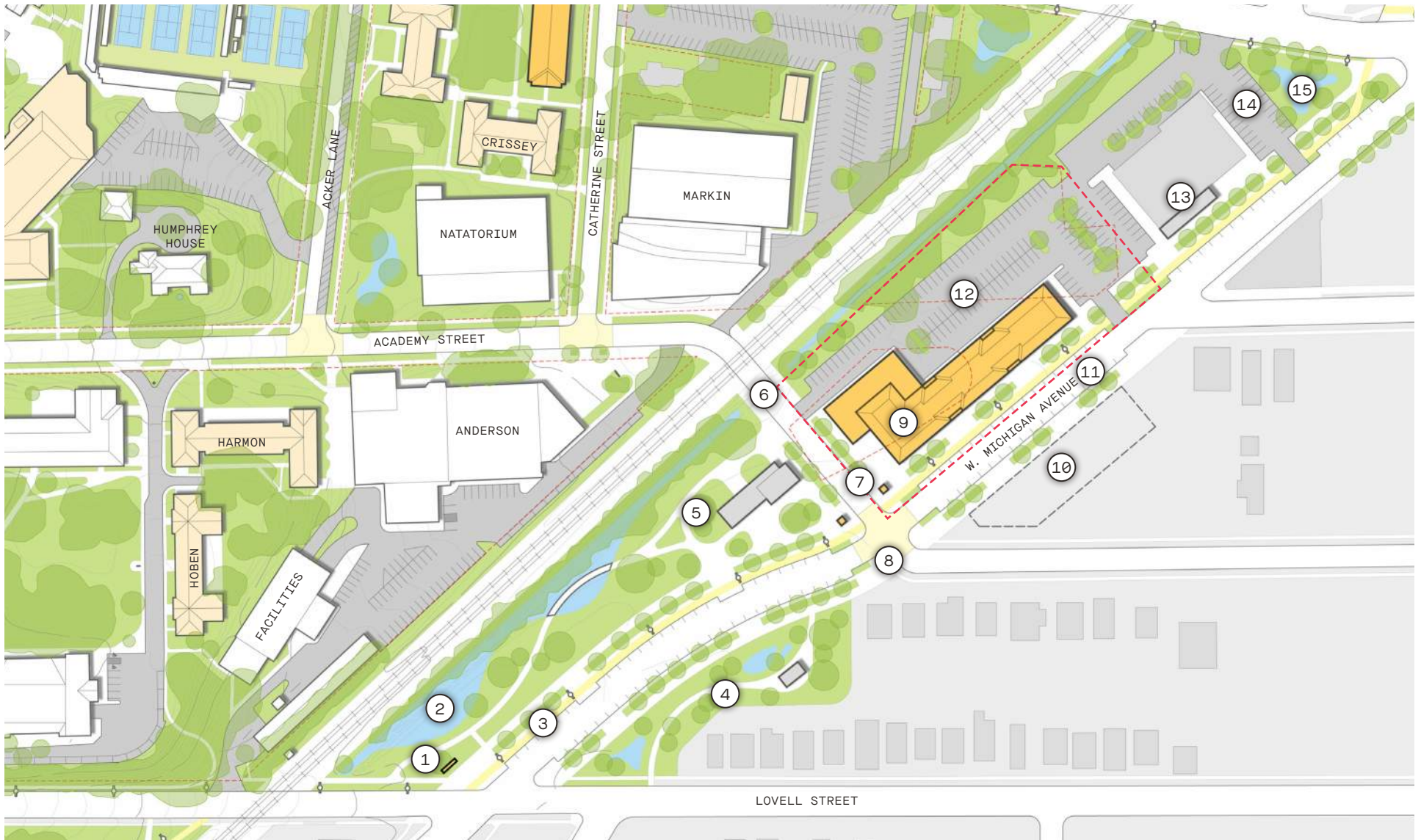
Master Plan Goals include:

- Increasing K's presence along West Main
- Calming traffic and the creation of a safer crossing
- Establishing a build zone 0'-20' to allow for gathering space in front of the building
- Creating an active street frontage, plaza space, & ground floor
- Developing a New West Main Residence Hall (±215 beds) to act as swing space for Trowbridge to be demolished
- Completing a North Campus residential quad experience
- Strengthening the connection between North Campus & Main Quad
- Replacing tennis courts with multi-purpose courts to make up for recreational space lost to parking
- Increasing the number of parking spaces on North Campus (±163 spaces)
- Implementing stormwater infrastructure

Development Area

Site Area	±55,000
Gross Floor Area	±95,000
Height	55'-65'
Number of Stories	5
Site Area Open Space	±25,000
Number of Parking Spaces	±235 adjacent spaces





OPTION A

LEGEND

- New Construction
- Renovation

- | | | |
|--|--|--|
| 1 New Campus Signage | 6 Rerouted Academy Street | 11 Redesigned W. Michigan (±100 spaces) |
| 2 Arcadia Creek Storwater Feature | 7 New Campus Gateway | 12 New/Expanded Parking (±105 spaces) |
| 3 New Bikeway | 8 New Signalized Intersection | 13 Walgreens Addition |
| 4 Potential Future Park (not owned by K) | 9 New Mixed-Use Development (±150 beds) | 14 Expanded Walgreens Parking (±60 spaces) |
| 5 New Park Pavilion | 10 Potential Future Mixed-Use Development (not owned by K) | 15 Stormwater Feature |

Academy Street Gateway

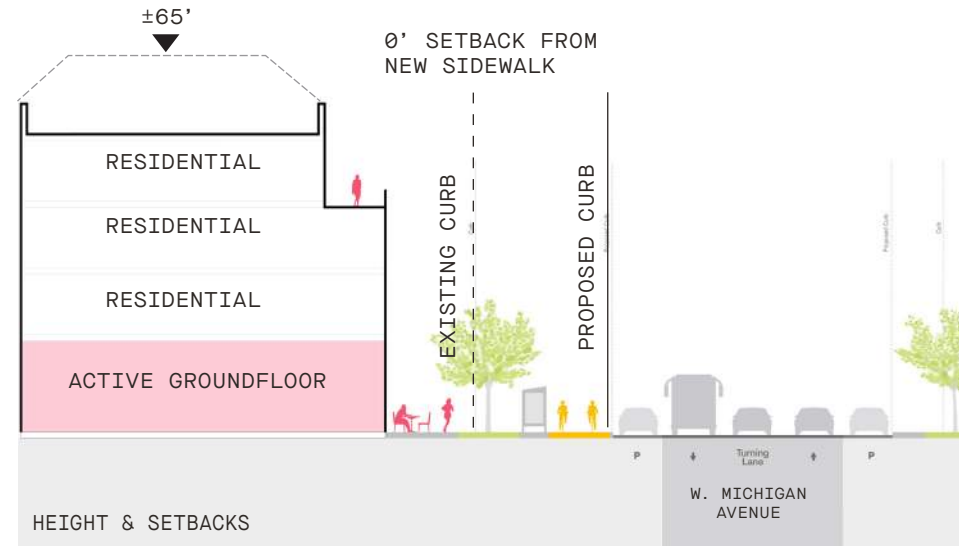
Master Plan Goals include:

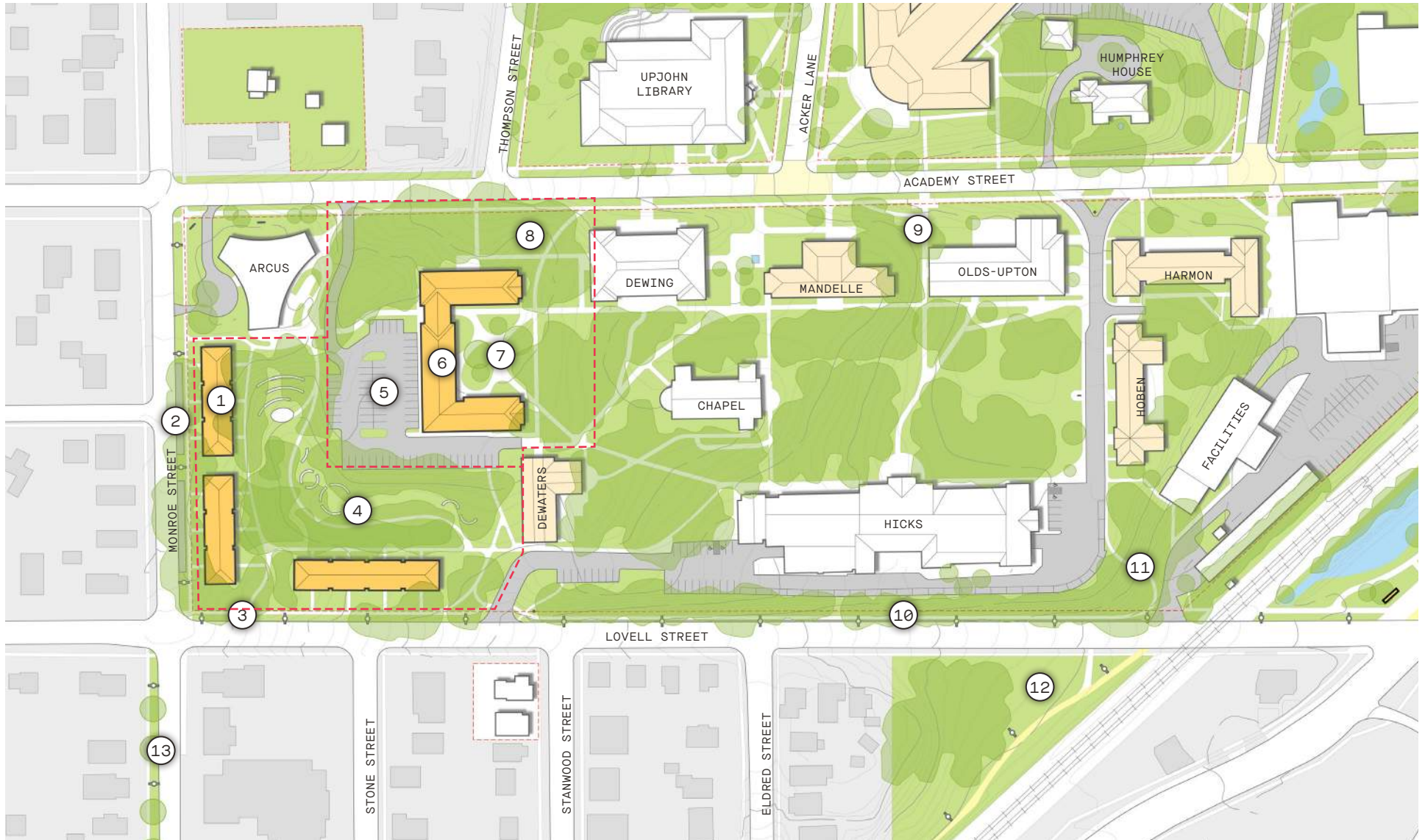
- Rerouting Academy Street to create a more prominent and navigable gateway experience for K
- Increasing K's visibility on W. Michigan Avenue
- Calming traffic and the creation of a safer crossing
- Connecting bike routes from WMU to Michikal
- Developing New Academy Street Gateway building* (±150 apartment style beds) with ground floor commercial to support the neighborhood node concept put forward by the IK 2025 Vision
- Engaging with Arcadia Creek to collect and filter stormwater runoff
- Implementing stormwater infrastructure and increasing stormwater plantings
- Developing a bus interchange between WMU & Downtown
- Activating the existing park with new elements and design
- Outlining potential future opportunities for private development of the surrounding land not owned by K College. K is not interested in acquiring this land

Development Area

Site Area	±115,000 SF
Gross Floor Area	±85,000 SF
Height	±55'-65'
Number of Stories	4-5
Site Area Open Space	±20,000 SF
Number of Parking Spaces	105+ spaces

*Outside of 10-year timeline





OPTION A

LEGEND

- New Construction
- Renovation

- | | | |
|--|-----------------------------------|-------------------------------------|
| 1 New Living Learning Units (±196 beds) | 6 New Trowbridge (±220 beds) | 11 New Pathway |
| 2 New Monroe Street Parking (±14 spaces) | 7 Expanded Quad | 12 Improved Multipurpose Trail |
| 3 New Sidewalks & Lighting | 8 Reconfigured Pathways | 13 Improved Connection to Athletics |
| 4 New Grove Gathering Spaces | 9 New Accessible Pathway | |
| 5 Expanded Parking Lot (±70 spaces) | 10 New Raised Sidewalk & Lighting | |

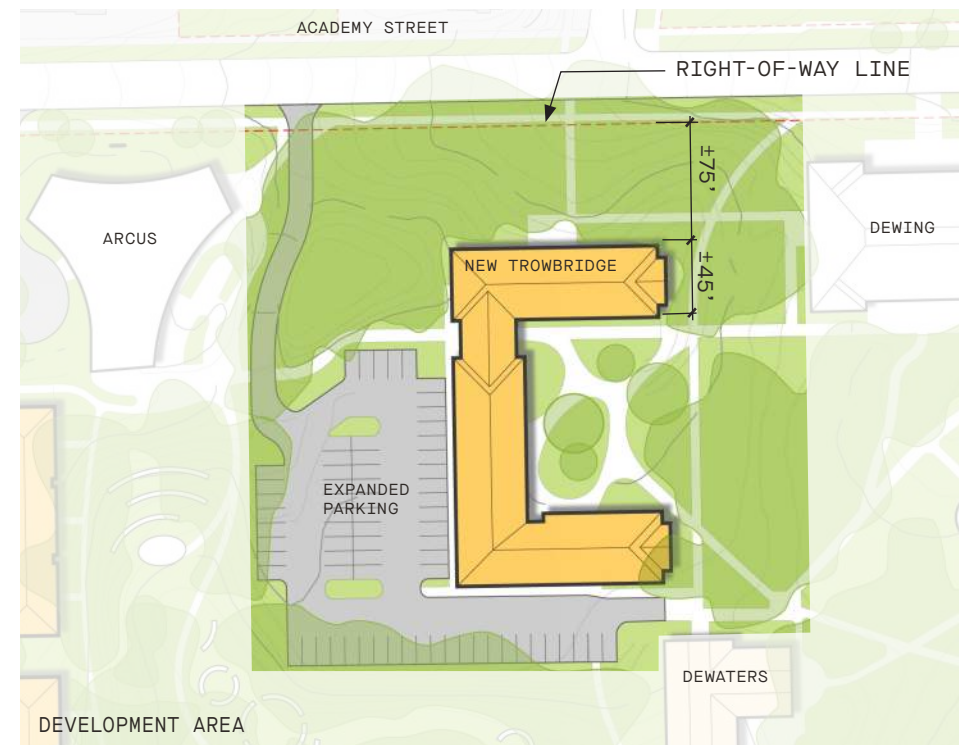
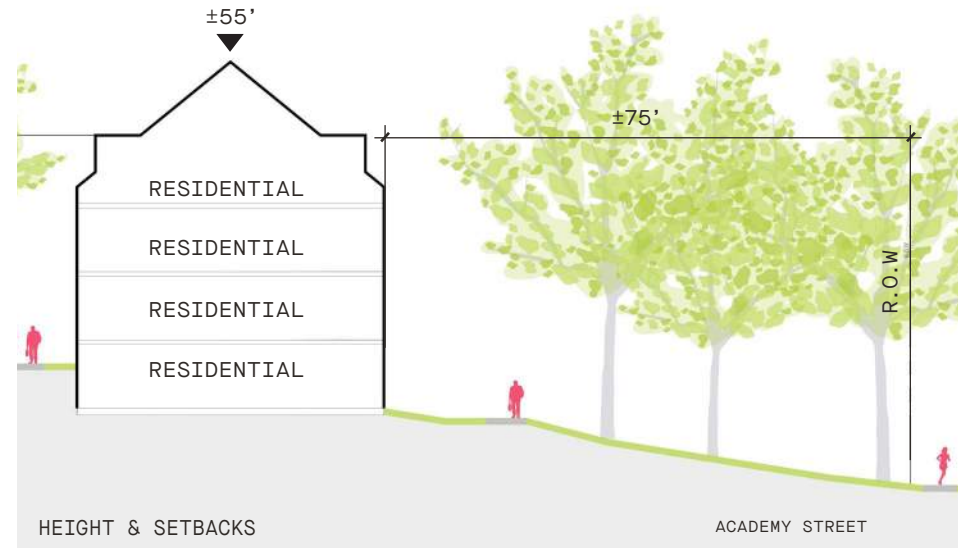
Campus Core

Master Plan Goals include:

- Replacing the outdated Trowbridge Residence Hall (±215 beds)
- Creating a building that faces the Main Quad
- Reorienting and shifting the building footprint in order to expand the Main Quad experience and creating outdoor social spaces
- Respecting surrounding context and reflect existing campus architecture
- Protecting as many trees as possible
- Creating an architectural gateway
- Increasing number of parking spaces in this zone of campus (±20 spaces)
- Increasing number of beds on campus (±12 beds)

Development Area

Site Area	±120,000 SF
Gross Floor Area	±70,000 SF
Height	±55
Number of Stories	4
Site Area Open Space	65,000 SF
Number of Parking Spaces	70 spaces



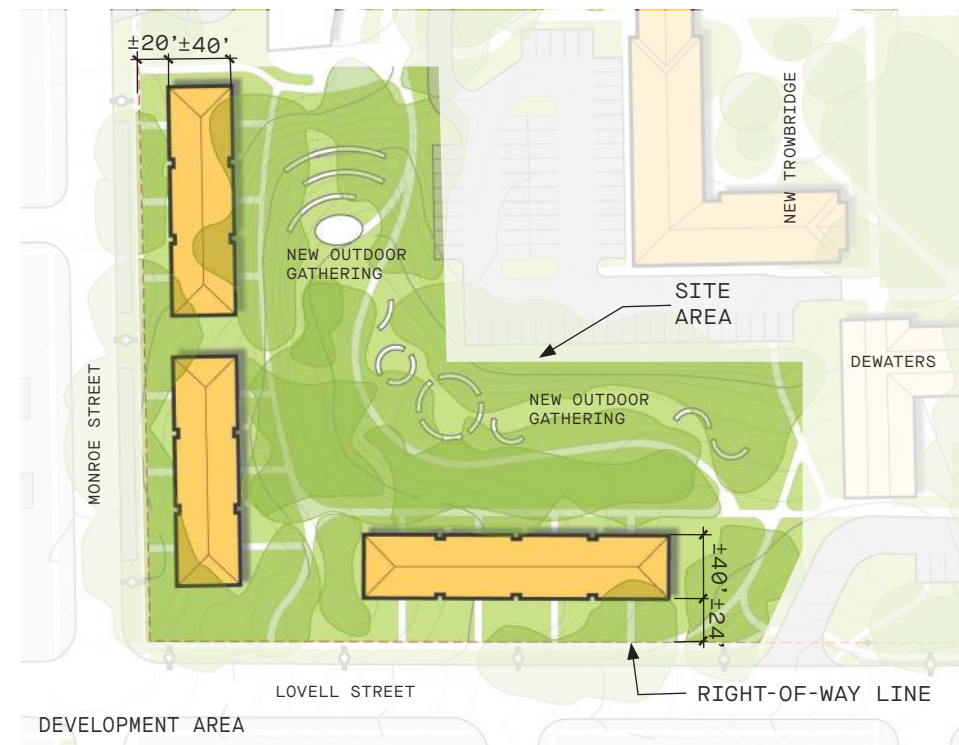
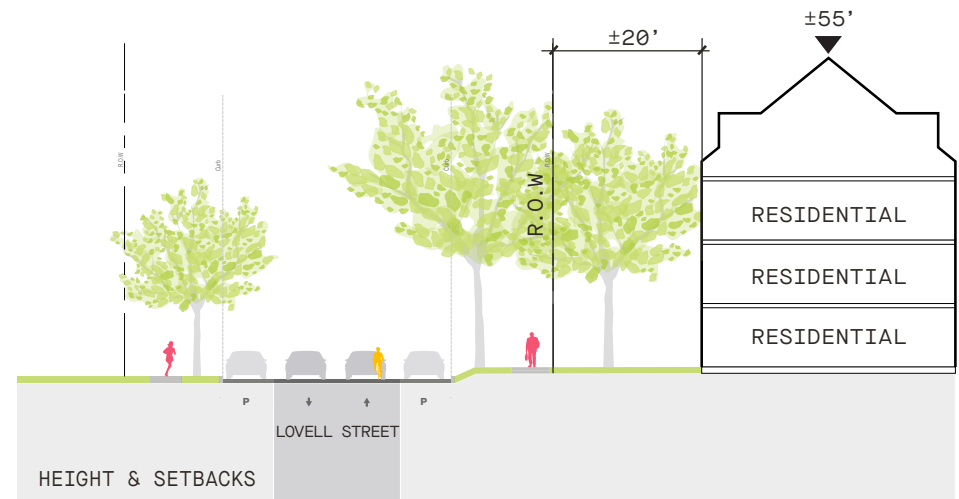
The Grove

Master Plan Goals include:

- Respecting surrounding neighborhood context
- Create style of housing appropriate for an upperclassman experience
- Fitting within the characteristics of neighborhood and capture existing style of the Living Learning Houses
- Increasing the density of the Living Learning Units (± 48 beds)
- Establishing a better connection to the rest of campus
- Activating The Grove
 - Creating outdoor social spaces and/or outdoor classroom, learning environments
 - Incorporating educational signage
 - Introducing sensitive parking to support the LLU's
 - Increasing parking options (± 6 spaces)

Development Area

Site Area	$\pm 110,000$ SF
Gross Floor Area	$\pm 48,000$ SF (3 bldgs)
Height	± 55
Number of Stories	2-4
Site Area Open Space	$\pm 80,000$ SF
Number of Parking Spaces	14 spaces



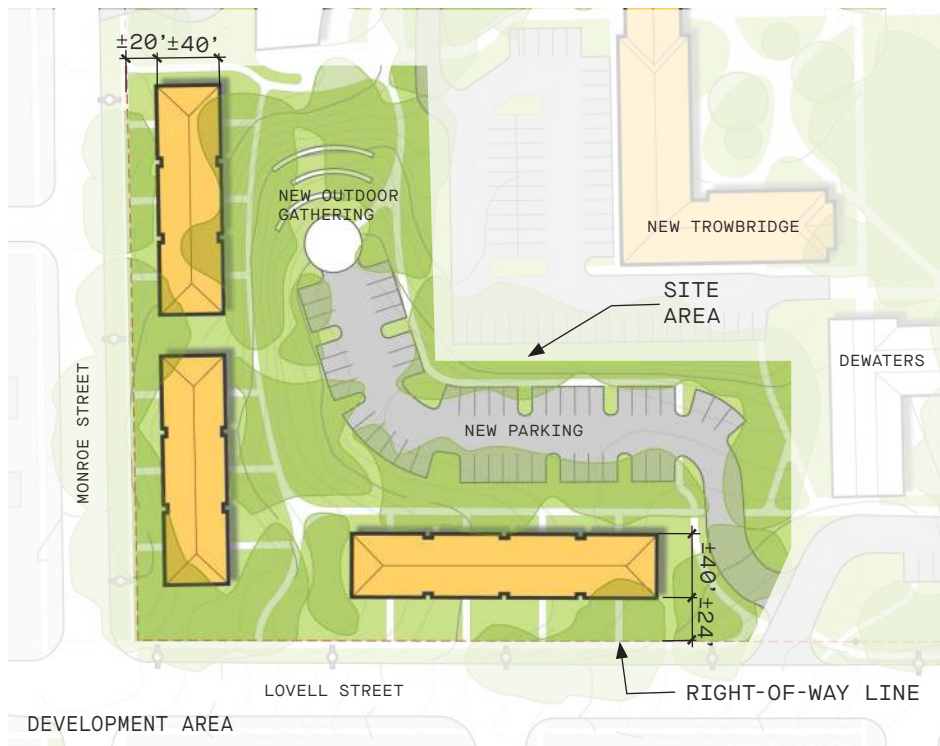
Options for Expanded Parking

Additional concepts were put forward to show options for expanded parking in the Campus Core / Grove areas of campus

Option B - Grove Parking Lot

Site Area Open Space ± 60,000 SF
Number of Parking Spaces 64 spaces

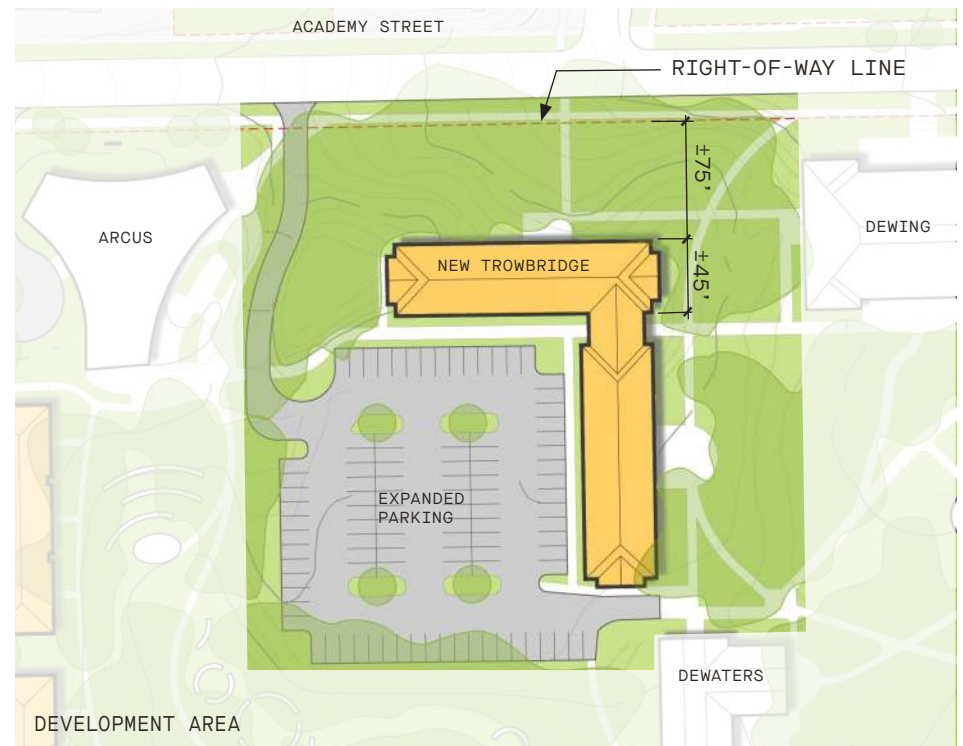
* Compare to page 48

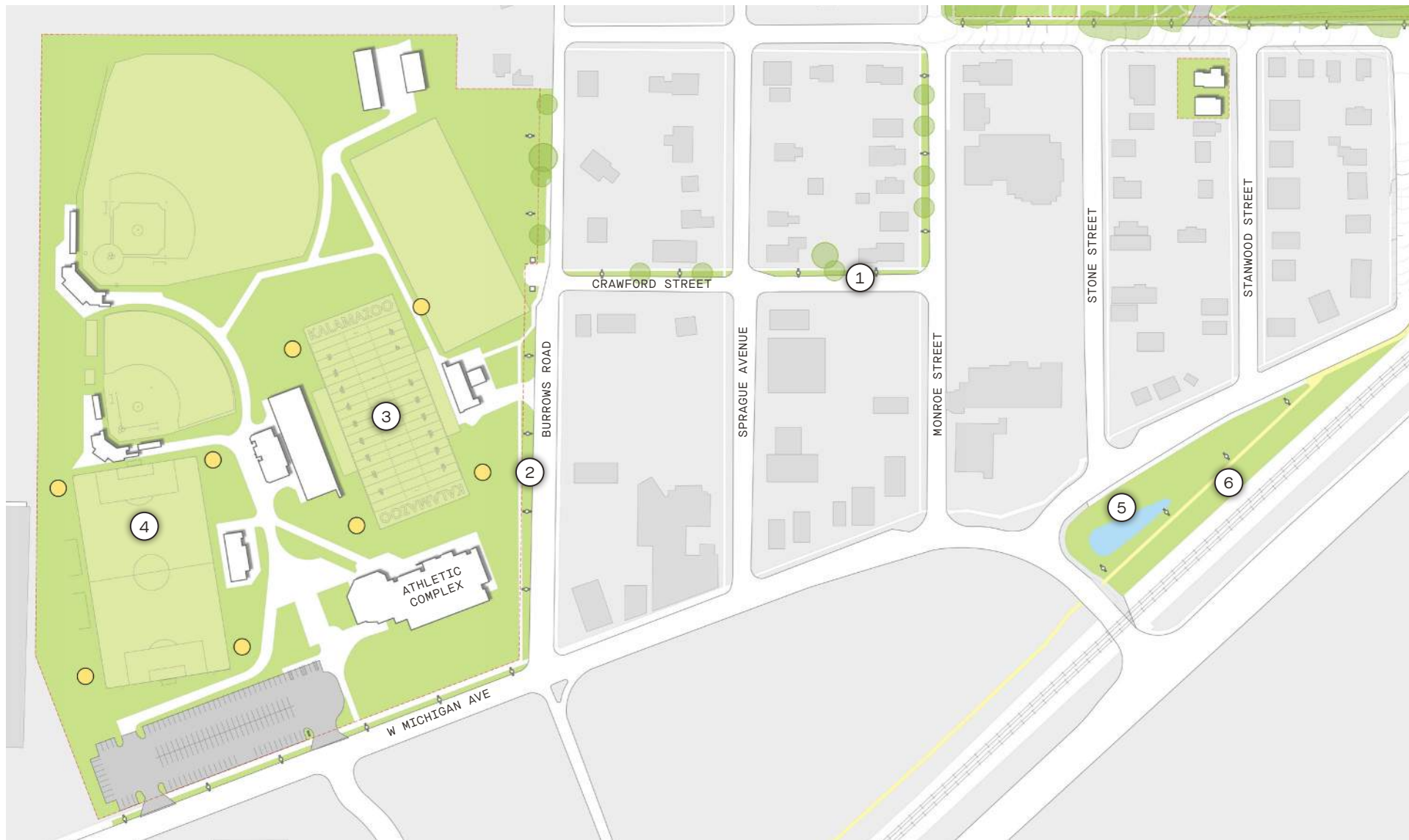


Option C - Expanded Trowbridge Lot

Gross Floor Area ± 60,000
Site Area Open Space ± 50,000 SF
Number of Parking Spaces 100 spaces

* Compare to page 47





LEGEND

● Field Lights

- 1 Improved Connection to Athletics
- 2 Improved Athletics Complex Edge
- 3 Angell Football Field
- 4 MacKenzie Field

- 5 Improved Multipurpose Trail
- 6 Stormwater Feature

Athletics

Master Plan Goals include:

- Strengthen connection from Main Campus to Athletics Complex with the addition of new sidewalks, banners, lighting, and beautified landscaping. Work with the City of Kalamazoo to accomplish these enhancements along W. Lovell Street, Crawford Street, Burrows Street, and W. Michigan Avenue.
- Extend light days and times for Angell Football Field and MacKenzie Field to expand opportunity for student use of field in the morning and evening to increase flexibility for teams and enhanced student experience i.e. night games under the lights, later games due to weather delays, early morning use to avoid extreme heat.
 - Stadium Lighting is a permitted use on Kalamazoo College's Athletic Fields.
 - In support of this goal, K will establish email communication with the West Main Hill Neighborhood, for them to distribute to members, as well as any interested neighbors who provide a current/valid email address
 - In support of this goal, K will communicate games schedules and planned instances of designated late night or early morning use of lights, as soon as the school knows, no later than the Monday before use to the established group

Pedestrian Circulation

The following illustrates the network of sidewalks and pathways linking Kalamazoo College's campus and connecting the surrounding neighborhood context. Renderings are included to show recommended improvements to select campus edges and crossing to strengthen campus safety and enhance walkability.



Pedestrian Circulation

A primary goal of this master plan was to strengthen connectivity on campus and to the surrounding neighborhoods in support of the Imagine Kalamazoo 2025 Plan. To do this, the plan proposes enhanced crossing at key locations on W. Michigan Avenue, West Main Street and Academy Street to improve safety and ease of crossing along with the addition of new sidewalks along Lovell Street and increased pedestrian realm along W. Michigan Avenue. As these are all public streets, K College will need to work with the City of Kalamazoo to achieve these improvements to pedestrian circulation.

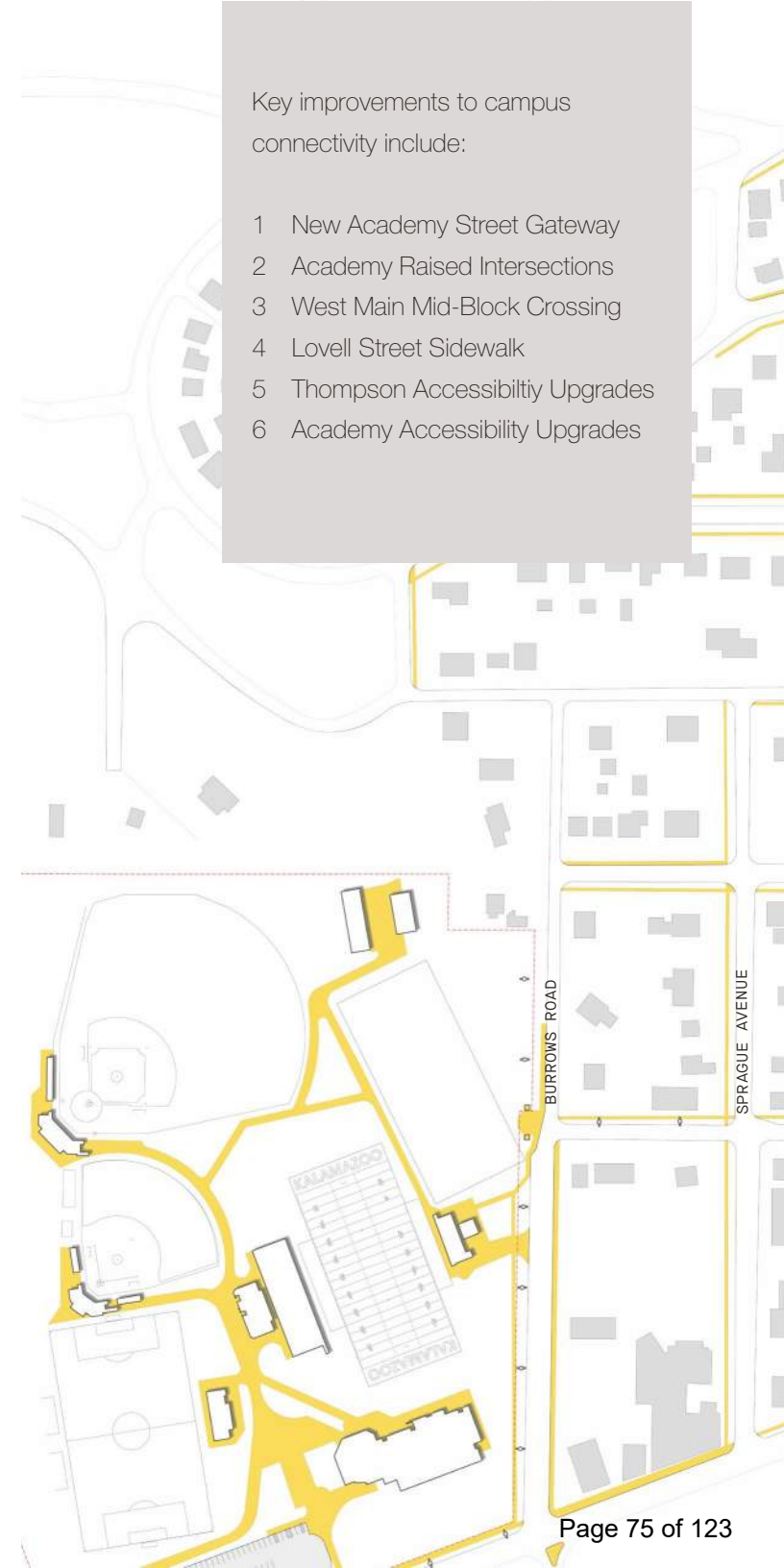
The addition of banner poles, lighting, architectural features, special pavement, and landscape upgrades are recommended along the campus edges to enhance campus identity and improve pedestrian experience from main campus and through the neighborhood to the Athletics Complex.

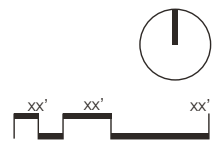
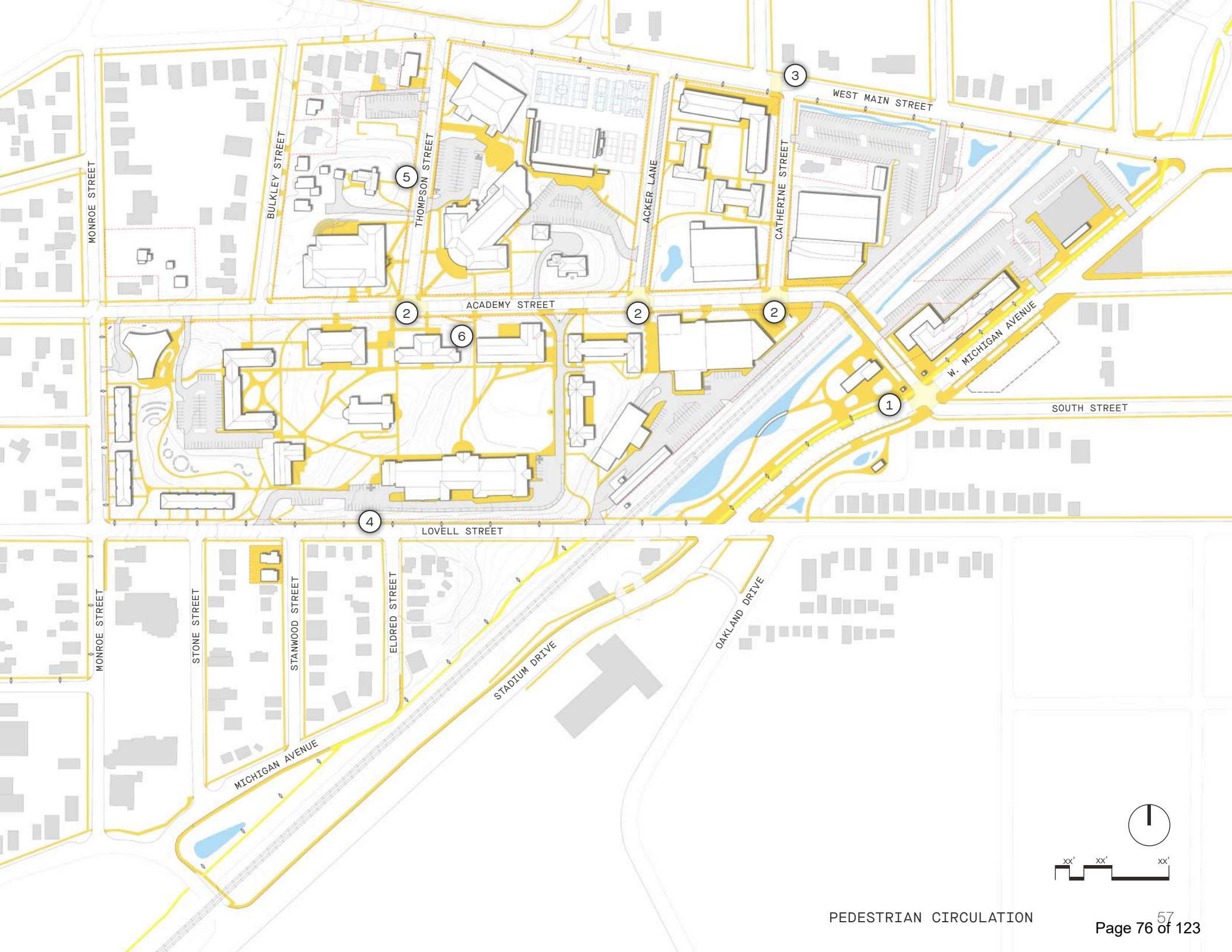
The Master Plan recommends changes to create accessible options for navigating the topography of campus.

The following pages illustrate these recommendations and act as a guidelines for pedestrian circulation on campus and along it's edges.

Key improvements to campus connectivity include:

- 1 New Academy Street Gateway
- 2 Academy Raised Intersections
- 3 West Main Mid-Block Crossing
- 4 Lovell Street Sidewalk
- 5 Thompson Accessibility Upgrades
- 6 Academy Accessibility Upgrades





Possible Improvements

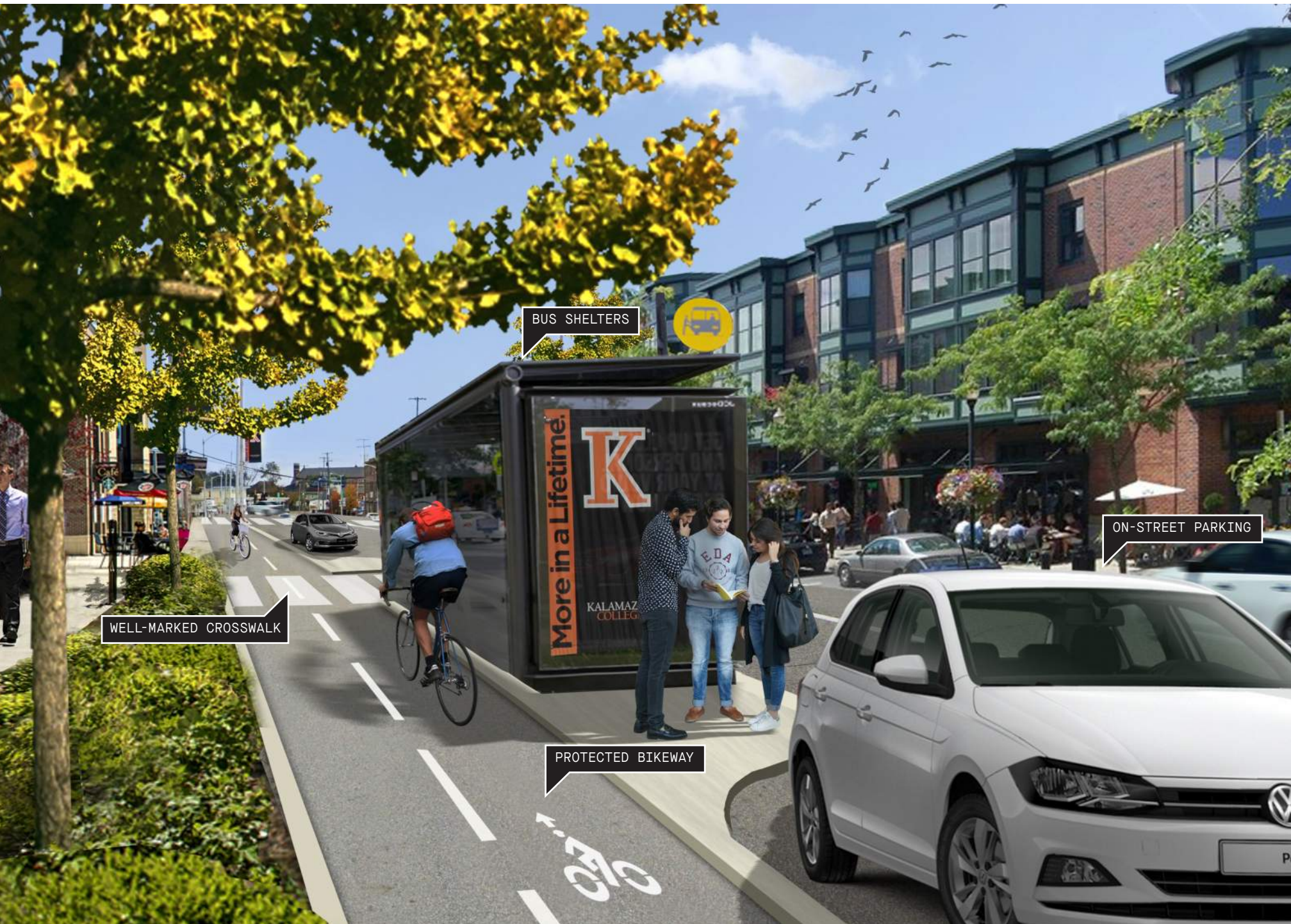
W. Michigan Avenue

The Master Plan recommends rerouting Academy Street to create a more regular intersection with a narrowed W. Michigan Avenue. The new configuration lends itself to a new gateway entrance to campus, traffic signals, and safer, well-marked crossings. Upgrades to W. Michigan Avenue will follow the Street Design Guidelines released by the City of Kalamazoo.

New development should be mixed use with an active ground floor. Areas dedicated to outdoor seating should be planned for along with wider sidewalks set back from the roadway, buffered by planted areas with campus identifying features.

Bike and transit infrastructure should be integrated along with on-street parking to support the neighborhood node.





Possible Improvements

Academy Street

The intersections of Academy with Thompson Street, Acker Lane, and Catherine Street were all identified as safety concerns for the campus community. The addition of raised speed tables at these key intersections could help slow traffic and further prioritize the pedestrian. The intersection should be raised to the elevation of the sidewalk and utilize the same brick pavement with an alternate paving material to ramp up from existing street grade to the speed table. These sections of inclined pavement should be contrasting to signal a change in grade but complimentary to maintain existing character of Academy Street





BANNERS & LIGHTING

BIKE ROUTE

RAISED INTERSECTION

Possible Improvements

West Main Street

The northern edge of campus currently lacks identity and is bordered by the fast moving traffic of West Main Street. The City has plans to convert current one-way traffic into two-way. The Master Plan identifies the addition of a signalized midblock crossing at Stuart Avenue to create a safer condition to link campus to the Stuart Neighborhood. The crossing should be illuminated and feature push button activation of a rapid flashing beacon.

The New West Main Residence Hall should have an active ground floor with plaza space for outdoor gathering. The addition of light poles with banners will help to improve identity along this edge.



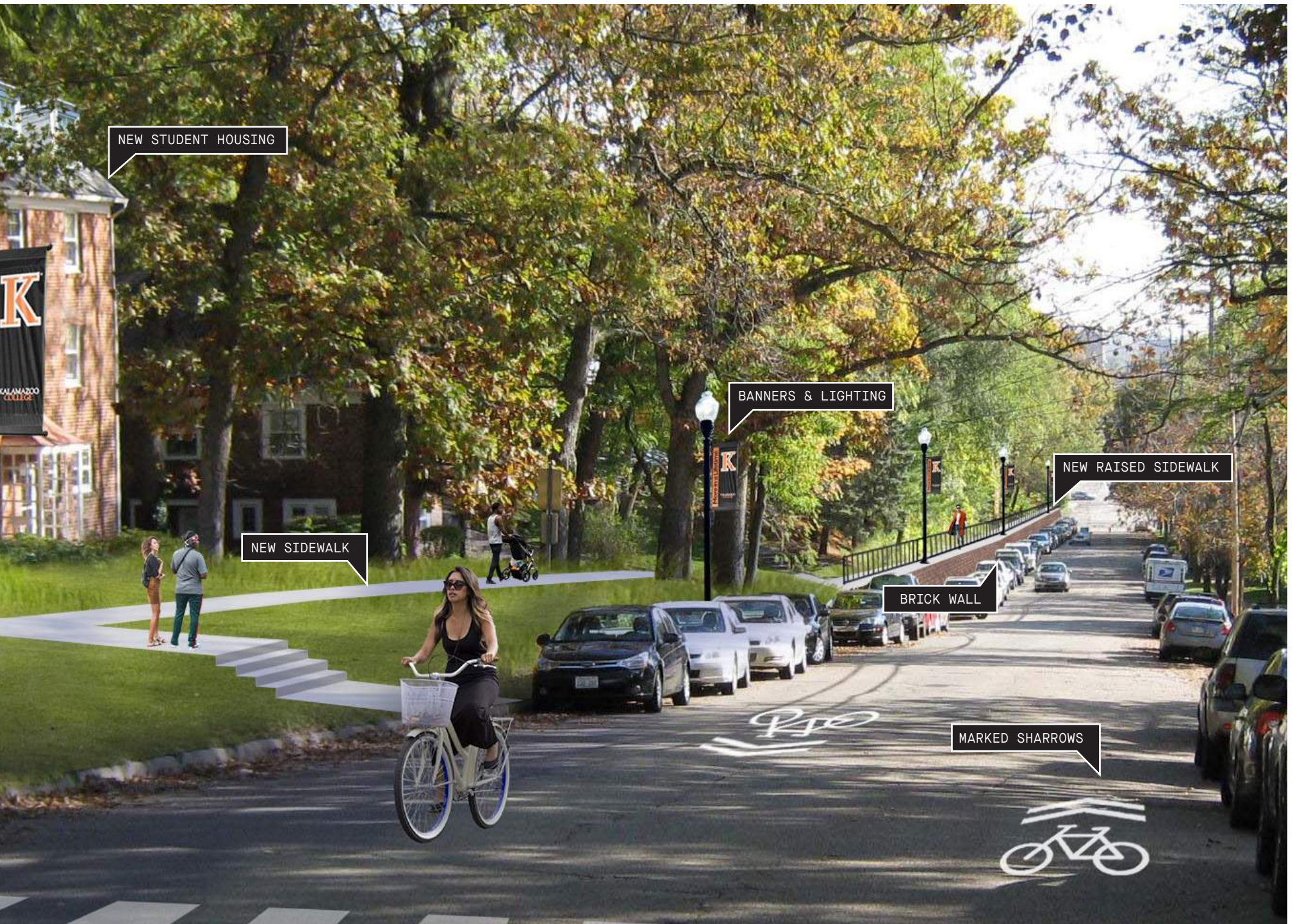


Possible Improvements

Lovell Street

In order to improve identity and sense of arrival, the lower portion of Lovell Street where it meets W. Michigan Avenue would be reverted to a two-way. The addition of shared lane markings for bicycles will help to establish this bike route into the neighborhood and improve safety for cyclists. A new sidewalk should be added to the southern edge of campus along Lovell Street and the west edge of campus along Monroe to improve connectivity for both campus community and neighbors alike. Create well-marked crosswalks across W. Lovell Street south and across Monroe Street to the west to create safer connections. New banners and lighting, brick walls, and beautified landscaping will define the campus edge.





NEW STUDENT HOUSING

NEW SIDEWALK

BANNERS & LIGHTING

NEW RAISED SIDEWALK

BRICK WALL

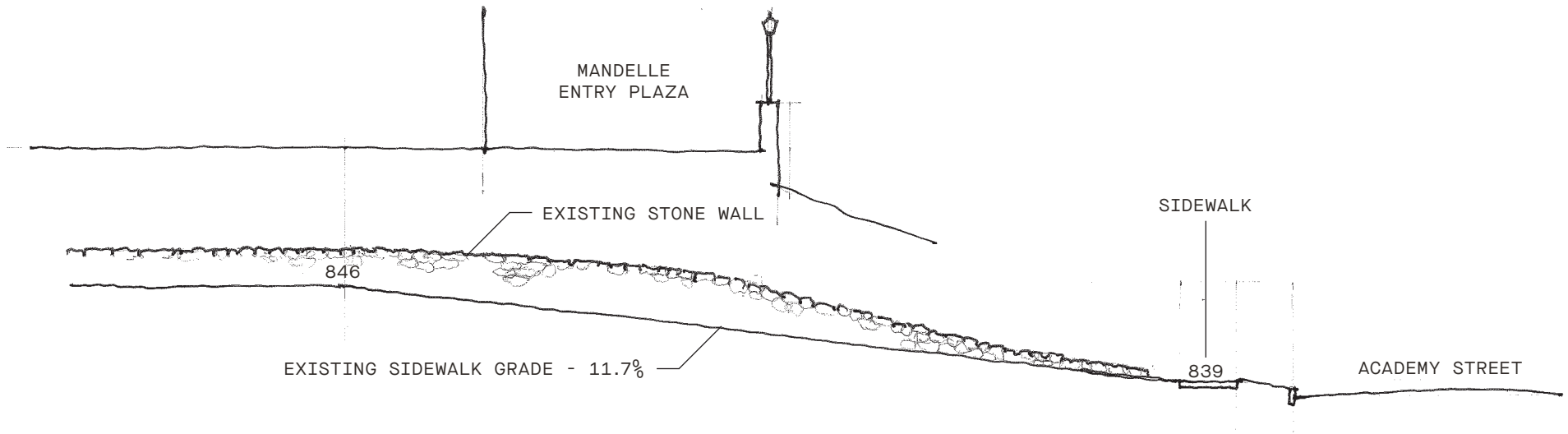
MARKED SHARROWS

Possible Improvements

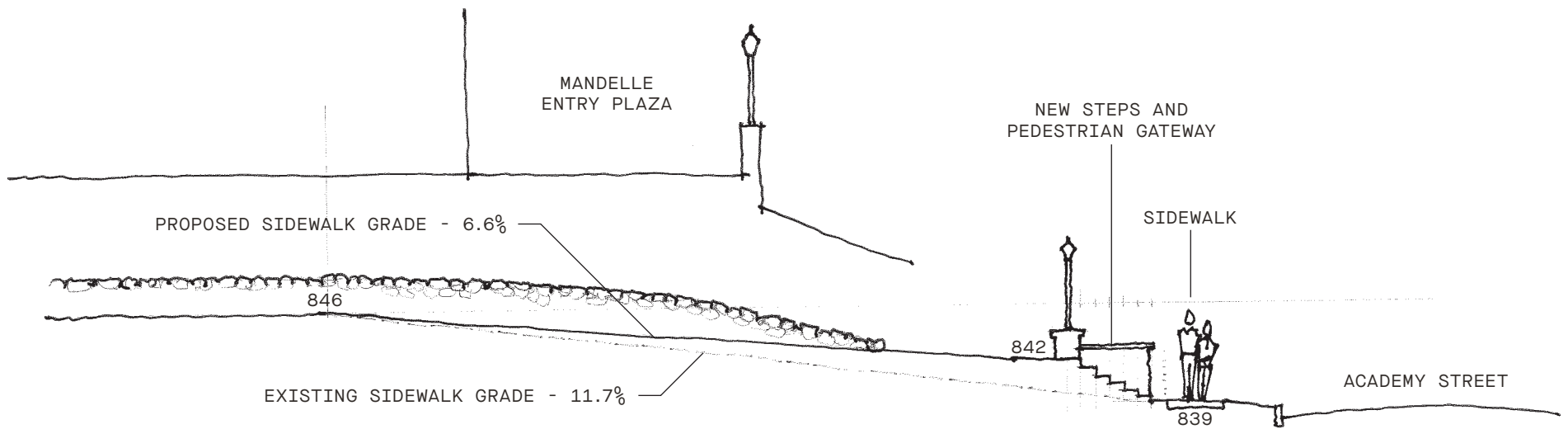
Academy Street Accessibility

- Pathway Design Goals
 - Reduce severity of sidewalk slope (not necessarily ADA)
 - Minimize disturbing the existing stone wall - a positive component of K's campus character
 - Build on the architectural lines and forms of Mandelle entry plaza and archway
 - Continue K's tradition of building pathways that lay softly on the landscape





Existing Section



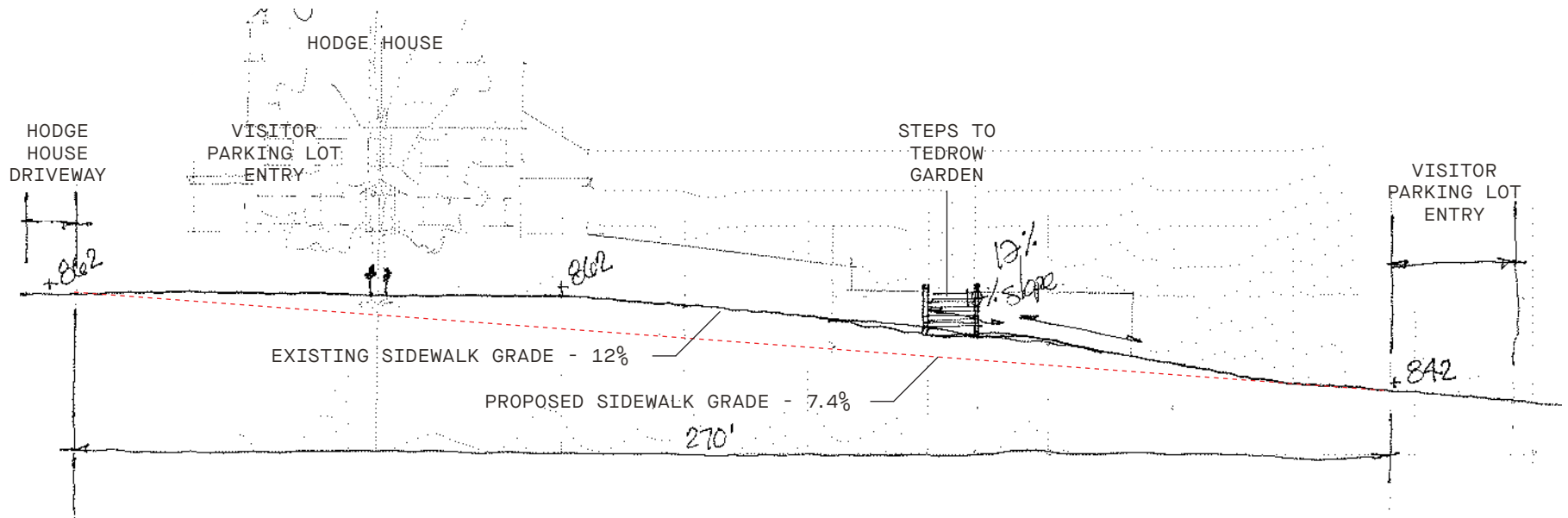
Proposed Section

Possible Improvements

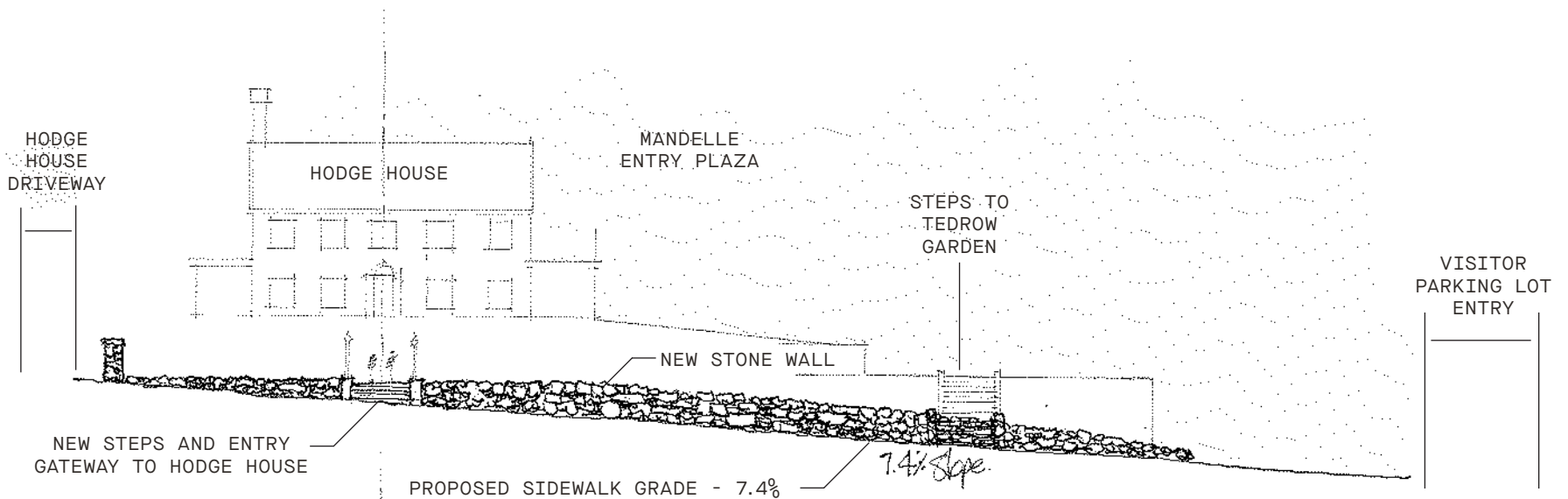
Thompson Street Accessibility

- Pathway Design Goals
 - Reduce severity of sidewalk slope (not necessarily ADA)
 - Use natural stone materials - a positive component of K's campus character
 - Build on the character of sidewalks within the neighborhood – low stone retaining walls
 - Brings the President's house into the campus fold
 - Maintain access to Tedrow Garden





Existing Section



Proposed Section

Parking

A parking occupancy survey was conducted on K's campus on Wednesday, September 21, 2011 and remains relevant. Existing parking demand was confirmed by recent internal audit. The survey documented existing occupancy levels on a typical day for off-street and on-street parking which generally reflects typical 2022 numbers. Current numbers and updated demand are shown on pages 70-71. Also included in this section are recommendations for expanding parking within K's campus while protecting the integrity of the adjacent neighborhoods, as well as, parking management suggestions and strategies to reduce overall parking demand.

The Plan adds 96 total spaces to the K College parking supply. This will help alleviate any parking disbursement to the surrounding neighborhoods as K adds new beds to campus. An additional 265 spaces, including on and off street parking, are added with the creation of a new neighborhood node, which would likely happen beyond the 10 year timeline.

Parking Supply: 2019

The 2012 Master Plan showed a net growth of 58 spaces, increasing the buffer to demand to 8.8 % from 4.4% in 2011 (Table 10). It is acceptable practice to have the parking supply 5% to 15% over the actual parking demand.

While specific changes identified in the 2012 Campus Master Plan have not been realized, other changes have been made to increase parking. The total supply is now actually greater than what was envisioned in the 2012 report - illustrated in Figure 4.

These additions have come by adding the Thompson Street lot and reconfiguring the Trowbridge, Lower Fine Arts, and Acker Lane lots. The on-street parking remains the same.

Table 10

Group	Existing 2011 Supply	Actual 2019 Supply	Change
Off-Street	416	482*	66
On-Street	159	159	0
Total - Main Campus	575	641	66
Buffer to Demand	4.4%	8.8%	

2022 Campus MP Parking Demand

The enrollment goals for K have remained the same, however, the College is interested in increasing the number of students living on campus (Table 11). With the addition of 258 beds, the parking demand increases to 645 spaces from the 2011 projection of 590 (Table 12).

		Fall 2011 Quarter	10-Year Future
Faculty & Staff	Full Time	350	361
	Part Time	80	82
	Subtotal	430	443
	Contractor Employees	12	12
Total Faculty & Staff		442	455
Student	Full Time Enrollment	1350	1500
	On-Campus	850	1200

Table 11

		Demand	
	Ratio	Existing (2011)	10-Year Future
Residential Students	.22 per On-Campus	187	264
Commuter Students	.08 per On-Campus	68	76
Faculty & Staff	.65 per Faculty & Staff	287	296
Visitors	.01 per On-Campus	9	9
Total Estimated Demand		551	645

Table 12

Figure 4
Existing Parking



Parking & Transportation Recommendations

– Proposed Parking Supply

The parking analysis performed in 2011, and confirmed by recent audits, shows that K has a peak demand of approximately 550 parking spaces during a typical weekday. It is estimated that this demand could increase to 645 spaces if the College grows to 1,500 students and with the goal that a higher percentage of students live on campus. To accommodate this increase, the Master Plan suggests strategies to increase the number of parking spaces to 740 spaces. This is 15% over the estimated parking demand. It is acceptable practice to have the parking supply 5% to 15% over the actual parking demand. It is important to note that this increase can be accommodated within the boundaries of K's campus, excluding the new car parking lot located at the Athletics Complex.

Figure 4 on the next page shows the distribution of the 740 spaces on K's campus based on the proposed Campus Master Plan. A summary of the parking modifications by lot and street is shown on Table 8. Figures 4 and 5 show options for increasing parking within the Campus Core and Grove if needed.

Parking for the potential Academy Gateway and potential on-street parking along W. Michigan Avenue would be shared between campus and community to support the new Neighborhood Node. The numbers are not reflected in the totals but could potentially add 265 additional spaces to the area, 100 on-street, 205 spaces behind the potential mixed use, and 60 spaces behind Walgreens.

Option A

No.	Parking	Capacity		
		Existing	Proposed	Net Change
1	Markin Lot	24	183	159
2	Crissey / Severn Lot	91	0	(91)
3	Lower Fine Arts Lot	54	54	0
4	Humphrey House Lot	3	3	0
5	Upper Fine Arts Lot	48	48	0
6a	Trowbridge Lot	50	70	20
7	Living / Learning Houses	8	14	6
8	DeWaters Lot	10	10	0
9	Hicks Lot	48	48	0
10	Anderson / Facilities Lot	71	71	0
11	Acker Lane	46	50	4
12	Thompson Street Lot	29	29	0
Total Off-Street		482	580	98
Total On-Street		159	159	0
Total Parking Available		641	739	98

Table 8

* Does not include 133 spaces at Athletics Complex, 105 spaces at New Academy Gateway, or 100 new on-street spaces along W. Michigan Avenue.

Option B



6b	Trowbridge Lot	60
13	New Grove Lot	50

Total net gain of 138 spaces

Option C



6c	Extended Trowbridge Lot	100
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Total net gain of 128 spaces

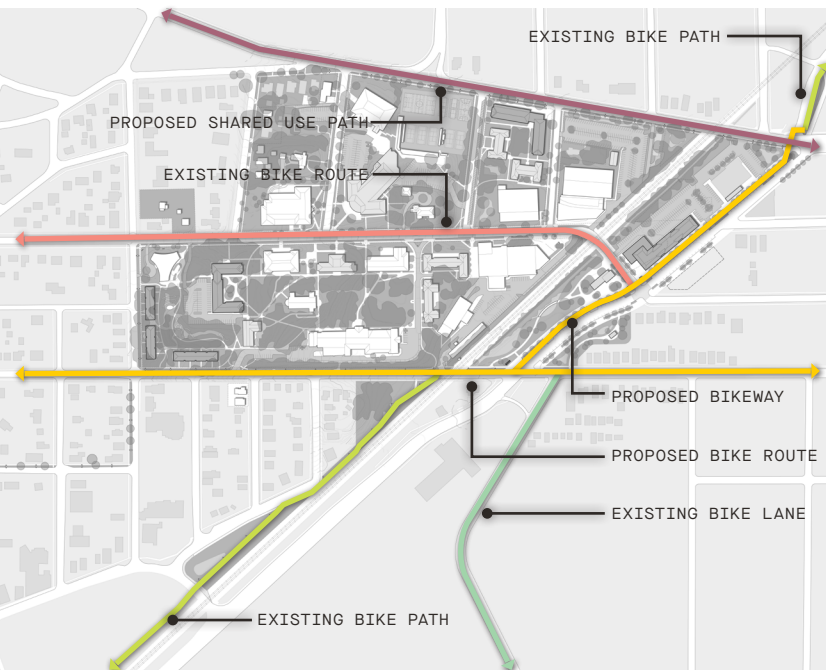
Figure 5
Proposed Parking

The master plan shows an additional 105 off-street spaces as the New Academy Gateway and an additional 100 on-street spaces along W. Michigan Avenue to support new Neighborhood Node.



Alternative Transportation

The previous pages include strategies for increasing the supply of parking on K's campus. Below is a list of strategies that can help reduce parking demand and reduce carbon emissions. K College has a goal of reducing emissions from faculty, staff, and student commuting by 25%. To achieve this goal, the Master Plan recommends the following strategies:



– Bike Paths

The Master Plan recommends developing two bike routes along K's perimeter to link with the City and County Bikeway System. Both the City and County have paths in place that link some areas of the community with others. The location of K's campus can play an important role in extending the bikeway system to areas that otherwise would not be possible. A new dedicated bikeway along W. Michigan Avenue would link campus to the Michikal to the north and Western Michigan University to the south. A widened sidewalk / shared use pathway along the south side of W. Main from Michigan/Stadium/Michikal up to the Westwood Wiggle connection would help link from downtown. Marked sharrows along Lovell Street would connect to the West Main Hill neighborhood. Safe and convenient pedestrian and bicycle routes connecting the campus with downtown Kalamazoo and other destinations can help encourage alternatives to the private automobile.

– Bicycle Center

An indoor bicycle storage facility and areas of covered parking outdoors should be considered for the campus. Bicycle Centers often include storage and offer bicycle maintenance instruction, loaner tools, an air compressor, etc. An arrangement with a local bicycle shop that offers no-charge pick up and delivery for repairs that faculty, staff, or students are unwilling to attempt could also help promote bicycle usage. K College should consider joining the city-wide bike share with WMU and COK when created. Active programming, like carbon footprint reduction challenges, can help to encourage students to cycle rather than drive.

– Public Transit

Kalamazoo College should look into the possibility of starting a program that provides students a no-charge transit pass with Kalamazoo Metro Transit and incentivize

use. If financially feasible, a transit pass program may help discourage on-campus resident students from believing they need a private vehicle to travel around the city. Education for students to understand how to utilize the bus system and information about key routes and stops i.e. grocery stores may also help promote use. The potential Academy Street Gateway can be a new transit hub, linking Western Michigan University transit to downtown. Collaborate with the city and WMU to increase frequency of buses and ease of transit use.

– Car Sharing

Car sharing services, essentially an hourly car rental service, are becoming more widespread at campuses and urban neighborhoods throughout the country. Kalamazoo College should begin investigating a commercial car sharing service with several vehicles stationed in a prominent, on-campus location. A car sharing service, perhaps in cooperation with WMU, could help overcome the reluctance to use transit. A vehicle would be available for the occasional off-campus trip. In addition, the presence of a car sharing service will help influence resident students to not bring a vehicle to campus. Commercial services such as "Zip-Car" offer automated rental services at universities and colleges nationwide including Michigan State University and the University of Michigan. Kalamazoo College vehicles are currently scheduled for group trips to frequented destinations like the grocery store.

– Education

The Alternative Transportation Strategies need promotion and advertising to successfully reduce the number of vehicles on campus. All new students should be aware of these programs before they decide to bring a car to campus. Likewise, the programs should be presented as part of new employee recruitment and orientation efforts.



Parking Management

The parking system at Kalamazoo College has been operating using policies and procedures typical for a small college without severe parking problems. This approach has been appropriate for the campus and has provided a proper level of management. While not all of the everyday parking demand generated by the college can be accommodated within the existing off-street lots, empty parking spaces are generally available in the neighborhood near the campus. The amount of spill-over parking appears reasonable and acceptable. There are parking policies in place used to control the utilization of the existing parking facilities. Parking in the surface lots is restricted by user group. Posted signs also reserve some spaces for specific individuals or specific groups. First year students are generally prohibited from having a vehicle on campus. The usage of the existing parking lots is regulated through the use of windshield decal permits. Students have the option to purchase 24 hour on-campus permits for the academic year. The fees were put in place with the intention of discouraging students from bringing a car to campus.

Currently, the Campus Safety department manages Kalamazoo College's parking system. The overall responsibilities include, but are not limited to, general parking operations, allocating parking, issuing parking permits, parking enforcement, and visitor and special event parking.

– Parking Allocations

The 133 car parking lot built in conjunction with the Athletics Complex in 2012, is intended for special events when the supply of spaces on main campus is not sufficient.

– Access Control

The current use of permits to control usage of the lots is appropriate and should be continued for most of the on-campus lots. The permit system could continue to utilize decals or 'hang tags' that are displayed below the vehicles' rear view mirrors. There are advantages and disadvantages to each approach, and either could be successful.

– Student Parking Permits

The current restriction on parking permits for first-year students should remain in place. Consideration should also be given to expanding the restriction to include sophomores to reduce the number of vehicles on campus. K College currently charges students for parking as a means to discourage students from having cars on campus in support of campus TDM goals. Great care should be taken so that parking permit policies are not so restrictive that more parkers choose to use the neighborhood on-street spaces in lieu of a Kalamazoo College off-street parking space.

– Faculty / Staff Permits

Faculty/staff permits should continue to be issued free of charge. However, to prevent abuse, new permits should be required for every academic year.

– Enforcement

All permit based parking systems require enforcement to assure compliance. Enforcement should be fair, firm, and consistent. However,

the actual enforcement patrols should be varied to avoid predictability. Parkers should only be able to predict a high likelihood of receiving a citation when parking illegally. Parking violation fines must be set high enough to perform as a deterrent.

– Shared Parking

The College has an existing relationship with Western Michigan University in which students/visitors can utilize the parking garage next the Athletics Complex for special events. The College is in discussion with WMU to expand shared use of parking garages and lots for long-term parking for students. WMU's 2019 Transportation Master Plan reflects space available during peak times, as their student population declined over the past decade. Increase frequency of buses for students to link parking opportunities.

– Parking Technology

Advanced technologies have become pervasive throughout our entire society. Technological enhancements have become commonplace parts of everyday products and services. The parking industry is likewise seeing an increasing number of technology based applications that improve the parking experience for users and provide better management tools. Many of these advancements are best suited to large parking operations where the benefits easily outweigh the costs of implementation. An efficiently managed parking system uses the level of technology appropriate for size, complexity, and type of system. The parking system at Kalamazoo College is relatively small; it would be difficult to justify the implementation of some of the high technology applications at this time. However, in the future, some technology based enhancements could become beneficial to improve the operating efficiency. Applicable uses of technology that may become appropriate for the Kalamazoo College Parking System include:

- Automatic Vehicle Identification (AVI) Tags / In the future, if gated facilities become more widespread on campus, some parking facilities could be equipped with antennas that "read" AVI tags in lieu of standard card readers. These AVI tags offer the added convenience for parkers; simply drive up to the gate, the valid tag is detected, and the gate opens.
- Handheld Enforcement Computers / Many institutions and most municipalities that issue a large volume of parking citations use handheld computers in lieu of handwritten citations. The handheld computers are used to record appropriate data and print copies of the citations placed on the vehicles. Operating efficiencies are gained when the devices are coupled with a computer based citation management system. Citations are downloaded into a data base and outstanding citations are tracked. A list of scofflaws downloaded into the handheld computers allows enforcement personnel to detect frequent violators with outstanding citations. Some enforcement systems use cameras that digitally capture license plate numbers to aid enforcement efforts.
- Pay-by-Cell Phone / This technology is making a significant impact in the parking industry. It is being successfully implemented in both on-street and off-street applications. In most cases, a parking customer parks in an empty space, uses a posted cell phone number to register as a customer, provides a credit card number and license plate number, then enters a posted location code and the desired amount of time. When enforcement personnel are making their rounds (with a handheld enforcement computer),- the plate number is noted as paid and no citation is issued. It could also be used for visitor parking by providing a complimentary parking code to prospective students before their visit to campus. The pay-by-cell phone concept is also used in conjunction with parking meters that monitor multiple spaces. Some systems are configured with the ability to send a text message to users phones when their purchased time is about to expire. Then, if allowed, the parking patron can add more time to the meter via their phone and credit card.



During special events roughly
50 spaces can be added
along Academy Street
if cars park at a 45° angle

Design Guidelines

These standards are provided as a guide to designers who plan future buildings and grounds for Kalamazoo College. The historic campus core has a unique, charming character which speaks to the campus spirit. This spirit should be present in any future building effort, and the guidelines proposed herein aim to capture the College's campus center and define the campus as one complete unit.

The goal of these guidelines is to unify campus, define campus edges, and integrate the scale of new buildings into the historic neighborhoods that surround campus. These guidelines are meant to preserve the historic campus core, yet allow for architectural innovation where appropriate.

Recommendations on building envelope, function, weight, and roofing are illustrated in Chapter 5.

Included in this section are the following:

- Existing Campus Conditions
- Guidelines for New Campus Buildings
- Guidelines for New Site Furnishings and Landscaping





▲ Historic Quad 1937 / 2011 ▼



Existing Campus Conditions

The analysis of the existing campus buildings and grounds will be broken down into the following categories: Typology, Massing, Facade Elements, Materials, and Site Furnishings and Landscape.

– Typology

Typology is a term used to not only describe the footprint and geometry of a building but also the function of the building and how that function is portrayed by the building's overall appearance. For example, trying to make a structure filled with faculty offices appear as a church would probably not be the best practice, as the building in question would be confusing to a new visitor expecting to find a worship space. The current K College campus buildings in general display quite well the function that lies within. Take, for instance, Stetson Chapel. Its prominent site location and bell tower belie what is within - a chapel steeped in history at the center of the main campus quad. While not all are so easily recognized, most do not require extensive analysis. Anderson Hall, home to performance courts and recreation spaces, takes on the shape of an athletic/recreation center and is easily recognizable as such.

– Massing

The building massing of the existing campus context is varied. Some buildings are one story, while others have five stories of program including their attic levels. The overall footprints of the buildings also take on very different forms, each defined primarily by its programs and typology. Hoben Hall, for example, is long and narrow based on the need for light in each of its dormitory rooms. Further, the facade is broken down so its mass is not so imposing. Arched forms, small punched openings, and the vertical division of the building into base, middle, and top make the overall scale of the building more manageable to the eye and to the pedestrian. Anderson Hall is an example of a campus building whose mass is not broken down so carefully and, therefore, does not relate well to the scale of a pedestrian.



– Facade Elements

Using smaller, residential scale facade elements to break down the overall building mass is a typical feature of the K College vernacular. Vertically oriented, double hung windows are fixtures in the historic campus core. Dow Hall (located on the north edge of campus), conversely, uses almost square windows as its punched openings. While this proportion may fit its “campus edge” status, inserting the same windows into the campus historic core would seem out of place.

– Materials

Stone keystones, low brick arches, shutters, shed dormers, brick quoins, and white painted mouldings also make frequent appearances on buildings around campus. These facade elements and their materials make up a smaller “kit of parts” that could be used to unify new campus buildings with their predecessors. Brick and stone are the predominant materials used on campus. Ironwork accents below windows punched at the main floor of a building are also quite common. Bronze signage and building accents, as well as copper flashing details can be found in several locales and should be replicated where appropriate.



– Site Furnishings

The site furnishings presently existing on campus are greatly varied. Many different benches, trash cans, and retaining wall materials exist. Light poles are traditional in appearance. Unifying the standard fixtures to replace these elements would create a cohesive campus and help to define the edges.

– Landscape

One of the best landscape features on K's campus is the Historic Quad. The four acre site marks the historic beginning of K's campus. The soil and topography are very much the same as they were when the college was originally established. The tall native trees with their suspended canopy and the uninterrupted lawn laid upon a rolling hillside creates a space that is welcoming and beautiful. Foundation planting is kept to a minimum, allowing the details of the Georgian Architecture to be noticed. Beyond the Historic Quad, a majority of the native plantings and soils have been disturbed by development. The master plan aims to suggest strategies for extending the landscape character of the historic quad to other parts of the campus.



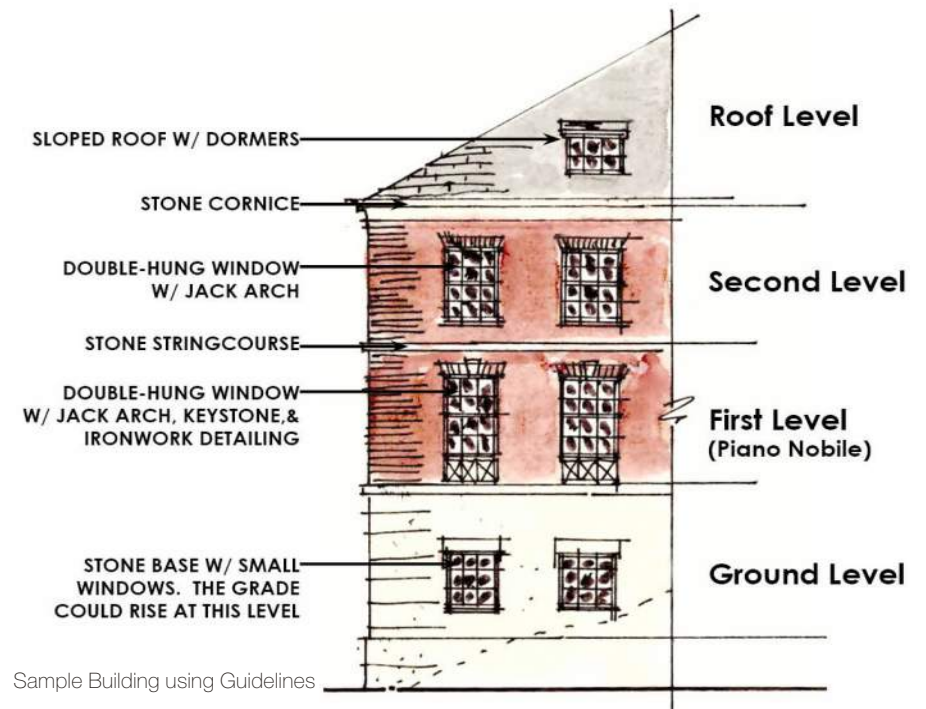
President's House



Historic Quad

Guidelines for New Campus Buildings

While the architectural style on K's campus is predominately Georgian, simply inserting a typical Georgian building without taking into account the campus vernacular may be ill-advised. The existing context should be noted and used when making design decisions, particularly in the Historic Core areas. There may be, of course, instances outside of the Historic Core where buildings may deviate from Georgian style, but principles remain across any style the campus would use, such as entrance and windows/transparency, clearly defined bottom, middle, and top of the facade.



- Typology

New buildings should have a recognizable form: a building's overall shape should represent the function of the structure.

- Massing

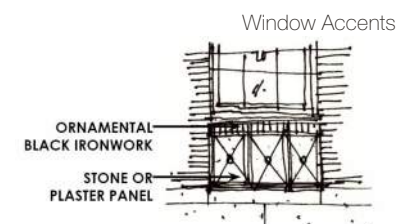
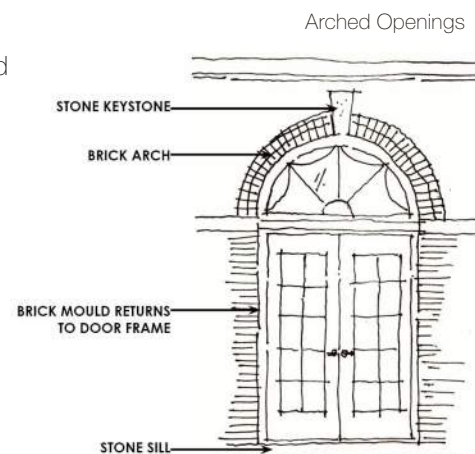
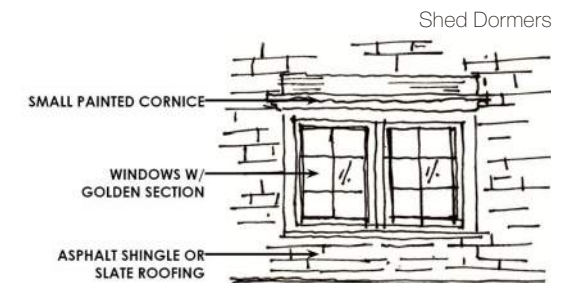
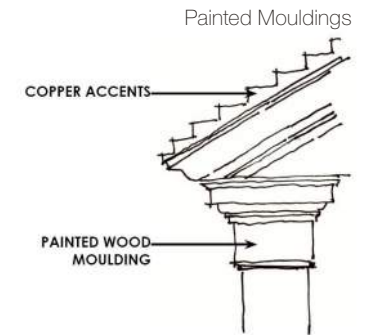
Large building masses should be broken up into smaller facade elements to reduce large masses to a more human, relatable scale. Individual facade elements and the overall building should be broken into a tripartite scheme: base, middle, and top.

- Facade Elements

Windows with vertical proportions and divided lites should be used. Various grille patterns exist on campus, so again, the context should be taken into account when choosing the proper pattern. The main floor, or piano nobile, of a building generally incorporates a plaster or stone panel below the window opening with ironwork. Windows should use traditional lintels: jack arches, low arches, keystones, and stone bands above punched openings. No side architraves should be used. Arched forms and shed dormers are common on campus. Painted mouldings similar to the one pictured below are incorporated to frame and emphasize doorways. Using similar elements will help to unify the campus aesthetic.

- Materials

Materials must look to the campus vernacular: red brick, limestone, painted mouldings, copper and bronze detailing, and black ironwork accents. Stone accents in keystones, string



Guidelines for New Site Furnishings & Landscape

Benches
Landscape Forms "Gretchen"



– Site Furnishings

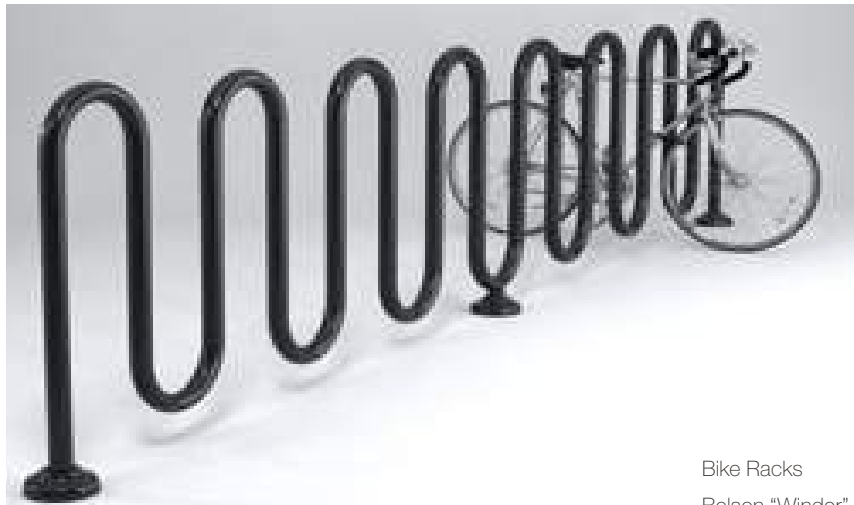
As with the Design Guidelines for buildings, the Design Guidelines for site furnishings are intended to unify K's campus.

- All metal finishes should be black, which is a finish used often in the ironwork details that exist on campus today.
- Stone and brick retaining and seat walls should be used wherever possible.
- Light fixtures and poles should replicate the standard existing in the Historic Core.
- Recycling and Waste bins should be Landscape Forms "Poe".
- Benches should be Landscape Forms "Melville".
- The Belson "Winder" is the current bike rack used across campus. K College could consider a new complementary style of bike rack to better meet the needs of the campus community.

– Landscape Recommendations

- Develop a 2nd generation of native hardwood trees within the Historic Core to preserve the character of the space.
- Use lawn as an element in the landscape by creating well defined beds that help define the lawn areas.
- The Grove: Remove invasive species and reintroduce native trees and understory plants.
- Use native plants and trees throughout campus.
- Develop bioswales along edges of roadways and campus to help manage storm water runoff and promote infiltration of water into the ground.
- Use seasonal color in large pots for impact and ease of maintenance.

Recycling & Waste
Landscape Forms "Poe"

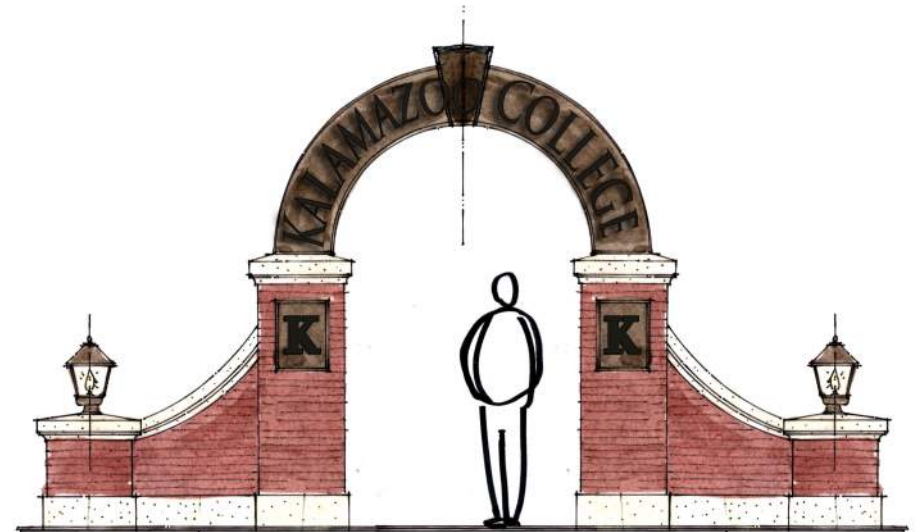


Bike Racks
Belson "Winder"

– Gateway Signage

The Master Plan recommends that new gateway signs use traditional materials that exist in K's campus core, and help announce K's architectural approach at each campus entry.

- 1 Brick, limestone, and bronze accents are incorporated, as well as the use of high-contrast center aluminum panels.
- 2 Use architectural elements with the same materiality to frame Academy Street, creating a new vehicular gateway experience.
- 3 The smaller-scale pedestrian sign incorporates an aluminum arch in a bronze finish to serve as a gateway.

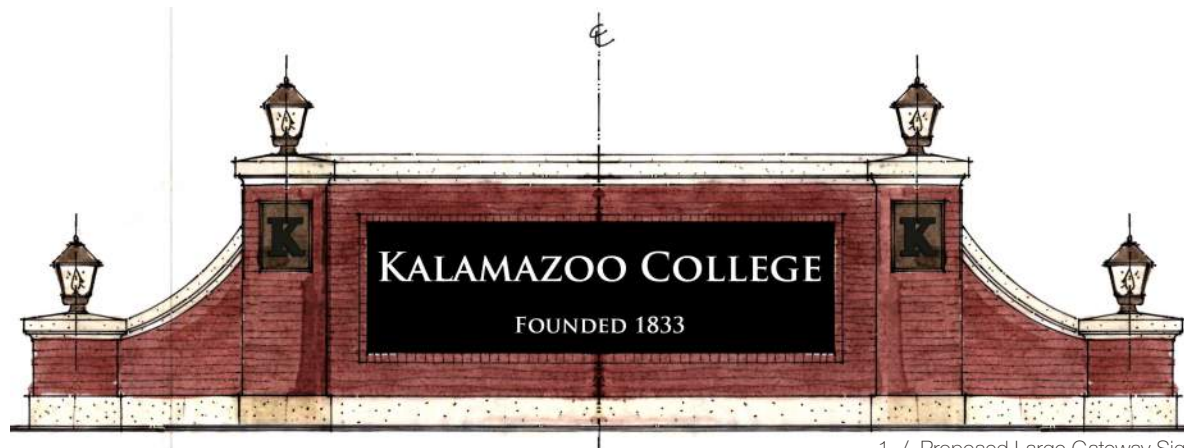


3 / Proposed Pedestrian Gateway





2 / Proposed Vehicular Gateway



1 / Proposed Large Gateway Sign



CITY OF KALAMAZOO, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 50-1.2, ZONING DISTRICT MAP OF THE CITY OF KALAMAZOO ZONING ORDINANCE AND APPROVE THE UPDATED INSTITUTIONAL CAMPUS MASTER PLAN AGREEMENT FOR KALAMAZOO COLLEGE WITH CONDITIONS

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Section 50-1.2, the Zoning District Map is amended to reflect the following:

That area of land, including the individual parcels, located in Section 16 of the City of Kalamazoo, County of Kalamazoo, State of Michigan, and commonly identified as the campus for Kalamazoo College, including the College's athletics facilities at Mackenzie Field and Angell Field, and is more fully described in the attached Exhibit A, as designated as an IC (Institutional Campus) zoning district by Ordinance No. 1896. A map identifying the land area is attached as Exhibit B.

Section 2. The Institutional Campus Master Plan for Kalamazoo College is subject to the conditions set forth below i as updated in accordance with the requirements of the Institutional Campus (IC) designation.

Section 3. Under the provisions of MCL 125.3405 and the requirements set forth at Section 2.5B of Appendix A to the Code of Ordinances, the following conditions apply to the parcels which comprise the Kalamazoo College Athletics Field Complex. Those parcels are identified in attached Exhibit C.

- A. Stadium lighting is a permitted use on the athletic fields of Kalamazoo College.
- B. Stadium light usage will adhere to the provisions set forth in Chapter 5 of the updated Institutional Campus Master Plan (Exhibit D).
- C. All lighting on the Athletic Fields will be shielded. When measured from the adjacent residential properties, light levels will be no more than .05 footcandles.
- D. No outdoor storage of athletic equipment or accessories, and power equipment or related tools or other equipment used by the College for maintenance, repair and other similar activities on the Athletic Field Complex is permitted unless those items are in use.

Section 4. Any future improvements to the campus area as detailed in the updated Institutional Campus Master Plan, which, if done separately, would require approval by the City or one of its commissions or boards, shall continue to require that approval. Such

approvals include, by way of example, but without limitation, street vacations, changes to public parking, permits for the renovation or construction of buildings, and site plans. All new buildings with a direct site line to adjacent residential uses will screen rooftop mechanicals to minimize impact.

Section 5. Repealer. All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance, including Ordinance No. 1896 adopted June 18, 2012, except for Section 1 of said Ordinance No. 1896, are repealed.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, said portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

CERTIFICATE

The foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Kalamazoo at a regular meeting held on ____, 2022, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been available as required by said Act, and furthermore, said ordinance was duly recorded, posted, and authenticated by the Mayor and City Clerk as provided by the Charter of said City.

David F Anderson, Mayor

Scott A. Borling, City Clerk

Exhibit A

Central Campus	Parcel Number:
1132 Academy	06-16-388-019
1201 Academy	06-16-393-001
1214 Academy	06-16-387-019
1220 Academy	06-16-387-001
1224 Academy	06-16-387-002
123 Acker (Carmel)	06-16-455-001
140 Acker(Carmel)	06-16-389-001
143 Bulkley	06-16-387-005
149 Bulkley	06-16-387-004
157 Bulkley	06-16-386-300
111 Catherine	06-16-453-003
114 Catherine	06-16-456-011
116 Catherine	06-16-456-012
124 Catherine	06-16-456-013
131 Catherine	06-16-462-001
103 Thompson	06-16-378-018
106 Thompson	06-16-378-022
113 Thompson	06-16-378-004
116 Thompson	06-16-378-021
129 Thompson	06-16-383-004
136 Thompson	06-16-382-001
139 Thompson	06-16-383-009
143 Thompson	06-16-383-010
150 Thompson	16-16-387-020
151 Thompson	06-16-388-018
154 Thompson	06-16-387-018
843 West Main	06-16-458-008
905 West Main	06-16-457-007
909 West Main	06-16-457-006
915 West Main	06-16-457-005
923 West Main	06-16-457-004
929 West Main	06-16-451-003
1003 West Main	06-16-451-001
1105 West Main	06-16-384-010
1135 West Main	06-16-379-016
1141 West Main	06-16-378-017
109 West Main Court	06-16-458-014
110 West Main Court	06-16-457-008
113 West Main Court	06-16-458-013
114 West Main Court	06-16-457-009
115 West Main Court	06-16-458-012
116 West Main Court	06-16-457-010
117 West Main Court	06-16-457-002

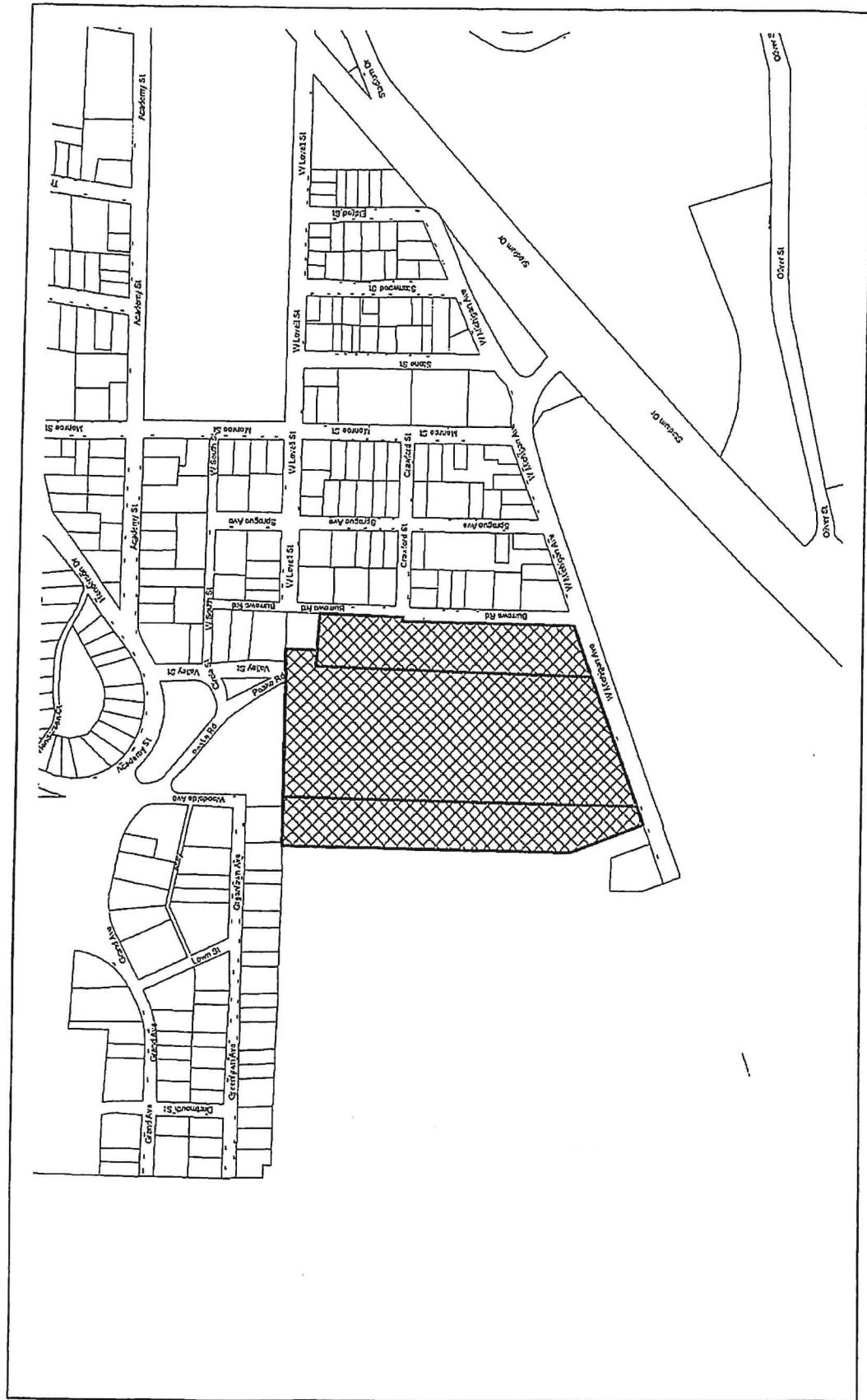
Rental Property/Vacant:	Parcel Number:
812 Academy	06-16-463-006
818 Academy	06-16-463-006
820 Academy	06-16-463-003 and 06-16-463-003
824 Academy	06-16-463-002
826 Academy	06-16-463-001
1324 Academy	06-16-385-027
115 Bulkley	06-16-377-020
129 Bulkley	06-16-382-008
133 Bulkley	06-16-382-007
139 Bulkley	06-16-382-006
831 West Main	06-16-458-010
123 West Main Court	06-16-457-001
778 West Michigan	06-16-464-010 and 06-16-458-015
143 Monroe	06-16-385-001
402 Stanwood	06-21-126-001
408 Stanwood	06-21-126-002

Athletic Fields:	Parcel Number:
500 Burrows	06-21-107-001
1600 West Michigan	06-21-110-001
1708 West Michigan	06-21-239-001

AREA PROPOSED FOR REZONING

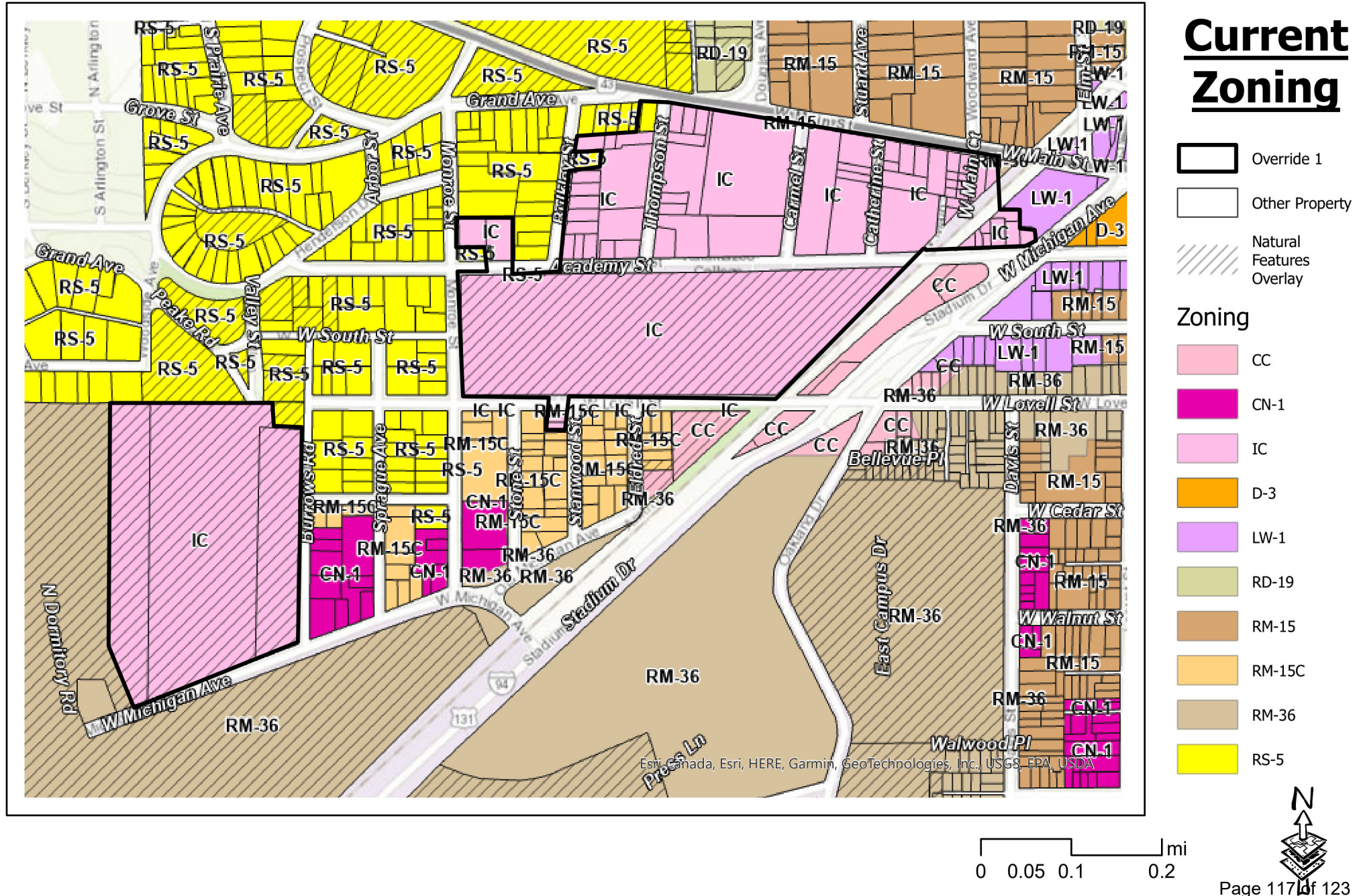


Exhibit C

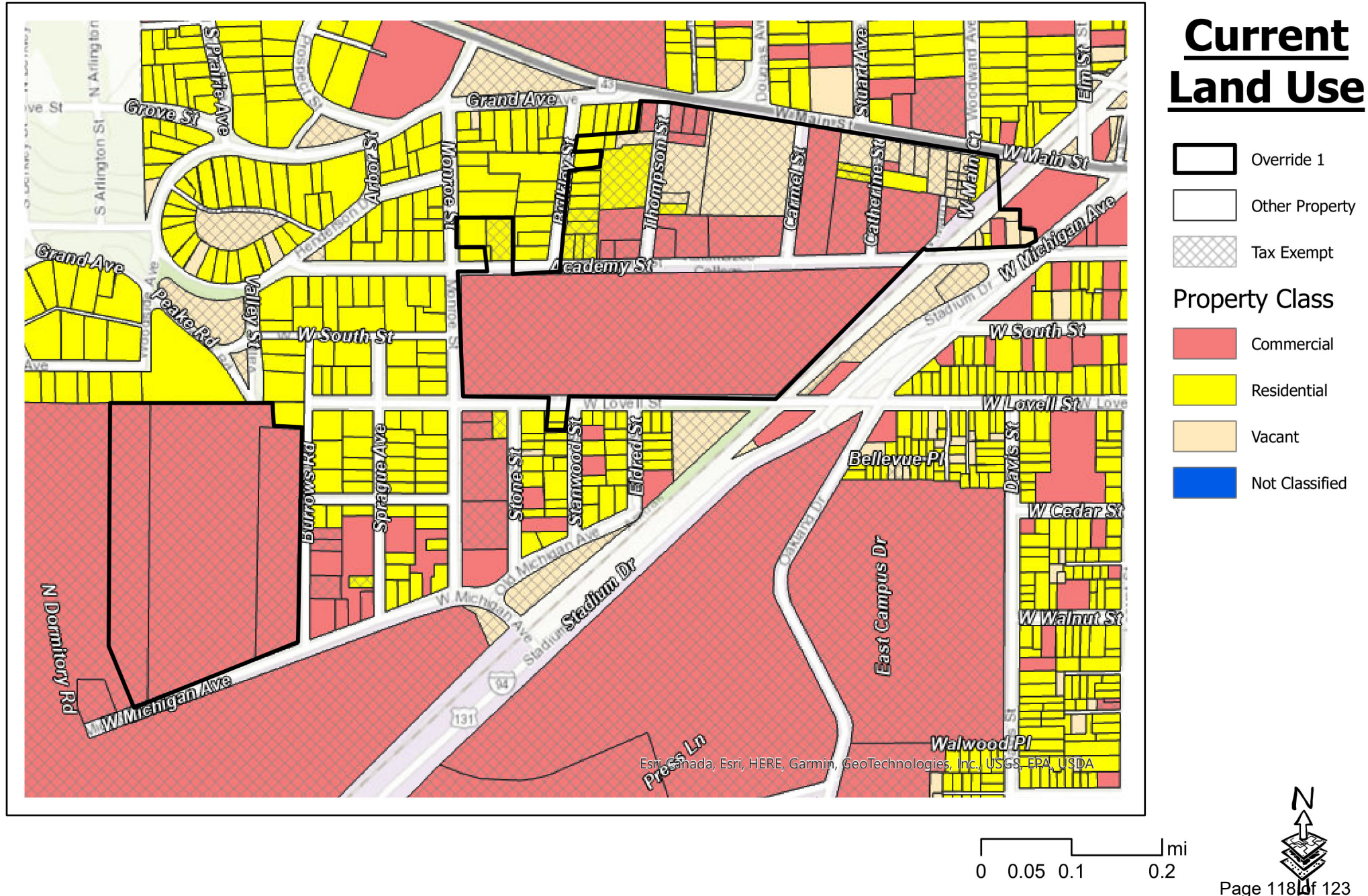


AREA PROPOSED FOR REZONING

P.C. #2022.08 Kalamazoo College Zoning District Map Ordinance Amendment and Approval of Updated Institutional Campus Master Plan



P.C. #2022.08 Kalamazoo College Zoning District Map Ordinance Amendment and Approval of Updated Institutional Campus Master Plan



P.C. #2022.08 Kalamazoo College Zoning District Map Ordinance Amendment
and Approval of Updated Institutional Campus Master Plan

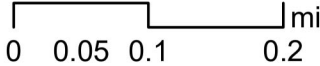


Aerial
View

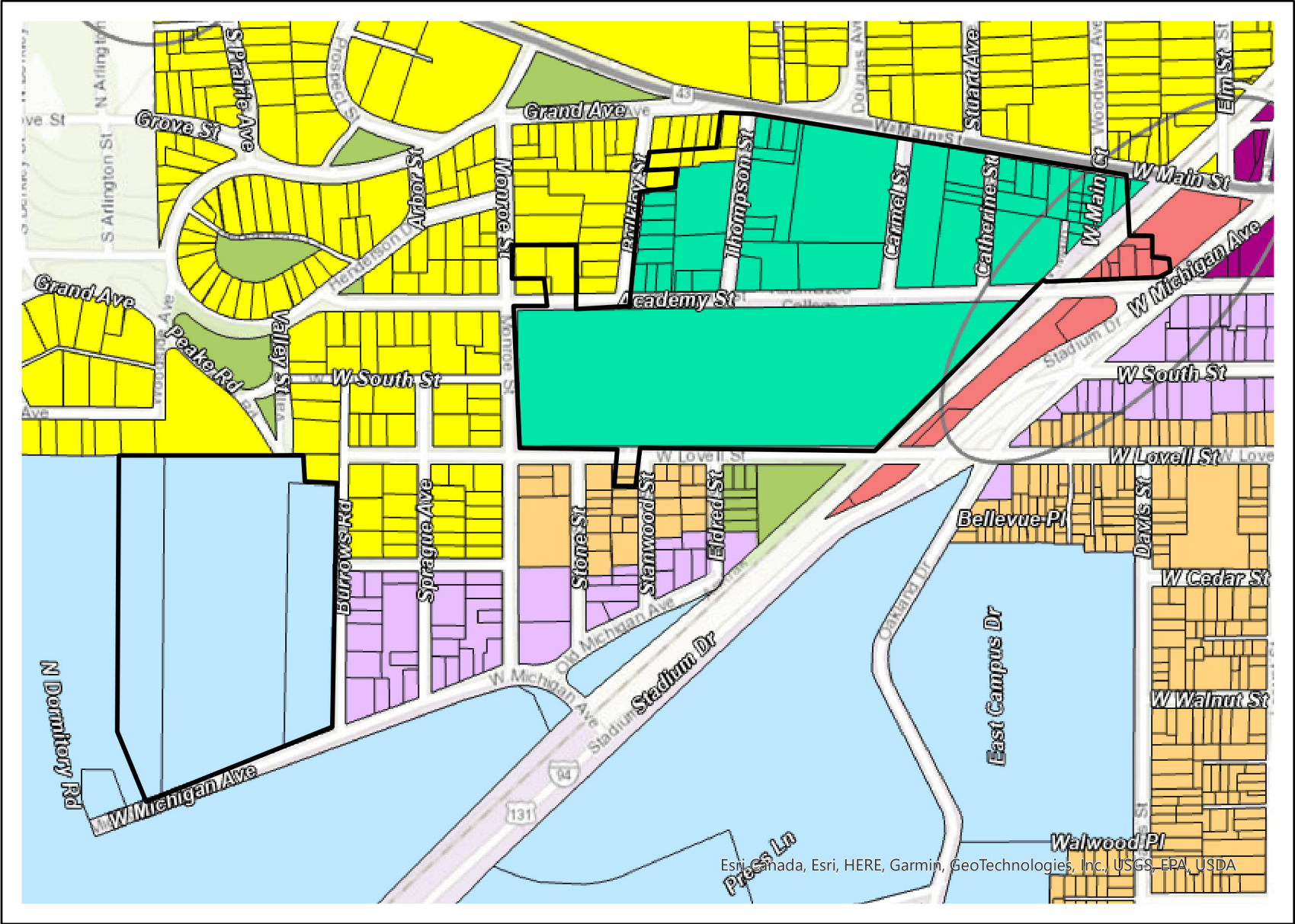
-  Override 1
-  Other Property

2018

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3



P.C. #2022.08 Kalamazoo College Zoning District Map Ordinance Amendment and Approval of Updated Institutional Campus Master Plan



Future Land Use

- Override 1
- Other Property
- Future Land Use**
- Node
- Campus
- Campus/Private
- Commercial
- Downtown
- Neighborhood Edge
- Open Space/Parks
- R1-Residential
- R2-Residential

Esri, Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

0 0.05 0.1 0.2 mi



August 24, 2022

To Whom It May Concern:

Over the past number of months, the West Main Hill Neighborhood Association Board has been in conversation with Kalamazoo College, and neighbors, about the changes that the College wishes to make with regard to the athletic field use, including the increase in number of days that lights can be used, and around issues of sound penetration into the neighborhood.

Throughout the process, we have deeply appreciated the care and concern that the College has exhibited, including reaching out specifically to the neighbors most directly impacted and holding an open house meeting for anyone to attend. After several compromises by the College to address concerns such as noise, litter, and lighting, the Board voted in support of the current plan presented by the College. We are pleased at how the College has attended to sore point issues that have existed for a number of years, and their on-going commitment and support to address the issues of sound penetration. We are pleased to have such good communication and collaboration with Kalamazoo College.

Lisa Presley, Treasurer
For the
West Main Hill Neighborhood Association Board

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

Year 2022	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date
PSP22-001	719 N Burdick	New Mixed Use Building	Young Kings & Queens	Young Kings & Queens	10/29/2021	11/17/2021	11/17/2021	1/5/2022	\$500	2/2/2022	NA	Site Plan Approved	2/17/2022
PSP22-002	2839 Millcork	Cell Antenna Colocation	Crown Castle USA, INC	Sprint Spectrum, LLC	11/7/2021	NA	12/22/2021	1/7/2022	\$250	2/2/2022	NA	Site Plan Approved	2/4/2022
PSP22-003	4401 Siesta St	Cell Antenna Colocation	Tara Jones / SBA Communications	City of Kalamazoo	11/18/2021	12/15/2021	12/15/2021	1/10/2022	\$250	2/9/2022	NA	Site Plan Approved	2/11/2022
PSP22-004	519 W Willard St	Cell Antenna Colocation	Haley Law Firm, LLC	Cellco	12/13/2021	1/5/2022	1/5/2022	1/17/2021	\$250	2/9/2022	NA	Site Plan Approved	2/11/2022
PSP22-005	1505 N Burdick St	Change of Use to add retail auto parts store	Nelson Nave, AIA	Northside Association for Community Development	1/13/2022	1/26/2022	1/26/2021	2/11/2022	\$250	3/9/2022	NA	Project Under Review	5/17/2022
PSP22-006	4221 S Westnedge Ave	Change of Use to cat café (Kennel)	Kzoo Cat Café	Kzoo Cate Café	1/24/2022	2/9/2022	2/9/2022	2/22/2022	\$250	3/16/2022	NA	Site Plan Approved	3/29/2022
PSP22-007	4305 Portage St	Change of Use To Marihuna Retailer	JEK Properties, LLC	JEK Properties, LLC	10/14/2021	10/27/2021	10/27/2021	3/17/2022	\$250	4/6/2022	NA	Site Plan Approved	5/4/2022
PSP22-008	530 S Rose St	New Senior Housing	Hurley & Stewart	PGJ Development, LLC	11/16/2021	12/16/2021	12/16/2021	3/22/2022	\$500	4/20/2022	NA	Project Under Review	7/12/2022
PSP22-009	2605 E Kilgore Rd	Building Addition to Zoetis Facility	Zoetis	Zoetis	12/2/2021	2/2/2022	2/2/2022	3/29/2022	\$500	4/27/2022	NA	Site Plan Approved	6/29/2022
PSP22-010	855 S Drake Rd	New Modular Building	Jed Dingsen	Calvary Baptist Church	1/5/2022	2/9/2022	2/9/2022	3/30/2022	\$500	5/4/2022	NA	Site Plan Approved	6/17/2022
PSP22-011	105 E Walnut	Cell Antenna Colocation	LCC Telecom Services	South Mall Limited Dividend	NA	NA	NA	5/11/2022	\$250	6/1/2022	NA	Site Plan Approved	6/3/2022
PSP22-012	2001 Fulford	Cell Antenna Colocation	LCC Telecom Services	The Trinity Group, LLC	NA	NA	NA	5/11/2022	\$250	6/1/2022	NA	Site Plan Approved	6/3/2022
PSP22-013	440 W Kalamazoo Ave	New Building for ISK	AR Engineering	Integrated Serices of Kalamazoo	3/7/2022	3/23/2022	3/23/2022	4/29/2022	\$500	6/1/2022	DDRC	Project Under Review	
PSP-014	1827 Reed	Cell Antenna Colocation	Haley Law Firm	Reed 1827, LLC	12/30/2021	1/19/2022	1/19/2022	5/8/2022	\$250	6/1/2022	NA	Site Plan Approved	6/10/2022
PSP22-015	813 W Kilgore	Cell Antenna Colocation	American Tower	City of Kalamazoo	NA	NA	Na	5/12/2022	\$250	6/8/2022	NA	Site Plan Approved	6/15/2022
PSP22-016	519 W Willard St	Cell Antenna Colocation	American Tower	Cellco	3/29/2022	4/13/2022	4/13/2-22	5/12/2022	\$250.00	6/8/2022	NA	Site Plan Approved	6/15/2022
PSP22-017	1827 Reed	Cell Antenna Colocation	American Tower	Reed 1827, LLC	3/29/2022	4/13/2022	4/13/2022	5/12/2022	\$250.00	6/8/2022	NA	Site Plan Approved	6/21/2022
PSP22-018	219 W South St	Rebuild Parking Lot and Sidewalk	Byce and Associates	Park Club	3/29/2022	4/13/2022	4/13/2022	5/20/2022	\$250.00	6/22/2022	DDRC	Site Plan Approved	7/21/2022
PSP22-019	1802 E Main St	Redevelop Building for Restaurant Use	Kalamazoo Eastside Neighborhood Association	Kalamazoo Eastside Neighborhood Association	4/6/2022	4/27/2022	4/27/2022	5/27/2022	\$250.00	6/29/2022	NA	Site Plan Approved	6/30/2022
PSP22-020	508 Harrison	New Mixed Use Development	Byce and Associates	Kalamazoo Brownfield Authority	5/9/2022	5/18/2022	5/18/2022	6/1/2022	\$500.00	6/29/2022	NA	Project Under Review	
PSP22-021	519 W Willard St	Cell Antenna Colocation (Increase Tower Height)	American Tower	Cellco	12/20/2021	1/5/2022	1/5/2022	4/28/2022	\$250.00	6/29/2022	NA	Project Under Review	
PSP22-022	440 E North St	Rebuild Parking Lot and Right of Way Work	Wightman	Trophy House Grill, LLC	4/4/2022	4/20/2022	4/20/2022	6/10/2022	\$250.00	7/13/2022	NA	Project Under Review	

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

Year 2022	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date
PSP22-023	1601 E Main St	New Mixed Use Development	Kalamazoo County Land Bank	Kalamazoo County Land Bank	9/3/2021	9/22/2021	9/22/2022	6/10/2022	\$500.00	7/13/2022	NA	Project Under Review	
PSP22-024	3419 S Burdick	Cell Antenna Colocation	Crown Castle USA, INC	T-Mobile Central, LLC	NA	NA	NA	6/13/2022	\$250.00	7/20/2022	NA	Project Under Review	
PSP22-025	3820 Stadium Dr	Building Addition to Seelye Kia	Bosch Architecture	Seeco Investments, LLC	2/2/2022	2/16/2022	2/16/2022	6/20/2022	\$500.00	7/13/2022	NA	Project Under Review	
PSP22-026	3419 S Burdick	Cell Antenna Colocation	Crown Castle USA, INC	Sweet Real Estate Company	NA	NA	NA	6/13/2022	\$250.00	7/20/2022		Project Under Review	
PSP22-027	251 Mills	Cell Antenna Colocation	Telecad Wireless	City of Kalamazoo	NA	NA	NA	6/21/2022	\$250.00	\$250	NFP	Site Plan Approved	7/29/2022
PSP22-028	203 N Rose St	Add Floors and Residential Units to Existing Building	Bosch Architecture	19 Props, LLC	6/2/2022	6/15/2022	6/15/2022	7/20/2022	\$500.00	8/17/2022	DDRC	Project Under Review	
PSP22-029	4401 Siesta St	Cell Antenna Colocation	Telecad Wireless	City of Kalamazoo	NA	NA	NA	7/18/2022	\$250.00	TBD		Application in Process	
PSP22-030	3921 Oakland Dr	Site Clearing											
PSP22-031	4333 S Westnedge	Parking Lot Expansion											
							Total:		\$9,500.00				