Agenda
Regular Meeting of the City Commission

City of Kalamazoo

Tuesday, September 4, 2018 7:00 PM

City Commission Chambers at City Hall - 241 W. South Street

A. CALL TO ORDER/ROLL CALL

B. OPENING CEREMONY

1. Invocation: Reverend Ruth Moerdyk, Skyridge Church of the Brethren
2. Pledge of Allegiance
3. Introduction of Guests
4. Proclamations

C. ADOPTION OF FORMAL AGENDA

D. COMMUNICATIONS

1. Calendar of Upcoming Meetings

E. PUBLIC HEARINGS

1. Public hearing to receive comments on the Creation of a Corridor Improvement Authority to be known as the Northside Cultural Business District Authority. **(No action)**

2. Public hearing to receive comments on an ORDINANCE to rezone 525 and 535 E. Ransom Street and 617 Harrison Street from Zone RMU (Residential, Mixed-Use District) and CMU (Commercial, Mixed-Use District), and Subareas 3 and 4 of the Riverfront Overlay District all to Zone CMU and Subarea 4. **(Action: Motion to adopt the ordinance)**

3. Public hearing to receive comments on an ORDINANCE to rezone 615 W. Kalamazoo Avenue from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use District). **(Action: Motion to adopt the ordinance)**

F. CONSENT AGENDA

(Action: Motion to approve Items "1-8" and authorize the City Manager to sign all documents on behalf of the City

1. Approval of two individual contracts with Williams & Works and

Wightman Associates for professional surveying services in the amount of $114,395.00 and $132,250.00 respectively.

2. Approval of a three-year expanded agreement with OpenGov, Inc. to add the Budget Builder, Workforce Planning, and Wdesk Budget Book Publication to the existing contract, with the additional amount not to exceed $158,550.

3. Approval of a contract with Peters Construction of Kalamazoo, MI for the 2018 Streets Concrete Project in the amount of $508,999.20.

4. First reading of an ordinance to amend Section 35-4 of the Kalamazoo City Code of Ordinances regarding Payments in Lieu of Taxes (PILOT's) for projects financed under the State Housing Development Act.

5. Approval of a payment of $287,000 to Northside Association for Community Development to be used for the purchase of 308 West North Street for the Aging Gracefully and Earning a Living project.

6. Approval and acceptance of an easement with Gilmore Farms Development, LLC for water main installed as part of the Gilmore Farms No. 2 Phase 1 Project.

7. Approval of a special permit for a miniature pig to be kept at 1503 Cobb Avenue, subject to compliance with applicable statutes, ordinances and health codes.

8. Approval of an amendment to the Kalamazoo City Commission's *2018 Meeting Schedule* to relocate the September 17th neighborhood and business meetings to Davis Street Park, which is located at 901 Davis Street.

G. REGULAR AGENDA

1. Adoption of a RESOLUTION affirming the Northside Neighborhood Plan and Master Plan amendment. **(Action: Motion to adopt the resolution)**

H. REPORTS AND LEGISLATION

1. City Manager's Report
2. City Clerk's Report

I. UNFINISHED BUSINESS

J. POLICY ITEMS

K. NEW BUSINESS

L. CITIZEN COMMENTS

M. MISCELLANEOUS COMMENTS BY COMMISSIONERS

N. CLOSED SESSION

O. ADJOURNMENT

ADDITIONAL INFORMATION

Get news, information, and alerts from the City of Kalamazoo. Sign up at www.kalamazoocity.org/connect, follow @KalamazooCity on Twitter, and search for The City of Kalamazoo on Facebook.

Questions regarding agenda items may be answered prior to the meeting by contacting the City Manager's Office at 269.337.8047.

Persons with disabilities who need accommodations to effectively participate in City Commission meetings should contact the City Clerk's Office at 337-8792 a week in advance to request mobility, visual, hearing or other assistance.

Agendas for the regular meetings of the Kalamazoo City Commission are available on the Internet at: www.kalamazoocity.org

The Kalamazoo City Commission business meetings are held on the first and third Mondays at 7:00 p.m. and are shown live on the Public Media Network (channel 190 for Charter customers, channel 99 for U-Verse customers). Business meetings are also web streamed live on the City's YouTube channel at https://goo.gl/Q6DW37. Public Media Network rebroadcasts these meetings on Tuesdays at 8:00 a.m., Wednesdays, at 1:00 a.m., and Thursdays at 3:00 p.m. Recorded meetings are also available on-demand on the YouTube channel.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Scott A. Borling, City Clerk

PREPARED BY: Shelby Moss, Deputy City Clerk

DATE: 8/21/2018

SUBJECT: Calendar of Upcoming Meetings

INFORMATIONAL ITEMS

Attached is the calendar of upcoming meetings of the City Commission's advisory boards, commissions, and committees.

ATTACHMENTS:

	Type	Description
	Meeting Schedule	20180904 Calendar of Meetings

Calendar of Upcoming Meetings

City of Kalamazoo

City Commission (next 30 days)

Regular Business Meetings – 7:00 p.m. in the City Commission Chambers

September 17th and October 1st

Regular Neighborhood Meetings – 6:00 p.m. in the Community Room at City Hall

September 17th

Special Meeting

The City Commission will meet in special session on Monday, September 10, 2018 at 6:00 p.m. in the Community Room at City Hall. The purpose of the work session is to begin discussion of the FY2019 Budget.

Advisory Boards, Commissions and Committees (next two weeks)

The **Employee Retirement System Board of Trustees** will meet on Wednesday, September 5, 2018 at 8:00 a.m., in the Third Floor Conference Room at City Hall.

The **Planning Commission** will meet on Thursday, September 6, 2018 at 7:00 p.m., in the City Commission Chambers at City Hall.

The **Parks and Recreation Advisory Board** will meet on Tuesday, September 11, 2018 at 5:20 p.m., in the Parks and Recreation Community Room at Mayors' Riverfront Park, located at 251 Mills Street.

The **Kalamazoo Historic Preservation Commission** will meet on Tuesday, September 11, 2018 at 7:00 p.m., in the Community Room at City Hall.

The **Traffic Board** will meet on Thursday, September 13, 2018 at 2:00 p.m., in the Public Services Conference Room, located at 415 Stockbridge Avenue.

The **Community Development Act Advisory Committee** will meet on Thursday, September 13, 2018 at 6:30 p.m., in the Community Room at City Hall.

The **Zoning Board of Appeals** will meet on Thursday, September 13, 2018 at 7:00 p.m., in the in the City Commission Chambers at City Hall.

The **Downtown Development Authority** will meet on Monday, September 17, 2018 at 3:00 p.m., in the Community Room at City Hall.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

PREPARED BY: Christina Anderson, City Planner

DATE: 8/22/2018

SUBJECT: Public Hearing on the Creation of the Northside Cultural Business District Authority boundary

RECOMMENDATION

It is recommended that the City Commission hold a public hearing to gather community input on the creation of a Corridor Improvement Authority to be known as the Northside Cultural Business District.

BACKGROUND

The Northside Neighborhood recently finished its Neighborhood Plan. Building on the previous planning efforts of the neighborhood, it includes actions to make the previously designated Northside Cultural Business District an active, mixed use area to support the commercial and residential needs of the Northside residents.

Focusing on economic development, the plan aims to support the expansion of resident-owned businesses, especially those by African Americans and low income residents. One tool detailed in the Northside Neighborhood Plan is the use of a Corridor Improvement Authority.

A Corridor Improvement Authority is a tool granted by the State of Michigan for a City's use. It is designed to assist with funding improvements in commercial corridors outside of downtown areas. It is administered similar to a Downtown Development Authority (DDA). Once created, a Board is established through the State requirements. Membership for the board is appointed by the Mayor. The board will have the ability to establish a tax increment financing (TIF) plan, create special assessments, and issue revenue bonds.

The proposal before the Commission and the public to consider this evening is the establishment of the Authority, hereafter to be known as the Northside Cultural Business District Authority (NCBDA). The proposed boundaries are roughly Westnedge to the west, Frank Street to the north, the Kalamazoo River to the East, and Willard to the South plus the rights-of-way of Westnedge and Burdick Streets between Prouty and Frank Street. See the included map for the exact boundaries. This roughly matches the Northside Cultural Business District previously established by the Northside through Neighborhood planning efforts in 2014/15.

If established, the City will work with the Northside Association for Community Development (NACD) and the Northside neighborhood to establish the Board that will direct the Authority's priorities. The Board can be comprised of 5 to 9 members; the City Attorney has recommended that this Board be comprised of seven members. The members are named by the Mayor with approval of the City Commission. The Mayor or his designee is one of the members. A majority of board members must

either own property or have a business interests within the Authority and at least 1 member must reside within the Authority boundary or within a 1/2 mile of it. The Northside Neighborhood Plan goes a step further to recommend to the Mayor that candidates that both live on the Northside and own property or that have business interests within the Authority area be prioritized.

TIF Plans developed by the Authority Board will require City Commission review and approval.

POLICY CONSIDERATIONS

The establishment of the NCDBA aligns with the City's Master Plan, Strategic Vision, and the Northside Neighborhood Plan. It is a meaningful tool that will help the Northside realize its vision for the Northside Cultural Business District.

The establishment of an Authority is an example of the types of partnerships between the City and its neighborhood envisioned in Imagine Kalamazoo. The City will remain involved with the Authority as it develops a plan to achieve its priorities and as the priorities are realized.

On tonight's agenda is simply the public hearing to seek input on the Authority. After the hearing, a vote on establishing the NCBDA cannot occur until at least 60 days after the public hearing. This puts a vote on the matter in November.

COMMUNITY RESOURCES CONSULTED

The development of the NCBDA Authority was discussed during the neighborhood planning process in spring 2018, which included four neighborhood meetings. The resulting Plan and its recommendation to consider tools such as a Corridor Improvement Authority were reviewed and approved through a public hearing by the Planning Commission on August 2, 2018.

In addition to these discussions, a resolution of intent to establish an Authority was approved by this body in July. Between this resolution of intent and tonight's public hearing, the following notice activities were undertaken:
1) Public hearing was posted twice in the Gazette;
2) Notice was mailed to all property taxpayers of record; taxing jurisdictions, and the State tax commission;
3) Flyers were posted in 20 conspicuous locations throughout the Authority boundary. Numerous flyers were also posted in Northside businesses beyond the Authority boundary; and
4) Social media announcements were posted about the hearing.

Also see http://www.imaginekalamazoo.com/projects/ for more information.

FISCAL IMPACT

There is not fiscal impact to holding the public hearing. If established the Authority Board will have the power to propose a TIF Plan to the City Commission. A TIF plan does not change the quantity of taxes collected, but does reallocate a portion of what is collected to be used for infrastructure and programs that directly benefit the Authority.

ALTERNATIVES

The City Commission could choose to not hold the public hearing and subsequently not establish the Corridor Improvement Authority known as the Northside Cultural Business District Authority (NCBDA).

ATTACHMENTS:

	Type	Description
🗋	Aerial Photo	Resolution of Intent 07/2018
	Aerial	

- Photo Letter to Taxpayers of Record
- Aerial Photo Authority Map & Priorities

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. _____

A RESOLUTION DECLARING THE INTENT TO CREATE AND PROVIDE FOR THE OPERATION OF THE NORTHSIDECULTURAL BUSINESS DISTRICT AUTHORITY

Minutes of a regular meeting of the City Commission of the City held on July 16, 2018, at or after 7:00 p.m., local time, at City Hall, 241 W. South Street, Kalamazoo, Michigan.

PRESENT, Commissioners:

ABSENT, Commissioners:

WHEREAS, §4(1) of the Corridor Improvement Authority Act, Public Act 280 of 2005, MCL 125.2874 ("the Act"), authorizes the City to establish more than one corridor improvement authority each with its own defined development area, provided that certain prerequisites are met, so as to redevelop its commercial corridors and promote local economic growth; and

WHEREAS, the City has identified an area within the City which it proposes to be designated as a corridor improvement development area; and

WHEREAS, in order to comply with the requirements of the Act, the City Commission desires to express its intent to establish a corridor improvement authority, designate the boundaries of a development area, and to set a public hearing regarding the establishment of the authority and the designation of a qualified development area;

NOW THEREFORE BE IT RESOLVED:

1. It is the intention of the City Commission to create and provide for the operation of a Northside Cultural Business District Authority (NCBDA) pursuant to §6 of the Act, MCL 125.2876.

2. The proposed development area of the NCBDA is set forth on the attached map and is the area generally described as follows:

> Commencing at the intersection of the westerly right-of-way line of South Westnedge Avenue with the northerly boundary of the Norfolk Southern Railway right-of-way; thence EASTERLY along the northerly boundary of the Norfolk Southern Railway right-of-way to its intersection with the center line of the Kalamazoo River; thence running downstream and NORTHERLY along the centerline of the Kalamazoo River to its intersection with the northerly right-of-way line of Gull Road; thence SOUTHEASTERLY along the northerly right-of-way line of Gull Street to the west

property line of 669 Gull Road known as Verburg Park; thence running NORTHERLY, WESTERLY and NORTHERLY along the property lines of 669 Gull Road, Verburg Park, to its intersection with the northerly property line of 808 Harrison; thence WESTERLY along the northerly property line of 808 Harrison to the easterly right-of-way line of Harrison Street; thence NORTHERLY along the easterly line of Harrison Street to the north end of the public right-of-way of Harrison Street, being the southerly property line of 809 Harrison Street; thence WESTERLY along the north end of Harrison Street to the westerly right-of-way line of Harrison Street; thence SOUTHERLY along the westerly right-of-way line of Harrison Street to the northerly right-of-way line of Frank Street; thence WESTERLY along the northerly right-of-way line of East Frank Street to the easterly right-of-way line of North Burdick Street; thence NORTHERLY along the easterly right-of-way line of North Burdick Street to the southerly right-of-way line of East Prouty Street; thence WESTERLY along the southerly right-of-way line of Prouty Street to the westerly right-of-way line of North Burdick Street; thence SOUTHERLY along the westerly right-of-way line of North Burdick Street to the northerly right-of-way line of West Frank Street; thence WESTERLY along the northerly right-of-way line of West Frank Street to the easterly right-of-way line of North Westnedge Avenue; thence NORTHERLY along the easterly right-of-way line of North Westnedge Avenue to the southerly right-of-way line of West Prouty Street; thence WESTERLY along the southerly right-of-way line of West Prouty Street to the westerly right-of-way line of North Westnedge Avenue; thence SOUTHERLY along the westerly right-of-way line of North Westnedge Avenue to the northerly boundary of the Norfolk Southern Railway right-of-way and the point of beginning.

3. It is the further intention of the City Commission that the NCBDA include all properties within a development area that meets the qualifying criteria set forth at §5 of the Act, MCL 125.2875. To this end the City Commission finds that the following criteria set forth by statute are satisfied:

a. The proposed development area is within 500 feet of North Westnedge Avenue, which is classified as an arterial or collector according to the federal highway administration manual, "Highway Functional Classification-Concepts, Criteria and Procedures."

b. The proposed development area contains at least 10 contiguous parcels.

c. More than one-half of the existing ground floor square footage in the proposed development area is classified as commercial real property under Section 34c of the General Property Tax Act, Public Act 206 of 1893, MCL 211.34c

d. That residential use, commercial use, or industrial use has been allowed and conducted under the City's Zoning Ordinance in the entire proposed development area for the immediately preceding 30 years.

e. The proposed development area is presently served by municipal water and sewer utilities.

f. That the proposed development area is zoned to allow for mixed uses that include high-density residential use.

g. The City agrees to expedite the local permitting and inspection process in the proposed development area.

h. The City Master Plan provides for walkable non-motorized interconnections, including sidewalks and streetscapes, throughout the proposed development area.

BE IT FURTHER RESOLVED:

1. That a public hearing on the adoption of a proposed resolution creating the Northside Cultural Business District Authority and designating the development area will be held on September 6, 2018 at 7:00 PM at City Hall, 241 W. South St., Kalamazoo, MI 49007.

2. The City Clerk is directed to publish two notices of the public hearing in a newspaper of general circulation in the City not less than 20 or more than 40 days before the date of the hearing. The City Clerk or his designee is further directed to post notice of the public hearing in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time and place of the hearing and described the boundaries of the proposed development area.

3. The City Manager or his designee shall not less than 20 days before the hearing, by first class mail provide notice of the hearing to the property taxpayers of record in the proposed qualified development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the NCBDA is established and a tax increment financing plan is approved, and to the State Tax Commission.

The above resolution was offered by _____ and

supported by _____.

AYES, Commissioners:

NAYS, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on _____, 2018. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

_____
Scott A. Borling, City Clerk

THE CITY OF Kalamazoo

Community Planning and Economic Development
415 Stockbridge Avenue
Kalamazoo, MI 49001
PH: (269) 337-8044
FAX (269) 337-8513
www.kalamazoocity.org

August 7, 2018

To Whom It May Concern,

The Northside Neighborhood Plan, led by the Northside Association for Community Development (NACD), was recently adopted. One strategy of the plan focuses on strengthening the existing Northside Cultural Business District through the creation of a Northside Cultural Business District Authority (NCBDA). A map of these areas is attached. The goals of the proposed NCBDA include supporting Northside resident owned businesses, creating an identity for the District, and improving building facades, and infrastructure such as sidewalks. A copy of the Northside Neighborhood Plan can be found at http://www.imaginekalamazoo.com/plans/#neighborhood-plans.

On Monday, July 16, 2018 the Kalamazoo City Commission adopted a resolution of intent to establish the NCBDA and development area. The City Commission also set the date of **Tuesday, September 4, 2018** to hold a public hearing on its establishment (see the included resolution copy). The hearing by the City Commission will be at or after 7:00 PM at City Hall, 241 W. South St., Kalamazoo, MI 49007. At the public hearing, you can hear a presentation on the details of the Authority and have the opportunity to ask questions and give comments.

If you wish to express your views and recommendations prior to the hearing, or if you have any questions regarding the fiscal, economic or general implications of the establishment of NCBDA or the proposed development area, please feel free to contact Christina Anderson, City Planner, at 337-8044.

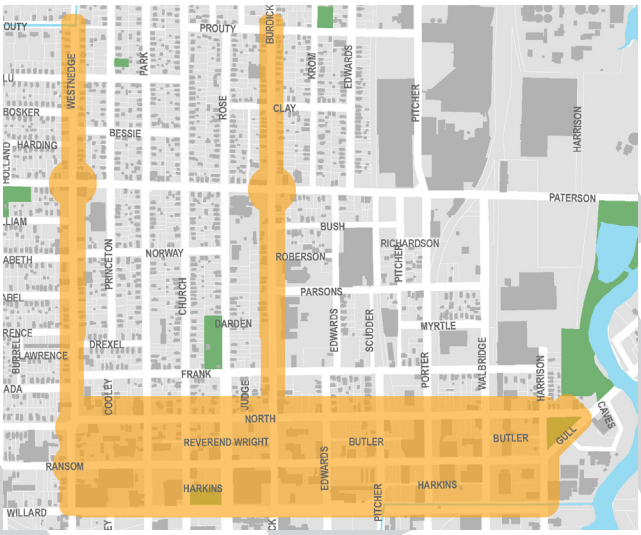
Best Regards,

Scott A. Borling

Scott A. Borling
City Clerk

Action: Northside Cultural Business District Authority

The Northside Cultural Business District Authority (NCBDA) will use financial incentives funded through the Authority Board to implement the plan strategies. Below are listed the priorities from the community that will be funded.



Northside Cultural Business District

Proposed Authority Boundaries

Authority Priorities

- Financial incentives to increase the number of resident owned businesses, especially those by African Americans & low income residents.
- Increase the amount of affordable housing available based on income levels in the City of Kalamazoo.
- Build the cultural identity of the neighborhood with a new logo, murals, art installations, and preserving culturally significant places.
- Improve facades, infrastructure, sidewalks, and streetscaping in the District.
- Use Neighborhood Enterprise Zone to support the building and rehabilitation of affordable homeownership.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Christina Anderson, City Planner

PREPARED BY: Rob Bauckham, Senior Development Planner

DATE: 8/6/2018

SUBJECT: Rezone 525 & 535 E. Ransom Street, and 617 Harrison Street

RECOMMENDATION

It is recommended that the City Commission adopt an ordinance to rezone 525 and 535 E. Ransom Street and 617 Harrison Street from Zone RMU (Residential, Mixed-Use District) and Zone CMU (Commercial, Mixed-Use District), and Subareas 3 and 4 of the Riverfront Overlay District all to Zone CMU and Subarea 4.

BACKGROUND

The request is to rezone three vacant parcels of land to allow redevelopment of them with a mixed-use building and parking lot. The three parcels contain a total of 1.1 acres of land and are located on the east end of the Northside Neighborhood. Two of the parcels, 525 and 535 E. Ransom Street, are located between Butler Court and E. Ransom Street. The third parcel, at 617 Harrison Street, is located north of Butler Court. The applicant, Harrison Circle, LDHA, desires to construct the new mixed-use building on the E. Ransom Street parcels, which will contain a mix of market rate and affordable residential units on the upper floors and commercial/office uses on the ground floor. Parking will be available on the site. Additional parking for the new building is planned for the Harrison Street parcel, as is a bus shelter and a bike repair station.

All of 535 E. Ransom Street (easternmost parcel) and the majority of the other two parcels are in the RMU zoning district. The western edges of 525 E. Ransom (westernmost parcel) and 617 Harrison are in the CMU zoning district. The applicant is requesting to have all portions of the three parcels rezoned to CMU. All of 535 E. Ransom Street and the majority of the other two parcels are also in Subarea 3 of the Riverfront Overlay District, with the remainder of the parcels in Riverfront Overlay Subarea 4. The applicant is simultaneously requesting to have all of the three parcels placed in Subarea 4 of the Overlay District. The CMU zone with Riverfront Overlay Subarea 4 more accurately matches the vibrant, mixed-use vision for this intersection as detailed in the 2025 Master Plan, and will allow the applicant to redevelop the properties as planned. The Overlay provides specific design standards and guidelines for new buildings to encourage front door entrances facing the streets, windows on the street side, and attractive façade materials.

If the rezoning is approved, the applicant will need to submit a site plan for review and approval for the project.

POLICY CONSIDERATIONS

The three subject parcels are located adjacent to the new Harrison Street Roundabout in the east end of the Northside Neighborhood. This area is designated as a Commercial Node in the 2025 Master Plan. The Commercial Nodes are intended to be walkable, urban mixed-use areas that provide a wide range of uses, including commercial, residential, and office. The proposed rezoning is supported by this category.

The request also meets the Complete Neighborhoods goal of the Master Plan pertaining to fostering walkable urban development in the nodes. It also addresses the Economic Vitality goal of the 2025 Strategic Vision pertaining to growing businesses and stabilizing the local economy. This node has slowly been developed with commercial uses over the last several years, and the commercial/office element planned for this project will enhance such business and job growth.

COMMUNITY RESOURCES CONSULTED

The applicant has spoken with the director of the Northside Association for Community Development (NACD) about the rezoning and proposed project. The director did not express any concerns, and did not ask to have the project presented at a neighborhood meeting. The applicant has also spoken with many neighbors surrounding the subject parcels about the rezoning and project. Notices were mailed to all property owners and occupants located within 300 feet of the subject parcels regarding the rezoning request and inviting them to the Planning Commission meeting. A notice of the meeting was also published in the Kalamazoo Gazette. This same notification process will be completed for the public hearing that will be conducted by the City Commission.

At the Planning Commission meeting, one citizen spoke during the public hearing and she supported the rezoning and the project. The Planning Commission voted unanimously to recommend to the City Commission to approve the rezoning request and Subarea change for the three parcels.

FISCAL IMPACT

The parcels are currently vacant and have been purchased by the applicant. Being vacant, they generate minimal tax revenue for the City at present. With the proposed new building and parking lot, the value of the property will increase along with the tax revenue for the City.

ALTERNATIVES

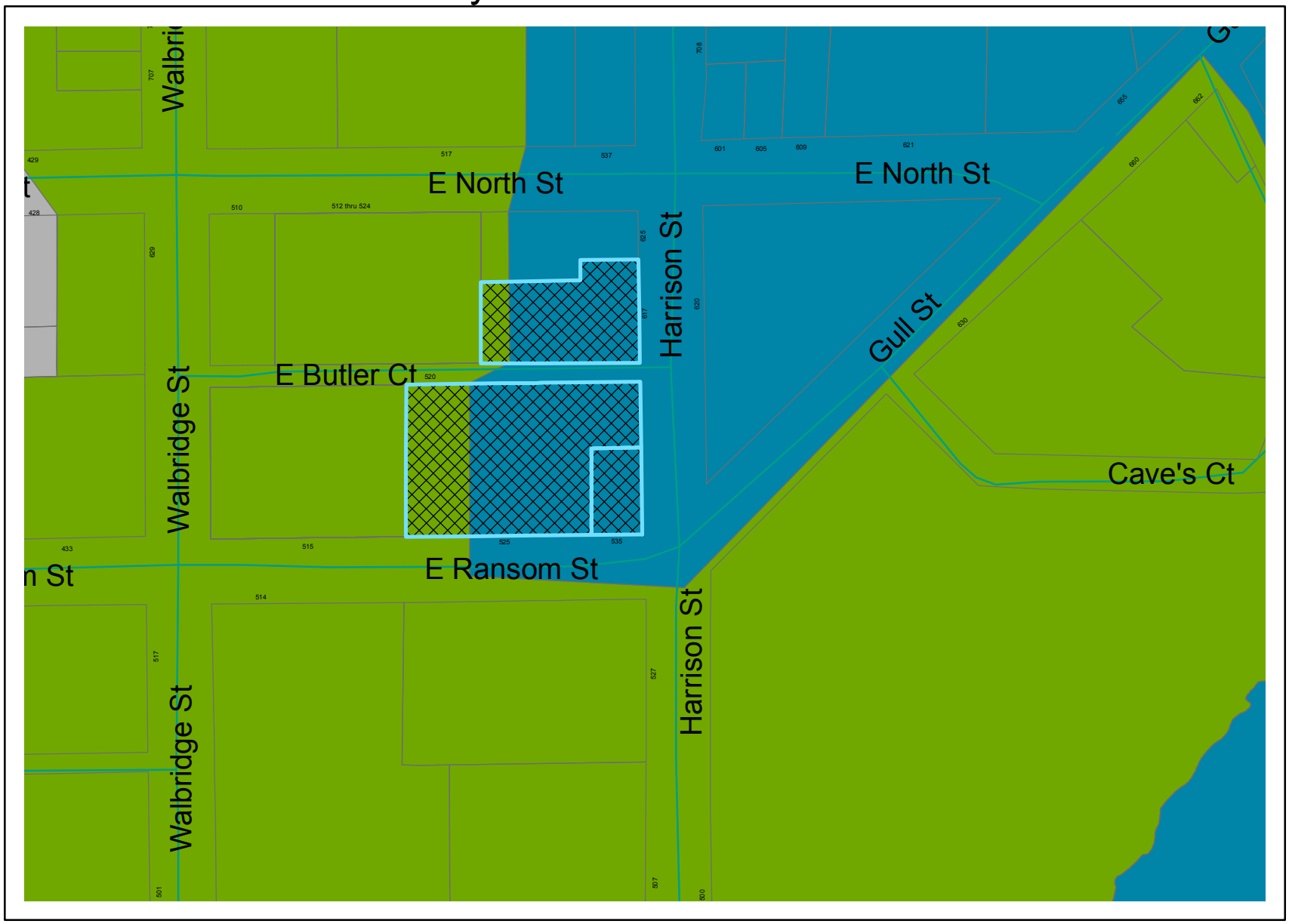
The City Commission has the option of not approving the rezoning and subarea change request. The rezoning complies with the Future Land Use Plan of the 2025 Master Plan, and is needed to allow the applicant to construct the building as planned. It is recommended that the City Commission approved the rezoning request and Subarea change as proposed.

ATTACHMENTS:

	Type	Description
🗋	Map – Existing Zoning	Existing zoning map
🗋	Map – Proposed Zoning	Proposed zoning map
🗋	Aerial Photo	Aerial photo
🗋	Map - Existing Land Use	Existing land use map
🗋	Map – Future Land Use	Future land use map

- Minutes Plan. Commission minutes
- Ordinances Ordinance
- Concept Plan Concept plan

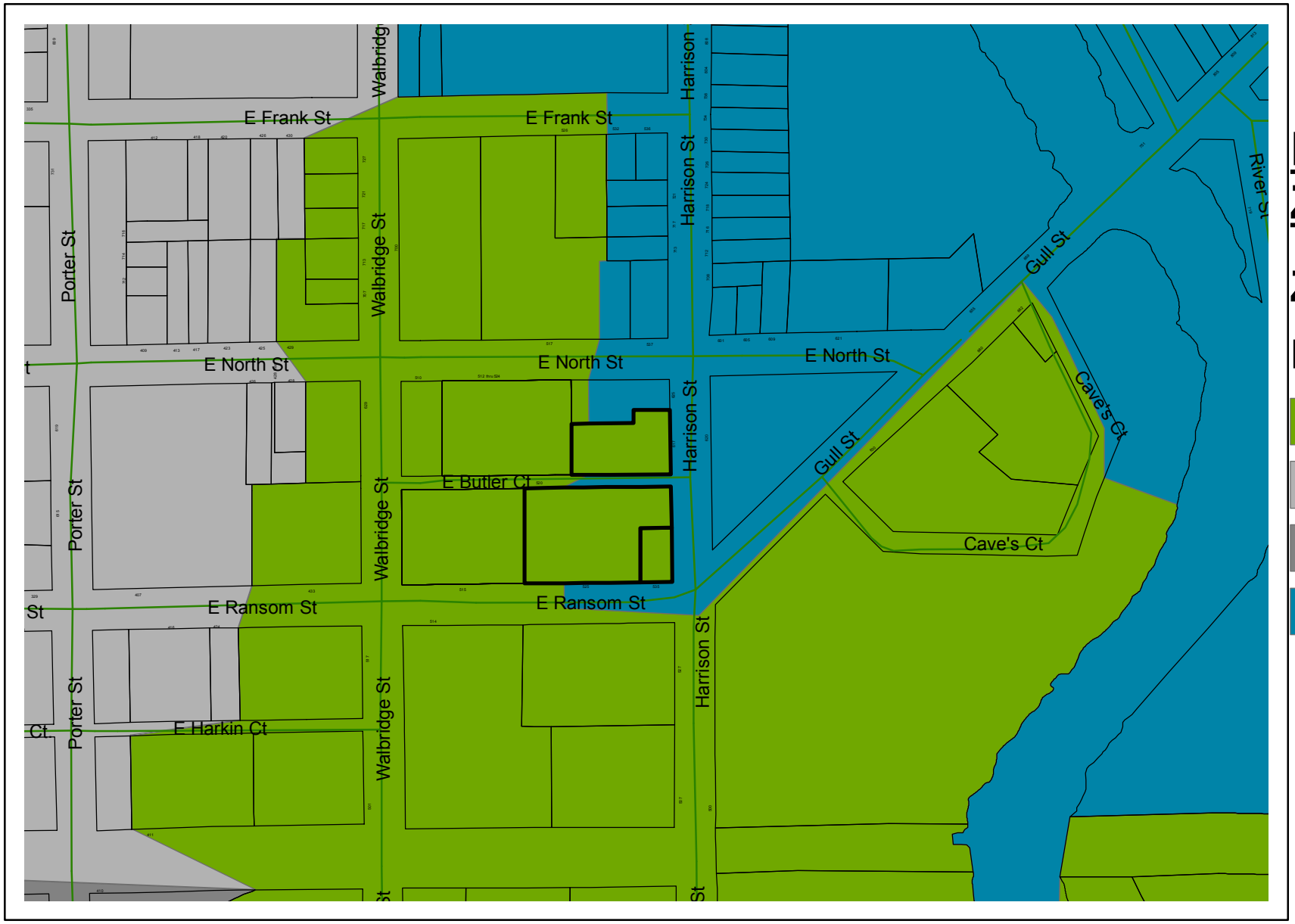
P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
Rezone the three parcels from Zones RMU and CMU and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU and Subarea 4.



REZONE FROM RMU AND CMU AND SUBAREA 3 OF RIVERFRONT OVERLAY DISTRICT TO ZONE CMU AND SUBAREA 4.

0 90 180 360 Feet

P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
Rezone the three parcels from Zones RMU and CMU and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU and Subarea 4.

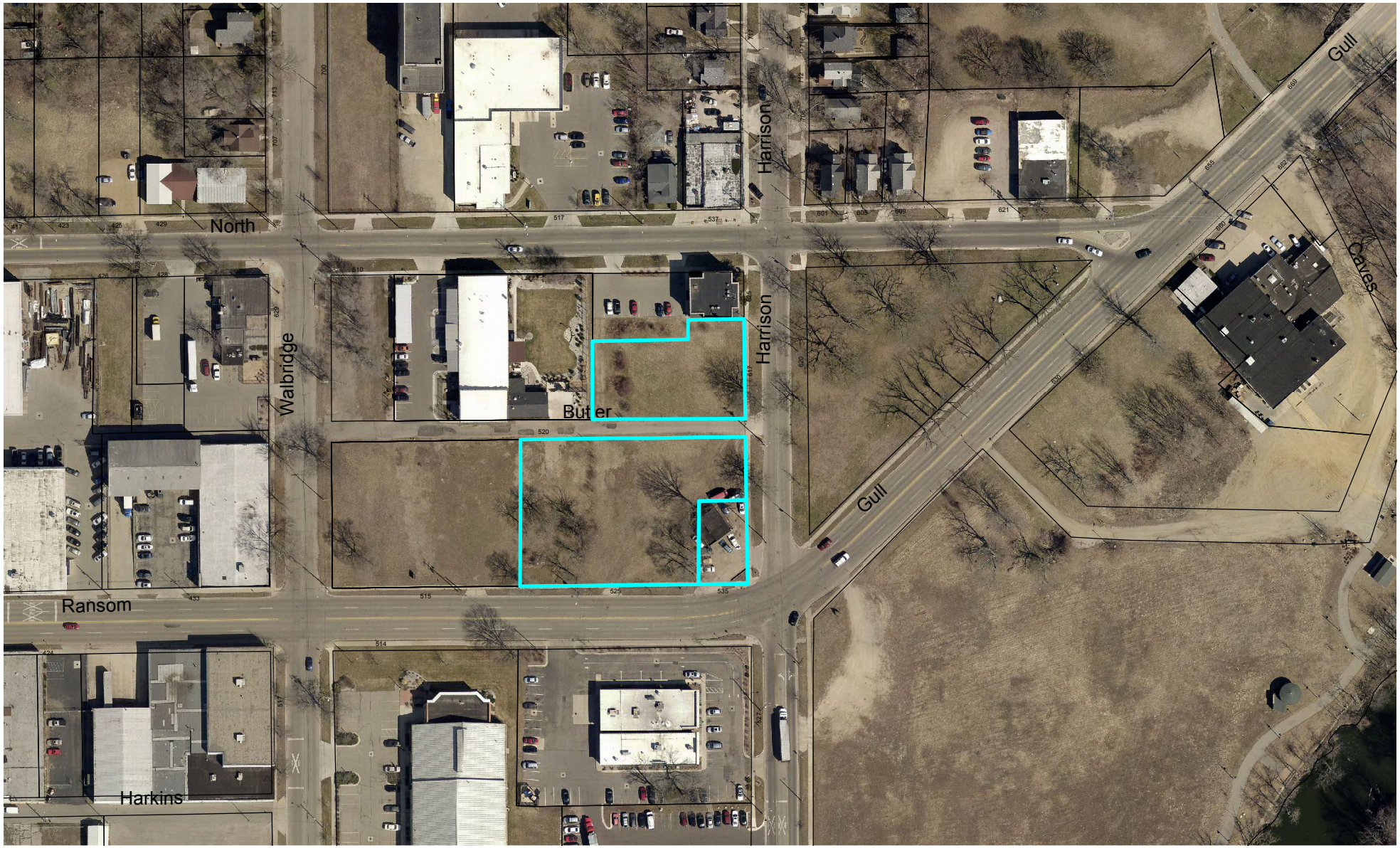


REZONE FROM RMU AND CMU AND SUBAREA 3 OF RIVERFRONT OVERLAY DISTRICT TO ZONE CMU AND SUBAREA 4.

0 95 190 380 Feet

N

P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
Rezone the three parcels from Zones RMU and CMU and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU and Subarea 4.

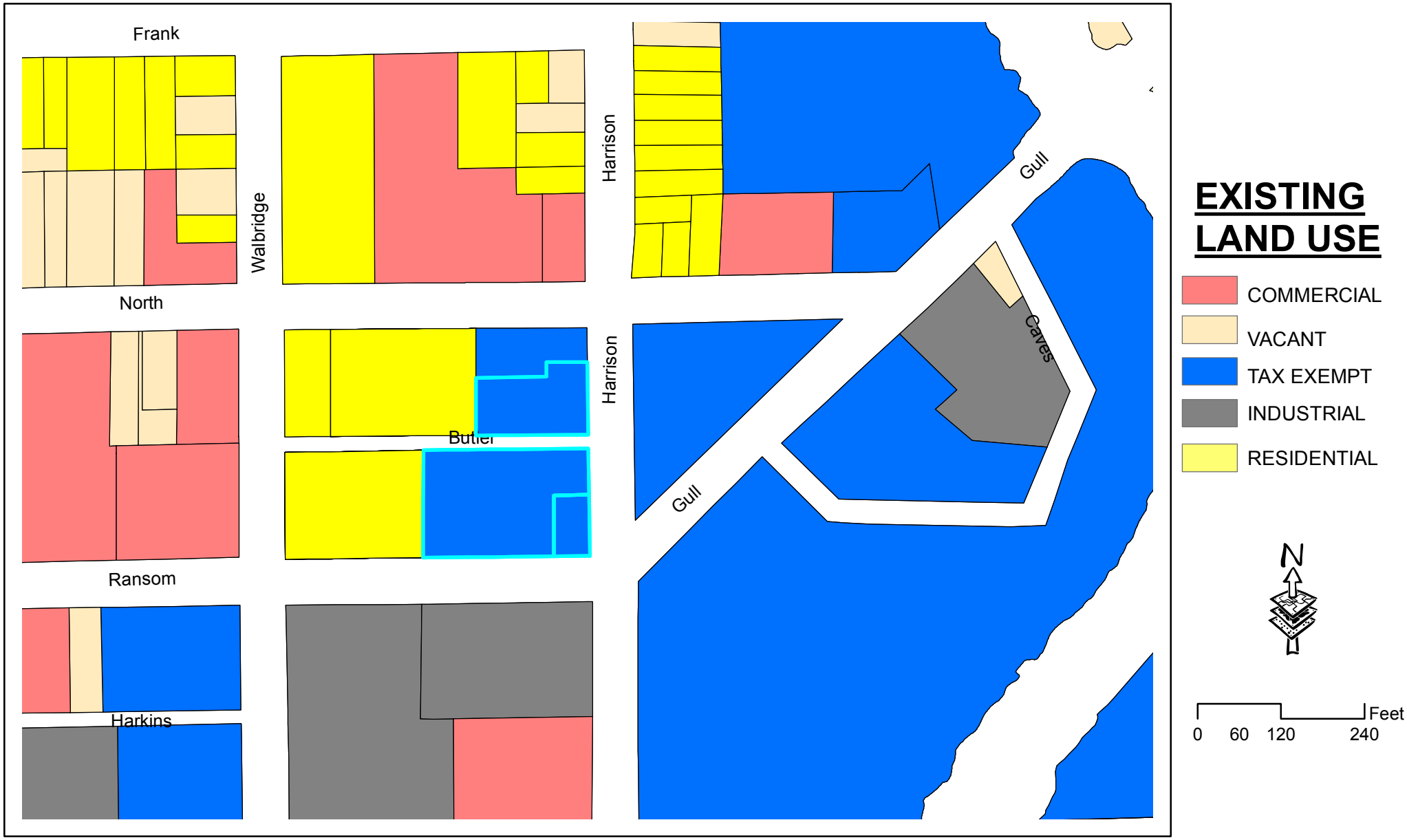


REZONE FROM RMU AND CMU AND SUBAREA 3 OF RIVERFRONT OVERLAY DISTRICT TO ZONE CMU AND SUBAREA 4.

0 90 180 360 Feet

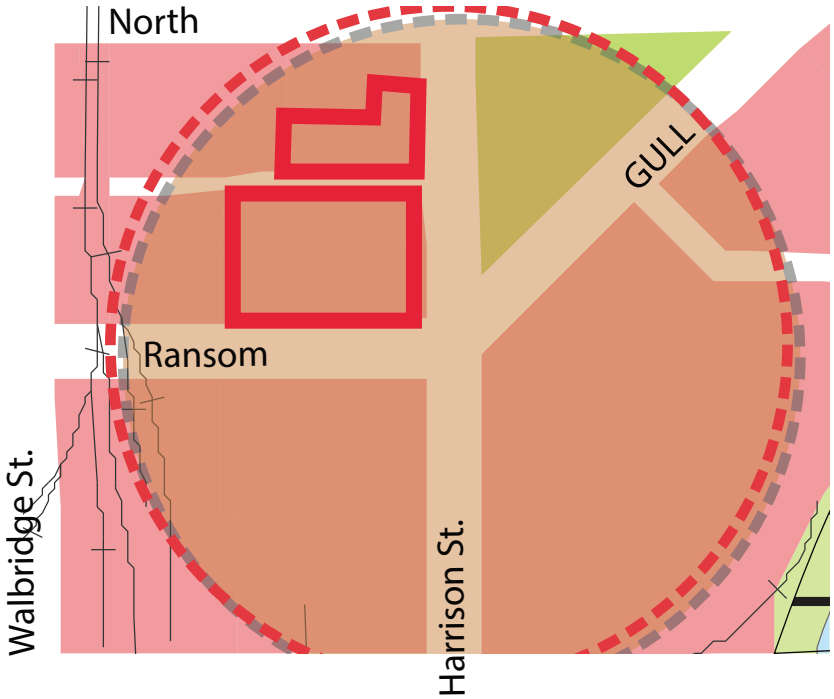
N

P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
Rezone the three parcels from
Zones RMU and CMU and Subareas 3 and 4 of the
Riverfront Overlay District to Zone CMU and Subarea 4.



REZONE FROM RMU AND CMU AND SUBAREA 3 OF
RIVERFRONT OVERLAY DISTRICT TO
ZONE CMU AND SUBAREA 4.

P.C. #2018.10 - 525 & 535 E. Ransom St. & 617 Harrison St.
Rezone the three parcels from Zones RMU and CMU and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU and Subarea 4.



Commercial

Open Space/Parks

Commercial Node

Potential Rezoning Area

City of Kalamazoo
PLANNING COMMISSION
Minutes
July 19, 2018
DRAFT

Second Floor, City Hall
Commission Chambers
241W. South Street, Kalamazoo, MI 49007

Members Present: Rachel Hughes-Nilsson, Chair; Gregory Milliken, Vice Chair; Sakhi Vyas; Derek Wissner; Alfonso Espinosa; Charley Coss; Jack Baartman; Emily Greenman Wright

Members Excused: James Pitts

City Staff: Christina Anderson, City Planner; Robert Bauckham, Senior Development Planner; Clyde Robinson, City Attorney; and Beth Cheeseman, Code Administration Clerk/Cashier

A. CALL TO ORDER

Commissioner Hughes-Nilsson called the meeting to order at 7:01 p.m.

B. ROLL CALL

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

C. ADOPTION OF FORMAL AGENDA

Planner Anderson added an agenda item under New Business to approve the revised calendar for the year.

Commissioner Coss, supported by Commissioner Greenman Wright, moved approval of the July 19, 2018 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Planner Anderson noted that one change had been made in the June 7, 2018 minutes regarding the Cork Street vote. It was listed as approval 4-1, but left out that the one no vote was Commissioner Espinosa. That has been added to the official record.

Commissioner Milliken, supported by Commissioner Vyas, moved approval of the June 7, 2018 Planning Commission minutes as amended. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

P.C. #2018.08: Request from the Bronson Healthcare Group for a special use permit to allow a parking lot use at 908, 912, 914, 916 and 920 John Street and 117, 118, 121 and 122 Heilman Court. [Recommendation: motion to approve the request, with one condition.]

Commissioner Milliken announced that he was abstaining from the request because he works at Bronson and has been involved in this project.

Planner Bauckham presented the staff report for both P.C. #2018.08 and P.C. #2018.09 as they are related projects. However, Planner Bauckham reported that each item needed separate hearings and separate votes. The first request was for a Special Use permit for a new parking lot using nine parcels of land in the Edison neighborhood. The applicant owns the nine parcels, which are currently vacant. Bronson is in the early stages of planning a new building at Vine Street and John. This property currently contains a surface parking lot for the hospital. The parking lot will be reduced for the new building and they want to replace the lost parking on the proposed lots. The new parking lot would consist of 164 spaces, whereas the current lot has 154 spaces. The current zoning of the parcels is CO (Commercial Office district) and RM-36 (Residential Multiple Family District). Parking lots are allowed in these zones by special use permit. Lighting and stormwater management for the new parking lot would need to meet City specifications. The future land use for these parcels is Urban Edge, which supports this use. Staff recommends approval of this special use permit with the condition that Heilman Court is vacated by the City Commission.

The second request is to vacate Heilman Court, which is a dead end street east of S. Burdick Street. The east portion of this street would be part of the new parking lot. The applicant would like to vacate the entire Court out to S. Burdick Street. The only development on the Court is a parking lot for the Joldersma & Klein funeral home. The funeral home supports the vacation request and would like to receive their portion of the Court adjacent to their properties. If vacated, the applicant and the funeral home would pay to the City the fair market value for their respective portions of the property. The Public Services Department wants an easement to the underground utilities for access and maintenance. Staff recommends a request to the City Commission to approve the vacation of Heilman Court with the condition of the utility easement.

The applicant has spoken to both the Edison and Vine Neighborhood Directors, and no objections were voiced. They also spoke with many neighbors. Notices were mailed, and many letters of support were received. If the Special Use permit and street vacation are approved, the applicant would need to submit for site plan review.

Planner Bauckham reviewed maps of current and proposed parcels. He indicated the parking lot is needed for the applicant's future expansion plans. Planner Bauckham reported that except for Heilman Court, the applicant owns all of the property for the Special Use Permit request. Planner Bauckham shared the rationale of the staff recommendation: Heilman Court is no longer needed by the City of Kalamazoo; parking lots are an allowed use in these zoning districts with a Special Use Permit; these requests meet the Economic Vitality goal of the Strategic Vision for the City.

The applicant, Mr. Joshua Fitzgibbon from the Bronson project team, came forward to speak. He stated that the vacation of Heilman Court will allow for the construction of the parking lot. He explained that this was necessary due to growth at the Bronson campus and for future plans. Mr. Mike Preston, Civil Engineer from Prein & Newhoff, came forward to give details of the project. He stated it will be an asphalt parking lot with 164 spaces. Heilman court and a portion of the existing parking lot will be removed so they can line everything up with existing drive. The area will be landscaped to City requirements. The parking lot will have it's own stormwater storage system – pretreatment of stormwater with a water quality unit and an underground stormwater storage and infiltration system. Mr. Preston stated there won't be an increase to the City's stormwater system from the proposed parking lot.

Commissioner Vyas asked if there were any additional precautions in place for water and flooding concerns. Mr. Preston said that the underground stormwater storage system will handle a lot of the water. He said the specific calculations will be provided to the City during the site plan process.

Commissioner Espinosa asked who will use the parking lot and if it would be available to the general public for events. Mr. Fitzgibbon stated that it's primary use will be for providers and employees of Bronson.

Commissioner Baartman inquired about the number of trees being removed and trees to be planted. Mr. Preston said he did not have a number for removal, and the number of trees being planned will be a part of the site plan process.

Commissioner Hughes-Nilsson opened the public comments portion of the hearing.

Ms. Judy Markusse Paget, Executive Director of the Hospital Hospitality House, came forward and spoke in support of the project.

Commissioner Wissner, supported by Commissioner Vyas, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Coss, with support from Commissioner Wissner, moved to approve the special use permit to allow a parking lot use at 908, 912, 914, 916 and 920 John Street and 117, 118, 121 and 122 Heilman Court with the condition of the utility easement being granted.

Planner Bauckham pointed out that the condition for the special use permit was that Heilman Court be vacated – not for the easement.

Commissioners Coss and Wissner amended their motion to state, **with the condition of Heilman Court being vacated.**

Commissioner Wissner stated that he is in favor of this project. He said that Bronson is a great asset in the City and any developments in this area are welcome.

A roll call vote was taken and the request was approved with 7 in favor, 0 against. Commissioner Milliken abstained.

P.C. #2018.09: Request from the Bronson Healthcare Group to vacate Heilman Court east of S. Burdick Street. [Recommendation: motion to recommend to the City Commission to approve the request, with one condition.]

There was no additional staff report, information from applicant, or public comments.

Commissioner Greenman Wright, supported by Commissioner Espinosa, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Vyas wanted clarification about the condition. Commissioner Hughes-Nilsson stated that the condition is the utility easement.

Commissioner Greenman Wright asked for specifics about the fair market value of the property. Planner Bauckham stated that the entire Court is worth $4000. He stated that Bronson's portion is $3,045 and the funeral home's portion is $955.

Commissioner Wissner, supported by Commissioner Coss, motioned to recommend to the City Commission to approve the request to vacate Heilman Court east of S. Burdick Street, with one condition that the easement for access to underground City utilities be provided.

A roll call vote was taken and the request was approved with 7 in favor, 0 against. Commissioner Milliken abstained.

P.C. #2018.10: Request from the Harrison Circle LDHA, LP to rezone 525 and 535 E. Ransom Street and 617 Harrison Street from Zone RMU (Residential, Mixed-Use District), Zone CMU (Commercial, Mixed-Use District), and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU (Commercial, Mixed-Use District) and Subarea 4 of the Overlay District. [Recommendation: motion to recommend to the City Commission to approve the rezoning.]

Planner Bauckham presented the staff report for this case. Two of the parcels are located on E. Ransom Street with the third parcel on Harrison. The applicant owns all three of these vacant

parcels and they would like to build a mixed-use building on two of them. The building would be on the Ransom Street parcels with the parking lot on the Harrison Street parcel. The first floor of the building would contain commercial and office space. There would be a mix of market-rate and affordable housing units on the upper floors. All of 535 E. Ransom and most of the other parcels are in the RMU zone and the Subarea 3 category of the Riverfront Overlay zoning district. The westernmost parcel at 525 E Ransom Street is in the CMU zone and the Subarea 4 district. The applicant would like to have all parcels rezoned to the CMU zone and place them in the Subarea 4 of the Overlay. This area is in the Commercial Node of the 2025 Master Plan. These changes better reflect the mixed-use vision for the intersection and this area of the City. The CMU zone and Subarea 4 allow more commercial uses than the current zoning. If this is approved, the applicant will need to have a site plan approved. The applicant spoke with the Director of the Northside Association and the neighbors - there were no objections.

Planner Bauckham reviewed the maps, noting that the land is currently considered tax exempt because it was owned by the City Brownfield Authority. The building would be 15,000 square feet, five stories in height and contain 80 units. Parking would consist of 22 spots within the building, 27 on the north lot and 32 on the building site outside. The rezoning will allow the desired building height and lot coverage. Parcels to the west and south of the subject parcels are already zoned CMU, and in Subarea 4. These parcels are in the Commercial Node of the Master Plan and commercial and mixed-use development is desired in this area. This rezoning addresses the Economic Vitality goal for the Strategic Vision for the City.

Commissioner Espinosa asked for clarification of the tax exempt status. Planner Bauckham explained that with the new owners, it will become a taxed property.

Commissioner Milliken asked for a map of the subareas. Planner Bauckham indicated he did not have the map with him. Planner Anderson clarified – the zone is CMU on the back half of the parcels and Riverfront Overlay Subarea 4, and RMU and Riverfront Overlay Subarea 3 on the eastern half.

The applicant, Mr. Herb Ayers, representing the Harrison Circle Group, came forward to speak. He indicated they have asked for approval of the zoning change stating that it conforms to the City's Commercial Node and complies with the 2025 Master Plan vision. Mr. Ayers stated that they have been formulating this plan for quite some time, but the completion of the roundabout was essential before they could go forward with it. He shared that this building will provide affordable workforce housing on a 30% sliding scale of income. Mr. Ayers said that 80% of the project will contain affordable housing if MSHDA approves it. The applicant has submitted an application to MSHDA.

Commissioner Greenman Wright inquired about how many units would be affordable. The applicant responded that 64 would be workforce housing and the rest will be market.

Commissioner Wissner asked about the commercial component to the mixed-use building. Mr. Ayers responded that they envision a coffee shop on the lower level with possibly enough space for two commercial uses. They would like it to have a shared a eating space for clients that could be converted for resident use in evening hours.

Commissioner Coss requested information about the size of apartments and the type of occupants desired for the building. Mr. Ayers cautioned that their plan is very preliminary. They believe there will be one bedroom units (620-720 sq. ft. range), efficiencies, and a limited number of two bedroom units. They anticipate the occupants will be mostly single people and people working downtown. People who are looking for a walk/bike solution for live/work. Mr. Ayers cited that the classic example of tenants would be people who work at Bronson or a couple driving one car. He said that is their vision for it and that is what they have seen in the Walbridge Commons Building.

Commissioner Hughes-Nilsson opened the public comment portion of the hearing.

Ms. April Barfoot came forward to speak in support of the project. She mentioned the Walbridge Commons building is a success and stated that the area of the Northside has grown significantly. Ms. Barfoot sold a 3-bedroom house and thought she would be able to find something affordable downtown. She stated that she was on a waitlist for 18 months. Ms. Barfoot said the newer residential buildings constructed in the area have assisted that end of town in really coming alive. It is exciting to see new life on that side of town.

Commissioner Coss, supported by Commissioner Greenman Wright, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Vyas, supported by Commissioner Coss, motioned to recommend to the City Commission to rezone 525 and 535 E. Ransom Street and 617 Harrison Street from Zone RMU (Residential, Mixed-Use District), Zone CMU (Commercial, Mixed-Use District), and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU (Commercial, Mixed-Use District) and Subarea 4 of the Overlay District.

Commissioner Vyas stated that as someone who bikes to the co-op and McKenzie's, she would like to see additional growth and more people walking around in this area. She said this seems like a wonderful plan and she is very excited about it.

Commissioner Greenman Wright also expressed excitement for the project. She shared that she has lived in that area, traveling and shopping the area frequently. Commissioner Greenman Wright shared the reason the area is available to develop was strategic underdevelopment that happened before WWII. She said this is a new chapter, but the area had a sad past.

Commissioner Milliken spoke from a zoning perspective. He stated the zoning change is clearly in line with the current Master Plan and Imagine Kalamazoo. This includes switching to more of a commercial emphasis in a commercial node. Commissioner Milliken requested that the Riverfront Overlay zoning be placed on a list for review. He stated he is in favor of this rezoning.

Commissioner Wissner praised the developers for their project and their track history in the past decade with this area. He stated the area has seen tremendous growth which was spearheaded by the developers involved in this project.

Commissioner Coss agreed with Commissioner Wissner adding that it is good to get the property back on the tax rolls. He said it is a great service sector housing component that is needed and it geographically fits the Master Plan and development.

A roll call vote was taken and the request was unanimously approved.

P.C. #2018.11: Request from 615 Holdings, LLC and 10th Street Properties, LLC to rezone 615 W. Kalamazoo Avenue from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use District). [Recommendation: motion to recommend to the City Commission to approve the rezoning.]

Planner Bauckham presented the staff report for this case. This parcel is on the eastside of the Stuart neighborhood. The parcel contains a 6,500 square foot, vacant building that is currently in disrepair. The parcel is in zone M-1 (Manufacturing, Limited District) which is not appropriate for this area. The request is to rezone this parcel to CMU. The applicant would like to build two mixed-use buildings on the parcel. Each of the buildings would be three stories in height with commercial and residential on the first floor, and residential uses on the upper floors. A variance was already granted to allow the residential use on the first floor. There will be 18 apartments and four office spaces. The property is in the Stuart Historic District, and the Historic District Commission conceptionally approved the removal of the existing building. They did ask to see the site plan of the new buildings. The property to the west was rezoned last year from M-1 to RD-19 for a Bed & Breakfast use. There are non-residential uses to the north, west and south of this property. The project was presented at a neighborhood meeting. A letter of support was provided by the neighborhood director. There is also a petition of support from property owners and occupants in the area.

Planner Bauckham reviewed several maps of the area. He indicated that new manufacturing uses are not desired in this area of the Stuart neighborhood. The current building on the site is vacant and in disrepair. The proposed mixed-use project is compatible with the adjacent uses. The rezoning would meet the Economic Vitality goal in the Strategic Vision for the City.

Planner Bauckham did mention there have been some concerns raised regarding the connection to the parcel to Eleanor Street. There has been discussion of placing a gate on the property to cut off some of the traffic flow from the site to Eleanor Street. He reminded the Commissioners that this is a rezoning hearing. The site plan process is where those issues will be worked out.

Commissioner Vyas asked for clarification about the Future Land Use designation and the request for rezoning to CMU. She asked if there was any conflict between CMU and the Future Land use category.

Planner Bauckham responded that because the project is directly adjacent to the downtown land-use category and looking at the current development in the area, staff feels comfortable moving ahead as proposed. It is not uncommon to have parcels abutting a Future Land Use area to be included in it for zoning and development purposes.

Applicant, Attorney Bill Murphy, came forward to speak. He stated the project started when he was looking for a new office space. The building on this parcel was abandoned in 2006. There have been various ideas for the property, but nothing that was an appropriate use for the Stuart Neighborhood. He has partnered with Mr. Justin Gregory, a local business man, and NY developer, Mr. Ron Fe. Attorney Murphy stated that the two buildings will have a 4,000 sq. ft. footprint. There will be one ADA apartment in each building on the ground floor. There will be two commercial spaces in the bottom of each of them. There will be four apartments on each of the 2nd and 3rd floors. The applicant stated these will be high-end apartments with balconies.

Attorney Murphy stated that they obtained the property in January along with 702 Eleanor Street. Their plan is to split 702 from 708 Eleanor and add it to 615 W Kalamazoo Avenue. The Historic District Commission approved tearing down the building and the use of 702 for parking for residents in the back. Attorney Murphy said that there was discussion about traffic on Eleanor street. It seemed that the real problem in Stuart Neighborhood is at night with people using it as a pass through. The applicant proposed to put in an electric night gate. The gate would close every night at the end of business and open in the morning for the business day. He anticipates that only nine residents in the back would be using Eleanor Street.

Attorney Murphy stated that their project will clean up a blighted City property. The property has asbestos in the building, and petroleum and heavy metals in the soils. They will be working with the Brownfield people to clean this all up. They plan to contain 100% of the storm water underground on this property. The applicant said there will be 15,000 square feet of green space on the site. The primary reason to open up Eleanor Street for access to the site is to allow a second entrance/exit for emergency vehicles. He summarized by saying that they attended three Stuart neighborhood meetings and received no negative comments. Most residents are excited about the project and it will raise property values. The project will remove current blight and pollution.

Commissioner Milliken asked what kinds of commercial uses would be in the building. The applicant stated that their law office, a real estate office and possibly a financial planner would be located in the buildings.

Commissioner Greenman Wright clarified that these are market-rate apartments.

Commissioner Hughes-Nilsson opened the public comment portion of the hearing.

Mr. Jeff Siuda stepped forward in support of the request. He stated that the Stuart neighborhood has worked really hard to find a good use of this property. This project would complete the neighborhood plan and be a great compliment to the area.

Ms. Dana Underwood, Stuart Neighborhood Association, told Commissioners they had seven meetings over the course of 10 months with the applicant to review this project. Ms. Underwood said that all the meetings were publicized and nothing the applicant said tonight is new. She stated there were some concerns and questions expressed, but the applicant worked directly with those residents to try to resolve their concerns. Ms. Underwood said the applicant has been a conscientious developer in approaching the neighborhood. The first issues she knew

of were raised in the July meeting. She indicated that the location, shape and condition of the property requires someone with a serious financial commitment and some creativity. The Stuart Neighborhood Association feel they have finally found the appropriate developer.

Mr. Patrick Giles spoke in support. He did not believe that nine residents would cause a traffic concern on Eleanor Street. He expressed excitement about the effect it will have on safety in the neighborhood and being able to walk around and feel comfortable.

Mr. Mark Dunham came forward with concerns. He said he was initially enthusiastic about this project and it sounded like a good plan. Mr. Dunham stated that the proposed project will allow access to the development from two streets. He said the lot at 702 Eleanor will be nearly completely paved and it is the only patch of green space in the block. The paving will leave 708 Eleanor landlocked with almost no parking of its own. Mr. Dunham expressed concern about the long term future of the house at 708 Eleanor, saying that the real and historic value of this home will decrease. Mr. Dunham feels it is inappropriate for a project of this magnitude to be shoehorned in this oddly shaped piece of land. He stated this feels like gentrification at its worst and the proposed development will place a serious hardship on current residents. Mr. Dunham gave the secretary signed letters from people on the block.

Attorney Murphy came up to verify that the owner of record of 708 Eleanor Street is in full support of the project. He indicated that the owner has had problems with the lot next to her. Attorney Murphy stated the homeowner is on the signed petition that was submitted in support of the project and she said she would be at the meeting except she works third shift.

Ms. Cynthia Streeter also spoke against the project. She said that she was deceived by the developers, owners, architects, and the Historic Commission into thinking they had already been to the City and all they needed were signatures. She reported the applicant told her the parking area would be just to right of Wendy's driveway (702/708 Eleanor). Ms. Streeter brought forward information that the developers bought Wendy's house. She said the driveway is not big enough for an entrance or exit for their project, and they were told by the Fire Marshall there would have to be another entrance. Ms. Streeter believes they will either tear up part of Eleanor Street or move the driveway from where they originally told her it would be. She stated that she never imagined that to destroy a community like this was part of Imagine Kalamazoo. Ms. Streeter said it is not true that all of the residents agreed to the plans. She made the statement that Kalamazoo is so busy bringing in business that they have forgotten or don't care about destroying and displacing communities.

Mr. Phillip Reed, Developer, came forward to speak. He said they spent about eight months putting together conceptional designs for this project and they knew parking was going to be an issue. They asked the homeowner if they could purchase 702 Eleanor. The homeowner, Wendy, wanted to sell, but the property was encumbered with a mortgage. To remove the lien on the property, they bought 702/708 as a whole. They are now selling 708 back to Wendy on a land contract. Mr. Reed stated that they kept everyone in the loop the best they could. The concept came together and he wants to be a part of this neighborhood. He believes the project will fit the feel of the neighborhood and will enhance the neighborhood. The existing building on the property currently attracts negative aspects. Mr. Reed said they really feel it will fit the mold of

the historic neighborhood's mission. If the majority of the neighbors weren't in support of the project, they wouldn't have proceeded.

Ms. Jennifer Keyser came forward in support of the project. She said her current view out the back window is the Amtrak line, the blighted subject property, and the business loop. She would like to see this go through so she has something pretty to look at. Ms. Keyser stated that this is a great project and she looks forward to it going forward.

Mr. Max Tibbets, Chair of Stuart Neighborhood, came forward in support of the project. He stated that Attorney Murphy has been very up front and reminded the Commissioners that this is a zoning issue. He indicated that they do not want major manufacturing coming into this area. Mr. Tibbets stated the benefit of this project takes us from a blighted, unusable toxic dump and brings in ADA apartments. He believes that's a good thing, they need commercial uses in the area and this will only benefit the community. He reminded those at the meeting that there is still a site plan review process. Mr. Tibbets believes this will provide the Stuart neighborhood with a better entrance to the corridor. He said that the board highly supports this project and recommends the Commissioners vote in favor of the request.

Commissioner Vyas, supported by Commissioner Greenman Wright, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Milliken clarified that this is a zoning question. He said he appreciated statements regarding parking and the road, but also stated that those are not the questions before them.

Planner Bauckham confirmed that this is a rezoning hearing that just happens to have a project associated with it. He said staff are interested in having the zoning changed on the parcel as they do not want a new manufacturing use there. Planner Bauckham said the site plan is associated with the reqeust, but the formal review of it is a separate process. The Planning Commission will have an opportunity to review the final site plan if desired.

Commissioner Greenman Wright, supported by Commissioner Vyas, motioned to recommend to the City Commission to rezone 615 W. Kalamazoo Avenue from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use District).

Commissioner Greenman Wright stated that they do need to recognize that this is in line with the land use goals of the Master Plan and the neighborhood plan. She believes they need to pay very close attention to the site plan review process, especially with the parking lot and stormwater management. Commissioner Greenman Wright encouraged Commissioners to be involved with the site plan process.

A roll call vote was taken and the request was unanimously approved.

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

Adoption of new meeting calendar. Planner Anderson spoke about the revised meeting calendar and that it would be posted after the meeting in the Clerk's office. She verified for Commissioners that it includes the meeting change for tonight.

Commissioner Wissner, supported by Commissioner Coss, motioned to adopt the revised calendar. A voice vote was taken and passed.

I. CITIZENS' COMMENTS (Regarding non-agenda items)

None

J. CITY COMMISSION LIAISON COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham spoke in regards to the City Planner's Report. He stated there were 28 site plan projects so far for the year. Two new projects that recently came in include an outdoor café use on a vacant site on W. North Street, and a new TNT Pawn store going into an existing building on S. Drake and W. Michigan Avenue. There are currently 13 pre-applications for site plans in various stages of review.

Updates on other site plan projects included the following:

- New Hilton Hotel on N. Rose Street – an 8-story hotel building is planned.
- The Village of Kalamazoo Apartments – expanding their club house and redevelopment of site.
- Eastside small homes project – plan to build 7 new smaller houses on Foresman Avenue and E. Michigan Avenue.
- Lot 9 project – this is a 7-story, mixed-use building being planned at the corner of Water and Edward Street.
- 400 Rose street – a planned 4 story, mixed-use building with 135 Units at the corner of W. Lovell and S. Rose.
- Hospitality House on S Burdick Street north of Vine – the building is under construction and going up quickly.
- New Schupan & Sons Medical Office Building at the corner of Covington and Davis Creek Court – the project is under construction.

- Midtown Market at 412 S. Howard (former Harding's store) – The Ace hardware store is open and the new grocery store is close to being opened.

Commissioner Wissner expressed curiosity about the Ye Old Laundry site, which had been on the list previously. Planner Bauckham responded that there was a multi-tenant commercial building being built at the northwest corner of the site. It is included on the 2017 site plan list, which has not been provided recently to the Commission. There was some discussion of whether unfinished construction projects should remain on the list. Planner Anderson clarified that the current list received by the Commission only contains 2018 Site plans. If the Commissioners would like to see more, staff can provide additional site plan project lists from the past.

Planner Bauckham stated that the Northside Neighborhood subplan will be presented at the August meeting.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Wissner stated that staff was planning to look at the existing building signage regulations. He was wondering where they are with that process. He stated that he was noticing more very bright LED rope lights around windows and wondered if there was any ordinances regarding them. He finds it bright and distracting while driving.

Planning Anderson said they are in the process of deciding how to map out changing the zoning ordinance, including the sign code. This should be included in next year's work. The Northside zoning will come before the Planning Commission in September. Staff will consider some text amendments regarding issues that continue to come before the City for variances. There will likely also be some text amendments to the sign regulations. As far as rope lighting, staff will have to do some research to see if there are ordinances in other communities prohibiting it. It may make a difference if it is in the window or if it is an integral part of the sign. Commissioner Wissner requested that staff look at that and report back.

Planner Bauckham suggested that the rope lighting could be a traffic safety issue. City Engineering staff could review specific cases for such potential hazards. He asked Commissioner Wissner to provide a list of sites so they can take a look at them.

Commissioner Wissner remarked about how exciting it is to have three major building projects downtown.

Commissioner Espinosa stated that he likes seeing the elevation plans of the building that was provided for one of the cases – not just maps. He wondered if they can ask applicants to submit elevation plans like that in their packets. Planner Anderson responded that they can encourage them, but can't require it.

Commissioner Greenman Wright cautioned that the rendering could appear very positive, but then a stormwater retention pond could be put on the back of it or other undesirable feature. It's not the same as the regular site plan review process. Commissioner Milliken reminded the Commission that in some cases they are voting just on a rezoning, not the design of the building or site.

Commissioner Wissner asked about a fence that was built on a Northside property to protect the residents from the X-Train. Planner Anderson said the fence was placed at a height not permitted in the front yard.

It went through the enforcement process, and was heard by the magistrate. The property owners appealed the ruling to modify or remove the fence citing conflicts with their right to privacy. The situation is currently in the fine issuance phase because the owners are keeping the fence in place, against the magistrate's order. Planner Anderson explained that the reason you can't put a fence of that height at the front or side property lines is because it limits sight distances when backing out of driveways.

Commissioner Coss expressed happiness that the City is reclaiming taxable property. He asked if there was a way to do this with other properties – possibly working with developers.

Planner Anderson said Rebekah Kik has stepped into the role of activator of properties. Properties are being marketed and every week they have a conversation with someone looking for a site to develop. Rebekah tries to play the part of matchmaker and they work with their partners at the County Land Bank.

M. ADJOURNMENT

Commissioner Greenman Wright, supported by Commissioner Baartman, moved to adjourn the meeting. A voice vote was taken and passed unanimously. Meeting was adjourned at 8:54pm.

CITY OF KALAMAZOO, MICHIGAN
ORDINANCE NO._____

AN ORDINANCE TO AMEND SECTION 1.8.A. ZONE DISTRICT MAP OF THE ZONING ORDINANCE, BEING APPENDIX A OF THE KALAMAZOO CODE

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Pursuant to Section 1.8.E. of the City of Kalamazoo Zoning Ordinance, being Appendix A of the Kalamazoo City Code of Ordinances, the Zone District Map described in Section 1.8.A. is amended as follows:

The land area consisting of three parcels located in Section 15 of the City of Kalamazoo, County of Kalamazoo, State of Michigan, commonly known as 525 and 535 E. Ransom Street and 617 Harrison Street, and more fully described as follows:

> Lot 7, Lot 8, and Lot 9, Block 41, Original Plat of the Town (now City) of Kalamazoo, Kalamazoo County, Michigan, as recorded in Liber 6 of Plats, Page 8. Except the following: that part of Block 41, Original Plat of the Town (now City) of Kalamazoo, being a Subdivision in Section 15, Township 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan, described as: Commencing at the Southwest corner of Lot 9, said block 41; thence North 89 degrees, 01 minutes, 34 seconds East on the South line of said Block 41 and the North right of way line of East Ransom Street 68.0 feet to the point of beginning of the land herein described; thence Northeasterly 155.81 feet on a 333.35 foot radius curve to the left, whose chord bears North 75 degrees, 14 minutes, 44 seconds East 154.40 feet; thence Northeasterly 32.61 feet on a 39.00 foot radius curve to the left, whose chord bears North 37 degrees, 48 minutes, 36 seconds East 31.67 feet to the East line of said Block 41 and the West right of way line of Harrison Street; thence South 00 degrees, 31 minutes, 41 seconds East on said east Block line 61.47 feet to said south Block line; thence South 89 degrees, 1 minute, 34 seconds West on said south Block line 169.31 feet to the point of beginning; and
>
> Beginning at the southeast corner of Lot 6 in Block 41, Original Plat of the Town (now City) of Kalamazoo, Kalamazoo County, Michigan, according to the plat recorded in Liber 3 of Plats, Page 8; thence South 89 degrees 01 minutes 21 seconds West 159.23 feet along the south line of Lot 6 and Lot 5 in Block 41 to a point 12.38 feet east of the southwest corner of Lot 5 in Block 41; thence North 00 degrees 40 minutes 37 seconds West 82.65 feet parallel with the west line of Lot 5 in Block 41; thence North 89 degrees 01 minutes 39 seconds East 101.15 feet; thence North 00 degrees 40 minutes 37 seconds West 20 feet to the north line of the South 2/3 of Lot 6 in Block 41; thence North 89 degrees 01 minutes 39 seconds East 58.24 feet to the east line of Lot 6 in Block 41; thence South 00 degrees 35 minutes 15 seconds East 102.64 feet along the east line of Lot 6 to the southeast corner of Lot 6 and the point of beginning;

is rezoned from Zone RMU (Residential, Mixed-Use District), Zone CMU (Commercial, Mixed-Use District), and Subarea 3 and Subarea 4 of the Riverfront Overlay Zoning District, to Zone CMU and Subarea 4 of the Overlay District, as identified on the accompanying map.

Section 2. **Repealer.** All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

Section 3. 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.

Section 4. Effective Date. Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage.

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 _____, 2018, 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.

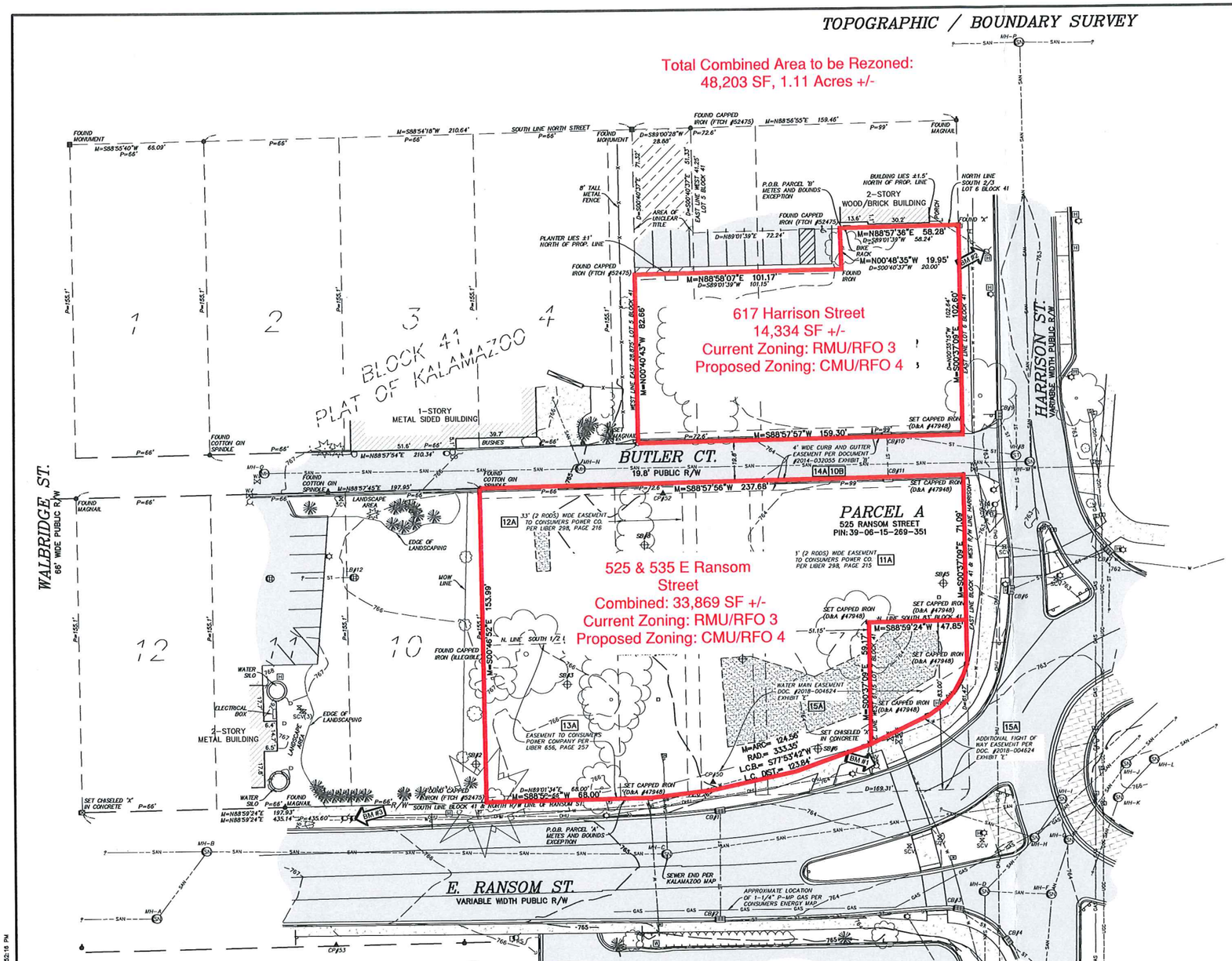
Bobby J. Hopewell, Mayor

_____

Scott A. Borling, City Clerk

_____

TOPOGRAPHIC / BOUNDARY SURVEY



SANITARY STRUCTURE DATA

MH-A - 6Ø CONCRETE
RIM = 767.42
INV (W) N/A = N/A
INV (NE) 36" CONC = 756.42

MH-B - 8Ø CONCRETE
RIM = 767.14
INV (E) 36" CONC = 756.04
INV (SW) N/A = 756.42
INV (W) N/A = 756.42

MH-C - 6Ø CONCRETE
RIM = 764.77
INV (E) 36" CONC = 755.92
INV (W) 36" CONC = 756.12

MH-D - 6Ø CONCRETE
RIM = 763.39
INV (N) 48" CONC = 753.89
INV (E) 24" CONC = 755.59
INV (S) 36" CONC = 754.49

MH-E - 4Ø CONCRETE
RIM = 763.48
INV (N) 36" CLAY = 755.18
INV (S) 36" CLAY = 755.23

MH-F - 4Ø CONCRETE
RIM = 763.81
INV (N) 24" CLAY = 755.08
INV (S) 24" CLAY = 755.20
INV (W) 24" CLAY = 754.49

MH-G - 4Ø CONCRETE
RIM = 764.02
INV (SW) 24" CLAY = 754.92
INV (NE) 24" CLAY = 754.82

MH-H - 6Ø CONCRETE
RIM = 763.66
INV (SW) 48" CONC = 753.81
INV (NE) 48" CONC = 753.76
INV (W/NW) 8" CLAY = 756.16

MH-I - 8Ø CONCRETE
RIM = 764.28
INV (W) 48" CONC = 755.88
INV (SW) 48" N/A = N/A
INV (E) N/A = N/A

MH-J - 4Ø CONCRETE
RIM = 766.18
INV (SW) 24" CLAY = 754.93
INV (NE) 24" CLAY = 754.87

MH-K - 4Ø CONCRETE
RIM = 765.89
INV (SW) 24" CLAY = 753.79
INV (NE) 24" CLAY = 753.74

MH-L - 4Ø CONCRETE
RIM = 766.33
INV (SW) 24" CLAY = 753.78
INV (NE) 24" CLAY = 753.73

MH-M - 4Ø CONCRETE
RIM = 762.74
INV (N) 8" PVC = 757.84
INV (W) 8" PVC = 758.64

MH-N - 2Ø CONCRETE
RIM = 764.95
INV (W) 8" PVC = 759.75
INV (E) 8" PVC = 759.73
INV (N/NW) 6" PVC = 760.60

MH-O - 4'Ø BRICK
RIM = 767.20
INV (E) 8" PVC = 762.60
TOP 4" VERTICAL CLAY = 761.80

MH-P - 4'Ø CONCRETE
RIM = 763.00
INV (S) 8" PVC = 757.00
INV (W) 12" PVC = 756.65
INV (SE) 12" PVC = 756.50

STORM STRUCTURE DATA

CB #1 - 2'Ø CONCRETE
RIM = 764.12
INV (S/SW) 12" CONC = 760.87
SUMP = 759.72

CB #2 - 4'Ø CONCRETE
RIM = 764.12
INV (N) 12" CONC = 760.12
INV (E) 12" CONC = 760.02
SUMP = 758.52

CB #3 - 4'Ø CONCRETE
RIM = 763.21
INV (W) 12" CONC = 759.41
INV (SE) 12" CONC = 759.21
SUMP = 757.41

CB #4 - 4'Ø CONCRETE
RIM = 762.95
INV (E) 12" CONC = 759.05
INV (NW) 12" CONC = 759.10
SUMP = 757.95

CB #5 - 4'Ø CONCRETE
RIM = 763.64
TOP OF WATER = 756.34

CB #6 - 2'Ø CONCRETE
RIM = 762.18
INV (NE) 12" CONC = 758.18
SUMP = 756.88

CB #7 - 4'Ø CONCRETE
RIM = 761.73
INV (S/SW) 12" CONC = 758.08
INV (W) 12" CONC = 757.93
SUMP = 756.43

MH #8 - 4'Ø CONCRETE
RIM = 762.75
INV (N) 12" CONC = 757.95
INV (S) 12" CONC = 758.00
INV (NW) 12" CONC = 758.55
INV (W) 12" CLAY = 758.35
SUMP = 758.00

CB #9 - 4'Ø CONCRETE
RIM = 762.63
INV (S/SE) 12" CONC = 759.28
SUMP = 758.33

CB #10 - 4'Ø CONCRETE
RIM = 763.15
INV (SE) 12" PVC = 759.00
INV (S) 8" PVC = 759.85
SUMP = 758.85

CB #11 - 2'Ø CONCRETE
RIM = 763.18
INV (N) 8" PVC = 760.98
SUMP = 760.98

LB #12 - 4'Ø CONCRETE (BEEHIVE GRATE)
RIM = 765.76
INV (W) 24" SLCPP = 762.21
SUMP = 756.76

Know what's **below.**
Call before you dig.

MISS DIG INFORMATION

MISS DIG SURVEY TICKET #A81140620-00A

- ATT - DESIGN MEMBER (FORMERLY SBC) - 05/03/2018 (MAPS PROVIDED)
- CONSUMERS ENERGY - DESIGN MEMBER - 04/24/2018 (MAP PROVIDED)
- CLIMAX TELEPHONE - 04-24-2018 (MAP PROVIDED)
- CENTURY LINK - 04-24-2018 (CLEAR)
- COMCAST - 04/25/2018 (CLEAR)
- KALAMAZOO CITY PUBLIC SERVICES - 04/25/2018 (MAPS PROVIDED)

Name: N:\Kalamazoo\Projects\2018\180244-SA, 525 E. Ransom Street\dwg\180244-BNDY-TOPO.dwg Last Saved: 5/8/2018 4:52:18 PM

SURVEY CONTROL

POINT NUMBER	NORTHING (ASSUMED)	EASTING (ASSUMED)	ELEVATION (NAVD '88)
50	5000.1038'	4999.9172'	765.01'
51	4915.2420'	5297.0659'	763.21' (NOT SHOWN)
52	5141.7608'	4976.6363'	764.77'
53	4921.9385'	4814.4795'	767.08'

BENCHMARK DATA

NAVD '88 AS DERIVED FROM GPS OBSERVATIONS UTILIZING VRS CONUS 12B

BM #1 EL= 764.97' (NAVD '88 DATUM)
'X' CUT IN UPPER NORTHWEST FLANGE BOLT OF FIRE HYDRANT ±9' WEST OF CENTER OF PEDESTRIAN CROSSING, ±9' SOUTH OF BACK OF SIDEWALK, AND ±60' NORTHWEST OF RANSOM ST. SIGN.

BM #2 EL= 765.38' (NAVD '88 DATUM)
TOP HEAD OF RAILROAD SPIKE ON WEST SIDE OF POWER POLE, LOCATED ±33' SOUTHEAST OF SOUTHEAST CORNER OF BRICK BUILDING AND ±72' SOUTHWEST OF STOP SIGN AT HARRISON ST. AND NORTH ST.

BM #3 EL= 768.27' (NAVD '88 DATUM)
TOP HEAD OF RAILROAD SPIKE ON SOUTHEAST SIDE OF CUT OFF UTILITY POLE, LOCATED 36' WEST OF '30 MPH' STREET SIGN, ±50' SOUTHEAST OF SOUTHEAST CORNER OF METAL BUILDING, AND ±45' SOUTHEAST OF 500-510 E. BUTLER COURT STEEL WATER SILO.

PARCEL A

SCHEDULE "A" LEGAL DESCRIPTION
FROM: TRANSNATION TITLE AGENCY OF MICHIGAN
TITLE NO.: 240764WMS (EFFECTIVE DATE: APRIL 4, 2018)

LOT 7, EXCEPT THE WEST 51.15 FEET AND ALSO EXCEPT THE SOUTH 83 FEET THEREOF, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGE 8.
AND
LOT 8 AND THE WEST 51.15 FEET OF LOT 7, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGE 8.
AND
THE NORTH 1/2 OF LOT 9, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGE 8.
AND
THE SOUTH 1/2 OF LOT 9, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, AS RECORDED IN LIBER 6 OF PLATS, PAGE 8.
EXCEPT:
THAT PART OF BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 9, SAID BLOCK 41; THENCE NORTH 89°01'34" EAST ON THE SOUTH LINE OF SAID BLOCK 41 AND THE NORTH RIGHT OF WAY LINE OF EAST RANSOM STREET 68.00 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTHEASTERLY 155.81 FEET ON A 333.35 FOOT RADIUS CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 75°14'44" EAST 154.40 FEET; THENCE NORTHEASTERLY 32.61 FEET ON A 39.00 FOOT RADIUS CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 37°48'36" EAST 31.67 FEET TO THE EAST LINE OF SAID BLOCK 41 AND THE WEST RIGHT OF WAY LINE OF HARRISON STREET; THENCE SOUTH 00°31'41" EAST ON SAID EAST BLOCK LINE 61.47 FEET TO SAID SOUTH BLOCK LINE; THENCE SOUTH 89°01'34" WEST ON SAID SOUTH BLOCK LINE 169.31 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II EXCEPTIONS (PARCEL A)
FROM: TRANSNATION TITLE AGENCY OF MICHIGAN
TITLE NO.: 240764WMS (EFFECTIVE DATE: APRIL 4, 2018)

10A EASEMENT GRANTED TO CONSUMERS POWER COMPANY RECORDED IN LIBER 6, PAGE 277. (SUPPORTING DOCUMENT NOT PROVIDED, THREFORE NOT REVIEWED)

11A EASEMENT GRANTED TO CONSUMERS POWER COMPANY RECORDED IN LIBER 298, PAGE 215. (SHOWN ON DRAWING)

12A EASEMENT GRANTED TO CONSUMERS POWER COMPANY RECORDED IN LIBER 298, PAGE 216. (SHOWN ON DRAWING)

13A EASEMENT GRANTED TO CONSUMERS POWER COMPANY RECORDED IN LIBER 656, PAGE 257. (SHOWN ON DRAWING)

14A TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN THE PERMANENT EASEMENT FOR CURB AND GUTTER BUTLER COURT IMPROVEMENTS RECORDED IN INSTRUMENT NO. 2014-032055. (SHOWN ON DRAWING)

15A TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN THE AGREEMENT FOR DECLARATION OF EASEMENTS RECORDED IN INSTRUMENT NO. 2018-004624. (SHOWN ON DRAWING)

PARCEL B

SCHEDULE "A" LEGAL DESCRIPTION
FROM: TRANSNATION TITLE AGENCY OF MICHIGAN
TITLE NO.: 242075WMS (EFFECTIVE DATE: APRIL 11, 2018)

PARCEL 1:
THE SOUTH 2/3 OF LOTS 5 AND 6, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, ACCORDING TO THE PLAT RECORDED IN LIBER 3 OF PLATS, PAGE 8.

EXCEPT THE WEST 2 1/2 RODS OF LOT 5, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, ACCORDING TO THE PLAT RECORDED IN LIBER 3 OF PLATS, PAGE 8.

AND EXCEPT PART OF LOTS 5 AND 6, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, ACCORDING TO THE PLAT RECORDED IN LIBER 3 OF PLATS, PAGE 8, DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN; THENCE ALONG THE EAST LINE OF SAID LOT, NORTH 00 DEGREES 35 MINUTES 15 SECONDS WEST 102.64 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH 2/3 OF SAID LOT, SOUTH 89 DEGREES 01 MINUTES 39 SECONDS WEST 58.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST 20.00 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 39 SECONDS WEST 101.15 FEET TO THE WEST LINE OF THE EAST 28.875 FEET OF THE WEST 41.25 FEET OF LOT 5 OF SAID BLOCK 41; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 40 MINUTES 37 SECONDS WEST 71.32 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 00 MINUTES 28 SECONDS EAST 28.88 FEET TO THE EAST LINE OF THE WEST 41.25 FEET OF SAID LOT 5; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST 51.33 FEET TO THE NORTH LINE OF THE SOUTH 2/3 OF SAID LOT 5; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 01 MINUTES 39 SECONDS EAST 72.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THE EAST 28-7/8 FEET OF THE FOLLOWING DESCRIBED PARCEL:
COMMENCING ON THE SOUTH SIDE OF NORTH STREET 10 1/2 RODS EAST OF THE WEST LINE OF LOT 3, BLOCK 41, ORIGINAL PLAT OF THE TOWN (NOW CITY) OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN, ACCORDING TO THE PLAT RECORDED IN LIBER 3 OF PLATS, PAGE 8, RUNNING THENCE WEST ON THE SOUTH LINE OF NORTH STREET 3 1/2 RODS; THENCE SOUTH TO AN ALLEY RUNNING THROUGH SAID BLOCK; THENCE EAST 3 1/2 RODS; THENCE NORTH TO THE PLACE OF BEGINNING.

SCHEDULE B-II EXCEPTIONS (PARCEL B)
FROM: TRANSNATION TITLE AGENCY OF MICHIGAN
TITLE NO.: 240764WMS (EFFECTIVE DATE: APRIL 4, 2018)

9B TERMS, CONDITIONS AND PROVISIONS WHICH ARE RECITED IN RESOLUTION RECORDED IN LIBER 838, PAGE 9. (NOT SURVEY MATTERS)

10B EASEMENT FOR CURBS AND GUTTERS PURPOSES VESTED IN CITY OF KALAMAZOO BY INSTRUMENT RECORDED IN INSTRUMENT NO. 2014-032055. (SHOWN ON DRAWING)

SURVEYOR'S NOTES

1. UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL FIELD MEASUREMENTS AND AVAILABLE RECORDS. THIS MAP IS NOT TO BE INTERPRETED AS SHOWING EXACT LOCATIONS OR SHOWING ALL UTILITIES IN THE AREA.
2. NOTE TO CONTRACTORS: THREE WORKING DAYS BEFORE YOU DIG - CALL MISS DIG AT 811.
3. CONTOUR INTERVAL = 1 FOOT.
4. PARCEL 'B' LEGAL DESCRIPTION MAY CREATE AN AREA OF UNCLEAR TITLE DEPENDING ON THE INTERPRETATION OF THE LEGAL DESCRIPTIONS UTILIZED FOR PARCEL 'B'.

LOCATION MAP – NO SCALE

0' 15' 30' 60'
SCALE: 1"=30'

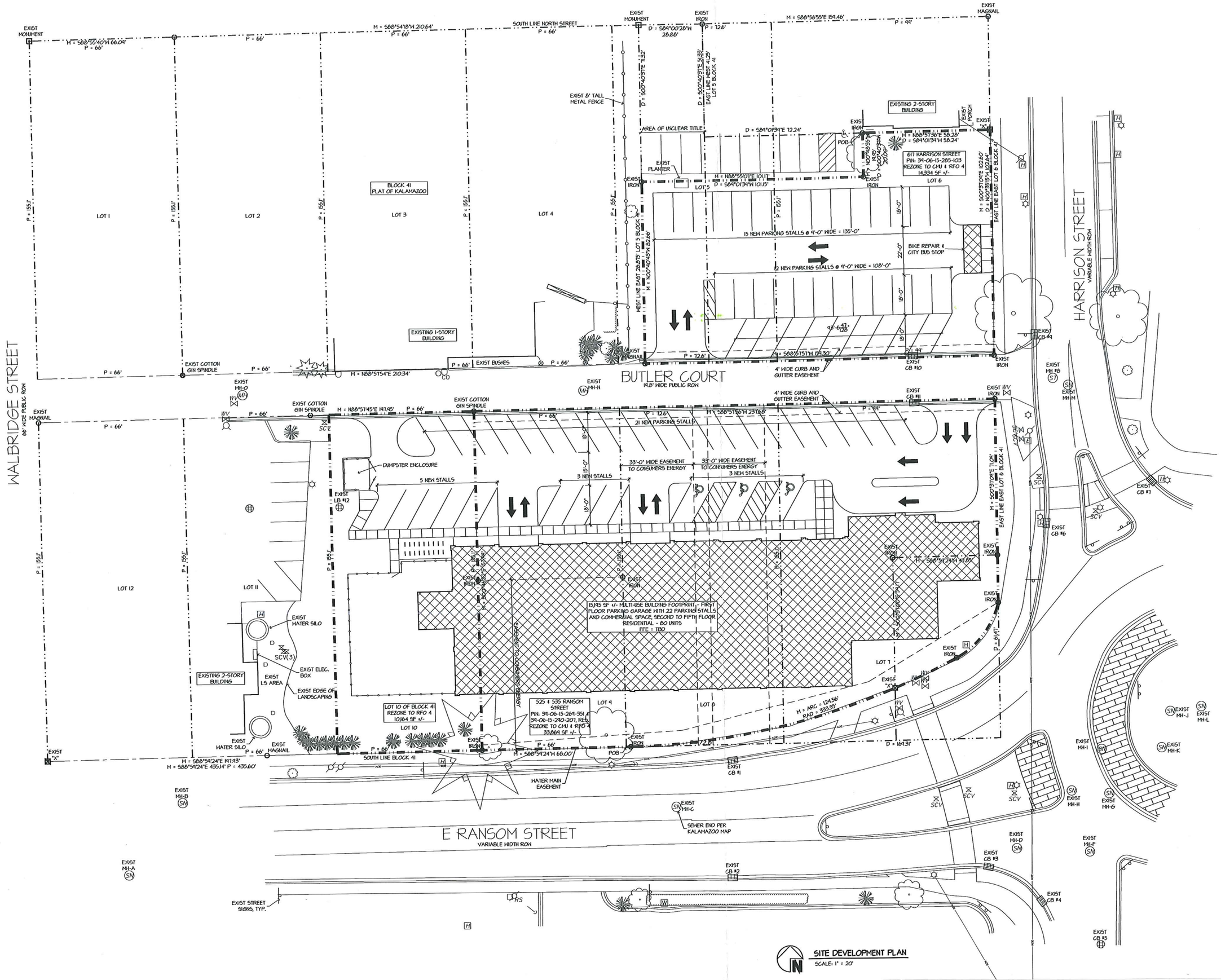
LEGEND

	EXISTING
BENCHMARK	BM #1
SET CONCRETE MONUMENT	
MONUMENT FOUND	
SET CAPPED REBAR #47948	
FOUND IRON	
SET CHISELED "X"	
FOUND CHISELED "X"	
CONTROL POINT	
PLATTED	P=
DESCRIBED	D=
MEASURED	M=
RECORD	R=
STORM SEWER MANHOLE	
CATCH BASIN	
ROOF DRAIN	
SANITARY SEWER MANHOLE	
CLEANOUT	CO
WELL HEAD	
FIRE HYDRANT	
FIRE DEPARTMENT CONNECTION	
SPRINKLER CONTROL VALVE	SCV
SPRINKLER HEAD	
VALVE (WATER & GAS)	WV GV
GAS METER	
UTILITY RISERS	RS RS RS RS
UTILITY POLE	
LIGHT POLE	
GUY ANCHOR	
TRANSFORMER	
HAND HOLE (ELECTRIC)	
ELECTRIC METER	
GROUND MOUNTED LIGHT	
SIGN	
SOIL BORING	SB #1
BOLLARD POST	
POST	
UNDERGROUND COMMUNICATIONS LINE MARKER	
UNDERGROUND ELECTRIC LINE MARKER	
UNDERGROUND GAS LINE MARKER	
GATE	
FENCE LINE	X X
OVERHEAD UTILITIES	OHU
UNDERGROUND ELECTRIC	UGE UGE
COMMUNICATIONS	UCO UCO
TELEPHONE	TEL
FIBER OPTIC	FO
GAS LINE	GAS
EXISTING WATER LINE	W
EXISTING STORM SEWER	ST ST
EXISTING SANITARY SEWER	SAN
BITUMINOUS SURFACE	
CONCRETE SURFACE	
GRAVEL SURFACE	
CONIFEROUS TREE	
DECIDUOUS TREE	
ORNAMENTAL BUSH	

Alan E. Dahl
ALAN E. DAHL P.S. NO. 47948

STATE OF MICHIGAN
ALAN E. DAHL
PROFESSIONAL SURVEYOR
No. 47948
LICENSED PROFESSIONAL

THE DESCRIPTION WAS GIVEN TO US BY THE PERSON CERTIFIE
TO, OR WAS PREPARED BY US FROM INFORMATION
DOCUMENTS GIVEN TO US BY THE PERSON CERTIFIED TO, AN
SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITL
INSURANCE POLICY FOR ACCURACY. EASEMENTS OR EXCEPTIONS



SITE INFORMATION

1. PARCEL ADDRESS: 525 E RANSOM ST & 611 HARRISON ST KALAMAZOO, MI 49006
2. OWNER: HARRISON CIRCLE BUILDING, LLC 518 E NORTH STREET KALAMAZOO, MI 49007
3. ARCHITECT: BOSCH ARCHITECTURE 8065 VINEYARD PKWY KALAMAZOO, MI. 49009 (269) 321-5151
4. SURVEY: DRIESENGA & ASSOCIATES
5. ZONING: CURRENT IS RMU & CMU, REZONE TO ALL CMU
6. PROPOSED LAND USE: GENERAL COMMERCIAL, DRIVE THRU COFFEE & 80 APARTMENT UNITS
7. SITE AREA COMBINED: 58,361 SF +/- 1.34 ACRES +/-
8. LAND USE PERCENT (%): BUILDINGS: 26.3 PAVEMENTS: 42.4 GREEN: 30.8
9. BUILDING TYPE: 15,145 SF +/- MULTI-USE BUILDING FOOTPRINT - FIRST FLOOR PARKING GARAGE WITH 22 PARKING STALLS AND COMMERCIAL SPACE. SECOND TO FIFTH FLOOR RESIDENTIAL - 80 UNITS
10. MAXIMUM BUILDING HEIGHT: 50' MAXIMUM 64' TO ROOF 68' TO PARAPET 74' TO TOP OF ELEVATOR SHAFT
11. PARKING REQUIRED:

APARTMENTS:

80 UNITS X 1.5 = 120 STALLS
120 STALLS REQUIRED

GENERAL COMMERCIAL:

2,799 GFA / 330 SF = 8 STALLS
8 STALLS REQUIRED

DRIVE THROUGH RESTAURANT

1,686 SF GFA / 150 SF = 11 STALLS
11 STALLS REQUIRED

134 TOTAL STALLS REQUIRED (5 B.F.)
90 TOTAL STALLS PROVIDED (5 B.F.)

12. LOADING & UNLOADING: SEE PLANS
13. LANDSCAPING REQ: PER CITY REQ.
14. SITE LIGHTING: SEE PHOTOMETRIC
15. LEGAL DESC: SEE SURVEY
16. OCC. CLASSIFICATION: A-2, B, R-2
17. CONSTRUCTION TYPE: TBD
18. FIRE SPRINKLING: SPRINKLED

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Christina Anderson, City Planner

PREPARED BY: Rob Bauckham, Senior Development Planner

DATE: 8/6/2018

SUBJECT: Rezone 615 W. Kalamazoo Avenue

RECOMMENDATION

It is recommended that the City Commission adopt an ordinance to rezone 615 W. Kalamazoo Avenue from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use District).

BACKGROUND

This is a rezoning request for a parcel of land located at the east side of the Stuart neighborhood to allow the construction of two, mixed-use buildings on it. The parcel contains 0.8 acres of land and a 6,532-square-foot, vacant building that was formerly utilized for an automotive repair business. The building has been vacant for many years and is in need of substantial repair. The parcel is in the M-1 zoning district, which is no longer appropriate for this location.

The parcel is also located within the Stuart Neighborhood Historic District. The Historic District Commission reviewed the request on March 12, 2018 to remove the existing dilapidated building from the site and replace it with the two new buildings. The request was approved in concept. The Historic Commission asked to review the site plan for the project when it becomes available. Last year, the adjacent parcel to the west at 621 W. Kalamazoo Avenue was rezoned from M-1 to RD-19 to allow the current bed and breakfast use. The subject parcel is the sole remaining parcel in this area in the M-1 zone.

The two proposed buildings will be three stories in height and are planned for commercial and residential uses on the ground floor and residential uses on the two upper floors. A total of approximately eighteen apartments would be planned for the buildings and four commercial spaces.

If the rezoning is approved, the applicant will need to submit a site plan for the project for review and approval.

POLICY CONSIDERATIONS

The parcel for the rezoning request is located at the intersection with the Downtown neighborhood. The 2025 Master Plan Future Land Development Plan denotes most of the Stuart neighborhood as R1 Residential. The adjacent parcels to the east and north of the subject property are designated as Commercial and Downtown. The

Master Plan is a document that is designed to be a view of the City from 10,000 feet above. While much time and effort was put into the creation of the Future Land Development Map, in some rare locations the edges of designations may be a bit blurred in reality. For example, the parcel to the west of the one in question is a bed and breakfast. The parcels to the north contain both commercial structures and structures containing multiple-family residential units. The areas to the east and south include an active railroad line and major roadway, which all suggest that a mixed use project would be appropriate in this location.

The request meets the Economic Vitality goal of the 2025 Strategic Vision pertaining to growing businesses and stabilizing the local economy. The existing building on the parcel has been vacant for many years and is dilapidated. The proposed project includes both residential and commercial spaces It also follows the Complete Neighborhood goal, providing the adjacent neighborhood with commercial and housing options.

The Planning staff supports the zoning change on the parcel to prevent any new industrial uses from locating on it, which would be permitted in the current zone.

COMMUNITY RESOURCES CONSULTED

The applicant has spoken with the director of the Stuart Area Restoration Association (SARA) and attended several neighborhood meetings pertaining to the project. SARA's director provided a letter of support for the rezoning request and proposed mixed-use project. A copy of the letter is attached. The applicant has also spoken with many neighbors surrounding the subject parcel about the rezoning and proposed project. Notices were mailed to all property owners and occupants located within 300 feet of the subject parcel regarding the rezoning request and inviting them to the Planning Commission meeting. A notice of the meeting was also published in the Kalamazoo Gazette. The same notification process will be conducted for the public hearing to be held by the City Commission.

During the public hearing before the Planning Commission, eight citizens spoke on the request. Six of the citizens supported the request and two expressed some reservations. One speaker was concerned about the increase in traffic the project would cause on Eleanor Street. The other speaker opposed to the project indicated she did not want the additional traffic on the street.

In response to the concerns, the applicant indicated that a gate would be installed at the southern portion of the subject parcel, which would be closed at night to limit traffic exiting onto Eleanor Street. If the rezoning is approved, a site plan will need to be reviewed and approved for the project.

The Planning Commission voted unanimously to recommend to the City Commission to approve the rezoning.

FISCAL IMPACT

Minimal tax revenue is generated for the City from the parcel as it currently exists. If the planned two-building project is constructed, the valuation of the property will increase as will the tax revenue generated from it. The project will also result in the removal of a deteriorated building from the Stuart neighborhood and redevelopment of the site.

ALTERNATIVES

The City Commission has the option of not approving the rezoning request. If the parcel is not rezoned, the proposed buildings will not be constructed and the current deteriorated building will remain on the site. Many uses permitted in the M1 district would not be compatible with the location in the Stuart Neighborhood. It is recommended that the City Commission approve the rezoning request.

ATTACHMENTS:

	Type	Description
🗋	Ordinances	Ordinance
	Map – Existing	

Zoning	Existing zoning map
Map – Proposed Zoning	Proposed zoning map
Aerial Photo	Aerial photo
Map - Existing Land Use	Existing land use map
Map – Future Land Use	Future land use map
Correspondence	Support letter & petition
Minutes	Plan. Commission minutes

CITY OF KALAMAZOO, MICHIGAN
ORDINANCE NO._____

AN ORDINANCE TO AMEND SECTION 1.8.A. ZONE DISTRICT MAP OF THE ZONING ORDINANCE, BEING APPENDIX A OF THE KALAMAZOO CODE

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Pursuant to Section 1.8.E. of the City of Kalamazoo Zoning Ordinance, being Appendix A of the Kalamazoo City Code of Ordinances, the Zone District Map described in Section 1.8.A. is amended as follows:

The following land area is rezoned from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use District) being located in Section 16 of the City of Kalamazoo, County of Kalamazoo, State of Michigan, commonly referred to as 615 West Kalamazoo Avenue and described as the following:

> Lot 2, Lot 3, Lot 4, Lot 17 and the West 57.75 feet of Lot 1 of the Stone & Phillip's Addition, recorded in Liber 3 of Plats Page 18, Kalamazoo County Register of Deeds. Also beginning at the northeast corner of Lot 17 said point being on the northerly line of the Amtrack Railroad right-of-way; thence South 41 degrees 25 minutes 35 seconds East 18.13 feet at right angles to the northerly line of said railroad right-of-way; thence South 53 degrees 18 minutes 20 seconds West 199.59 feet; thence North 57 degrees 52 minutes 45 seconds West 1.73 feet to the southeast corner of Lot 17 and the northerly line of said railroad right-of-way; thence North 48 degrees 34 minutes 25 seconds East 199.40 feet along the easterly line of Lot 17 and the northerly line of the railroad right-of-way to the point of beginning. Excepting part of Lots 3 and 4 of the Stone & Phillip's Addition commencing at the Northwest corner of Lot 4; thence North 90 degrees 00 minutes 00 seconds East 10.32 feet along the North line of said Lot 4 to the place of beginning for this exclusion; thence North 90 degrees 00 minutes 00 seconds East 103.15 feet along the North line of Lots 3 and 4; thence South 00 degrees 06 minutes 49 seconds East 56.93 feet; thence North 89 degrees 23 minutes 32 seconds West 3.50 feet; thence South 00 degrees 36 minutes 28 seconds West 28.91 feet; thence North 89 degrees 23 minutes 32 seconds West 1.77 feet; thence South 00 degrees 36 minutes 28 seconds West 11.86 feet; thence South 89 degrees 58 minutes 27 seconds West 5.09 feet; thence North 89 degrees 40 minutes 03 seconds West 96.54 feet; thence North 02 degrees 13 minutes 55 seconds East 107.6 feet to the place of beginning. Exclusion contains approximately 11,030.34 square feet. Also except beginning at the Northwest corner of Lot 4; thence North 90 degrees 00 minutes 00 seconds East 10.32 feet along the North line of said Lot; thence South 02 degrees 13 minutes 55 seconds West 131.99 feet to the South line of Lot 4; thence South 89 degrees 56 minutes 27 seconds West 6.12 feet along said South line to the West line of Lot 4; thence North 00 degrees 24 minutes 35 seconds East 131.89 feet along said West line to the place of beginning. Exclusion contains approximately 1,089 square feet. Together with a 5 foot easement for ingress and egress commencing at the Northwest corner of Lot 4; thence North 90 degrees 00 minutes 00 seconds East 113.47 feet to the place of beginning for

the easement; thence North 90 degrees 00 minutes 00 seconds East 5.0 feet; thence South 00 degrees 06 minutes 49 seconds East 41.5 feet; thence South 90 degrees 00 minutes 00 seconds West 5.0 feet; thence North 00 degrees 06 minutes 49 seconds West 41.5 feet to the place of beginning.

A map identifying the land area is also attached.

Section 2. Repealer. All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

Section 3. 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.

Section 4. Effective Date. Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage.

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 _____, 2018, 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.

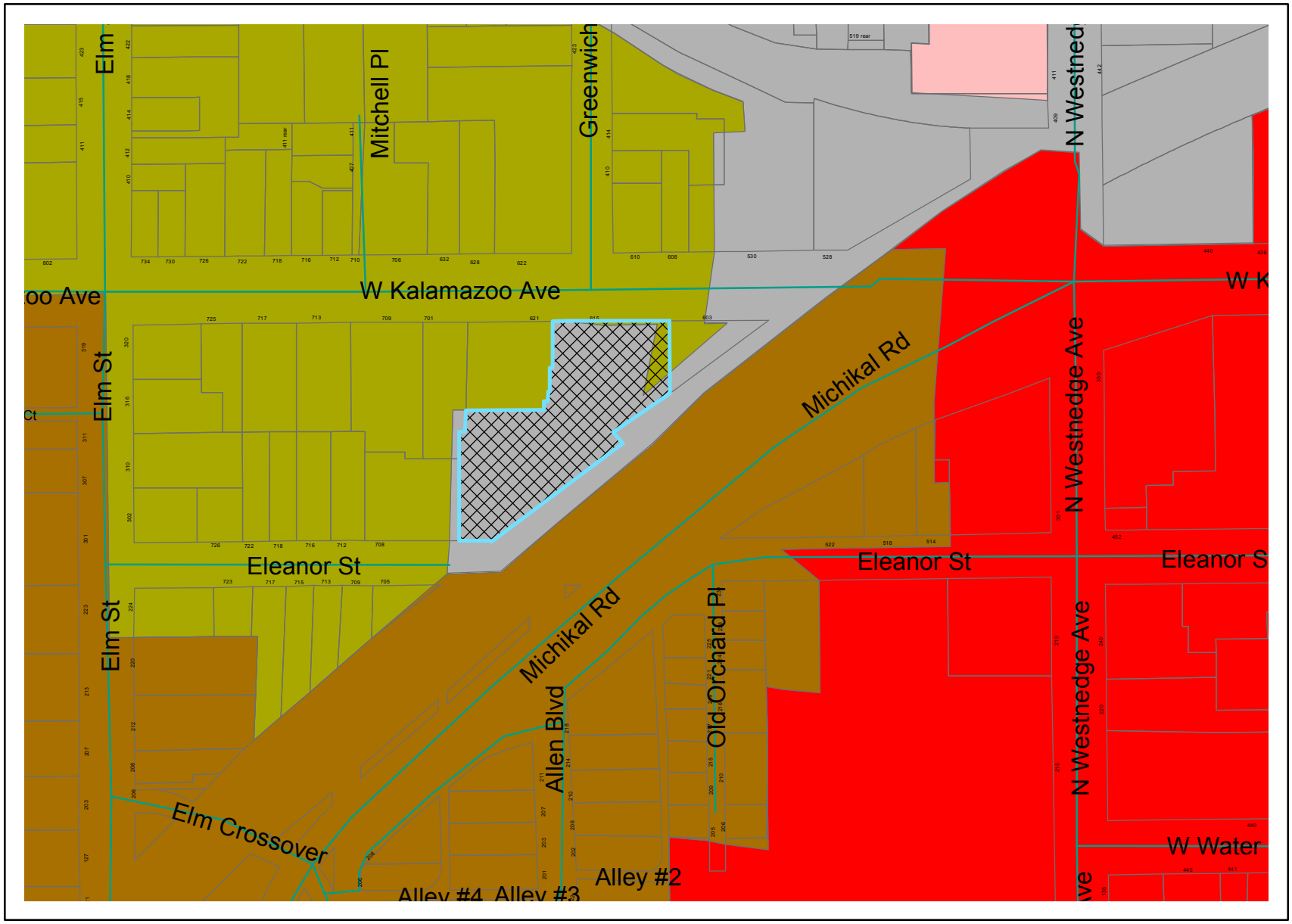
Bobby J. Hopewell, Mayor

Scott A. Borling, City Clerk

_____

_____

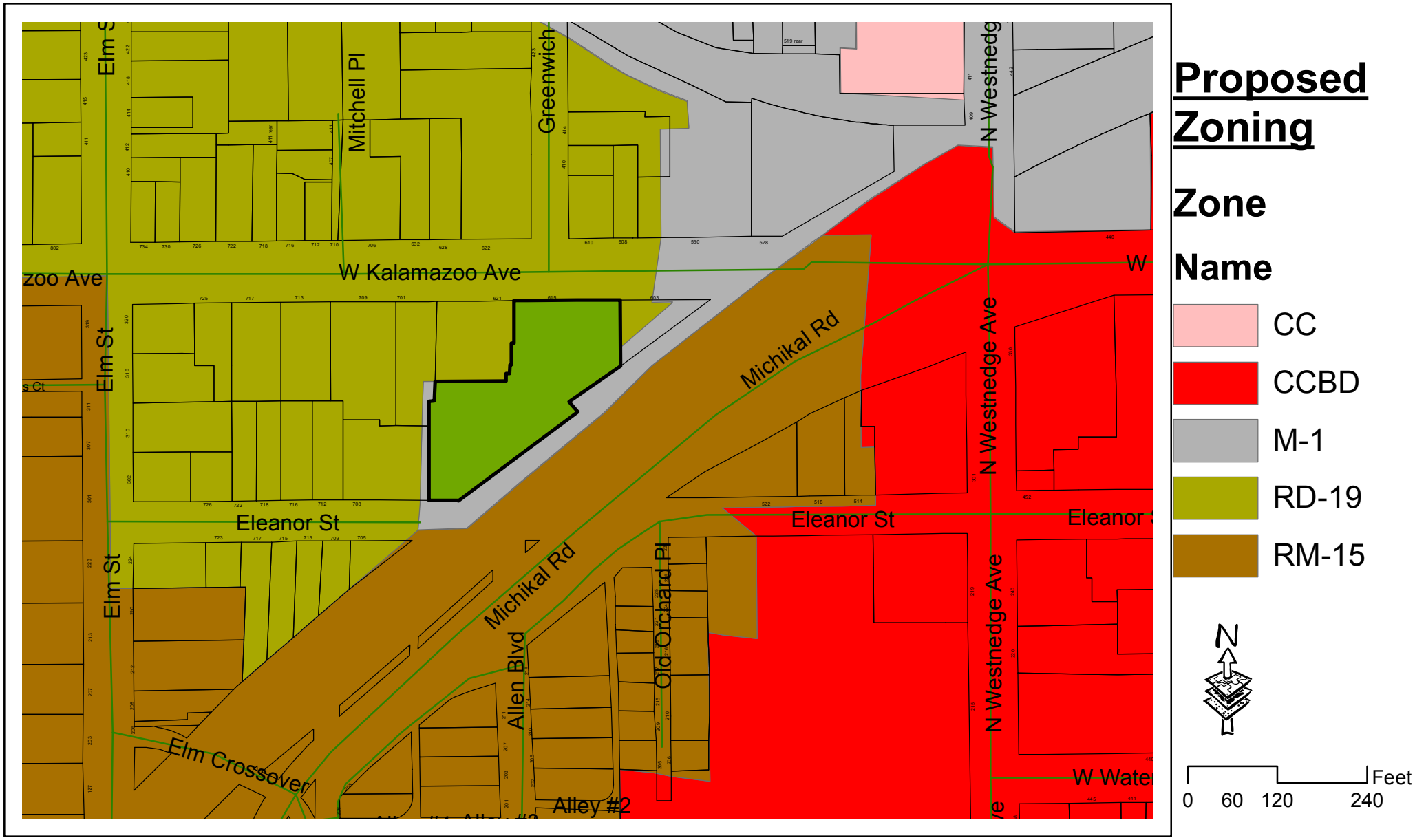
P.C. #2018.11 - 615 W. Kalamazoo Ave.
Rezone from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commerical, Mixed Use District)



REZONE FROM M-1 TO CMU

0 110 220 440 Feet

P.C. #2018.11 - 615 W. Kalamazoo Avenue
Rezone from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed Use District)



CMU REZONING

REZONE FROM M-1 TO CMU

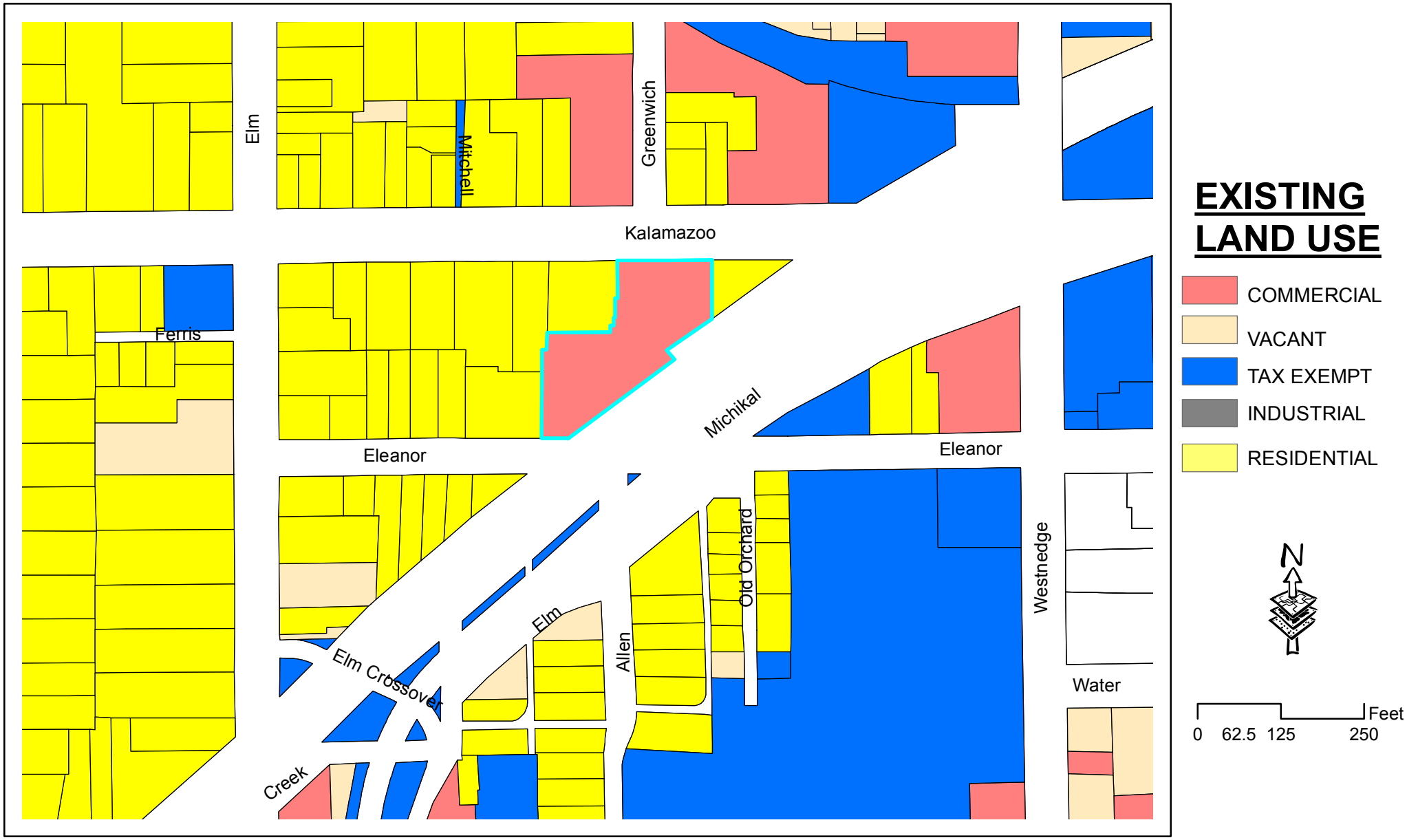
P. C. #2018.11 - 615 W. Kalamazoo Avenue
Rezone from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commerical, Mixed Use District)

REZONE FROM M-1 TO CMU

0 90 180 360 Feet

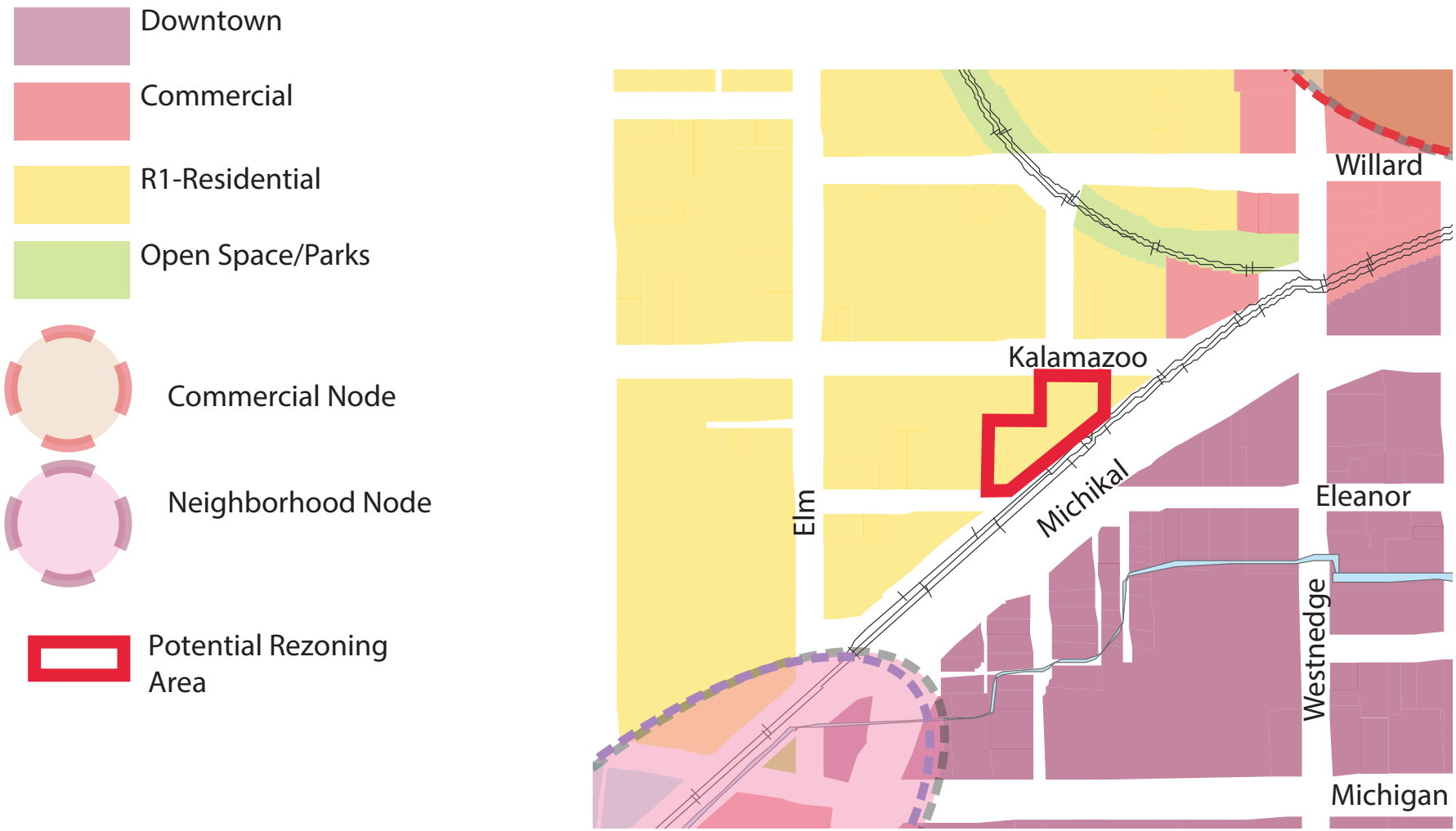
N

P.C. #2018.11 - 615 W. Kalamazoo Avenue
Rezone from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed Use District)



REZONE FROM M-1 TO CMU

P.C. #2018.11 - 615 W. Kalamazoo Avenue
Rezone from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed Use District)



STUART AREA RESTORATION ASSOCIATION
530 South Douglas Avenue, Kalamazoo, MI 49007 • 269/344.7432
stuartneighborhood.org • historicstuart@gmail.com

City of Kalamazoo
Departments and Staff

October 16, 2017

Re: William K. Murphy & Associates Proposed Development of 615 W. Kalamazoo Avenue

Please be advised that the Stuart Area Restoration Association (SARA) enthusiastically supports the redevelopment proposed by William K. Murphy & Associates, of the property formerly known as Rorick Brothers at 615 W. Kalamazoo Avenue, in the Stuart Historic Neighborhood.

The auto body business operating at 615 W. Kalamazoo has been vacant for the past 15 years. For the past several years, SARA, as the neighborhood association, has been working with the owners to find occupants/buyers for property in the neighborhood, including this parcel. The property has some challenges that require creativity and resources, which we have not previously been able to find.

In August of 2017, the SARA Board was approached by William K. Murphy & Associates with a plan to redevelop the site. The initial response of the Board was supportive. However, the Board wanted to hear from neighborhood residents and those living near the property who might be impacted by the proposed redevelopment and use. A meeting was held on September 18, 2017 at which Murphy & Associates made a presentation, and took questions from neighbors. At the conclusion of the meeting, a straw poll revealed unanimous support for the proposed two-phase development of the property into first-floor commercial (Law Office space) with rental units on the upper floors (Phase I); and then further development of rental units as appropriate (Phase II).

Sincerely,

Max Tibbitts

Chair, Stuart Area Restoration Association

CONTACT WITH ELEANOR STREET RESIDENTS

On June 21, 2018, William Murphy, Justin Gregory, and Max Tibbits, the head of the Stuart Street Association, walked door-to-door on Eleanor Street, knocked on doors, and engaged residents and owners in conversation concerning the proposed redevelopment of 615 West Kalamazoo and 702 Eleanor Street into mixed-use buildings. The residents were shown drawings of the proposed project, which contained the parking arrangements as well as the approximate placement of a night gate, which is proposed to be closed every night after business hours to prevents pass throughs by the public.

If a resident was not home, the attached letter with attachment was left on the doorstep. This report will be supplemented as there are two more owners who have indicated that they will supply documentation supporting the project.

As you can see, there is overwhelming support for the project even though there will be some added traffic onto Eleanor Street.

We, the undersigned owners/residents of the 700 block of Eleanor Street that lies east of Elm Street until it dead-ends at the railroad tracks in the Stuart Neighborhood are aware of the redevelopment project proposed for the former Rorick Bros. Auto Body Shop at 615 West Kalamazoo Avenue. We have been shown drawings and understand there are two mixed-use, three-story buildings proposed that will have nine one-bedroom apartments and commercial space in each building.

We understand that adequate parking will be provided on the development. We recognize that it is likely that some of the residents or commercial tenants of the new buildings will drive onto Eleanor Street to enter or leave the buildings. We further understand that the proposed project will have a gate on the property that will close every night after business hours that will prevent a pass through by the public. We feel that the overall increase in property values and aesthetic improvements to the area outweigh any inconvenience that the slight increase in traffic may bring.

Sincerely,

Name	Address	Date
Lizabeth Joy	718 Eleanor ST	June 21, 2018
Charles Kaller	716 Eleanor ST	June 21, 2018
letter left	722 Eleanor ST	6/21/18
Lontine Green	709	6/21/18
Letter left	708	6/21/18
Letter left	727 725 723 Eleanor	6/21/18
Doug James	302 Elm	6/21/18
Ryan Daus	223 Elm	6/21/18

Name	Address	Date
Cynthia Streeter	713 Eleanor	6/21/18
Wendi Hafer	708 Eleanor	6/28/18
Patrick O'Brien for Bob O'Brien	725 Eleanor 208 Elm 220 Elm	

Cynthia Streeter
Wendi Hafer
Patrick O'Brien

615 HOLDINGS, LLC
Suite 202
119 North Church Street
Kalamazoo, Michigan 49007
(269) 342-9900
Fax (269) 342-0280

William K. Murphy
Member

Phillip J. Reed
Member

Justin Gregory
Member

Ronald Faia
Member

June 21, 2018

Dear Eleanor Street Resident,

We are sorry we missed you! We are two of the local partners who are redeveloping the former Rorick Bros. Auto Body shop at 615 West Kalamazoo Avenue into two mixed-use commercial/residential buildings. We want to show you what the project will look like and discuss things like parking on the project and traffic on Eleanor Street.

We have attached a drawing of the project which shows location of the two buildings, parking, and have specifically marked the area where a night gate will be placed to prevent after-business hours pass through traffic by the public.

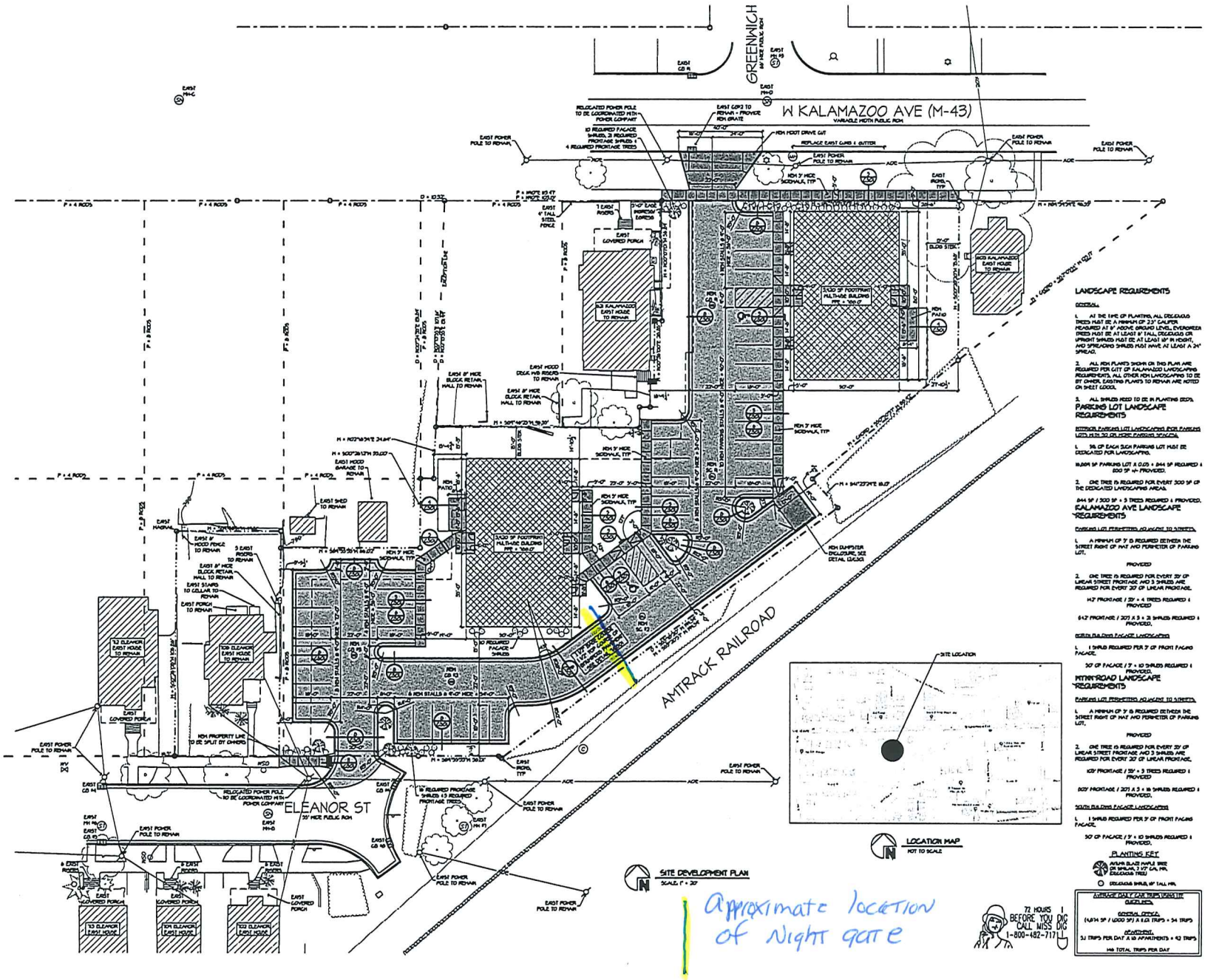
We would be happy to come back at a convenient time that fits your schedule to discuss the project.

Please call 269/342-9900, Bill's law office, to set up a time. Thank you.

Sincerely,

William K. Murphy

Justin Gregory



LOCATION MAP
NOT TO SCALE

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

SITE INFORMATION

1. PARCEL ADDRESS: 615 W KALAMAZOO AVE KALAMAZOO, MI 49007 PPN: 09-15-473-004
2. OWNER: 615 HOLDINGS, LLC 191 NORTH GULRICH STREET KALAMAZOO, MI 49007
3. ARCHITECT: BOSCH ARCHITECTURE 5055 VINEYARD PKWY KALAMAZOO, MI, 49009 (269) 329-3011
4. SURVEY: DRESSENDA & ASSOCIATES
5. ZONING: C4U - COMMERCIAL, MIXED USE
6. PROPOSED LAND USE: MIXED USE COMMERCIAL & RESIDENTIAL
7. SITE AREA: 43,994 SF +/- 0.98 ACRES +/-
8. LAND USE PERCENT (%): BUILDINGS: 18.3 PAVEMENTS: 46.8 GREEN: 35.1
9. BUILDING TYPE: TWO (2) 31,320 SF MULTI USE COMMERCIAL & RESIDENTIAL BLDGS. 4 RES UNITS PER BLDG, 18 TOTAL, 2,571 SF OFFICE SPACE PER BLDG, 4,814 SF TOTAL
10. MAXIMUM BUILDING HEIGHT: 30' MAXIMUM 43' ACTUAL
11. PARKING REQUIRED:

RESIDENTIAL MULTI-UNIT:
1.5 STALLS PER UNIT REQUIRED

18 UNITS X 1.5 = 27 STALLS
27 STALLS REQUIRED

COMMERCIAL OFFICE SPACE:
1 STALL PER 200 SF GROSS FLOOR AREA (GFA)

4,814 SF GFA / 200 SF GFA = 24 STALLS
24 STALLS REQUIRED

1 STALL REQUIRED FOR DETACHED DWELLING

10% REDUCTION TO MEET 80% MAX IMPERVIOUS COVER REQUIREMENT, 42 STALLS X 0.9 = 38 STALLS

38 TOTAL STALLS REQUIRED (2 B.F.)
41 TOTAL STALLS PROVIDED (2 B.F.)

12. LOADING & UNLOADING: N/A
13. LANDSCAPING REQ: SEE PLAN
14. SITE LIGHTING: SEE SHEET L001
15. LEGAL DESC: SEE SHEET T1001
16. OCC. CLASSIFICATION: B, R-2
17. CONSTRUCTION TYPE: 5B
18. FIRE SPRINKLERS: SPRINKLED

GENERAL NOTES (SITE WORK)

1. SITE PREPARATION
   a. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PERFORMED BY THE CONTRACTOR IN COMPLIANCE WITH PART 9 OF PUBLIC ACT 451 OF 1994.
   b. ORGANIC TOPSOIL SHALL BE STRIPPED FROM THE CONSTRUCTION AREA AND STOCKPILED AS INSTRUCTED BY THE O.C. FOR LATER USE.
2. EARTHWORK
   a. CALL MISS DIG AT 1-800-482-7171 BEFORE BEGINNING EXCAVATION.
   b. EXCAVATION SHALL BE LEVEL TO EXACT DEPTHS AND DIMENSIONS INDICATED ON DRAWINGS.
   c. CONSTRUCTION OF FOUNDATIONS AND SLABS-ON-GRADE FILL BE ON COMPACTED FILL IN MOST AREAS. LAYERED COMPACTION SHALL BE PERFORMED TO A MINIMUM DENSITY OF 95 MAXIMUM DRY DENSITY AS DETERMINED BY ASTM DESIGNATION D-1557 VALUES
   d. PLACE A MIN. 6 INCHES OF SAND FILL SAND COMPACTED TO 95% OF MAXIMUM DENSITY UNDER ALL FLOOR SLABS ON GRADE.
   e. SOIL TESTING FILL BE CONTRACTED AND PAID FOR BY THE GENERAL CONTRACTOR.
   f. SITE SHALL BE FINE GRADED BEFORE PLACING TOP SOIL OR GRANULAR BASE MATERIAL.
   g. EXTERIOR SURFACE DRAINAGE SHALL BE AWAY FROM BUILDINGS, 36 10-0" CUT FROM BLDG.
   h. ALL TOPOGRAPHICAL INFORMATION HAS PURCHASED BY DRESSENDA AND ASSUMED CORRECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND NEW GRADES PRIOR TO COMMENCEMENT OF ANY WORK. THIS OFFICE SHALL NOT BE HELD RESPONSIBLE FOR ANY MISSING OR ERRONEOUS INFORMATION.

ASH LOAM FILL PROVIDE NECESSARY SOIL DEPTHS AS DIRECTED BY CITY OF KALAMAZOO.

ASH LOAM FILL ALSO PROVIDE REQUIRED PERMEABILITY TESTS, WHICH WILL INCLUDE GRADATION INFORMATION.

ALL SIGN BARS, CROSSWALK LINES, ARROWS & CURB SYMBOLS SHALL BE WHITE. DIMENSIONS SHALL BE PER THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT ED. STOP BAR SHALL BE LOCATED NO MORE THAN 30' OR LESS THAN 4' FROM THE NEAREST EDGE OF THE INTERSECTING ROADWAY.

APPROPRIATE PERMITS TO BE OBTAINED FROM THE CITY OF KALAMAZOO.

A PRECHANGER RIGHT-TO-KNOW AND HAZARDOUS MATERIALS RIGHT TO KNOW FORMS TO BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT, IF REQUIRED.

GENERAL NOTES:
ALL OUTDOOR LIGHTING FILL BE INSTALLED AND MAINTAINED CONSISTENT WITH TEXAS TOWNSHIP ZONING CODE, IE, LIGHTING DEVICES SHALL BE ADEQUATELY SHIELDED AND SCREENED SO THAT NO LIGHT FILL GLARE DIRECTLY ONTO ANY PUBLIC RIGHT-OF-WAY OR INTO ADJACENT PROPERTY.

LANDSCAPE REQUIREMENTS

GENERAL:

1. AT THE TIME OF PLANTING, ALL DECIDUOUS TREES MUST BE A MINIMUM OF 2.5" CALIPER MEASURED AT 6" ABOVE GROUND LEVEL, EVERGREEN TREES MUST BE AT LEAST 6' TALL DECIDUOUS OR UPRIGHT SHRUBS MUST BE AT LEAST 18" IN HEIGHT, AND SPREADING SHRUBS MUST HAVE AT LEAST A 24" SPREAD.
2. ALL NEW PLANTS SHOWN ON THIS PLAN ARE REQUIRED PER CITY OF KALAMAZOO LANDSCAPING REQUIREMENTS. ALL OTHER NEW LANDSCAPING TO BE BY OWNER. EXISTING PLANTS TO REMAIN ARE NOTED ON SHEET L0001.
3. ALL SHRUBS NEED TO BE IN PLANTING BEDS.

PARKING LOT LANDSCAPE REQUIREMENTS

INTERIOR PARKING LOT LANDSCAPING FOR PARKING LOTS OVER 30 OR LESS PARKING SPACES.

1. 5% OF EACH SUCH PARKING LOT MUST BE DEDICATED FOR LANDSCAPING.

11,000 SF PARKING LOT X 0.05 = 844 SF REQUIRED & 850 SF +/- PROVIDED.

2. ONE TREE IS REQUIRED FOR EVERY 300 SF OF THE DEDICATED LANDSCAPING AREAS.

844 SF / 300 SF = 3 TREES REQUIRED & PROVIDED.

KALAMAZOO AVE LANDSCAPE REQUIREMENTS

PARKING LOT PERIMETERS ADJACENT TO STREETS.

1. A MINIMUM OF 3' IS REQUIRED BETWEEN THE STREET RIGHT OF WAY AND PERIMETER OF PARKING LOT.

PROVIDED

2. ONE TREE IS REQUIRED FOR EVERY 35' OF LINEAR STREET FRONTAGE AND 3 SHRUBS ARE REQUIRED FOR EVERY 20' OF LINEAR FRONTAGE.

142 FRONTAGE / 35' = 4 TREES REQUIRED & PROVIDED

142 FRONTAGE / 20' X 3 = 21 SHRUBS REQUIRED & PROVIDED.

NORTH BUILDING FRONTAGE LANDSCAPING

1. 1 SHRUB REQUIRED PER 3' OF FRONT FACING FACADE.

30' OF FACADE / 3' = 10 SHRUBS REQUIRED & PROVIDED.

MINNEHAHA RAILROAD LANDSCAPE REQUIREMENTS

PARKING LOT PERIMETERS ADJACENT TO STREETS.

1. A MINIMUM OF 3' IS REQUIRED BETWEEN THE STREET RIGHT OF WAY AND PERIMETER OF PARKING LOT.

PROVIDED

2. ONE TREE IS REQUIRED FOR EVERY 35' OF LINEAR STREET FRONTAGE AND 3 SHRUBS ARE REQUIRED FOR EVERY 20' OF LINEAR FRONTAGE.

105' FRONTAGE / 35' = 3 TREES REQUIRED & PROVIDED

105' FRONTAGE / 20' X 3 = 16 SHRUBS REQUIRED & PROVIDED.

SOUTH BUILDING FACADE LANDSCAPING

1. 1 SHRUB REQUIRED PER 3' OF FRONT FACING FACADE.

30' OF FACADE / 3' = 10 SHRUBS REQUIRED & PROVIDED.

PLANTING KEY

- ACER SACCHARUM MAPLE TREE 2.5 DIAMETER, 3 1/2" CAL MIN.
- DECIDUOUS TREE
- DECIDUOUS SHRUB, 18" TALL MIN.

ANNUAL DAILY AVERAGE TRAFFIC GENERATED

GENERAL OFFICE:
(4,814 SF / 1,000 SF) X 6.03 TRIPS = 54 TRIPS

APARTMENT:
3.3 TRIPS PER DAY X 18 APARTMENTS = 42 TRIPS

96 TOTAL TRIPS PER DAY

615 W Kalamazoo
615 W Kalamazoo Ave
Kalamazoo, Michigan 49007

PRELIMINARY
30% PROGRESS
SET 6/8/18

ISSUED

bosch
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
5055 Vineyard Parkway
Kalamazoo, Michigan 49009
ph: 269-329-3011
www.boschweb.com

JOB NUMBER
18013

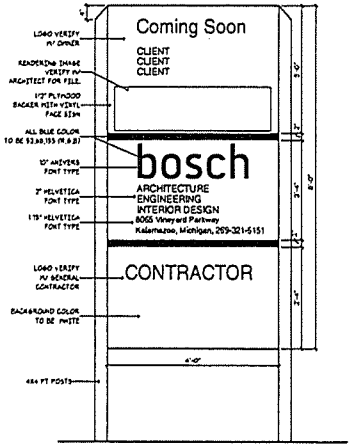
SITE DEVELOPMENT PLAN

C001

18013C0001.dwg

615 W. Kalamazoo Ave

615 W. Kalamazoo Ave, Kalamazoo Michigan

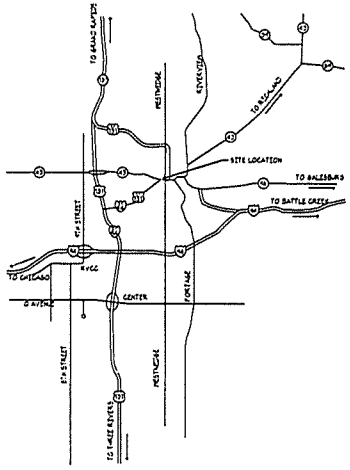


TWO SIDED SITE SIGN

NOTES:
1. MOUNT SIGN ON TWO P.T. 4x4 TIMBERS SHEED INTO SOIL PERPENDICULAR TO THE ROAD. WHERE SOIL EMBEDMENT IS NOT POSSIBLE PROVIDE ADEQUATE STAND SUPPORTS.
2. TWO-SIDED.

CONSTRUCTION SIGN

SCALE: 3/4" = 1'-0"



KALAMAZOO, MICHIGAN

SCALE: NONE

6001 PROJECT SHEET INDEX	
SHEET NUMBER	SHEET NAME
G001	COVER SHEET
G002	CODE ANALYSIS
G003	CODE PLANS
CD001	SITE DEMOLITION PLAN
C001	SITE DEVELOPMENT PLAN
C002	SITE UTILITY PLAN
C003	SITE GRADING PLAN
C501	SITE PLAN DETAILS
TS001	SITE SURVEY
A101	MAIN LEVEL FLOOR PLAN
A102	SECOND LEVEL FLOOR PLAN
A103	THIRD LEVEL FLOOR PLAN
A104	FOURTH FLOOR PLAN + ROOF PLAN
A111	ENLARGED BF APARTMENT PLANS
A112	ENLARGED FLOOR PLAN
A113	ENLARGED FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS
A311	BUILDING SECTIONS
A312	BUILDING SECTIONS
A313	BUILDING SECTIONS
A301	VERTICAL CIRCULATION DETAILS
S100	FOUNDATION PLAN
S102	SECOND LEVEL FRAMING PLAN
S103	THIRD LEVEL FRAMING PLAN
S104	ROOF FRAMING PLAN
S501	FOUNDATION DETAILS
S502	FRAMING DETAILS

615 W. Kalamazoo Ave

615 W. Kalamazoo Ave, Kalamazoo Michigan

30% PROGRESS SET 6/8/2018

No	Description	Date

bosch
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
8065 Vineyard Parkway
Kalamazoo, Mich. 49009
ph. 269-321-5151
www.boscharch.com

COVER SHEET

G001

City of Kalamazoo
PLANNING COMMISSION
Minutes
July 19, 2018
DRAFT

Second Floor, City Hall
Commission Chambers
241W. South Street, Kalamazoo, MI 49007

Members Present: Rachel Hughes-Nilsson, Chair; Gregory Milliken, Vice Chair; Sakhi Vyas; Derek Wissner; Alfonso Espinosa; Charley Coss; Jack Baartman; Emily Greenman Wright

Members Excused: James Pitts

City Staff: Christina Anderson, City Planner; Robert Bauckham, Senior Development Planner; Clyde Robinson, City Attorney; and Beth Cheeseman, Code Administration Clerk/Cashier

A. CALL TO ORDER

Commissioner Hughes-Nilsson called the meeting to order at 7:01 p.m.

B. ROLL CALL

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

C. ADOPTION OF FORMAL AGENDA

Planner Anderson added an agenda item under New Business to approve the revised calendar for the year.

Commissioner Coss, supported by Commissioner Greenman Wright, moved approval of the July 19, 2018 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Planner Anderson noted that one change had been made in the June 7, 2018 minutes regarding the Cork Street vote. It was listed as approval 4-1, but left out that the one no vote was Commissioner Espinosa. That has been added to the official record.

Commissioner Milliken, supported by Commissioner Vyas, moved approval of the June 7, 2018 Planning Commission minutes as amended. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

P.C. #2018.08: Request from the Bronson Healthcare Group for a special use permit to allow a parking lot use at 908, 912, 914, 916 and 920 John Street and 117, 118, 121 and 122 Heilman Court. [Recommendation: motion to approve the request, with one condition.]

Commissioner Milliken announced that he was abstaining from the request because he works at Bronson and has been involved in this project.

Planner Bauckham presented the staff report for both P.C. #2018.08 and P.C. #2018.09 as they are related projects. However, Planner Bauckham reported that each item needed separate hearings and separate votes. The first request was for a Special Use permit for a new parking lot using nine parcels of land in the Edison neighborhood. The applicant owns the nine parcels, which are currently vacant. Bronson is in the early stages of planning a new building at Vine Street and John. This property currently contains a surface parking lot for the hospital. The parking lot will be reduced for the new building and they want to replace the lost parking on the proposed lots. The new parking lot would consist of 164 spaces, whereas the current lot has 154 spaces. The current zoning of the parcels is CO (Commercial Office district) and RM-36 (Residential Multiple Family District). Parking lots are allowed in these zones by special use permit. Lighting and stormwater management for the new parking lot would need to meet City specifications. The future land use for these parcels is Urban Edge, which supports this use. Staff recommends approval of this special use permit with the condition that Heilman Court is vacated by the City Commission.

The second request is to vacate Heilman Court, which is a dead end street east of S. Burdick Street. The east portion of this street would be part of the new parking lot. The applicant would like to vacate the entire Court out to S. Burdick Street. The only development on the Court is a parking lot for the Joldersma & Klein funeral home. The funeral home supports the vacation request and would like to receive their portion of the Court adjacent to their properties. If vacated, the applicant and the funeral home would pay to the City the fair market value for their respective portions of the property. The Public Services Department wants an easement to the underground utilities for access and maintenance. Staff recommends a request to the City Commission to approve the vacation of Heilman Court with the condition of the utility easement.

The applicant has spoken to both the Edison and Vine Neighborhood Directors, and no objections were voiced. They also spoke with many neighbors. Notices were mailed, and many letters of support were received. If the Special Use permit and street vacation are approved, the applicant would need to submit for site plan review.

Planner Bauckham reviewed maps of current and proposed parcels. He indicated the parking lot is needed for the applicant's future expansion plans. Planner Bauckham reported that except for Heilman Court, the applicant owns all of the property for the Special Use Permit request. Planner Bauckham shared the rationale of the staff recommendation: Heilman Court is no longer needed by the City of Kalamazoo; parking lots are an allowed use in these zoning districts with a Special Use Permit; these requests meet the Economic Vitality goal of the Strategic Vision for the City.

The applicant, Mr. Joshua Fitzgibbon from the Bronson project team, came forward to speak. He stated that the vacation of Heilman Court will allow for the construction of the parking lot. He explained that this was necessary due to growth at the Bronson campus and for future plans. Mr. Mike Preston, Civil Engineer from Prein & Newhoff, came forward to give details of the project. He stated it will be an asphalt parking lot with 164 spaces. Heilman court and a portion of the existing parking lot will be removed so they can line everything up with existing drive. The area will be landscaped to City requirements. The parking lot will have it's own stormwater storage system – pretreatment of stormwater with a water quality unit and an underground stormwater storage and infiltration system. Mr. Preston stated there won't be an increase to the City's stormwater system from the proposed parking lot.

Commissioner Vyas asked if there were any additional precautions in place for water and flooding concerns. Mr. Preston said that the underground stormwater storage system will handle a lot of the water. He said the specific calculations will be provided to the City during the site plan process.

Commissioner Espinosa asked who will use the parking lot and if it would be available to the general public for events. Mr. Fitzgibbon stated that it's primary use will be for providers and employees of Bronson.

Commissioner Baartman inquired about the number of trees being removed and trees to be planted. Mr. Preston said he did not have a number for removal, and the number of trees being planned will be a part of the site plan process.

Commissioner Hughes-Nilsson opened the public comments portion of the hearing.

Ms. Judy Markusse Paget, Executive Director of the Hospital Hospitality House, came forward and spoke in support of the project.

Commissioner Wissner, supported by Commissioner Vyas, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Coss, with support from Commissioner Wissner, moved to approve the special use permit to allow a parking lot use at 908, 912, 914, 916 and 920 John Street and 117, 118, 121 and 122 Heilman Court with the condition of the utility easement being granted.

Planner Bauckham pointed out that the condition for the special use permit was that Heilman Court be vacated – not for the easement.

Commissioners Coss and Wissner amended their motion to state, **with the condition of Heilman Court being vacated.**

Commissioner Wissner stated that he is in favor of this project. He said that Bronson is a great asset in the City and any developments in this area are welcome.

A roll call vote was taken and the request was approved with 7 in favor, 0 against. Commissioner Milliken abstained.

P.C. #2018.09: Request from the Bronson Healthcare Group to vacate Heilman Court east of S. Burdick Street. [Recommendation: motion to recommend to the City Commission to approve the request, with one condition.]

There was no additional staff report, information from applicant, or public comments.

Commissioner Greenman Wright, supported by Commissioner Espinosa, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Vyas wanted clarification about the condition. Commissioner Hughes-Nilsson stated that the condition is the utility easement.

Commissioner Greenman Wright asked for specifics about the fair market value of the property. Planner Bauckham stated that the entire Court is worth $4000. He stated that Bronson's portion is $3,045 and the funeral home's portion is $955.

Commissioner Wissner, supported by Commissioner Coss, motioned to recommend to the City Commission to approve the request to vacate Heilman Court east of S. Burdick Street, with one condition that the easement for access to underground City utilities be provided.

A roll call vote was taken and the request was approved with 7 in favor, 0 against. Commissioner Milliken abstained.

P.C. #2018.10: Request from the Harrison Circle LDHA, LP to rezone 525 and 535 E. Ransom Street and 617 Harrison Street from Zone RMU (Residential, Mixed-Use District), Zone CMU (Commercial, Mixed-Use District), and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU (Commercial, Mixed-Use District) and Subarea 4 of the Overlay District. [Recommendation: motion to recommend to the City Commission to approve the rezoning.]

Planner Bauckham presented the staff report for this case. Two of the parcels are located on E. Ransom Street with the third parcel on Harrison. The applicant owns all three of these vacant

parcels and they would like to build a mixed-use building on two of them. The building would be on the Ransom Street parcels with the parking lot on the Harrison Street parcel. The first floor of the building would contain commercial and office space. There would be a mix of market-rate and affordable housing units on the upper floors. All of 535 E. Ransom and most of the other parcels are in the RMU zone and the Subarea 3 category of the Riverfront Overlay zoning district. The westernmost parcel at 525 E Ransom Street is in the CMU zone and the Subarea 4 district. The applicant would like to have all parcels rezoned to the CMU zone and place them in the Subarea 4 of the Overlay. This area is in the Commercial Node of the 2025 Master Plan. These changes better reflect the mixed-use vision for the intersection and this area of the City. The CMU zone and Subarea 4 allow more commercial uses than the current zoning. If this is approved, the applicant will need to have a site plan approved. The applicant spoke with the Director of the Northside Association and the neighbors - there were no objections.

Planner Bauckham reviewed the maps, noting that the land is currently considered tax exempt because it was owned by the City Brownfield Authority. The building would be 15,000 square feet, five stories in height and contain 80 units. Parking would consist of 22 spots within the building, 27 on the north lot and 32 on the building site outside. The rezoning will allow the desired building height and lot coverage. Parcels to the west and south of the subject parcels are already zoned CMU, and in Subarea 4. These parcels are in the Commercial Node of the Master Plan and commercial and mixed-use development is desired in this area. This rezoning addresses the Economic Vitality goal for the Strategic Vision for the City.

Commissioner Espinosa asked for clarification of the tax exempt status. Planner Bauckham explained that with the new owners, it will become a taxed property.

Commissioner Milliken asked for a map of the subareas. Planner Bauckham indicated he did not have the map with him. Planner Anderson clarified – the zone is CMU on the back half of the parcels and Riverfront Overlay Subarea 4, and RMU and Riverfront Overlay Subarea 3 on the eastern half.

The applicant, Mr. Herb Ayers, representing the Harrison Circle Group, came forward to speak. He indicated they have asked for approval of the zoning change stating that it conforms to the City's Commercial Node and complies with the 2025 Master Plan vision. Mr. Ayers stated that they have been formulating this plan for quite some time, but the completion of the roundabout was essential before they could go forward with it. He shared that this building will provide affordable workforce housing on a 30% sliding scale of income. Mr. Ayers said that 80% of the project will contain affordable housing if MSHDA approves it. The applicant has submitted an application to MSHDA.

Commissioner Greenman Wright inquired about how many units would be affordable. The applicant responded that 64 would be workforce housing and the rest will be market.

Commissioner Wissner asked about the commercial component to the mixed-use building. Mr. Ayers responded that they envision a coffee shop on the lower level with possibly enough space for two commercial uses. They would like it to have a shared a eating space for clients that could be converted for resident use in evening hours.

Commissioner Coss requested information about the size of apartments and the type of occupants desired for the building. Mr. Ayers cautioned that their plan is very preliminary. They believe there will be one bedroom units (620-720 sq. ft. range), efficiencies, and a limited number of two bedroom units. They anticipate the occupants will be mostly single people and people working downtown. People who are looking for a walk/bike solution for live/work. Mr. Ayers cited that the classic example of tenants would be people who work at Bronson or a couple driving one car. He said that is their vision for it and that is what they have seen in the Walbridge Commons Building.

Commissioner Hughes-Nilsson opened the public comment portion of the hearing.

Ms. April Barfoot came forward to speak in support of the project. She mentioned the Walbridge Commons building is a success and stated that the area of the Northside has grown significantly. Ms. Barfoot sold a 3-bedroom house and thought she would be able to find something affordable downtown. She stated that she was on a waitlist for 18 months. Ms. Barfoot said the newer residential buildings constructed in the area have assisted that end of town in really coming alive. It is exciting to see new life on that side of town.

Commissioner Coss, supported by Commissioner Greenman Wright, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Vyas, supported by Commissioner Coss, motioned to recommend to the City Commission to rezone 525 and 535 E. Ransom Street and 617 Harrison Street from Zone RMU (Residential, Mixed-Use District), Zone CMU (Commercial, Mixed-Use District), and Subareas 3 and 4 of the Riverfront Overlay District to Zone CMU (Commercial, Mixed-Use District) and Subarea 4 of the Overlay District.

Commissioner Vyas stated that as someone who bikes to the co-op and McKenzie's, she would like to see additional growth and more people walking around in this area. She said this seems like a wonderful plan and she is very excited about it.

Commissioner Greenman Wright also expressed excitement for the project. She shared that she has lived in that area, traveling and shopping the area frequently. Commissioner Greenman Wright shared the reason the area is available to develop was strategic underdevelopment that happened before WWII. She said this is a new chapter, but the area had a sad past.

Commissioner Milliken spoke from a zoning perspective. He stated the zoning change is clearly in line with the current Master Plan and Imagine Kalamazoo. This includes switching to more of a commercial emphasis in a commercial node. Commissioner Milliken requested that the Riverfront Overlay zoning be placed on a list for review. He stated he is in favor of this rezoning.

Commissioner Wissner praised the developers for their project and their track history in the past decade with this area. He stated the area has seen tremendous growth which was spearheaded by the developers involved in this project.

Commissioner Coss agreed with Commissioner Wissner adding that it is good to get the property back on the tax rolls. He said it is a great service sector housing component that is needed and it geographically fits the Master Plan and development.

A roll call vote was taken and the request was unanimously approved.

P.C. #2018.11: Request from 615 Holdings, LLC and 10th Street Properties, LLC to rezone 615 W. Kalamazoo Avenue from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use District). [Recommendation: motion to recommend to the City Commission to approve the rezoning.]

Planner Bauckham presented the staff report for this case. This parcel is on the eastside of the Stuart neighborhood. The parcel contains a 6,500 square foot, vacant building that is currently in disrepair. The parcel is in zone M-1 (Manufacturing, Limited District) which is not appropriate for this area. The request is to rezone this parcel to CMU. The applicant would like to build two mixed-use buildings on the parcel. Each of the buildings would be three stories in height with commercial and residential on the first floor, and residential uses on the upper floors. A variance was already granted to allow the residential use on the first floor. There will be 18 apartments and four office spaces. The property is in the Stuart Historic District, and the Historic District Commission conceptionally approved the removal of the existing building. They did ask to see the site plan of the new buildings. The property to the west was rezoned last year from M-1 to RD-19 for a Bed & Breakfast use. There are non-residential uses to the north, west and south of this property. The project was presented at a neighborhood meeting. A letter of support was provided by the neighborhood director. There is also a petition of support from property owners and occupants in the area.

Planner Bauckham reviewed several maps of the area. He indicated that new manufacturing uses are not desired in this area of the Stuart neighborhood. The current building on the site is vacant and in disrepair. The proposed mixed-use project is compatible with the adjacent uses. The rezoning would meet the Economic Vitality goal in the Strategic Vision for the City.

Planner Bauckham did mention there have been some concerns raised regarding the connection to the parcel to Eleanor Street. There has been discussion of placing a gate on the property to cut off some of the traffic flow from the site to Eleanor Street. He reminded the Commissioners that this is a rezoning hearing. The site plan process is where those issues will be worked out.

Commissioner Vyas asked for clarification about the Future Land Use designation and the request for rezoning to CMU. She asked if there was any conflict between CMU and the Future Land use category.

Planner Bauckham responded that because the project is directly adjacent to the downtown land-use category and looking at the current development in the area, staff feels comfortable moving ahead as proposed. It is not uncommon to have parcels abutting a Future Land Use area to be included in it for zoning and development purposes.

Applicant, Attorney Bill Murphy, came forward to speak. He stated the project started when he was looking for a new office space. The building on this parcel was abandoned in 2006. There have been various ideas for the property, but nothing that was an appropriate use for the Stuart Neighborhood. He has partnered with Mr. Justin Gregory, a local business man, and NY developer, Mr. Ron Fe. Attorney Murphy stated that the two buildings will have a 4,000 sq. ft. footprint. There will be one ADA apartment in each building on the ground floor. There will be two commercial spaces in the bottom of each of them. There will be four apartments on each of the 2nd and 3rd floors. The applicant stated these will be high-end apartments with balconies.

Attorney Murphy stated that they obtained the property in January along with 702 Eleanor Street. Their plan is to split 702 from 708 Eleanor and add it to 615 W Kalamazoo Avenue. The Historic District Commission approved tearing down the building and the use of 702 for parking for residents in the back. Attorney Murphy said that there was discussion about traffic on Eleanor street. It seemed that the real problem in Stuart Neighborhood is at night with people using it as a pass through. The applicant proposed to put in an electric night gate. The gate would close every night at the end of business and open in the morning for the business day. He anticipates that only nine residents in the back would be using Eleanor Street.

Attorney Murphy stated that their project will clean up a blighted City property. The property has asbestos in the building, and petroleum and heavy metals in the soils. They will be working with the Brownfield people to clean this all up. They plan to contain 100% of the storm water underground on this property. The applicant said there will be 15,000 square feet of green space on the site. The primary reason to open up Eleanor Street for access to the site is to allow a second entrance/exit for emergency vehicles. He summarized by saying that they attended three Stuart neighborhood meetings and received no negative comments. Most residents are excited about the project and it will raise property values. The project will remove current blight and pollution.

Commissioner Milliken asked what kinds of commercial uses would be in the building. The applicant stated that their law office, a real estate office and possibly a financial planner would be located in the buildings.

Commissioner Greenman Wright clarified that these are market-rate apartments.

Commissioner Hughes-Nilsson opened the public comment portion of the hearing.

Mr. Jeff Siuda stepped forward in support of the request. He stated that the Stuart neighborhood has worked really hard to find a good use of this property. This project would complete the neighborhood plan and be a great compliment to the area.

Ms. Dana Underwood, Stuart Neighborhood Association, told Commissioners they had seven meetings over the course of 10 months with the applicant to review this project. Ms. Underwood said that all the meetings were publicized and nothing the applicant said tonight is new. She stated there were some concerns and questions expressed, but the applicant worked directly with those residents to try to resolve their concerns. Ms. Underwood said the applicant has been a conscientious developer in approaching the neighborhood. The first issues she knew

of were raised in the July meeting. She indicated that the location, shape and condition of the property requires someone with a serious financial commitment and some creativity. The Stuart Neighborhood Association feel they have finally found the appropriate developer.

Mr. Patrick Giles spoke in support. He did not believe that nine residents would cause a traffic concern on Eleanor Street. He expressed excitement about the effect it will have on safety in the neighborhood and being able to walk around and feel comfortable.

Mr. Mark Dunham came forward with concerns. He said he was initially enthusiastic about this project and it sounded like a good plan. Mr. Dunham stated that the proposed project will allow access to the development from two streets. He said the lot at 702 Eleanor will be nearly completely paved and it is the only patch of green space in the block. The paving will leave 708 Eleanor landlocked with almost no parking of its own. Mr. Dunham expressed concern about the long term future of the house at 708 Eleanor, saying that the real and historic value of this home will decrease. Mr. Dunham feels it is inappropriate for a project of this magnitude to be shoehorned in this oddly shaped piece of land. He stated this feels like gentrification at its worst and the proposed development will place a serious hardship on current residents. Mr. Dunham gave the secretary signed letters from people on the block.

Attorney Murphy came up to verify that the owner of record of 708 Eleanor Street is in full support of the project. He indicated that the owner has had problems with the lot next to her. Attorney Murphy stated the homeowner is on the signed petition that was submitted in support of the project and she said she would be at the meeting except she works third shift.

Ms. Cynthia Streeter also spoke against the project. She said that she was deceived by the developers, owners, architects, and the Historic Commission into thinking they had already been to the City and all they needed were signatures. She reported the applicant told her the parking area would be just to right of Wendy's driveway (702/708 Eleanor). Ms. Streeter brought forward information that the developers bought Wendy's house. She said the driveway is not big enough for an entrance or exit for their project, and they were told by the Fire Marshall there would have to be another entrance. Ms. Streeter believes they will either tear up part of Eleanor Street or move the driveway from where they originally told her it would be. She stated that she never imagined that to destroy a community like this was part of Imagine Kalamazoo. Ms. Streeter said it is not true that all of the residents agreed to the plans. She made the statement that Kalamazoo is so busy bringing in business that they have forgotten or don't care about destroying and displacing communities.

Mr. Phillip Reed, Developer, came forward to speak. He said they spent about eight months putting together conceptional designs for this project and they knew parking was going to be an issue. They asked the homeowner if they could purchase 702 Eleanor. The homeowner, Wendy, wanted to sell, but the property was encumbered with a mortgage. To remove the lien on the property, they bought 702/708 as a whole. They are now selling 708 back to Wendy on a land contract. Mr. Reed stated that they kept everyone in the loop the best they could. The concept came together and he wants to be a part of this neighborhood. He believes the project will fit the feel of the neighborhood and will enhance the neighborhood. The existing building on the property currently attracts negative aspects. Mr. Reed said they really feel it will fit the mold of

the historic neighborhood's mission. If the majority of the neighbors weren't in support of the project, they wouldn't have proceeded.

Ms. Jennifer Keyser came forward in support of the project. She said her current view out the back window is the Amtrak line, the blighted subject property, and the business loop. She would like to see this go through so she has something pretty to look at. Ms. Keyser stated that this is a great project and she looks forward to it going forward.

Mr. Max Tibbets, Chair of Stuart Neighborhood, came forward in support of the project. He stated that Attorney Murphy has been very up front and reminded the Commissioners that this is a zoning issue. He indicated that they do not want major manufacturing coming into this area. Mr. Tibbets stated the benefit of this project takes us from a blighted, unusable toxic dump and brings in ADA apartments. He believes that's a good thing, they need commercial uses in the area and this will only benefit the community. He reminded those at the meeting that there is still a site plan review process. Mr. Tibbets believes this will provide the Stuart neighborhood with a better entrance to the corridor. He said that the board highly supports this project and recommends the Commissioners vote in favor of the request.

Commissioner Vyas, supported by Commissioner Greenman Wright, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Milliken clarified that this is a zoning question. He said he appreciated statements regarding parking and the road, but also stated that those are not the questions before them.

Planner Bauckham confirmed that this is a rezoning hearing that just happens to have a project associated with it. He said staff are interested in having the zoning changed on the parcel as they do not want a new manufacturing use there. Planner Bauckham said the site plan is associated with the reqeust, but the formal review of it is a separate process. The Planning Commission will have an opportunity to review the final site plan if desired.

Commissioner Greenman Wright, supported by Commissioner Vyas, motioned to recommend to the City Commission to rezone 615 W. Kalamazoo Avenue from Zone M-1 (Manufacturing, Limited District) to Zone CMU (Commercial, Mixed-Use District).

Commissioner Greenman Wright stated that they do need to recognize that this is in line with the land use goals of the Master Plan and the neighborhood plan. She believes they need to pay very close attention to the site plan review process, especially with the parking lot and stormwater management. Commissioner Greenman Wright encouraged Commissioners to be involved with the site plan process.

A roll call vote was taken and the request was unanimously approved.

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

Adoption of new meeting calendar. Planner Anderson spoke about the revised meeting calendar and that it would be posted after the meeting in the Clerk's office. She verified for Commissioners that it includes the meeting change for tonight.

Commissioner Wissner, supported by Commissioner Coss, motioned to adopt the revised calendar. A voice vote was taken and passed.

I. CITIZENS' COMMENTS (Regarding non-agenda items)

None

J. CITY COMMISSION LIAISON COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham spoke in regards to the City Planner's Report. He stated there were 28 site plan projects so far for the year. Two new projects that recently came in include an outdoor café use on a vacant site on W. North Street, and a new TNT Pawn store going into an existing building on S. Drake and W. Michigan Avenue. There are currently 13 pre-applications for site plans in various stages of review.

Updates on other site plan projects included the following:

- New Hilton Hotel on N. Rose Street – an 8-story hotel building is planned.
- The Village of Kalamazoo Apartments – expanding their club house and redevelopment of site.
- Eastside small homes project – plan to build 7 new smaller houses on Foresman Avenue and E. Michigan Avenue.
- Lot 9 project – this is a 7-story, mixed-use building being planned at the corner of Water and Edward Street.
- 400 Rose street – a planned 4 story, mixed-use building with 135 Units at the corner of W. Lovell and S. Rose.
- Hospitality House on S Burdick Street north of Vine – the building is under construction and going up quickly.
- New Schupan & Sons Medical Office Building at the corner of Covington and Davis Creek Court – the project is under construction.

- Midtown Market at 412 S. Howard (former Harding's store) – The Ace hardware store is open and the new grocery store is close to being opened.

Commissioner Wissner expressed curiosity about the Ye Old Laundry site, which had been on the list previously. Planner Bauckham responded that there was a multi-tenant commercial building being built at the northwest corner of the site. It is included on the 2017 site plan list, which has not been provided recently to the Commission. There was some discussion of whether unfinished construction projects should remain on the list. Planner Anderson clarified that the current list received by the Commission only contains 2018 Site plans. If the Commissioners would like to see more, staff can provide additional site plan project lists from the past.

Planner Bauckham stated that the Northside Neighborhood subplan will be presented at the August meeting.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Wissner stated that staff was planning to look at the existing building signage regulations. He was wondering where they are with that process. He stated that he was noticing more very bright LED rope lights around windows and wondered if there was any ordinances regarding them. He finds it bright and distracting while driving.

Planning Anderson said they are in the process of deciding how to map out changing the zoning ordinance, including the sign code. This should be included in next year's work. The Northside zoning will come before the Planning Commission in September. Staff will consider some text amendments regarding issues that continue to come before the City for variances. There will likely also be some text amendments to the sign regulations. As far as rope lighting, staff will have to do some research to see if there are ordinances in other communities prohibiting it. It may make a difference if it is in the window or if it is an integral part of the sign. Commissioner Wissner requested that staff look at that and report back.

Planner Bauckham suggested that the rope lighting could be a traffic safety issue. City Engineering staff could review specific cases for such potential hazards. He asked Commissioner Wissner to provide a list of sites so they can take a look at them.

Commissioner Wissner remarked about how exciting it is to have three major building projects downtown.

Commissioner Espinosa stated that he likes seeing the elevation plans of the building that was provided for one of the cases – not just maps. He wondered if they can ask applicants to submit elevation plans like that in their packets. Planner Anderson responded that they can encourage them, but can't require it.

Commissioner Greenman Wright cautioned that the rendering could appear very positive, but then a stormwater retention pond could be put on the back of it or other undesirable feature. It's not the same as the regular site plan review process. Commissioner Milliken reminded the Commission that in some cases they are voting just on a rezoning, not the design of the building or site.

Commissioner Wissner asked about a fence that was built on a Northside property to protect the residents from the X-Train. Planner Anderson said the fence was placed at a height not permitted in the front yard.

It went through the enforcement process, and was heard by the magistrate. The property owners appealed the ruling to modify or remove the fence citing conflicts with their right to privacy. The situation is currently in the fine issuance phase because the owners are keeping the fence in place, against the magistrate's order. Planner Anderson explained that the reason you can't put a fence of that height at the front or side property lines is because it limits sight distances when backing out of driveways.

Commissioner Coss expressed happiness that the City is reclaiming taxable property. He asked if there was a way to do this with other properties – possibly working with developers.

Planner Anderson said Rebekah Kik has stepped into the role of activator of properties. Properties are being marketed and every week they have a conversation with someone looking for a site to develop. Rebekah tries to play the part of matchmaker and they work with their partners at the County Land Bank.

M. ADJOURNMENT

Commissioner Greenman Wright, supported by Commissioner Baartman, moved to adjourn the meeting. A voice vote was taken and passed unanimously. Meeting was adjourned at 8:54pm.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: James J. Baker, PE Public Services Director and City Engineer

PREPARED BY: Abhishek Prodduturi, Senior Civil Engineer

DATE: 8/20/2018

SUBJECT: Professional Surveying Services Contract
Bid Reference# 907-79-005.0

RECOMMENDATION

It is recommended that the City Commission approve two individual contracts with Williams & Works of Grand Rapids and Wightman for Professional Surveying services in the amount of $114,395.00 and $132,250.00 respectively.

BACKGROUND

The Department of Public Services retains a consultant to perform surveying and mapping for various projects on an as-needed basis. Requests for Qualifications and Proposals for surveying services were opened on July 12, 2018. Five proposals were received and ranked by a team of Engineering and Purchasing personnel and price quotes were reviewed for the top five firms.

However, Department of Public Services decided to award this contract to two lowest bidders as Surveying is a professional service and having two available will help during busy periods and during short notice survey needs. Williams and Works of Grand Rapids, was the lowest bidder along with Wightman being the second lowest.

COMMUNITY RESOURCES CONSULTED

This recommendation did not require advisory board consultation or additional public input.

FISCAL IMPACT

Funding for Surveying Services has been included in the various Street, Water and Wastewater Capital Improvement Budgets for the 2018 through 2020 proposed projects.

ALTERNATIVES

The alternative of not approving the contract is not recommended as many of the surveys require that the work be

done under the supervision of a professional surveyor and no one on staff is registered as a professional surveyor.

ATTACHMENTS:

	Type	Description
🗋	Aerial Photo	Bid Results Summary

BID RESULTS SUMMARY

PROJECT: Surveying & Inspection Services

DATE: 8/17/18

BIDDERS SOLICITED: 137

BIDDERS RESPONDED: 5

MBE/WBE BIDS SOLICITED: 20

MBE/WBE BIDDERS RESPONDED: 0

BID REFERENCE NO: 907-79-005.0

MBE/WBE AWARDED: No

ISSUE DATE: June 14, 2018

BID OPENING: July 12, 2018

APPROVAL REQUIRED: City Commission

FUNDED BY: City of Kalamazoo

BIDDERS	AMOUNT BID	LOCATION
Williams & Works, Inc.	$228,790.00*	Grand Rapids, MI
Wightman & Associates, Inc.	$264,500.00*	Portage, MI
Flint Surveying and Engineering	$301,750.00	Swartz Creek, MI
Hubbell, Roth & Clark, Inc.	$379,360.00	Bloomfield Hills, MI
Fleis & VandenBrink	$413,973.30	Kalamazoo, MI

*Contract has been split between the two lowest bidders for professional surveying services in order to provide the City with multiple options during busy periods: $114,395.00 to Williams & Works and $132,250.00 to Wightman over a three (3) year period.

Purchasing procedures have been followed and City Attorney has reviewed as to form.

Melissa Fuller
Deputy Director of Mgmt. Services/
Purchasing Agent

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Melissa Fuller, Deputy Director Management Services

PREPARED BY: Jennifer Clark, Budget and Accounting Division Manager

DATE: 8/22/2018

SUBJECT: OpenGov Amended Software Contract Bid Ref#000-00-018.62

RECOMMENDATION

It is recommended that the City Commission approve the software agreement with OpenGov, Inc. for an addition to the OpenGov suite of software, to include the OpenGov Budget Builder, Workforce Planning, and Wdesk Budget Book Publication to the existing contract, for an additional $158,550. It is requested that the City Commission increase the General Fund 2018 budget by $74,550 to cover the cost of the software license and implementation.

BACKGROUND

The City has existing software agreements with OpenGov for OpenGov, Open Town Hall, and OpenData. The addition of the Budget Builder, Workforce Planning, and Wdesk Budget Book Publication creator will allow the City to utilize modern budgeting approaches to more efficiently and effectively gather budget requests and prepare the annual budget. The addition of this software will allow the City to have a complete package of reporting flexibility within OpenGov. Once fully implemented, OpenGov will be able to provide transparency in financial reporting, performance measures to current goals and strategic initiatives, and budget transparency. OpenGov is the sole source provider of the City's current open data initiative.

POLICY CONSIDERATIONS

N/A

COMMUNITY RESOURCES CONSULTED

N/A

FISCAL IMPACT

The expansion of the software will be an additional $158,550 over three years, with $74,550 payable the first year

and $42,000 for the following two years. The requested budget amendment of $74,550 would be funded from the General Fund Working Capital.

While the General Fund will not see immediate savings from this implementation, it is expected budget coordinators across the City departments will realize signficant time savings in future budget preparations.

ALTERNATIVES

The City can continue preparing the budget using existing methods which includes entering the budget in the Eden ERP and using various excel worksheets to prepare position allocations, budget summaries, and budget documents. This is not recommended as significant time resources across all City departments is invested in entering the budget, analyzing, and compiling budget data.

The City could also seek another software solution. This is not recommended as the City has already invested in building financial reporting and performance measures using OpenGov platform, and another software package would be disconnected from existing systems.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: James J. Baker, PE Public Services Director and City Engineer

PREPARED BY: Orrin Dorr, Public Works Division Manager

DATE: 8/20/2018

SUBJECT: Contract with Peters Construction for the 2018 City Streets Concrete Project. Bid Reference #968-56-034.0

RECOMMENDATION

It is recommended that the City Commission approve a contract with Peters Construction of Kalamazoo, MI for the 2018 Streets Concrete Project in the amount of $508,999.20.

BACKGROUND

On August 16, 2018, bids were opened for the 2018 City Streets Concrete Project. The 2018 streets to receive concrete curb and gutter and sidewalk work are Locust Street from W. Vine to W. Lovell, Church Street from W. Paterson to W. Dunkley and Stockbridge Ave from Burdick to Portage.

Three bids were received, with Peters Construction being the low responsive bidder at $508,999.20.

COMMUNITY RESOURCES CONSULTED

Public Services Public Works Division utilizes a computerized Pavement Management System, to compile a list of streets that are in need of improvement. The Public Works Division then combines the computerized output with a list of citizen concerns received throughout the year, to determine which streets to include in the paving program.

Street Paving projects were placed on the Public Services website for public comment. No comments were received.

FISCAL IMPACT

Funds in the amount of $508,999.20 are available in the 2018 Major Street and Local Street CIP budgets.

ALTERNATIVES

The option to have City crews perform the work has been reviewed. City crews are scheduled to perform paving operations on Local Streets. This, along with regular maintenance operations, will keep the City crews occupied and unable to do any full scale concrete projects.

ATTACHMENTS:

	Type	Description
	Aerial Photo	Bid Results Summary

BID RESULTS SUMMARY

PROJECT: 2018 Streets

DATE: 8/21/18

BIDDERS SOLICITED: 85

BIDDERS RESPONDED: 3

MBE/WBE BIDS SOLICITED: 15

MBE/WBE BIDDERS RESPONDED: 1

BID REFERENCE NO: 968-56-034.0

MBE/WBE AWARDED: No

ISSUE DATE: July 26, 2018

BID OPENING: August 16, 2018

APPROVAL REQUIRED: City Commission

FUNDED BY: City

BIDDERS	AMOUNT BID	LOCATION
Peters Construction Co.	$508,999.20	Kalamazoo, MI
Epic Excavating Inc.	$579,435.50	Grand Rapids, MI
Northern Construction Services	$615,895.50	Niles, MI

Purchasing procedures have been followed and City Attorney has reviewed as to form.

Melissa Fuller
Deputy Director of Mgmt. Services/
Purchasing Agent

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Clyde J. Robinson, City Attorney

PREPARED BY: Marcy Dix, Grants Finance Officer

DATE: 8/24/2018

SUBJECT: PILOT Ordinance Amendment to Section 35-4

RECOMMENDATION

It is recommended that the City Commission offer for first reading amendments to Section 35-4 of the Kalamazoo City Code of Ordinances.

BACKGROUND

The State Housing Development Authority Act of 1966 grants cities the authority to establish a service charge payment in lieu of property taxes for certain types of housing development projects with units reserved for low income persons and families. Eligible development projects must be financed with a qualifying mortgage loan that is aided with federal funds or by the Michigan State Housing Development Authority (MSHDA). In recent years, the City of Kalamazoo has primarily approved Payment in Lieu of Taxes (PILOT) resolutions to housing development projects that are seeking Low Income Housing Tax Credits (LIHTC), with PILOTs only taking effect if tax credits are awarded.

In late 2013 MSHDA issued revised model ordinances which set forth certain standards. In 2014, the City Attorney along with the Community Planning and Development Department (CP&D) made significant changes to the then-existing City ordinance. After receiving suggestions for technical changes from MSHDA, the ordinance was amended again in 2015.

There has been an increase in requests for PILOTs in 2017 and 2018, and discussions with developers and MSHDA led the City Attorney and Community Planning and Economic Development to again review the ordinance and process for reviewing PILOT requests. The issue that most needs revision is the matter of which units are eligible for the service charge rather than ad valorem taxes.

The city's current ordinance restricts PILOT eligibility to housing units reserved for low and moderate income persons and families, with "low and moderate income" defined as, "Persons and families qualified pursuant to applicable HUD or Authority regulations as being eligible to move into a housing development project governed by this section." In the case of LIHTC projects, the current ordinance would restrict eligible units to only those that are reserved for persons or families earning 60% or less of Area Median Income (AMI). Developers, following the example of other MSHDA-approved projects, have started to request that the PILOT be extended to all residential units, rather than only units that meet the definition of low and moderate income person's families.
The State Housing Development Authority Act of 1966 contains language that is open to interpretation on units that qualify for PILOT, and MSHDA staff has interpreted the Act to mean that non-reserved units can be eligible

for PILOT if they are part of an approved LIHTC project. In addition, MSHDA has listed mixed income developments as a key requirement for supporting affordable housing in the 2019-2020 Qualified Action Plan, which explains the ways LIHTC applications will be evaluated starting with the October 2018 funding round, and the October 2018 application offers up to two points for projects that include up to 20% of housing units not reserved for low income persons and families.

To enable city staff to evaluate PILOT requests in a manner consistent with the Qualified Action Plan and MSHDA interpretations, amendments to section 35-4 are recommended (Red line and clean copies of the draft revised ordinance are attached).

The first change is to remove the ordinance's reference to "moderate income" and update the definition of "low income persons and families" to reference rules or adopted program guidelines in addition to HUD or MSHDA regulations. This will allow the definition to remain compatible with future Qualified Action Plans and other program updates.

The next recommended revisions will provide the option to extend PILOT to some units that aren't reserved for low income persons and families, with the intention of encouraging mixed income developments. Extending PILOT will offer developers predictability when projecting expenses for the life of the project and increase the points they can claim when submitting for competitive LIHTC awards. The City doesn't want to extend PILOTs to projects with large numbers of units that aren't considered affordable, though, because the primary goal is to increase affordable housing units. Eligibility for PILOT on market rate or other units not considered low income would be restricted to projects that where units reserved for low income persons and families still make up 80% or more of the unit mix.

The recommended amendments also clarify the way that PILOT would apply to housing development projects with more than 20% of units reserved for low income residents. In this case, developers can pay a lower service charge in lieu of taxes on the low income units and a service charge equivalent to ad valorem taxes on all other units. Developers would also have the option to create a condominium to restrict the PILOT to eligible units and have taxes assessed separately to the commercial and non-eligible residential portions of the development. This method would be used if Tax Increment Financing is also involved in the project.

The recommended revisions will give city staff more flexibility to work with developers on affordable housing projects while still prioritizing units reserved for low income persons and families. These amendments are being brought to the City Commission at this time, in order for them to be in place for the next MSHDA funding round, which has a deadline of October 1, 2018. One developer is planning to request a PILOT for a project with an 80/20 mix of low income and non-reserved units for this funding round if the amendments are adopted.

COMMUNITY RESOURCES CONSULTED

The request to consider changing the use of PILOT for housing projects was brought to the city by developers and discussed with MSHDA legal staff. These changes are intended to encourage affordable housing developments, a priority identified in the Strategic Plan and Imagine Kalamazoo 2025.

FISCAL IMPACT

The proposed changes will not have a direct fiscal impact. Extending PILOT eligibility to non-reserved housing units may further reduce property tax revenue on certain housing projects, but the extended eligibility is limited by the 80% low income unit requirement. Any PILOT resolutions would still require City Commission approval and LIHTC award before any fiscal impact would occur.

ALTERNATIVES

The City Commission could choose not to adopt the recommended changes. In that case, the current ordinance would remain in effect and a service charge in lieu of taxes would only be offered for low income units as defined by federal and state regulations. This alternative is not recommended.

ATTACHMENTS:

Type	Description
Ordinances - Redline Version	PILOT Ordinance Revisions
Ordinances	35-4 Amended

§ 35-4 Tax exemption for projects financed under State Housing Development Act.

A. Preamble. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for low- -income persons and families and to encourage the development of such housing by providing for a service charge payment in lieu of property taxes in accordance with the State Housing Development Authority Act. The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under the Act at any amount as agreed upon by the City and the sponsor, as allowed by the Act, not to exceed the taxes that would be paid but for the Act. It is further acknowledged that housing for low- income persons and families is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing a real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this section for tax exemption and the service charge payment in lieu of ad valorem property taxes during the periods contemplated by this section are essential to the determination of economic feasibility of housing developments that are constructed or rehabilitated with financing extended in reliance on such tax exemption.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

ACT

The State Housing Development Authority Act, being Public Act 346 of 1966 of the State of Michigan, as amended, MCLA § 125.1401 et seq.

ANNUAL SHELTER RENTS

The total collections during a calendar year or other agreed-upon annual period from or paid on behalf of all occupants of the housing development representing rent or occupancy charges, exclusive of charges for utilities furnished to the occupants. (This definition is not applicable to a housing development project which receives project-based Section 8 rental subsidy.)

AUTHORITY

The Michigan State Housing Development Authority.

CONTRACT RENTS

The total contract rents (as defined by HUD in regulations promulgated pursuant to Section 8 of the U.S. Housing Act of 1937, as amended) received in connection with the operation of a housing development during a calendar year or other agreed-upon annual period, exclusive of utilities. (This definition is not applicable to a housing development project that does not receive project-based Section 8 rental subsidy.)

HOUSING DEVELOPMENT PROJECT

A development or project which meets the qualifications of and is eligible for a service charge payment in lieu of taxes under the Act and this section.

HUD

The Department of Housing and Urban Development of the United States government.

LOWINCOME PERSONS AND FAMILIES

Persons and families qualified pursuant to applicable HUD or Authority regulations, rules, or adopted program guidelines as being eligible to move into a housing development project governed by this section.

MORTGAGE LOAN
A loan that is federally aided (as defined in Section 11 of the Act), or a loan or grant made or to be made by the Authority, for the construction, rehabilitation, acquisition and/or permanent financing of a housing development project, that qualifies for a payment in lieu of taxes pursuant to the Act and this section and is secured by a mortgage on the housing project.

SPONSOR
Any persons or entities that receive or assume a mortgage loan.

UTILITIES
Charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants of a housing development governed by this section and which are paid by a housing development project sponsor.

C. Class of eligible housing development projects. It is determined that the class of housing development projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be those housing development projects that are for persons and families of low income and which are financed with a mortgage loan. Prior to being eligible for tax exemption under this section, each housing development project shall be presented to the City Commission, which shall make a determination by resolution as to whether the proposed project qualifies for exemption and, if so, shall set forth the service charge payment in lieu of taxes to be made for that project. The service charge payment in lieu of taxes for the project set by the City Commission shall be reflective of the mix of dwelling units intended to be occupied by low income individuals and families and dwelling units intended to be occupied by other than low income individuals and families. Projects in which at least 80% of the dwelling units are for persons and families of low income are eligible for a tax exemption and the payment of a service charge in lieu of ad valorem taxes on all dwelling units. Projects in which less than 80% of units are reserved for low income persons and families are eligible to pay a service charge on the income-restricted units only;for the remaining units, the developer may choose to pay a service charge equivalent to ad valorem taxes on those non-eligible units or create a condominium to separate the non-eligible units from the eligible income-restricted tax exempt units. Documentary evidence must be presented to the City Commission to establish that the project so qualifies for exemption, whether by making available to tenants a program of rent supplements or housing assistance payments, as established and allocated under the rules and regulations of either HUD or the Authority, or both, or the project is being operated in accordance with the requirements of the Housing Development Grant Program, or otherwise qualifies by law.

D. Establishment of annual service charges. The housing development projects and the property on which they are or will be located that are within the class of housing development projects for tax exemption pursuant to this section shall be eligible for exemption from all ad valorem property taxes. The City acknowledges that the sponsor, and the Authority, in the case of a sponsor receiving an Authority-financed mortgage loan, or the sponsor and the mortgage lender, in the case of a Sponsor receiving a federally aided mortgage loan, have conditioned the economic feasibility of the housing development project in reliance upon the enactment and continuing effect of this section, as from time to time amended, and the qualification of the housing development project for exemption from all ad valorem property taxes and a service charge payment in lieu of taxes as established in this ordinance section. Therefore, the City, in consideration of the sponsor's offer, subject to receipt of a mortgage loan to construct or rehabilitate, own and operate said housing development project, agrees to accept payment of an annual service charge for public services in lieu of all ad valorem property taxes. The annual service charge payment shall be in an amount equal to a City Commission determined percentage of the annual shelter rents and contract rents actually collected by the housing development project sponsor during each calendar year or other agreed-upon annual period as determined by the City Commission in a resolution to be adopted pursuant to this section for each project.

E. Limitation on the payment of annual service charge. Except as otherwise provided in this Section, the service charge to be paid each year in lieu of taxes for the part of an otherwise tax exempt housing development which is occupied as commercial (non-residential) space or by other than low - income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing development if the project were not tax exempt.

F. Manner of payment in lieu of taxes. Except as otherwise provided in this section, the annual service charge payment in lieu of taxes shall be based on the annual shelter rents or contract rents for the preceding calendar year or other agreed-upon annual period based on the audited financial report for that year as provided by the sponsor to the City. The annual service charge payment in lieu of taxes shall be paid to the City on or before 120 days after the close of the owner's fiscal year. Any annual service charge payment in lieu of taxes or any portion of the annual service charge payment remaining unpaid after 120 days after the close of the owner's fiscal year shall have interest of 1% per month, together with a penalty fee of 4%, added to it, provided that the total penalty fee shall not exceed 4% of the total service charge payment in lieu of taxes due and payable. The annual service charge payment in lieu of taxes shall be accompanied by an estimate of the shelter rents or contract rents for the current calendar year and a certified annual audit of the gross rentals and utility costs of the project for the preceding calendar year along with documentation regarding how the sponsor has calculated the amount of the annual service charge payment it is submitting to the City. The sponsor shall also provide the City with any other audited financial statements or other documentation as may be necessary to establish compliance with this section.

G. Contractual effect of section. Notwithstanding the provisions of Section 15(a)(5) of the Act to the contrary, a contract shall be deemed effected between the City of Kalamazoo and the sponsor, with the Authority as third-party beneficiary, to provide a tax exemption and accept service charge payments in lieu of taxes as previously described by this section upon the adoption of a project-specific resolution as provided by this section.

H. Duration. Unless indicated otherwise in the resolution adopted by the City Commission, the property tax exemption provided under this section shall commence at the beginning of the tax year immediately after the property has satisfied all the requirements under the Act. If, at the inception of the exemption provided by this section, the property does not generate any annual shelter rents during one or more calendar years or other agreed-upon annual period, the service charge payment shall equal the amount of regular ad valorem taxes that would have been paid for the property until the property begins to generate annual shelter rents or contract rents. Unless indicated otherwise in the resolution adopted by the City Commission, the duration of the property tax exemption provided under this section shall continue so long as the Authority-aided or federally aided mortgage loan remains outstanding and unpaid, provided that construction or rehabilitation of the housing development commences within one year from the effective date of the resolution. In the event that the housing development project sponsor fails to timely pay the annual service charge in lieu of taxes, the City Commission, by resolution, may, in addition to any other means available under law, elect to: 1) employ collection procedures that are in accordance with the provisions of the General Property Tax Act (1893 Public Act 206, as amended, MCL 211.1 et seq.); or 2) direct the City Attorney to commence an action in a Kalamazoo County court of competent jurisdiction to collect any outstanding past-due service charge payments and/or seek an order terminating the contract and revoking the tax-exempt status of the project due to the breach of the acknowledged contract between the City and sponsor created pursuant to the provisions of this section. If the tax-exempt status of the housing project is revoked, the housing development project shall then be placed on the tax rolls on the next December 31 following the revocation of the tax-exempt status of the project. If a housing development project is added to the tax rolls and any service charge payment remains unpaid at the time the housing development project is added to the tax rolls, the City officials in charge of the collection thereof shall certify to the tax assessing officer of the City the fact of such delinquency, whereupon such charge, together with any accumulated interest and penalty fees, shall be entered upon the tax rolls as a charge against such premises and shall be collected and the lien thereof enforced in the same manner as general City taxes against such premises.

I. Severability. Should any section, clause or provision of this section be declared by any court to be invalid, the same shall not affect the validity of this section as a whole or any part thereof other than the part so declared to be invalid.

J. Inconsistent ordinances. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this section are repealed to the extent of such inconsistency or conflict.

K. Savings clause. The adoption of amendments to this section shall not repeal or revoke the tax-exempt status and payment in lieu of taxes previously established for any other housing development by the City Commission.

CITY OF KALAMAZOO, MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND PORTIONS OF SECTION 35-4, "TAX EXEMPTION FOR PROJECTS FINANCED UNDER STATE HOUSING DEVELOPMENT ACT"

THE CITY OF KALAMAZOO ORDAINS:

Section 1. Section 35-4, "Tax Exemption for Projects Financed under State Housing Development Act," of the Kalamazoo City Code is amended to read as follows:

"§ 35-4 **Tax exemption for projects financed under State Housing Development Act.**

A. Preamble. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for low- -income persons and families and to encourage the development of such housing by providing for a service charge payment in lieu of property taxes in accordance with the State Housing Development Authority Act. The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under the Act at any amount as agreed upon by the City and the sponsor, as allowed by the Act, not to exceed the taxes that would be paid but for the Act. It is further acknowledged that housing for low- income persons and families is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing a real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this section for tax exemption and the service charge payment in lieu of ad valorem property taxes during the periods contemplated by this section are essential to the determination of economic feasibility of housing developments that are constructed or rehabilitated with financing extended in reliance on such tax exemption.

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

ACT
The State Housing Development Authority Act, being Public Act 346 of 1966 of the State of Michigan, as amended, MCLA § 125.1401 et seq.

ANNUAL SHELTER RENTS
The total collections during a calendar year or other agreed-upon annual period from or paid on behalf of all occupants of the housing development representing rent or occupancy charges, exclusive of charges for utilities furnished to the occupants. (This definition is not applicable to a housing development project which receives project-based Section 8 rental subsidy.)

AUTHORITY
The Michigan State Housing Development Authority.

CONTRACT RENTS
The total contract rents (as defined by HUD in regulations promulgated pursuant to Section 8 of the U.S. Housing Act of 1937, as amended) received in connection with the operation of a housing development during a calendar year or other agreed-upon annual period, exclusive of utilities. (This definition is not applicable to a housing development project that does not receive project-based Section 8 rental subsidy.)

HOUSING DEVELOPMENT PROJECT
A development or project which meets the qualifications of and is eligible for a service charge payment in lieu of taxes under the Act and this section.

HUD
The Department of Housing and Urban Development of the United States government.

LOWINCOME PERSONS AND FAMILIES
Persons and families qualified pursuant to applicable HUD or Authority regulations, rules, or adopted program guidelines as being eligible to move into a housing development project governed by this section.

MORTGAGE LOAN
A loan that is federally aided (as defined in Section 11 of the Act), or a loan or grant made or to be made by the Authority, for the construction, rehabilitation, acquisition and/or permanent financing of a housing development project, that qualifies for a payment in lieu of taxes pursuant to the Act and this section and is secured by a mortgage on the housing project.

SPONSOR
Any persons or entities that receive or assume a mortgage loan.

UTILITIES
Charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants of a housing development governed by this section and which are paid by a housing development project sponsor.

C. Class of eligible housing development projects. It is determined that the class of housing development projects to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be those housing development projects that are for persons and families of low income and which are financed with a mortgage loan. Prior to being eligible for tax exemption under this section, each housing development project shall be presented to the City Commission, which shall make a determination by resolution as to whether the proposed project qualifies for exemption and, if so, shall set forth the service charge payment in lieu of taxes to be made for that project. The service charge payment in lieu of taxes for the project set by the City Commission shall be reflective of the mix of dwelling units intended to be occupied by low income individuals and families and

dwelling units intended to be occupied by other than low income individuals and families. Projects in which at least 80% of the dwelling units are for persons and families of low income are eligible for a tax exemption and the payment of a service charge in lieu of ad valorem taxes on all dwelling units. Projects in which less than 80% of units are reserved for low income persons and families are eligible to pay a service charge on the income-restricted units only; for the remaining units, the developer may choose to pay a service charge equivalent to ad valorem taxes on those non-eligible units or create a condominium to separate the non-eligible units from the eligible income-restricted tax exempt units. Documentary evidence must be presented to the City Commission to establish that the project so qualifies for exemption, whether by making available to tenants a program of rent supplements or housing assistance payments, as established and allocated under the rules and regulations of either HUD or the Authority, or both, or the project is being operated in accordance with the requirements of the Housing Development Grant Program, or otherwise qualifies by law.

D. Establishment of annual service charges. The housing development projects and the property on which they are or will be located that are within the class of housing development projects for tax exemption pursuant to this section shall be eligible for exemption from all ad valorem property taxes. The City acknowledges that the sponsor, and the Authority, in the case of a sponsor receiving an Authority-financed mortgage loan, or the sponsor and the mortgage lender, in the case of a Sponsor receiving a federally aided mortgage loan, have conditioned the economic feasibility of the housing development project in reliance upon the enactment and continuing effect of this section, as from time to time amended, and the qualification of the housing development project for exemption from all ad valorem property taxes and a service charge payment in lieu of taxes as established in this ordinance section. Therefore, the City, in consideration of the sponsor's offer, subject to receipt of a mortgage loan to construct or rehabilitate, own and operate said housing development project, agrees to accept payment of an annual service charge for public services in lieu of all ad valorem property taxes. The annual service charge payment shall be in an amount equal to a City Commission determined percentage of the annual shelter rents and contract rents actually collected by the housing development project sponsor during each calendar year or other agreed-upon annual period as determined by the City Commission in a resolution to be adopted pursuant to this section for each project.

E. Limitation on the payment of annual service charge. Except as otherwise provided in this Section, the service charge to be paid each year in lieu of taxes for the part of an otherwise tax exempt housing development which is occupied as commercial (non-residential) space or by other than low -income persons or families shall be equal to the full amount of the taxes which would be paid on that portion of the housing development if the project were not tax exempt.

F. Manner of payment in lieu of taxes. Except as otherwise provided in this section, the annual service charge payment in lieu of taxes shall be based on the annual shelter rents or contract rents for the preceding calendar year or other agreed-upon annual period based on the audited financial report for that year as provided by the sponsor

to the City. The annual service charge payment in lieu of taxes shall be paid to the City on or before 120 days after the close of the owner's fiscal year. Any annual service charge payment in lieu of taxes or any portion of the annual service charge payment remaining unpaid after 120 days after the close of the owner's fiscal year shall have interest of 1% per month, together with a penalty fee of 4%, added to it, provided that the total penalty fee shall not exceed 4% of the total service charge payment in lieu of taxes due and payable. The annual service charge payment in lieu of taxes shall be accompanied by an estimate of the shelter rents or contract rents for the current calendar year and a certified annual audit of the gross rentals and utility costs of the project for the preceding calendar year along with documentation regarding how the sponsor has calculated the amount of the annual service charge payment it is submitting to the City. The sponsor shall also provide the City with any other audited financial statements or other documentation as may be necessary to establish compliance with this section.

G. Contractual effect of section. Notwithstanding the provisions of Section 15(a)(5) of the Act to the contrary, a contract shall be deemed effected between the City of Kalamazoo and the sponsor, with the Authority as third-party beneficiary, to provide a tax exemption and accept service charge payments in lieu of taxes as previously described by this section upon the adoption of a project-specific resolution as provided by this section.

H. Duration. Unless indicated otherwise in the resolution adopted by the City Commission, the property tax exemption provided under this section shall commence at the beginning of the tax year immediately after the property has satisfied all the requirements under the Act. If, at the inception of the exemption provided by this section, the property does not generate any annual shelter rents during one or more calendar years or other agreed-upon annual period, the service charge payment shall equal the amount of regular ad valorem taxes that would have been paid for the property until the property begins to generate annual shelter rents or contract rents. Unless indicated otherwise in the resolution adopted by the City Commission, the duration of the property tax exemption provided under this section shall continue so long as the Authority-aided or federally aided mortgage loan remains outstanding and unpaid, provided that construction or rehabilitation of the housing development commences within one year from the effective date of the resolution. In the event that the housing development project sponsor fails to timely pay the annual service charge in lieu of taxes, the City Commission, by resolution, may, in addition to any other means available under law, elect to: 1) employ collection procedures that are in accordance with the provisions of the General Property Tax Act (1893 Public Act 206, as amended, MCL 211.1 et seq.); or 2) direct the City Attorney to commence an action in a Kalamazoo County court of competent jurisdiction to collect any outstanding past-due service charge payments and/or seek an order terminating the contract and revoking the tax-exempt status of the project due to the breach of the acknowledged contract between the City and sponsor created pursuant to the provisions of this section. If the tax-exempt status of the housing project is revoked, the housing development project shall then be placed on the tax rolls on the next December 31 following the revocation of the tax-exempt status of the project. If a housing development project is added to the tax

rolls and any service charge payment remains unpaid at the time the housing development project is added to the tax rolls, the City officials in charge of the collection thereof shall certify to the tax assessing officer of the City the fact of such delinquency, whereupon such charge, together with any accumulated interest and penalty fees, shall be entered upon the tax rolls as a charge against such premises and shall be collected and the lien thereof enforced in the same manner as general City taxes against such premises.

I. Severability. Should any section, clause or provision of this section be declared by any court to be invalid, the same shall not affect the validity of this section as a whole or any part thereof other than the part so declared to be invalid.

J. Inconsistent ordinances. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this section are repealed to the extent of such inconsistency or conflict.

K. Savings clause. The adoption of amendments to this section shall not repeal or revoke the tax-exempt status and payment in lieu of taxes previously established for any other housing development by the City Commission."

Section 2. Effective Date.

Pursuant to Section 13(a) of the City Charter, this ordinance shall take effect from and after 10 days from the date of its passage.

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 _____, 2018. Public notice was given and the meeting was conducted in full compliance with the Open Meetings Act, (PA 267,1976). Minutes of the meeting will be available as required by the Act, and the ordinance was duly recorded, posted and authenticated by the Mayor and City Clerk as required by the Charter of said City.

_____
Bobby J. Hopewell, Mayor

_____
Scott Borling, City Clerk

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Rebekah Kik, Director, Community Planning and Economic Development

PREPARED BY: Marcy Dix, Grants Finance Officer

SUBJECT: $287,000 Contribution to Northside Association for Community Development's Aging Gracefully and Earning a Living Project

RECOMMENDATION

It is recommended that City Commission approve a payment of $287,000 to the Northside Association for Community Development (NACD) to be used for the purchase of 308 West North Street, as part of NACD's Aging Gracefully and Earning a Living project.

BACKGROUND

Northside Association for Community Development (NACD) has developed a project named Aging Gracefully and Earning a Living. The project includes creating new and improving existing senior housing units and repurposing two commercial buildings as a center that will provide employment, hydroponic gardening opportunities, intergenerational activities for seniors and at-risk youth, and information on nutrition, fitness, computer literacy, and financial literacy. The project has been awarded financial support from the Kalamazoo Community Foundation, Local Initiatives Support Corporation, the Kalamazoo County Brownfield Redevelopment Authority, and Mercantile Bank, as well as a Federal Home Loan. NACD has also received $100,000 from the State of Michigan's Talent and Economic Department to fund entrepreneurial development and training in the Northside neighborhood.

A key part of the project is purchasing 308 West North Street and repurposing the existing commercial buildings that will house the center that will offer the planned community and economic development programming and activities. NACD purchased the property on August 8, 2018 for $362,000. The Kalamazoo Community Foundation committed $75,000 to the property purchase. It is recommended that the City Commission approve contributing the remaining $287,000 of the purchase price. The City's contribution would be paid from the Foundation-for-Excellence-funded Business Development Fund.

COMMUNITY RESOURCES CONSULTED

The Aging Gracefully and Earning a Living project aligns with the Strategic Vision, which is based on community input gathered throughout the Imagine Kalamazoo 2025 process. The project aligns with the goals of Shared Prosperity, Youth Development, Complete Neighborhoods, and Economic Vitality. The City’s financial contribution to the purchase of 308 West North Street will support the redevelopment of the property and offer a

neighborhood space as well as economic development opportunities for Northside residents.

FISCAL IMPACT

The $287,000 contribution is available within the Business Development Fund's 2018 budget.

ALTERNATIVES

The Commission could choose not to approve the payment to NACD. This would be a significant loss to the project's proposed budget and could stop the project from moving forward, also endangering the $100,000 award for programming. This alternative is not recommended.

ATTACHMENTS:

	Type	Description
🗋	Background Material	NACD project description and budget

"Aging Gracefully and Earning A Living" Project Budget

Project Description: This project will create (4) new affordable senior living units, exterior improvements to address water issues on (4) existing senior units, complete rehab of (1) single family home currently rented by a senior, repurposing of (2) commercial buildings that will provide employment, hydroponic gardening, nutrition and fitness information, computer and financial literacy, intergenerational activities for seniors and at risk youth in the Northside neighborhood in Kalamazoo Michigan. The ability for NACD to purchase property and expand development on the northside will create further positive and equitable opportunities for neighborhood residents to live, work, and play!

Location: Northside Neighborhood – (302,308,309,313 W. North Street)

Overall Project Cost: $1,299,800

Timeline: 50% of total project costs committed by June for summer construction; total cost committed by December 31, 2018

Project Expenses

	Amount	**Timeline for Completion**
Property Acquisition	$363,600	June 30, 2018
Closing Cost	$3,000	June 30,2018
Insurance, Permits, Utilities	$28,000	December 31,2019
Environmental Costs	$21,500	June 30, 2018
Legal and appraisal	$4,000	December 31, 2019
Architect	$8,000	August 31, 2018
Project Manager	$20,800	December 31,2019
Executive Director	$7,100	December 31, 2019
Grant Writer/Monitor Training	$25,000	December 31,2018
Site Improvements (Solar Panels, Fencing, Rain Gardens, Walking Paths, Sprinklers, Landscaping,	$70,000	December 31,2019
Subtotal	**$551,000**	
Construction Costs		
302 W. North (B,C)	$257,000	December 31, 2018
302 W. North (D,E)	$257,000	December 31, 2019
Rehab		
313 W. North (3 Bedroom Senior Single Family) – Windows, Roof, Electrical Upgrade, Kitchen, flooring	$40,000	December 31,2019
309 W. North (Existing Four Unit) – Back Door Awnings,	$60,000	December 31,2019

308 W. North – Bldg 1- Upgrade Kitchen Appliances, Bathroom Fixtures, Flooring, Gutters, Doors, Windows	$16,800	December 31,2019
308 W. North – Bldg 2 – Finish existing Restaurant to Pop –Up Food Court – Bathrooms, Flooring, Drywall	$62,000	December 31, 2018
308 W. North –Awning – Enclose Walls for Gardening	$6,000	
Contingency	$25,000	December 31,2019
Developer Fee	$25,000	December 31,2019
Subtotal	**$748,800**	
TOTAL EXPENSES	**$1,299,800**	

Potential Revenue Sources

Funding Source	**Environmental Commercial**	**Property Purchasing**	**Construction, Contingency, Rehab, Closing, Costs, Utilities, Professional Fees, Permits, Insurance, Site Improvements, Developer Fee**	**Total**	**Timeline**
Kalamazoo Community Foundation		$75,000	$275,000	$350,000	July 2018
Federal Home Loan			$500,000	$500,000	December 2018
Mercantile Bank			$10,000	$10,000	December 2019
City of Kalamazoo		$287,000		$287,000	December 2018
LISC			$60,000	$60,000	June 2018
NACD	$16,800	$1,600		$18,400	
Kalamazoo County Brownfield Development Authority	$21,500			$21,500	May 2018
State, Foundations	$52,900			$52,900	March 2019
Total	$91,200	$363,600	$845,000	$1,299,800	

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: James J. Baker, PE Public Services Director and City Engineer

PREPARED BY: Anna C. Crandall, EIT, Senior Civil Engineer – Water Resources

DATE: 8/14/2018

SUBJECT: Gilmore Farms No. 2 Phase 1 Utility Easement

RECOMMENDATION

It is recommended that the City Commission approve and accept the easement with Gilmore Farms Development, LLC for water main installed as part of the Gilmore Farms No. 2 Phase 1 Project; and authorize the City Manager to sign all related and necessary documents regarding the acquisition of the easement.

BACKGROUND

The new water main for Gilmore Farms No. 2 Phase 1 is being constructed. As all public water mains and sanitary sewer are required to be in a dedicated easement or public right of way, Gilmore Farms Development, LLC in collaboration with the City of Kalamazoo Attorney has drafted this agreement for approval.

COMMUNITY RESOURCES CONSULTED

This recommendation did not require advisor board consultation or additional public input.

FISCAL IMPACT

The City of Kalamazoo will incur the cost of recording the easement with the Clerk-Register and $100 for consideration for the grant of the easement as this project was solely contribution in aid.

ALTERNATIVES

While the City Commission could decline to authorize the City Manager to execute this agreement, doing so is not recommended.

ATTACHMENTS:

Type	Description
Easement	Easement Agreement

PUBLIC UTILITY EASEMENT

THIS AGREEMENT dated July 25, 2018 between Gilmore Farms Development, LLC, a Michigan limited liability company, whose address is 2186 E. Centre Ave, Portage, MI 49002 ("Grantor") and the City of Kalamazoo, a Michigan municipal corporation, whose address is 241 West South Street, Kalamazoo, Michigan 49007 ("City").

Recitals:

A. Grantor owns a certain parcel of real estate at [*insert applicable address*] in the City and County of Kalamazoo, which is more specifically described on the attached Exhibit A ("Property").

B. The City desires to obtain an easement on, over, under, across and through a portion of the Property in conjunction with Gilmore Farms No. 2 Phase 1 Site Condominium.

C. Grantor agrees to grant to the City a utility easement on, over, under, across and through a portion of the Property for the purposes as set forth in this Agreement.

THEREFORE, in consideration of the mutual covenants, conditions and agreements set forth below, the parties agree as follows:

1. Grant of Easement. In consideration of less than One Hundred Dollars ($100.00) plus other valuable consideration, Grantor grants and conveys to the City a permanent easement and right-of-way on, over, under, across and through that portion of the Property as described in Exhibit B. ("Easement Area")

2. Purpose of the Easement. The City shall use the Easement Area for the purpose of constructing, operating, maintaining, repairing, improving or replacing the pipelines, connections, leads and all other components of the city's (water supply system) and other public utilities systems placed within the Easement Area. ("Utility Activities")

3. Access to the Easement Area. The City shall have the right of ingress and egress to the Easement Area from the public right-of-way, and if necessary through the Property, in order to carry out the Utility Activities, subject to the following conditions:

   a) Perform the Utility Activities without cost to Grantor and in such a manner as not to unreasonably interfere with Grantor's use of or the business operations conducted on the Property.
   b) Restore the Easement Area without cost to Grantor after completion of the Utility Activities to the same condition as existed before any such utility activity was performed. If necessary, such restoration shall include re-grading and reseeding any lawn areas disturbed by the City's activities.
   c) Exercise reasonable care to protect any fixed structures, landscaping and other improvements on the Property during the performance of Utility Activities.
   d) Grantor agrees not to construct any buildings or permanent structures on or within the Easement Area, unless prior written approval is given by the City for a particular building or structure.

4. Warranty. The Grantor covenants with the City that Grantor is lawfully seized and possessed of the Property, that such parcel is free from all encumbrances that would adversely affect the City's rights under this Agreement, and that Grantor will warrant and defend its title to the Property and the easement granted to the City against the lawful claims of all persons.

5. Authority of Representatives. The parties represent and warrant to the other that this Agreement and its execution by the individual(s) on its behalf are authorized by members or governing body of that party.

6. Binding Effect. This Easement Agreement shall bind the parties, and their successors and assigns. The parties do not intend to confer any benefits on any person, firm, corporation, or other entity which is not party to this Agreement.

7. Amendment. This Easement Agreement shall not be amended or modified except in writing signed by both parties.

8. Governing Law. This Agreement is governed under applicable Michigan law. Both parties had the assistance of legal counsel in the negotiation and preparation of this Agreement. Therefore, no construction or ambiguity of this Agreement is resolved against either party.

9. Exemption from Transfer Tax. This easement is exempt from transfer tax pursuant to MCL 207.505(5)(a) and MCL 207.526(6)(a).

(remainder of page intentionally left blank)

GILMORE FARMS DEVELOPMENT, LLC

By: _____
Thomas Larabel
Its: Vice President

STATE OF MICHIGAN }
) ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me on July 25, 2018, by Thomas Larabel, Vice President of Gilmore Farms Development, LLC on behalf of the Grantor.

Vicky J. Chapin
Notary Public, State of Michigan
County of Allegan
My Commission Expires 11-19-2020
Acting in the County of Kent

_____
Notary Public
_____ County, Michigan
My commission expires: _____

CITY OF KALAMAZOO

By: _____
James K. Ritsema
Its: City Manager

STATE OF MICHIGAN }
} ss.
COUNTY OF KALAMAZOO }

The foregoing instrument was acknowledged before me on _____, 20__ by James K. Ritsema for and on behalf of the Grantee, the City of Kalamazoo, its City Manager.

_____
Notary Public
Kalamazoo County, Michigan
My commission expires: _____

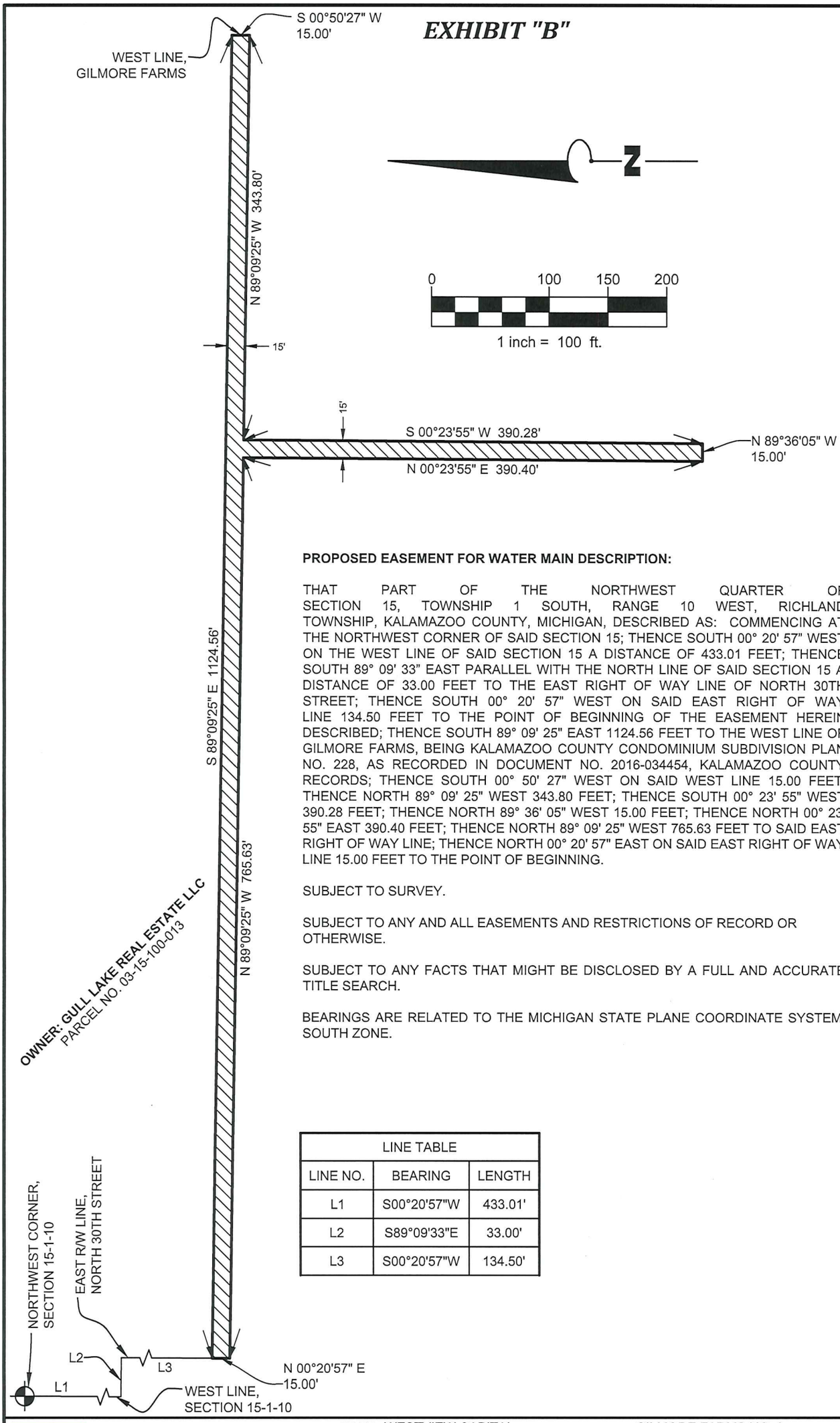
Prepared By & After Recording Return To:
The Office of City Attorney
241 W. South St.
Kalamazoo, MI 49007
(269) 337-8185

EXHIBIT A

LEGAL DESCRIPTIONS OF GILMORE FARMS II, PHASE 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 10 WEST, RICHLAND TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 15 THAT IS 433.01 FEET SOUTH 00° 20' 57" WEST OF THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 89° 09' 33" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 15 A DISTANCE OF 1158.72 FEET TO THE WEST RIGHT OF WAY LINE OF BRANTINGHAM WAY; THENCE SOUTH 00° 50' 27" WEST ON SAID WEST RIGHT OF WAY LINE 196.64 FEET; THENCE NORTH 89° 09' 33" WEST PARALLEL WITH SAID NORTH SECTION LINE 228.93 FEET; THENCE SOUTH 00° 23' 51" WEST 320.00 FEET; THENCE NORTH 89° 36' 09" WEST 110.00 FEET; THENCE NORTH 79° 50' 11" WEST 66.97 FEET; THENCE NORTH 89° 36' 09" WEST 130.00 FEET; THENCE NORTH 00° 23' 51" EAST 171.01 FEET; THENCE NORTH 89° 09' 33" WEST PARALLEL WITH SAID NORTH SECTION LINE 621.97 FEET TO SAID WEST SECTION LINE; THENCE NORTH 00° 20' 57" EAST ON SAID WEST SECTION LINE 336.65 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"



PROPOSED EASEMENT FOR WATER MAIN DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 10 WEST, RICHLAND TOWNSHIP, KALAMAZOO COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 00° 20' 57" WEST ON THE WEST LINE OF SAID SECTION 15 A DISTANCE OF 433.01 FEET; THENCE SOUTH 89° 09' 33" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 15 A DISTANCE OF 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTH 30TH STREET; THENCE SOUTH 00° 20' 57" WEST ON SAID EAST RIGHT OF WAY LINE 134.50 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE SOUTH 89° 09' 25" EAST 1124.56 FEET TO THE WEST LINE OF GILMORE FARMS, BEING KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 228, AS RECORDED IN DOCUMENT NO. 2016-034454, KALAMAZOO COUNTY RECORDS; THENCE SOUTH 00° 50' 27" WEST ON SAID WEST LINE 15.00 FEET; THENCE NORTH 89° 09' 25" WEST 343.80 FEET; THENCE SOUTH 00° 23' 55" WEST 390.28 FEET; THENCE NORTH 89° 36' 05" WEST 15.00 FEET; THENCE NORTH 00° 23' 55" EAST 390.40 FEET; THENCE NORTH 89° 09' 25" WEST 765.63 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE NORTH 00° 20' 57" EAST ON SAID EAST RIGHT OF WAY LINE 15.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO SURVEY.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S00°20'57"W	433.01'
L2	S89°09'33"E	33.00'
L3	S00°20'57"W	134.50'

WIGHTMAN

2303 Pipestone Road, Benton Harbor, MI 49022 269.927.0100
9835 Portage Road, Portage, MI 49002 269.327.3532
1670 Lincoln Road, Allegan, MI 49010 269.673.8465
www.gowightman.com

CLIENT: WESTVIEW CAPITAL
JOB No: 174164
DATE: JULY 16, 2018
SCALE: 1" = 100'
DRAWN BY: JDC
CHECKED BY: GDH

GILMORE FARMS NO. 2

WATER MAIN EASEMENT

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Scott A. Borling, City Clerk

DATE: 8/24/2018

SUBJECT: Request for Special Permit

RECOMMENDATION

It is recommended that the City Commission approve a special permit for a miniature pig to be kept at 1503 Cobb Avenue, subject to compliance with applicable statutes, ordinances and health codes.

BACKGROUND

This request is being submitted to you pursuant to the provisions of Section 7-4 of the Code of Ordinances:

> No person shall keep, upon any premises within the City limits, any swine whatever, without a special permit from the City Commission or its designee, which permit shall be granted only upon the written application of the person desiring the permit. Such application shall specify the location of the premises upon which the swine are proposed to be kept and the number desired to be kept. Such permit, if granted, shall state the location of the premises and the number of swine allowed to be kept, and it shall be unlawful to keep such swine upon any other premises or to keep any greater number than specified in the permit.

The City has received a request from Ms. Sandra Wright to keep a 27-pound mini-pig named Hamilton at her residence at 1503 Cobb Avenue. According to Ms. Wright Hamilton is housebroken, crate trained, well cared-for. Ms. Wright has indicated Hamilton is taken outdoors on a leash at least four times per day and plays well with young children and other animals. A site visit by a City of Kalamazoo inspector in June confirmed the home and property are well-maintained and in sanitary condition.

Ms. Wright has met all requirements of the ordinance, as she has submitted a written request that indicates the number of pigs to be kept and the address at which they will be kept. Furthermore, there have been no complaints about Hamilton the pig.

COMMUNITY RESOURCES CONSULTED

The City Clerk has contacted the Public Safety Department, and there have been no animal-related complaints against Ms. Wright or Hamilton at their current address.

FISCAL IMPACT

There is no fiscal impact related to this request.

ALTERNATIVES

The City Commission could deny the request or approve the request with additional conditions. Since there are no violations of City Ordinances and no known health or safety issues, denying this request is not recommended.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Scott A. Borling, City Clerk

DATE: 8/24/2018

SUBJECT: First Amendment to the 2018 City Commission Meeting Schedule

RECOMMENDATION

It is recommended that the City Commission approve an amendment to its *2018 Meeting Schedule* to relocate the September 17th neighborhood and business meetings to Davis Street Park, which is located at 901 Davis Street.

BACKGROUND

From time-to-time City Commissioners have suggested the Commission hold some of its meetings out in the community. In 2017 the City Commission held its September 18th meetings in Hays Park, both as an outreach into the community and to showcase the City's parks. The change in venue was well received and enjoyed by everyone involved. For 2018 staff have been planning to host a City Commission meeting in Davis Street Park to coincide with the reopening of the park after the completion of significant improvements. In order for this to happen, the City Commission must amend its annual meeting schedule to note the change in location.

COMMUNITY RESOURCES CONSULTED

None

FISCAL IMPACT

None

ALTERNATIVES

If the City Commission wants to change the date, time, or location of a regular meeting it must amend its annual meeting schedule - there is no alternative. The alternatives to the current recommended action are not to change the location of the September 17th meetings, or to select a location other than Hays Park.

ATTACHMENTS:

	Type	Description
🗋	Meeting Schedule	Proposed Amended Meeting Schedule

Kalamazoo City Commission
2018 Meeting Schedule - Proposed Amendment

January
2 Business Meeting*
16 Business Meeting*

February
5 Business Meeting
19 Neighborhood Meeting
19 Business Meeting

March
5 Business Meeting
19 Neighborhood Meeting
19 Business Meeting

April
2 Business Meeting
16 Neighborhood Meeting
16 Business Meeting

May
7 Business Meeting
21 Neighborhood Meeting
21 Business Meeting

June
4 Business Meeting
18 Neighborhood Meeting
18 Business Meeting

July
2 Business Meeting
16 Neighborhood Meeting
16 Business Meeting

August
6 Business Meeting
20 Neighborhood Meeting
20 Business Meeting

September
4 Business Meeting*
17 Neighborhood Meeting**
17 Business Meeting**

October
1 Business Meeting
15 Neighborhood Meeting
15 Business Meeting

November
5 Business Meeting
19 Neighborhood Meeting
19 Business Meeting

December
3 Business Meeting
17 Business Meeting

Times and Locations

Business Meetings - 7:00 p.m. in the City Commission Chambers
Neighborhood Meetings - 6:00 p.m. in the City Hall Community Room
*These meetings will take place on Tuesday rather than Monday due to the observance of national holidays
**The September 17th meetings will take place at Davis Street Park, located at 901 Davis Street

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: James K. Ritsema, ICMA-CM, City Manager

REVIEWED BY: Christina Anderson

PREPARED BY: Kathleen Reilly

DATE: 8/16/2018

SUBJECT: Northside Neighborhood Plan

RECOMMENDATION

It is recommended that the City Commission adopt a resolution affirming the Northside Neighborhood Plan and Master Plan amendment.

BACKGROUND

The Northside Neighborhood Plan 2018 builds on past neighborhood planning efforts from 2015 and 2009. This plan identifies and moves forward key neighborhood goals that still need to be addressed. The biggest focus in the plan is the Northside Cultural Business District. The District was created during the 2015 planning effort and is focused on supporting residents in creating and owning small businesses and highlighting the culture and history of the Northside. Focusing on this area, the Northside Plan puts forth four strategies to achieve the vibrant, diverse, and resident-focused business district the neighborhood has envisioned. Those four strategies are

1. Increase the Number of Resident-Owned Businesses, Especially Those by African Americans and Low Income Residents,
2. Preserve Existing Housing and Build New Housing to Accommodate All Resident Needs,
3. Make Enjoyment of the Arts, Culture, and Open Space Part of the Northside Neighborhood Way of Life, and
4. Strengthen Support Systems for Workforce Development, Safety, and Youth Programming.

On August 2, 2018, the Planning Commission unanimously voted to approve the Northside Neighborhood Plan as a sub-plan to the 2025 Master Plan, requesting affirmation from the City Commission. At this meeting, the Director of the Northside Association for Community Development (NACD) spoke in favor of the plan, as did many Northside residents, business owners, teens, and other community leaders.

POLICY CONSIDERATIONS

Imagine Kalamazoo 2025 calls for the creation of neighborhood plans through a collaborative effort between the neighborhood, City, and other stakeholders. City staff has worked closely with NACD and residents to

understand the zoning needs of the neighborhood and to communicate the process for establishing the Northside Cultural Business District Authority. The Northside Neighborhood Plan has goals and actions that align with the following Strategic Vision goals: Shared Prosperity, Connected City, Inviting Public Places, Safe Community, Youth Development, Complete Neighborhoods, Strength through Diversity, and Economic Vitality.

COMMUNITY RESOURCES CONSULTED

Three community meetings were hosted by the NACD to allow residents to review, confirm, and ask questions about the plan. These meetings were held on April 24, May 8, and June 5, 2018. The meetings were advertised with flyers distributed around the neighborhood. Meeting information was also posted online on NACD's Facebook and website, and on Imagine Kalamazoo's Facebook page.

An NACD Board meeting was held in June where the draft plan was presented and residents were able to ask questions. This meeting was advertised through a mailing to property owners in and around the proposed Northside Cultural Business District Authority, and an announcement was made about the meeting at the previous community meeting.

FISCAL IMPACT

The Northside Neighborhood Plan helps inform budget alignment to better meet resident priorities. As the plan is implemented its actions will support economic activity, business development, and job growth and employment for Northside residents.

ALTERNATIVES

The Commission could decide not to affirm the Planning Commission's approval of the plan. However, because of the efforts made by the neighborhood and city staff, and the neighborhood support of the plan, affirmation is recommended.

ATTACHMENTS:

	Type	Description
🗋	Resolution	Northside Neighborhood Plan Resolution
🗋	Master Plan	Northside Neighborhood Plan
🗋	Minutes	PC 8218 Meeting Minutes

CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 18-

A RESOLUTION AFFIRMING THE ADOPTION OF A SUB-PLAN TO THE CITY OF KALAMAZOO'S COMPREHENSIVE PLAN (THE NORTHSIDE NEIGHBORHOOD PLAN)

Minutes of a regular meeting of the City Commission of the City held on September 4, 2018 at 7:00 p.m., local time, at the City Hall.

PRESENT, Commissioners:

ABSENT, Commissioners:

WHEREAS, the Comprehensive Plan is a living document intended to be amended and updated with changing conditions; and

WHEREAS, the Northside Neighborhood Plan has been reviewed by neighboring townships and jurisdictions, as well as the Kalamazoo County Metropolitan Planning Commission, and was received favorably by those jurisdictions; and

WHEREAS, pursuant to Michigan Planning Enabling Act (PA 33 of 2008) the Kalamazoo City Planning Commission held a public hearing on August 2nd, 2018, and recommended unanimously to the City Commission to confirm the approval of the sub plan

WHEREAS, the Northside Neighborhood Plan constitutes a public purpose, and:

a. The sub plan is consistent with the Imagine Kalamazoo Strategic Vision and Imagine Kalamazoo 2025 Comprehensive Plan. Elements of the plan seek to promote economic vitality, create complete neighborhoods, and create inviting public places which are stated goals of the Comprehensive Plan; and

b. This sub plan was created with a large amount of public input from those who live, work, and own property in the area; and

c. The Northside Neighborhood of Kalamazoo is a geographic area less than the entire planning jurisdiction, and has unique physical characteristics that necessitate a more intensive planning process;

NOW, THEREFORE, BE IT RESOLVED:

The Northside Neighborhood Plan sub-plan to the City of Kalamazoo's 2025 Comprehensive Plan, as recommended by the Planning Commission and City Administration, is hereby approved.

The above resolution was offered by _____ and seconded by _____.

AYES, Commissioners:

NAYS, Commissioners:

ABSTAIN, Commissioners:

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on September 4, 2018. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.

_____
Scott A. Borling, City Clerk

Northside Neighborhood Plan

Originality, Options & Opportunities

DRAFT

NACD - 2018

Northside Association for Community Development Board of Directors

Mildred Smith, President

Shirley Gordon, Vice President

Aminal I. Shakir, Treasurer

Antonio Mitchell, Secretary

James Pitts, Director

Orlando Little, Director

Earnest Hightower, Director

Tiffany M. Bell , Director

Mattie Jordan-Woods, Executive Director

DRAFT

Contact

NACD
612 N. Park Street
Kalamazoo, MI 49007
269-344-5490
northsidenacdkal.org

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Plan Updates & Engagement page 5

Northside Strategies & Actions page 6

Northside Planning Areas page 13

Appendices page 19

1. Northside Neighborhood Demographics

2. MiNeighborhood Plan (2014)

3. Connecting the Dotes: Northside Neighborhood Plan (2009)

DRAFT

Introduction

Neighborhood plans are the road map to help residents and neighborhood leaders identify where the neighborhoods should go in the future. The 2018 Northside Neighborhood plan has updated recommendations and goals to be focused short term actions. At three community meetings residents defined immediate actions for a specific corridor area called the Northside Cultural Business District. This plan will be adopted into the 2025 Master Plan.

The 2018 plan for the Northside builds on four (4) Strategic Goals:

1. Increase the number of resident owned businesses, especially those by African Americans & low income residents.
2. Preserve existing housing and build new housing to accommodate all resident needs.
3. Make enjoyment of the arts, culture, and open space part of the northside neighborhood way of life
4. Strengthen support systems for workforce development, safety, and youth programming.

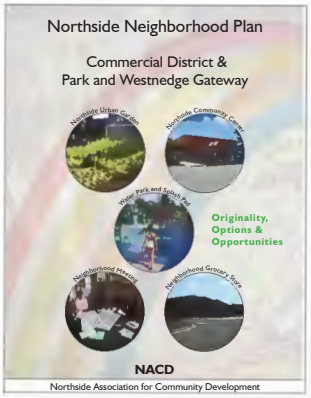
Alignment with Strategic Vision

Strategic Vision Goals / Northside Neighborhood Plan Update Strategies	Shared Prosperity (SP)	Connected City (CC)	Inviting Public Places (IPP)	Environmental Responsibility (ER)	Safe Community (SC)	Youth Development (YD)	Complete Neighborhoods (CN)	Strength Through Diversity (SD)	Economic Vitality (EV)	Good Governance (GG)
Increase the Number of Resident Owned Businesses, Especially Those by African Americans & Low Income Residents.	●	●	●				●	●	●	
Preserve Existing Housing and Build New Housing to Accommodate All Resident Needs.					●		●			
Make Enjoyment of the Arts, Culture, and Open Space Part of the Northside Neighborhood Way of Life.			●				●	●		
Strengthen Support Systems for Workforce Development, Safety, and Youth Programming.	●				●	●			●	

This neighborhood plan aligns with the strategic vision goal Good Governance by following an inclusive and transparent planning process.

DRAFT

Plan Updates & Engagement



2009

Northside Neighborhood Plan

- Two neighborhood meetings with roundtable discussions

2014-2015

MiNeighborhood Plan

- Committees were created around the plan's 4 strategic areas

2016-2017

Imagine Kalamazoo

- Community meetings
- Neighborhood meetings
- Surveys

2018

Neighborhood Plan Update

- Three neighborhood meeting
- Presentation to NACD Board

DRAFT

Strategy 1. Increase the Number of Resident Owned Businesses, Especially Those by African Americans & Low Income Residents.

Update Zoning

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	FUNDING
Allow for mixed use development to support new resident owned businesses and affordable housing options	Support for mixed use buildings	Rezone the NCBD area with options for business and housing development	Summer 2018	No Cost

Establish Northside Cultural Business District Authority

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	FUNDING
Create the NCBDA	Attend Commission meeting to voice support	Notice property owners, present to Commission	Summer 2018	No Cost
Select the Board	Property Owners, Business Owners, and Residents apply to be on the Board.	Mayor appoints Board members; Create the Board with 75% residents and 25% property owners	Fall 2018	No Cost
Develop Branding for the NCBD	Coordinate the artwork and voting for the new NCBD logo and banner locations	Support initiative with funding	Summer 2018	$5000
Develop a TIF Plan	NCBDA Board will set funding priorities and review projects for budgeting	Assist as necessary	Fall/Winter 2018	No Cost

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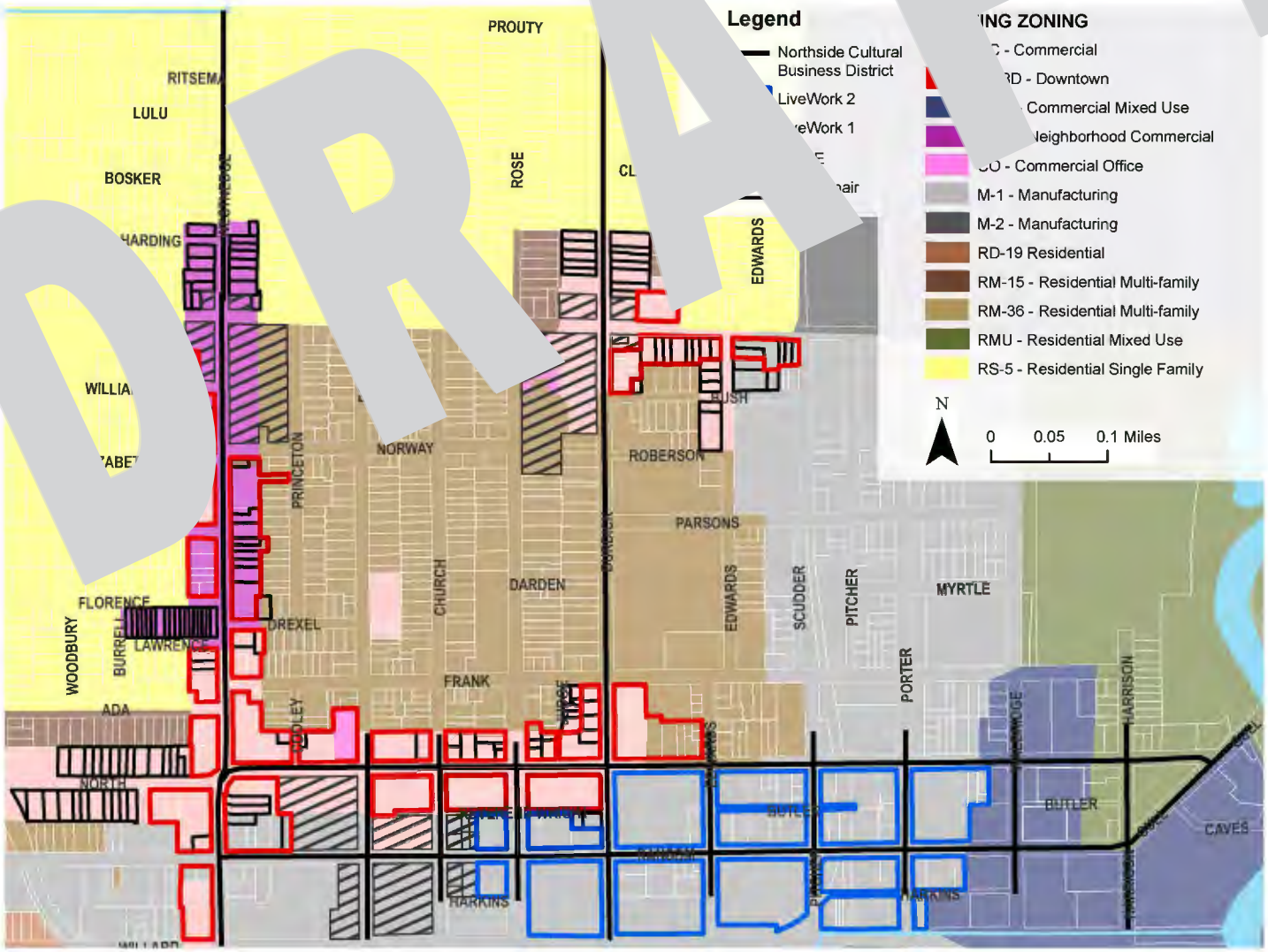
Action: Support Mixed Use Development

Zoning adjustments in and adjacent to the NCBD will remove barriers to economic development and help the Northside meet its vision for walkable streets providing for a mix of uses and housing that meets the needs of all its residents. Current zoning districts, including manufacturing (M1) and Community Commercial (CC), allow a wide range of intense commercial and manufacturing and do not promote development compatible with walkability and neighborhood scale.

Three new zoning districts are being considered for the NCBD, Node, Live Work 1, and Live Work 2 (mapped as proposed below). These districts focus on promoting a mix of uses (residential, commercial, maker spaces, and clean industrial) and guide buildings to be built with little or no setback from the street with clear front entrances and storefront windows.

Parcels To Be Considered For Immediate Zoning Changes



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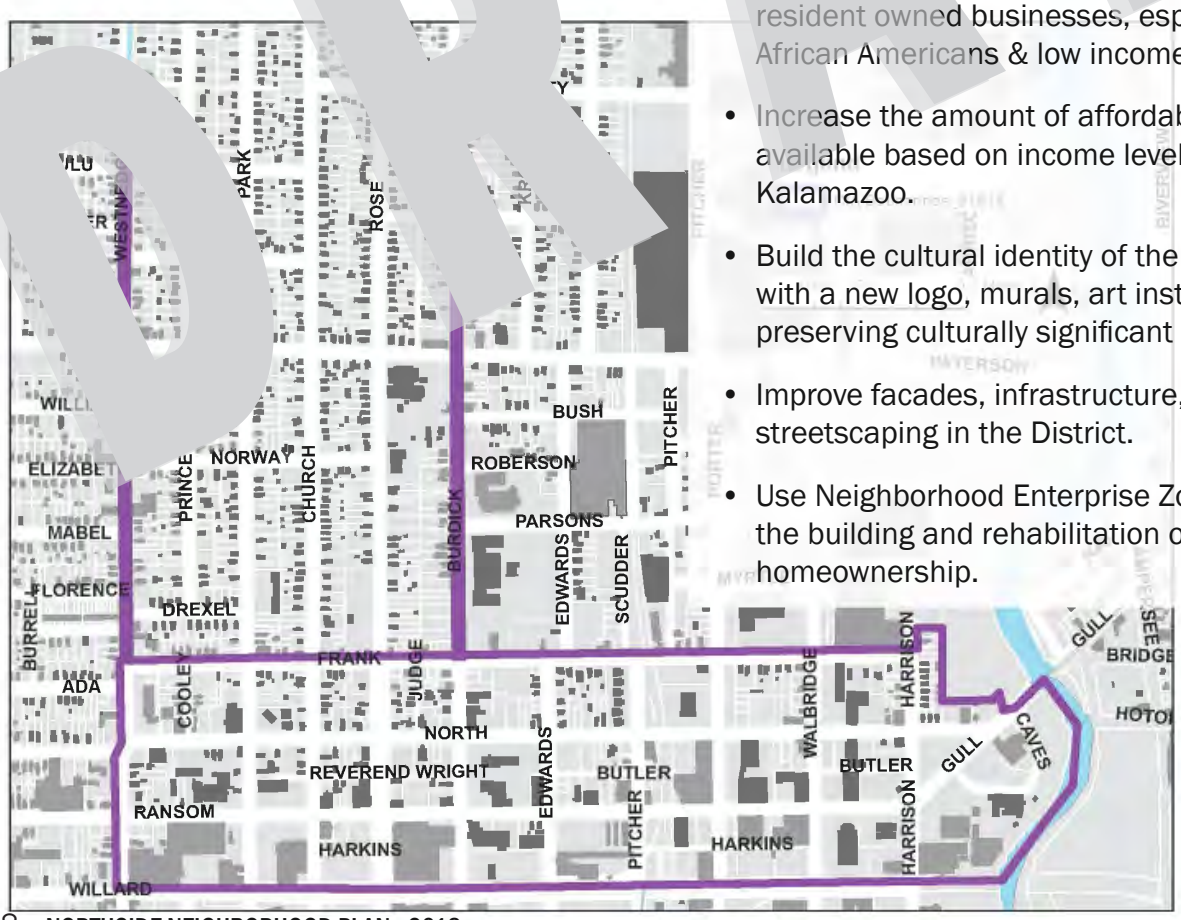
Action: Northside Cultural Business District Authority

The Northside Cultural Business District Authority (NCBDA) will use financial incentives funded through the Authority Board to implement the plan strategies. Below are listed the priorities from the community that will be funded.

Northside Cultural Business District

Proposed Authority Boundaries



Authority Priorities

- Financial incentives to increase the number of resident owned businesses, especially those by African Americans & low income residents.
- Increase the amount of affordable housing available based on income levels in the City of Kalamazoo.
- Build the cultural identity of the neighborhood with a new logo, murals, art installations, and preserving culturally significant places.
- Improve facades, infrastructure, sidewalks, and streetscaping in the District.
- Use Neighborhood Enterprise Zone to support the building and rehabilitation of affordable homeownership.

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Strategy 2. Preserve Existing Housing and Build New Housing to Accommodate All Resident Needs.

Perserve Single Family Housing				
ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Change zoning to preserve existing single family housing "Core Repair" map on page 9	Support zoning of housing back to residential	Rezone the housing back to residential that is currently non-conforming	Summer 2018	
Change zoning to allow for infill of affordable single family housing throughout the neighborhood	Support zoning when presented to Commission	Change zoning to eliminate barriers	Summer 2018	
Put a Neighborhood Enterprise Zone in place to support homeownership of new and rehabilitated homes in the Northside	Partner in program development and administration	Partner in program development and administration	Establish within 3 years	
Create Affordable Housing Opportunities				
Support small scale local development and housing infill	Attend trainings, develop small scale (duplex, triplex, quad) developments	Provide trainings in the neighborhood to create small scale development and housing infill	Trainings will begin Fall 2018 and 2019	
Create long term affordable housing	Develop affordable housing based on income levels of the City of Kalamazoo	Support with resources and coordination of projects as necessary	Ongoing	$$$
Address Existing Housing Conditions				
Identify funding to help existing homeowners with repairs	Grant funding to homeowners for repairs as available	Partner in program development and administration	Ongoing	$$$
Increase participation in registered rental program	Report unregistered rentals to City	disseminate information about rental program	Ongoing	$

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Action: Preserve Housing (Core Repair)

The existing commercial and manufacturing zoning districts throughout the Northside serve as barriers to the preservation of existing housing and the development of new housing to meet the neighborhood's needs. Many of these areas were noted through the Neighborhood Plan update process and are noted as yellow in the map below. To remove this barrier, these areas will be rezoned to districts that permit and promote residential uses.

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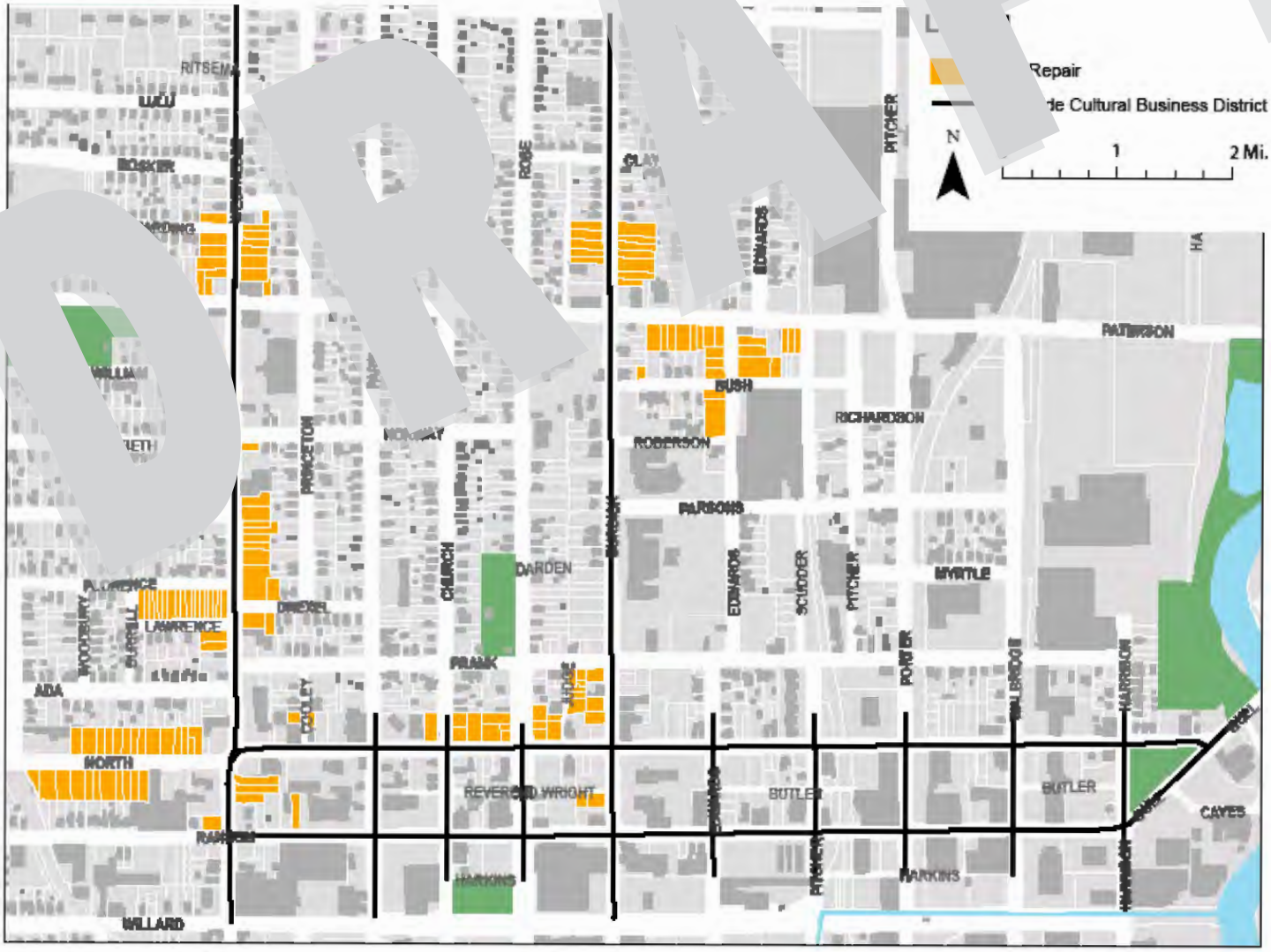
Parcels To Evaluate For Residential Use and Preservation



Strategy 3. Make Enjoyment of the Arts, Culture, and Open Space Part of the Northside Neighborhood Way of Life

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Inventory Opportunities to Add Parks and Open Spaces				
Participate in the update of the Parks and Rec Master Plan to support cultural heritage and resident activity of Northside	Attend community meetings to provide feedback and inform plan	Incorporate resident input into the plan	March 2019	
Develop Community Uses in Available Spaces				
Inventory Available Spaces for a variety of Community needs: teens, youth, seniors, and activities	Determine what available spaces there are throughout the neighborhood	Assist as needed	2019 priority	
Create More Arts and Culture Programming				
Locate property to install murals throughout the Northside	Identify locations and artists for murals, install murals	Assist as needed	Ongoing	$$
Support the development of more culturally significant spaces	Identify property and locations for more cultural and historical artwork by resident artists	Assist as needed	Ongoing	$$z

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Strategy 4. Strengthen Support Systems for Workforce Development, Safety, and Youth Programming

Expand Youth Programs to Support Education in Entrepreneurship and S.T.E.M

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Expand S.T.E.M offerings for youth in the neighborhood to learn about careers	Develop partnerships to expand S.T.E.M programming		Ongoing	$

Develop Local Communication Vehicles to Connect Residents with Resources and Service Providers

Coordinate local service providers for residents that provide a variety of services that have been requested	Provide resource lists, events, and contacts for residents	Assist as needed	Ongoing	$

Establish a Center for Working Families to connect residents with job training and placement, financial education, and other programs that increase household wealth

Create Center for Working Families	Establish Center and programming	Assist as needed	Ongoing	$$

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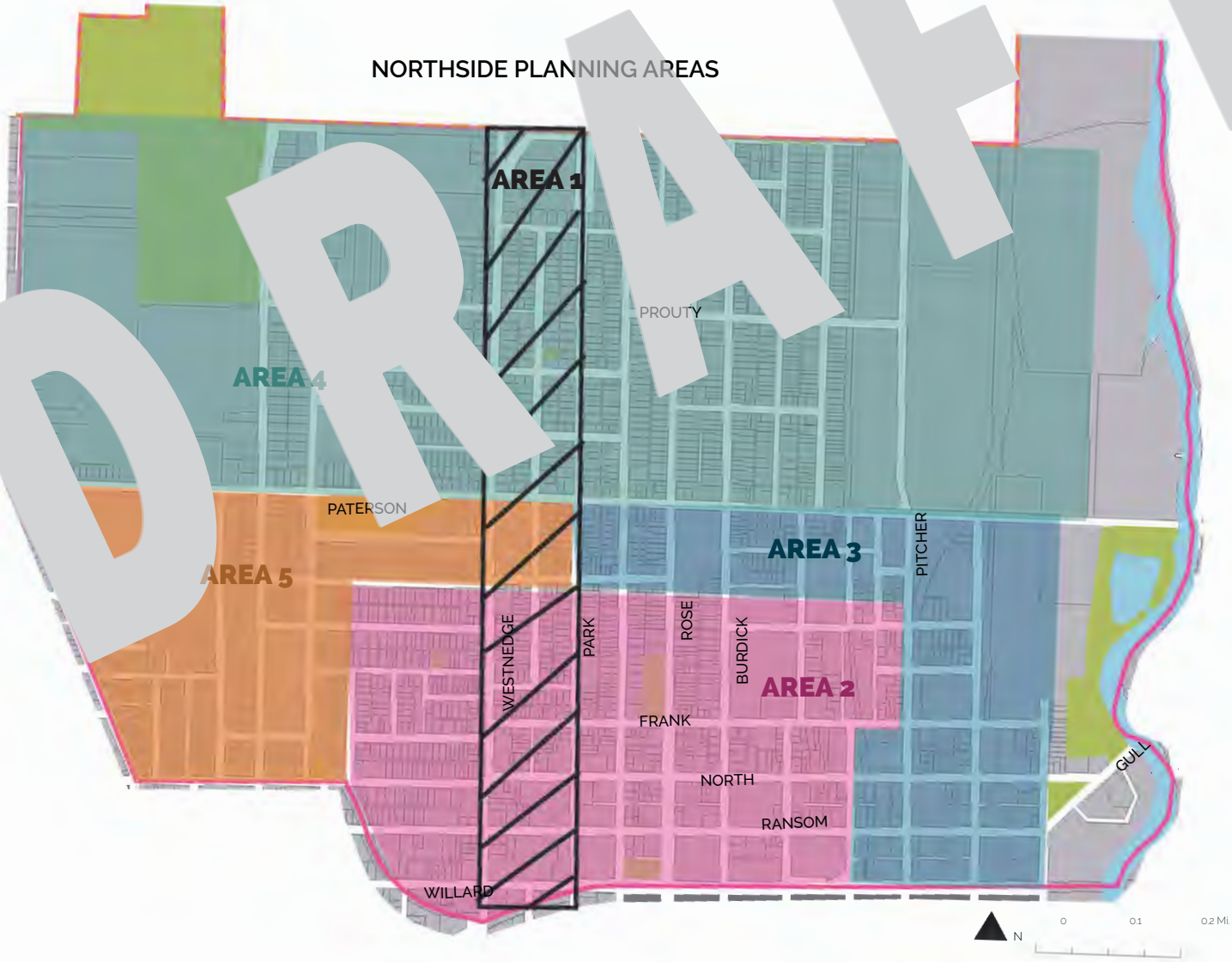
Planning Areas

The 2009 Northside Neighborhood Plan divided the neighborhood into overlapping planning areas. These planning areas allow residents to pin point targeted infrastructure and community needs that impact their daily lives. NACD presented these areas along side the issues and goals from the 2009 Neighborhood Plan. Residents provided feedback, confirming that the issues and goals remained the same and identifying new issues that had arisen since the 2009 planning process. The pages have been updated to reflect new input from the 2018 meetings.

Northside Planning Areas



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Planning Area 1

Planning Area 1 encapsulates Westnedge and Park, two corridors that have a mix of commercial and residential uses and serve as some of the main connectors between Northside and downtown Kalamazoo.

HOUSING

- Increase housing on Park Street
- Don't want to see businesses in front of homes
- Make homes look like homes, businesses look like businesses
- Repair/demolish apartments by Westnedge and Lawrence
- Provide opportunity and encourage homeowners next to vacant lots to purchase the lot
- Provide mortgage and home buying skills
- Convert old homes to museum/art centers
- **Rezone apartment complex on Lawrence to residential (2018)**

PUBLIC IMPROVEMENTS

- Better street signs
- Improve street signage (welcome, guide to businesses)
- Historical lighting along Westnedge and Park
- Homes historically preserved
- Develop cleaning program
- Need speed bump by highway
- Increased lighting
- Plant trees
- Improve walking area on Willard near RR tracks
- Green space/parks
- Improve overall appearance and cleanliness
- **Trim and remove trees (2018)**
- **Street cleaners service area on a *Regular* schedule (2018)**
- **Remove loading zone signs from entire area (2018)**
- **Replace old telephone and utility poles and wiring (2018)**
- **Help residents with fencing and landscaping (2018)**

ECONOMIC DEVELOPMENT

- More businesses
- Make a directory of local businesses
- Strip malls, shopping centers
- Street fairs

PUBLIC SERVICES

- Programs for youths
- Increase public safety presence
- Increase street cleaning (weekly)
- Safe, well-lit bicycle path

SPECIAL GROUPS

- Programs for youth
- Educate youth on available services
- Mentoring life skills for teens
- Better curb cuts for wheelchairs

OTHER

- Roller skating rink
- Video store
- Shoe repair
- Cleaners
- Boutiques
- Laundromats
- Restaurants for family dining
- Different styles of restaurants including steak houses, chicken and buffets

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Planning Area 2

Planning Area 2 is a fairly commercial area of the Northside, especially on the streets North, Ransom, Rose and Burdick. Parts of Area 2 overlap with Area 1 as well as Areas 5 and 3. Area 2 includes three parks and though heavily commercial, there are some existing houses in Planning Area 2.

HOUSING

- Mixed income houses between Willard and Frank
- Need program to renovate vacant homes
- Tear down abandoned properties
- Make landlords/homeowners more responsible
- Inclusionary housing zone (mix of all income levels)

PUBLIC IMPROVEMENTS

- Increased lighting
- Employment training facility
- Place trash cans in public areas/pick up on garbage day
- Improve curb cuts for wheelchairs
- Walking trail
- Museum (Northside history)
- Art Institute

ECONOMIC DEVELOPMENT

- More stores
- Create training program to teach plumbing, electrical, painting, etc
- Support homeownership programs
- **Need more business funding (2018)**

PUBLIC SERVICES

- Increase leaf/brush pick-up to deter blocked drains
- Get rid of overnight street parking ordinance
- Increase regulations for speeding
- Enforce littering codes
- Increase public safety presence

SPECIAL GROUPS

- Assign youth to pick up litter
- Encourage arts and culture for all ages and needs
- Teen recreation center
- Provide playground equipment/park activities for children with special needs
- Fix sidewalks and curbs for wheelchair bound residents
- **Make time for kids to go inside (2018)**

OTHER

- Skating rink
- Water park
- Banquet hall
- Indoor track
- Fitness center
- Hardware
- Building supply
- Go carts
- Arcades

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Planning Area 3

Planning Area 3 incapsulates a part of Northside with a diverse mix of uses. It covers the commercial corridors of Westnedge, Park, North, Ransom and Burdick, a large amount of old industrial buildings, as well as single family and new multi family housing. This Planning Area overlaps with Planning Areas 1 and 2.

HOUSING

- Too many vacant lots
- Create an exterior paint program
- Get rid of bad tenants; i.e. drug dealers
- Build townhouses to replace demolished rentals
- Make landscaping similar
- Design new homes to look like older ones (in all areas)
- Build homes for seniors and handicapped

PUBLIC IMPROVEMENTS

- Create and put up signs to tell dog owners to clean up
- Walking trail in LaCrone Park
- More playground equipment in LaCrone Park
- More lighting
- **Make more Parks for kids (2018)**
- **Lighting in Verburg Park along the trail. (2018)**

ECONOMIC DEVELOPMENT

- Conference center/office building
- Refurbish abandoned factories
- Purchase abandoned factories
- Create training programs that partner with area businesses
- Co-op ventures to create jobs
- Youth training center at Frank and North Streets
- **Purchase abandoned factories only if they do not want them (2018)**

PUBLIC SERVICES

- Better lighting
- Fine property owners who do not remove snow from sidewalk
- Dispatch police faster

SPECIAL GROUPS

- Build gymnasium for youth
- Provide high-tech training for youth
- Develop programs to help youth
- Playground equipment for special needs children

OTHER

- Entertainment complex
- Outdoor track
- Fun park (water, go cart, etc)
- Multi-use building
- Bowling alley

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Planning Area 4

Planning Area 4 covers the northern section of the Northside Neighborhood. This is a mainly residential area bounded by Douglas to the west, the northern edge of the City, Paterson to the South and the Kalamazoo River to the east.

HOUSING

- Beautify/develop building across from Galilee Church
- Program to help homeowners get homes painted
- Help homeowners buy vacant lots next to them
- New housing should not be too intense/dense
- Replace rentals with rentals, so all can afford to live here
- Mixed housing (cost and types)

PUBLIC IMPROVEMENTS

- Remove fallen trees
- Bicycle trails
- Do not increase number of stores that sell liquor (set limits)
- Upgrade sidewalks
- Improve handicapped curb cuts
- Increased lighting
- Provide a place for seniors and children to walk
- Picnic tables at LaCrone Park
- Plant flowers in the park
- Reclaim park area behind Pattwood Apts
- More shopping opportunities
- Clean-up program
- Create sculpture/fountain at highway gateway
- **Upkeep of bus stops (2018)**

ECONOMIC DEVELOPMENT

- Increase businesses
- Support existing businesses
- Improve light industrial area

PUBLIC SERVICES

- Create center for driver's education
- Increase street cleaning
- More mailboxes/mail center
- Local recycling center
- Recycling education
- Repair broken sidewalks
- Place trash cans on every corner
- Fine landlords that continuously rent to drug dealers
- Sidewalks on Woodward

SPECIAL GROUPS

- Mentor programs for teens
- Babysitting course
- Hold contest for "gateway" sculpture/fountain design
- Create youth athletic leagues for all seasons and various sports
- **More programs for youth (2018)**

OTHER

- Gas station
- Golf course
- Baseball field
- Drive-in movie theater
- Amusement park

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Planning Area 5

Planning Area 5 encapsulates the southern half of the Northside neighborhood. It overlaps with Planning Areas 1, 2, and 3. Area 5 also covers a pocket of strong single family housing.

HOUSING

- Harrison and North Streets - townhouses

PUBLIC IMPROVEMENTS

- Signs, directions to businesses, centers, etc
- Better street lights

ECONOMIC DEVELOPMENT

- Vocational/technical skills center
- Purchase vacant property

PUBLIC SERVICES

- More street lights
- Improve sidewalks on Frank Street
- More public safety patrol

SPECIAL GROUPS

- Boys and girls club
- Programs for youth
- "Court house" type recreational center

OTHER

- Use available space for mixed uses, not only "light industrial," but also for housing, recreation, office space and retail. Name the whole complex after a worthy Northsider. Poll community for name.
- Rename a street

DRAFT

Appendices: 1. Northside Demograpics

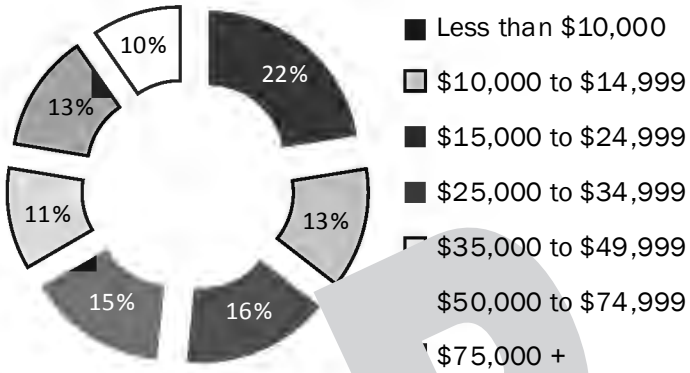
2016

Census Tract 3

Population **4,230**

Black or African American	**3,231**
White	**426**
Hispanic	**89**
Other Race	**484**

Household Income



$24,048

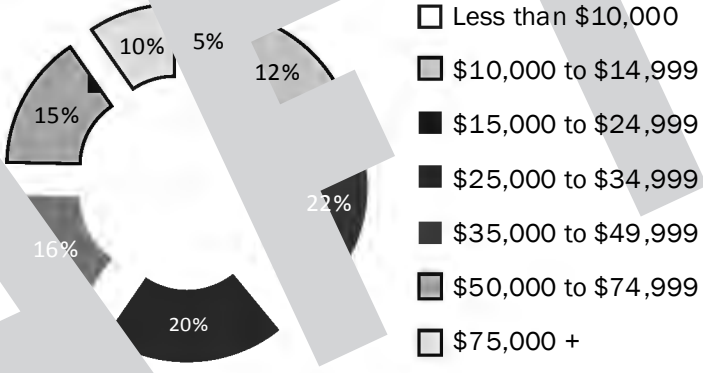
Median Household Income

Census Tract 2.02

Population **1,028**

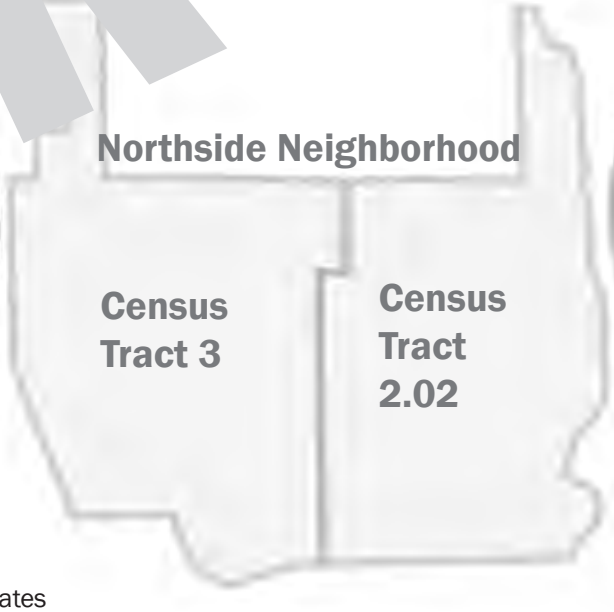
Black or African American	**846**
White	**28**
Hispanic	**50**
Other Race	**104**

Household Income



$29,946

Median Household Income



Data Source: 2016 ACS 5 year Estimates

*The Census defines a **household** to include all the people who occupy a housing unit. (People not living in households are classified as living in group quarters.) A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters.*

DRAFT

"People Helping People" Since 1981

Northside Association for Community Development

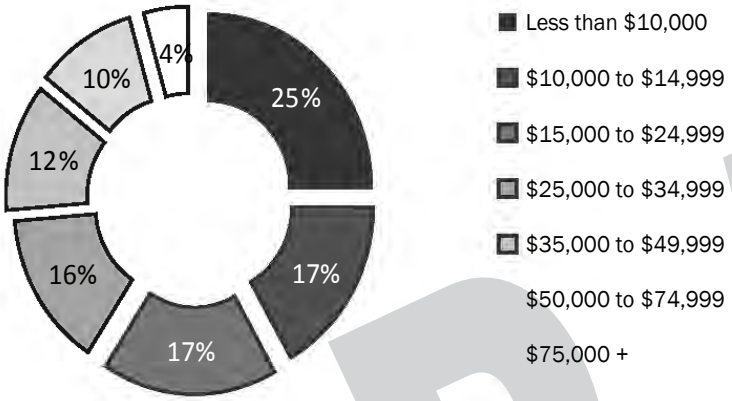
2010

Census Tract 3

Population **4,019**

Black or African American	**3,154**
White	**452**
Hispanic	**186**
Other Race	**227**

Household Income



$21,250

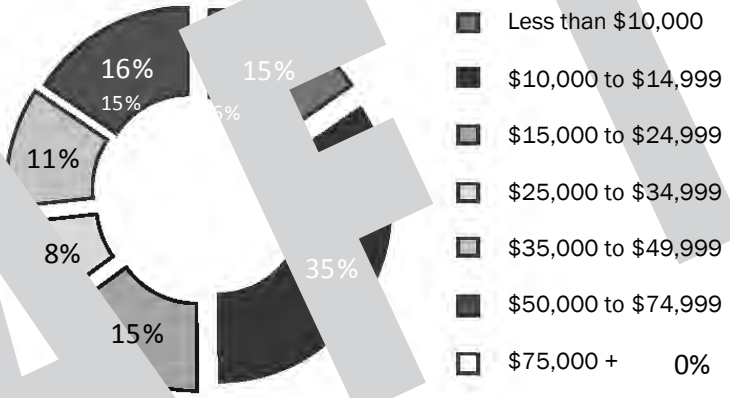
Median Household Income

Census Tract 2.02

Population **969**

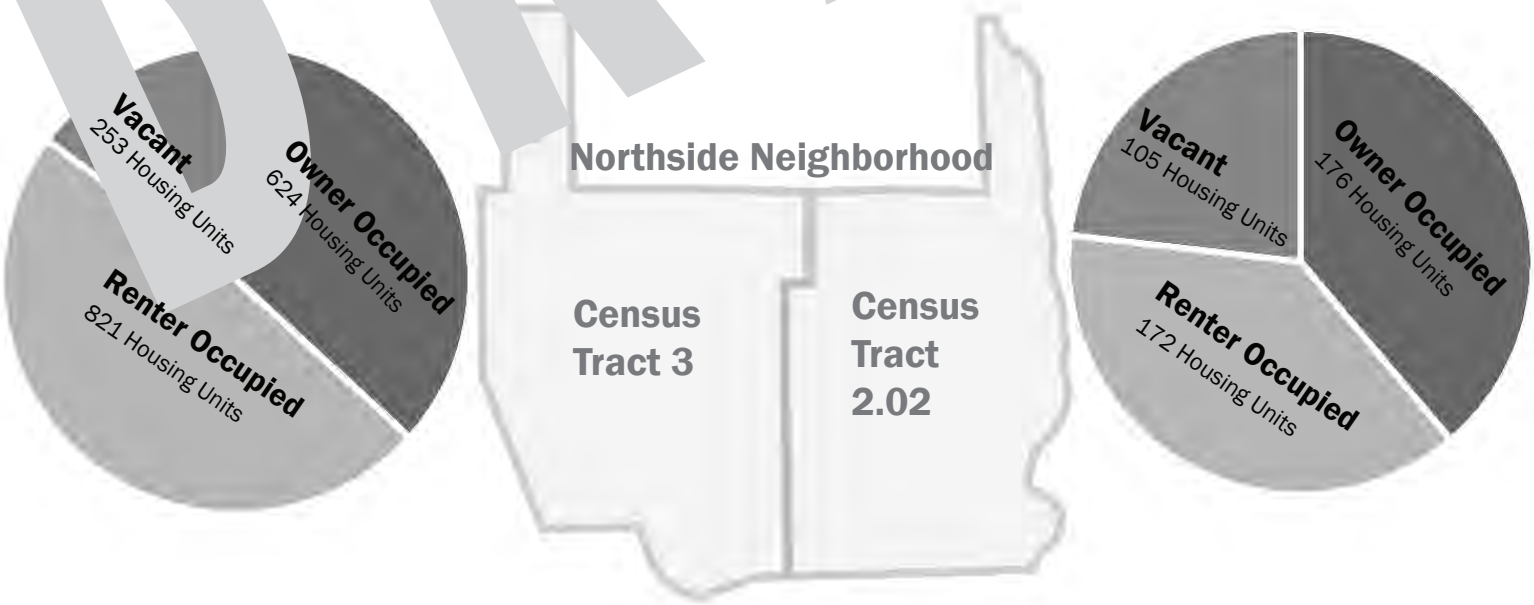
Black or African American	**738**
White	**101**
Hispanic	**53**
Other Race	**77**

Household Income



$20,054

Median Household Income



Data Source: 2010 Census; 2010 ACS 5 year estimates

*The Census defines a **housing unit** as a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters*

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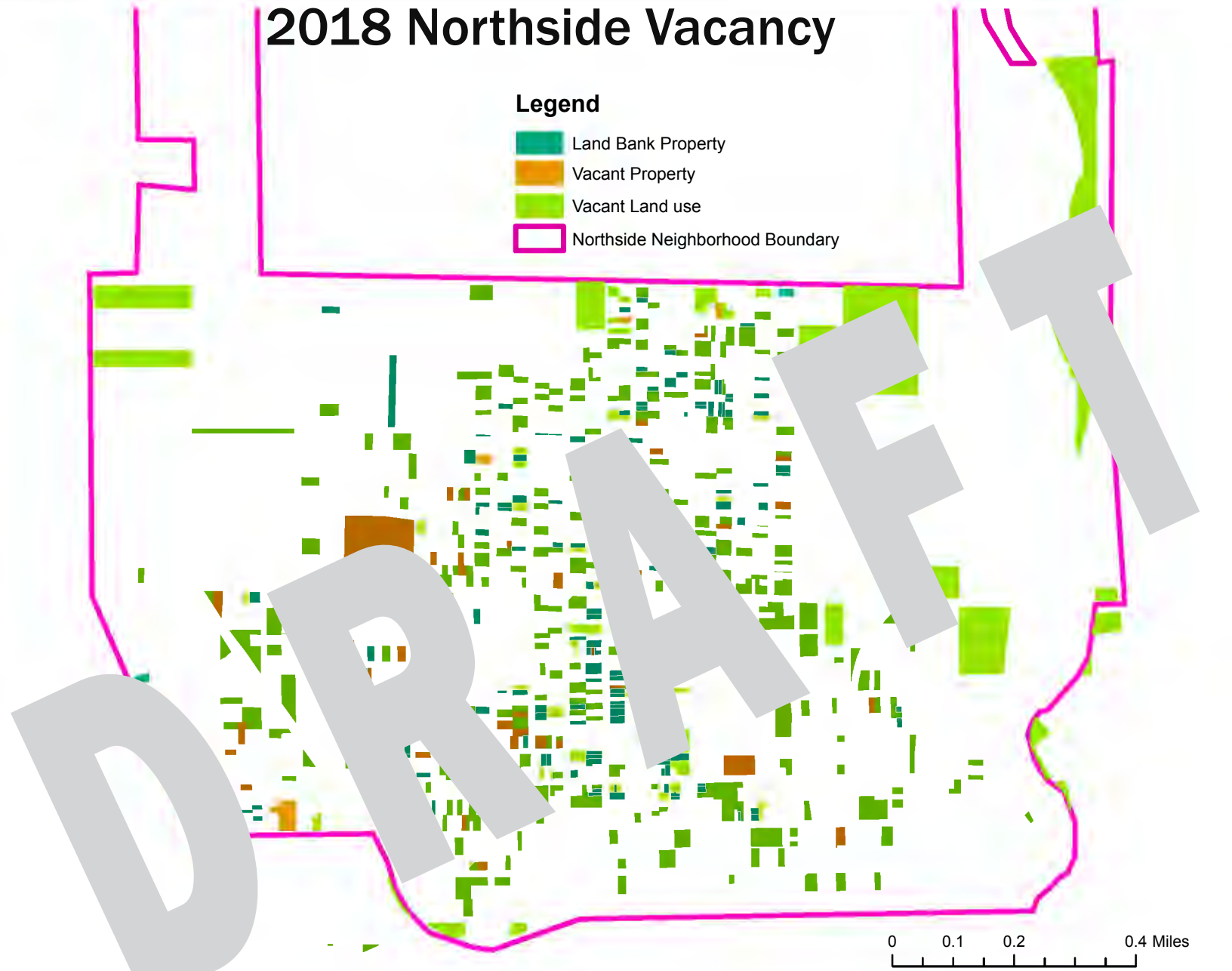


DRAFT

There are approximately

721
Vacant Parcels in Northside

219
are vacant structures

502
are vacant land

30
Houses demolished 2012-2018

1,785
Total houses in Northside

Source: 2012 ACS 5 year estimates

Northside Cultural Business District

Mission: Create/promote economic growth through the development of new and long term jobs and companies owned and operated by Northside residents and encourage new resident investments/ business owners while decreasing instances of gentrification

Boundaries: Willard, North, Westnedge, Burdick, Prouty

(Special Service Area Boundaries)

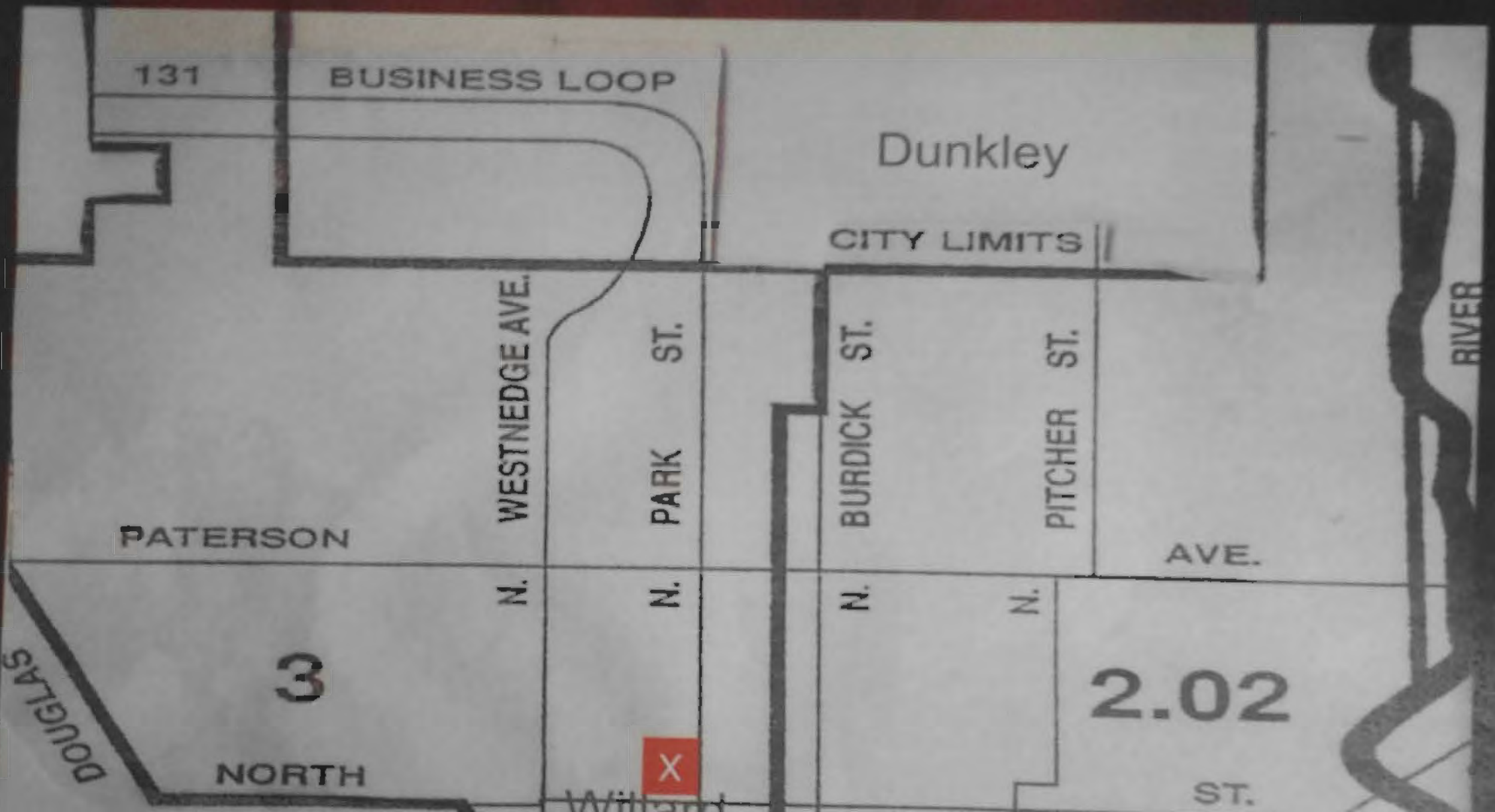
South: Willard Street

North: North Street

East: Burdick Street

West: Westnedge

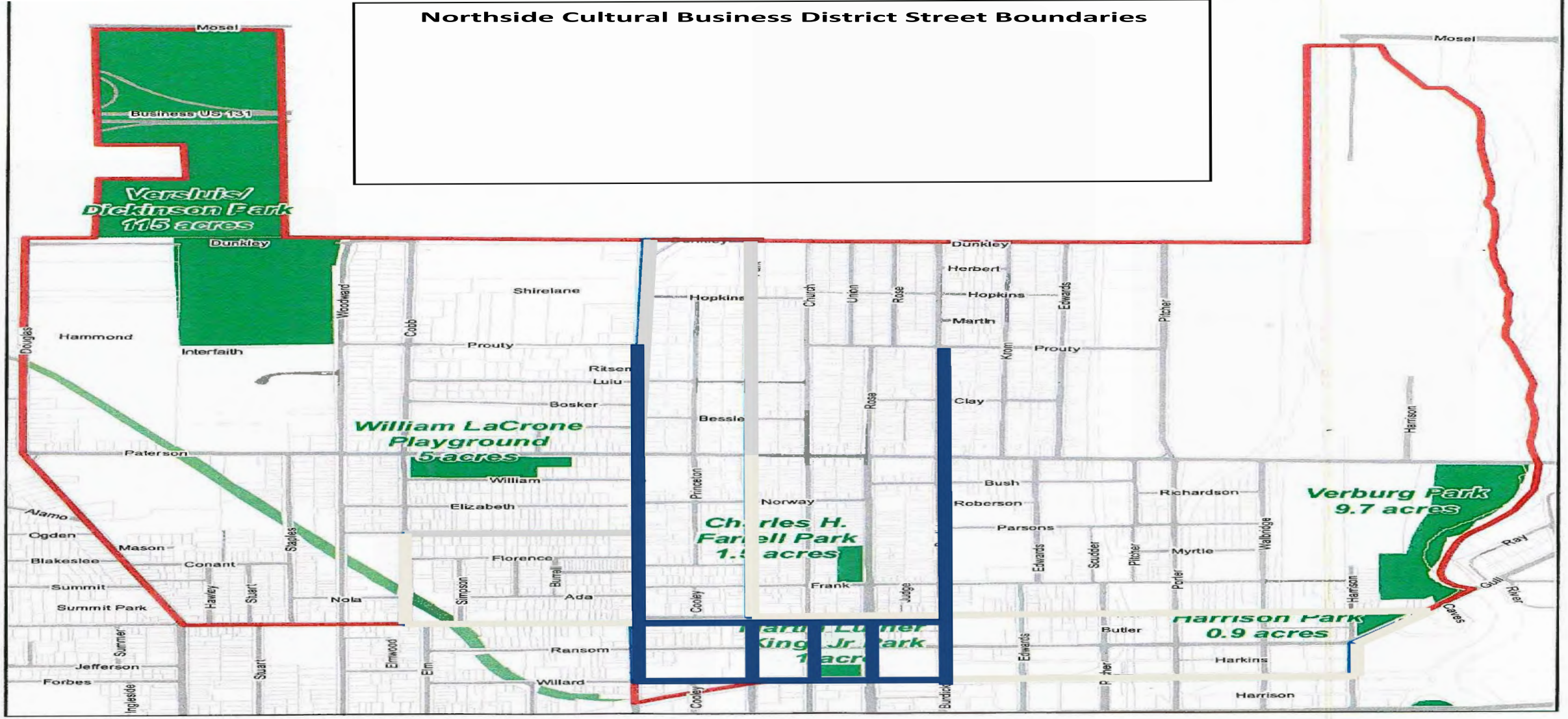
Northside Neighborhood *"Gateway to Downtown"*



Why Do It?

- Lack of Northside resident owned businesses, particularly African American and Low Income Workers
- Increase opportunities to improve health and increase wealth of Northside residents and sustainable income for Northside organizations
- Loss of Cultural Identity
- Increased need for affordable housing
- Plan revitalization strategies that does not displace current residents
- Concentrate revitalization efforts in small area for maximum impact
- Great need for safe, affordable green spaces
- Northside teen unemployment and drop out rates

Northside Cultural Business District Street Boundaries



Northside Association for Community Development

Northside Neighborhood Boundary

Northside Cultural Business District :
"Creating Business Hubs Owned/Operated by People Of Color and/ or Low Income Workers"

Parks

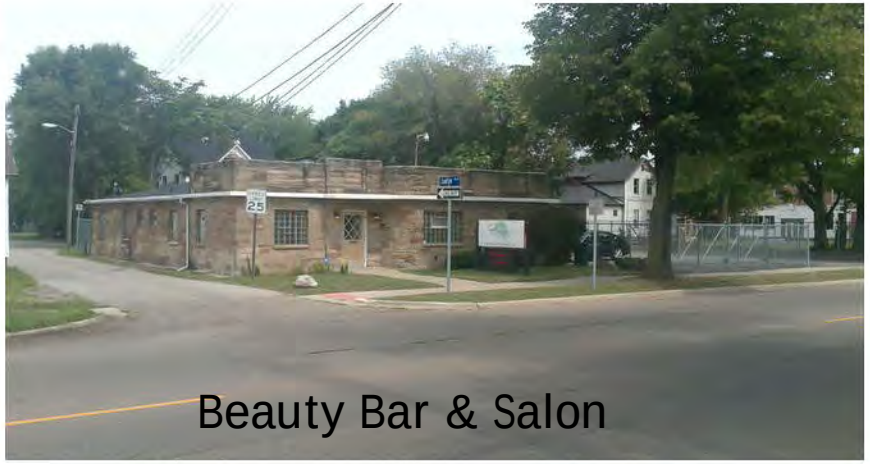
Trails

Development Opportunities

- North St.
- Ransom
- Burdick
- Willard

North St.

Affordable Housing

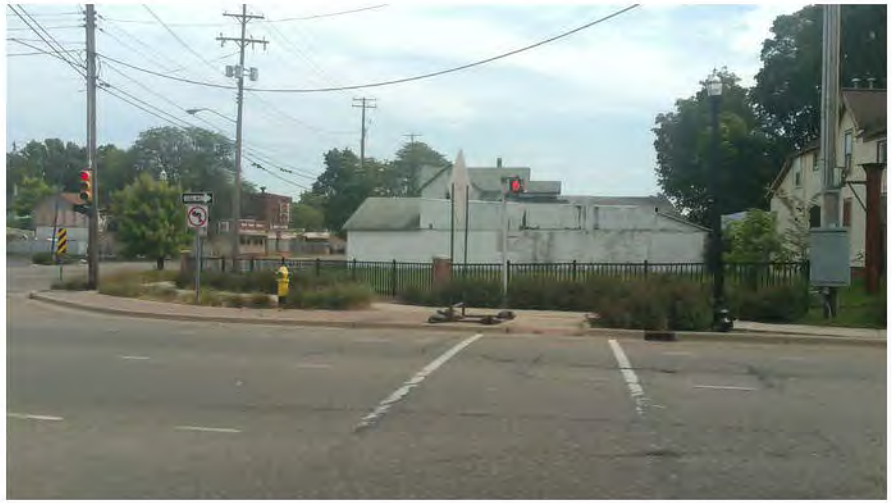


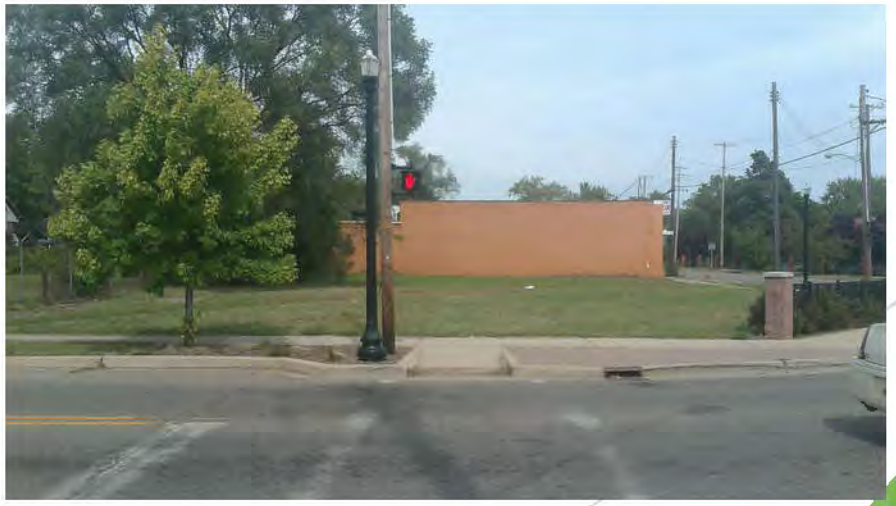
Beauty Bar & Salon

Proposed Outdoor Café

North St.

North St.





North St.

NACD Literacy
Pocket Park

Ransom

NACD

Rock of Ages Church

Elevator Company

Land: Relative Care

Westnedge

Burdick

Eccumenical Center

Westnedge

Burdick

Strategy 1

- Increase the number of resident owned businesses, particularly African American and Low Income residents.
  - Establish a Special Service Area (SSA) bounded by 600 hundred block of Willard, 400 block of Westnedge, 400 block of North, 100 block of Ransom, and the 200 block of Burdick. (Street in between will also be developed, (Rose, Reverend Wright Court, and Church)
  - Organize business and other resources to create jobs for youth and prepare them for careers in STEM.
  - Establish a Minority and Women Business Development Center

Strategy 2

- Preserve existing housing and develop new housing to accommodate all levels of income and special needs
  - Encourage owners to reinvest in their properties
  - Establish partnerships with property owners to build new affordable housing
  - Provide intervention services for home-owners facing foreclosure, and provide financing and pre-purchase counseling for new home-owners.

Strategy 3

- Make enjoyment of the arts, culture, and open spaces part of the Northside neighborhood way of life.
  - Inventory opportunities to add new parks/ green spaces
  - Develop community uses for available spaces
  - Create more arts and cultural programming

Strategy 4

- Strengthen support system for health and social services, safety and workforce development
  - Expand youth programs to support education in entrepreneurship and S.T.E.M
  - Develop local communications vehicles to connect residents with each other and with service providers.
  - Establish Center for Working Families to connect residents with job training and placement, financial education, and other programs that increase household wealth.

Next Steps?

- Establish Northside Cultural District Committee
- Garner support from local, state, and federal officials
- Develop flexible financial plan
- Establish committees for specific assignments (Design Committee, Neighborhood Reinvestment, Events and Marketing, Organization)
- Perform due diligence:
  - Land assessment
  - Architects
  - Lawyers
  - Construction management company

Who Can Help

- Construction Financing
- Façade improvements on buildings or properties
- Resident Owned business incentives
- Marketing/branding
- Xxxxx
- xxxx

What do we want to happen?

Developer Qualifications

- Raised 3.7 million dollars to construct North Park Street Plaza, (phase I), a 26,000 square feet building
  - Which houses a grocery store, beauty supply business, and retail space? Secured an operator, hired construction management firm for development and responsible for oversight of the project.
- Raised 1.2 million dollars to construct Northside Skill Center, (phase II), a 9,600 square feet building which houses a childcare center, senior daycare facility, commercial kitchen, and NACD offices? hired construction management firm and responsible for oversight of the project.
- Raised over $300,000 dollars to purchase land for the Urban Farmers Project, (phase III).
- Coordinate home heating program which provide windows, insulation and furnaces to low-income families.
- Successfully advocated for the construction of a 4 million dollar police/fire station in the neighborhood.

Invite questions discussion etc.

For close

Northside Neighborhood Plan

Commercial District & Park and Westnedge Gateway

Northside Urban Garden

Northside Community Center

Water Park and Splash Pad

Originality, Options & Opportunities

Neighborhood Meeting

Neighborhood Grocery Store

NACD

Northside Association for Community Development

Northside Neighborhood Plan

Commercial District & Park and Westnedge Gateway

The Northside Association for Community Development
Board of Directors

Charles Parker, President
Catherine Taylor, Vice President
Shirley Gordon, Treasurer
Velma McCants, Parliamentarian
Anthony Poplar
Melba Fields-Parker
Mildred Smith
Tonya Hewitt
Kattie Johnson
Debra Harris-Fields
Ruby Boards

Mattie Jordan-Woods, Executive Director

This Plan was prepared for NACD in partnership with the Local Initiatives Support Corporation.

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a tradition of service

August 2009

NACD

Northside Association for Community Development

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Introduction

Westnedge Avenue and Park Street are roadways owned by the Michigan Department of Transportation that connect US-131 directly to the entertainment, business and cultural center of the metropolitan area, downtown Kalamazoo. The streets traverse through the Northside neighborhood, known for being home to a number of parks, churches, and social service agencies. The Northside neighborhood is in the process of developing a vibrant and unique commercial corridor to serve the needs of Northside residents. This transition has taken place because of dedicated leadership, committed public and private institutions, and concerned residents.

The Northside neighborhood is in the process of developing a vibrant and unique commercial corridor to serve the needs of Northside residents.

The Northside neighborhood is served by the Northside Association for Community Development (NACD). NACD facilitated neighborhood planning meetings in 1995, 2000, 2005 and 2008 which culminated in several strategy documents and plans. For a detailed summary of earlier planning efforts, see Chapter 8. Resident needs expressed during earlier planning efforts have not changed much over time; and this Neighborhood Plan seeks to continue the community's current momentum and build upon these previous planning efforts.

For example, this plan includes the 2005 Land Use Plan and also supports and is consistent with all other neighborhood plans. In addition, a summary of goals, objectives and strategies is included relating to NACD's intent to improve and provide commercial areas, housing, recreational and cultural facilities, and streetscapes. A summary of earlier planning efforts and success stories resulting from those efforts is included; as well as a brief discussion on current trends and a summary of demographic figures to provide the reader with a snapshot impression of the Northside. In addition, a citizen input process was employed during this most recent planning process and public comment is summarized below.

Ransom Street at Park Street: some recent streetscape improvements reflect efforts made to date.

Executive Summary of 2009 Resident Input

The NACD and its planning team facilitated two Neighborhood Update Meetings on March 24, 2009. One session was held early in the afternoon to accommodate those available during the lunch hour and the other was held in the evening to allow residents who worked during the day to participate. Sixteen people attended the afternoon session, while 20 people attended the evening session and shared their visions for the desired future of the community. The primary purpose of the meeting was to provide an opportunity for the public to present opinions on the

Needs expressed during this planning effort are similar to those expressed during earlier efforts; ideas have been consistent and have not changed.

design, use, and economy of the area as the planning process is underway, rather than after plans and concepts are formalized.

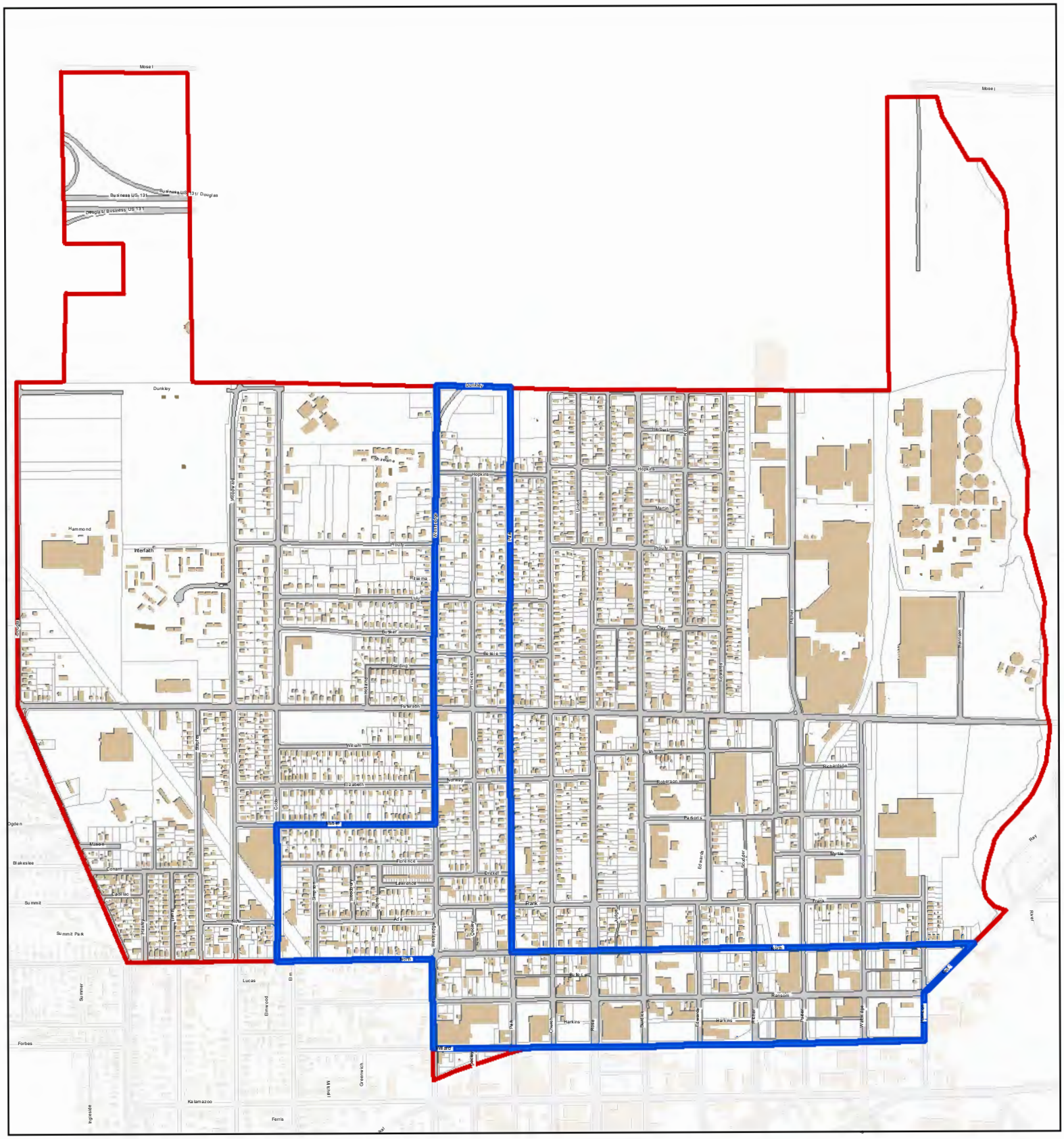
At the beginning of the Neighborhood Update Meeting, participants listened to a presentation summarizing resident objectives generated during past planning efforts and the efforts and achievements of the NACD in response to those objectives. Next, participants were asked to engage in a visual preference survey, reacting to images that reflect existing or potential neighborhood condition scenarios. Finally, participants split into two separate "roundtable discussion groups." Each group discussed the issues of Beautification, Land Acquisition and Development, Food Security, Physical Fitness, and Business Redevelopment. Participants answered a series of questions and identified improvement areas on a map. A summary of map mark-ups is shown on Map 3 and Map 4.

Important Themes

Several consistently important themes emerged from the two Neighborhood Update Meetings, including the need for:

- **a skill center and tutor center**, that would train youth and adults to increase job skills and enhance employment possibilities
- **development of a designated commercial district** between Westnedge and Harrison/Gull and North and Willard
- **a multi-use recreation center**, that could include roller-skating, go karts, fitness equipment, basketball, softball, boxing and a youth scout program
- **improved streetscapes**, including well-lit streets for pedestrians, pedestrian furniture, smooth sidewalk and street surfaces, street trees and landscaping
- **assuring viable and thriving businesses** in the neighborhood; and in addition, assuring that those businesses employ residents

This plan includes the policies and strategic action elements to help guide NACD, as well as public and private partners, in the effort to meet the needs expressed above and to improve the focus area as delineated on Map 1 on the following page.



Northside Association for Community Development

Map 1
Focus Area

Legend

- Focus Area - Residential & Commercial Districts
- Northside Neighborhood Boundary

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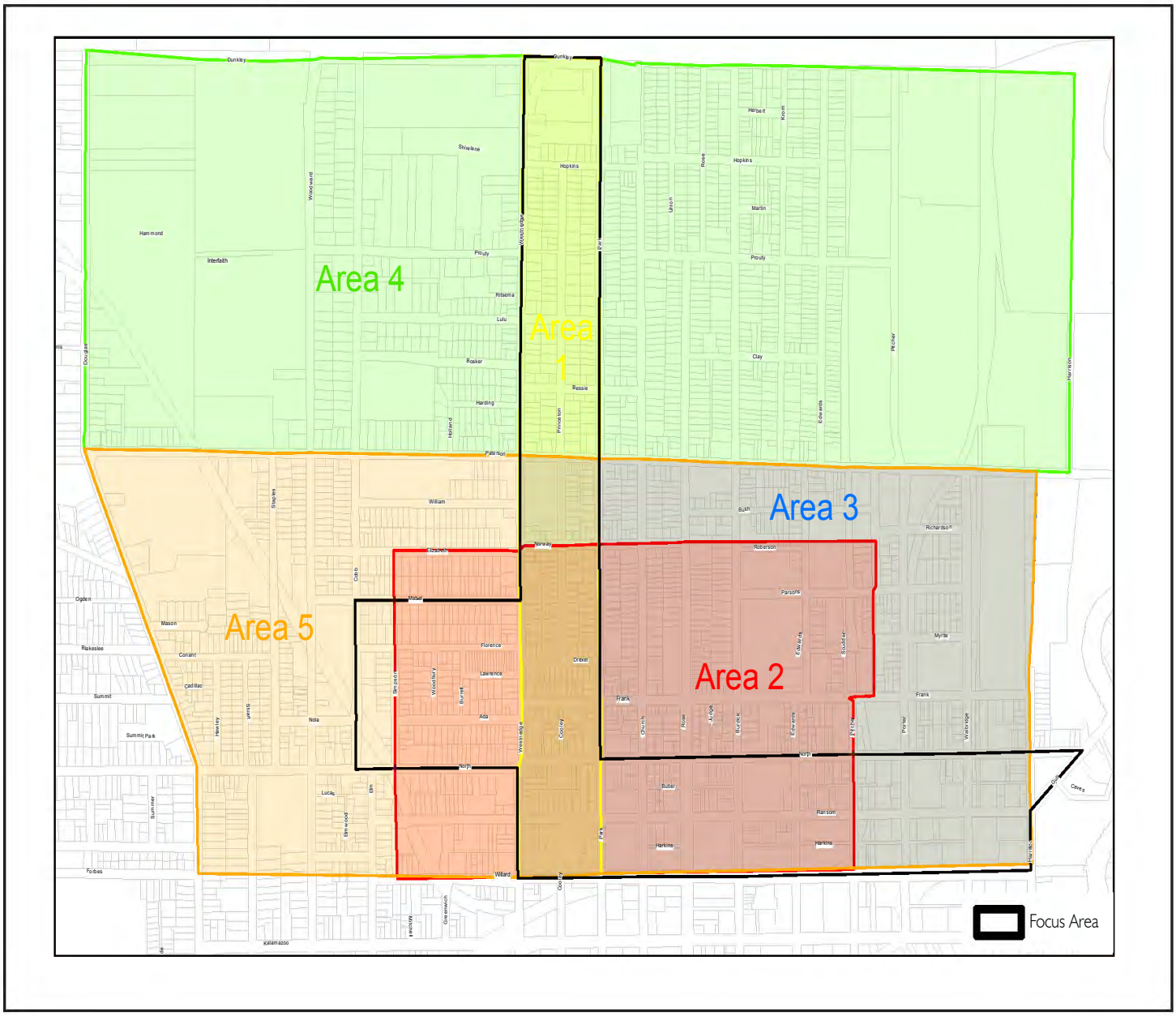
2005 Land Use Plan

In April 2005, the NACD Land Use Committee facilitated three community meetings to garner input from residents and stakeholders. This plan supports and includes this community input. A summary of the input is included on the following pages.

Sub-Area Planning

Participants in the 2005 planning process delineated five planning areas, as illustrated on Map 2 below. Each planning area corresponds to a unique set of wishes and objectives, as noted by the planning participants; and these wishes and objectives help to form the foundation for this Neighborhood Plan.

Map 2. 2005 Land Use Plan Sub-Areas



Area 1

Housing

- Increase housing on Park Street
- Don't want to see businesses in front of homes
- Make homes look like homes, businesses look like businesses
- Repair/demolish apartments by Westnedge and Lawrence
- Provide opportunity and encourage homeowners next to vacant lots to purchase the lot
- Provide mortgage and home buying skills
- Convert old homes to museum/art centers

Public Improvements

- Better street signs
- Improve street signage (welcome, guide to businesses)
- Historical lighting along Westnedge and Park
- Homes historically preserved
- Develop cleaning program
- Need speed bump by highway
- Increased lighting
- Plant trees
- Improve walking area on Willard near RR tracks
- Green space/parks
- Improve overall appearance and cleanliness

Economic Development

- More businesses
- Make a directory of local businesses
- Strip malls, shopping centers
- Street fairs

Public Services

- Programs for youths
- Increase public safety presence
- Increase street cleaning (weekly)
- Safe, well-lit bicycle path

Special Groups

- Programs for youth
- Educate youth on available services
- Mentoring life skills for teens
- Better curb cuts for wheelchairs

Other

- Roller skating rink
- Video store
- Shoe repair
- Cleaners
- Boutiques
- Laundromats
- Restaurants for family dining
- Different styles of restaurants including steak houses, chicken and buffets

Area 2

Housing

- Mixed income houses between Willard and Frank
- Need program to renovate vacant homes
- Tear down abandoned properties
- Make landlords/homeowners more responsible
- Inclusionary housing zone (mix of all income levels)

Public Improvements

- Increased lighting
- Employment training facility
- Place trash cans in public areas/pick up on garbage day
- Improve curb cuts for wheelchairs
- Walking trail
- Museum (Northside history)
- Art Institute

Economic Development

- More stores
- Create training program to teach plumbing, electrical, painting, etc
- Support homeownership programs

Public Services

- Increase leaf/brush pick-up to deter blocked drains
- Get rid of overnight street parking ordinance
- Increase regulations for speeding
- Enforce littering codes
- Increase public safety presence

Special Groups

- Assign youth to pick up litter
- Encourage arts and culture for all ages and needs
- Teen recreation center
- Provide playground equipment/park activities for children with special needs
- Fix sidewalks and curbs for wheelchair bound residents

Other

- Skating rink
- Water park
- Banquet hall
- Indoor track
- Fitness center
- Hardware
- Building supply
- Go carts
- Arcades

Area 3

Housing

- Too many vacant lots
- Create an exterior paint program
- Get rid of bad tenants; i.e. drug dealers
- Build townhouses to replace demolished rentals
- Make landscaping similar
- Design new homes to look like older ones (in all areas)
- Build homes for seniors and handicapped

Public Improvements

- Create and put up signs to tell dog owners to clean up
- Walking trail in LaCrone Park
- More playground equipment in LaCrone Park
- More lighting

Economic Development

- Conference center/office building
- Refurbish abandoned factories
- Purchase abandoned factories
- Create training programs that partner with area businesses
- Co-op ventures to create jobs
- Youth training center at Frank and North Streets

Public Services

- Better lighting
- Fine property owners who do not remove snow from sidewalk
- Dispatch police faster

Special Groups

- Build gymnasium for youth
- Provide high-tech training for youth
- Develop programs to help youth
- Playground equipment for special needs children

Other

- Entertainment complex
- Outdoor track
- Fun park (water, go cart, etc)
- Multi-use building
- Bowling alley

Area 4

Housing

- Beautify/develop building across from Galilee Church
- Program to help homeowners get homes painted
- Help homeowners buy vacant lots next to them
- New housing should not be too intense/dense
- Replace rentals with rentals, so all can afford to live here
- Mixed housing (cost and types)

Public Improvements

- Remove fallen trees
- Bicycle trails
- Do not increase number of stores that sell liquor (set limits)
- Upgrade sidewalks
- Improve handicapped curb cuts
- Increased lighting
- Provide a place for seniors and children to walk
- Picnic tables at LaCrone Park
- Plant flowers in the park
- Reclaim park area behind Pattwood Apts
- More shopping opportunities
- Clean-up program
- Create sculpture/fountain at highway gateway

Economic Development

- Increase businesses
- Support existing businesses
- Improve light industrial area

Public Services

- Create center for driver's education
- Increase street cleaning
- More mailboxes/mail center
- Local recycling center
- Recycling education
- Repair broken sidewalks
- Place trash cans on every corner
- Fine landlords that continuously rent to drug dealers
- Sidewalks on Woodward

Special Groups

- Mentor programs for teens
- Babysitting course
- Hold contest for "gateway" sculpture/fountain design
- Create youth athletic leagues for all seasons and various sports

Other

- Gas station
- Golf course
- Baseball field
- Drive-in movie theater
- Amusement park

Area 5

Housing

- Harrison and North Streets - townhouses

Public Improvements

- Signs, directions to businesses, centers, etc
- Better street lights

Economic Development

- Vocational/technical skills center
- Purchase vacant property

Public Services

- More street lights
- Improve sidewalks on Frank Street
- More public safety patrol

Special Groups

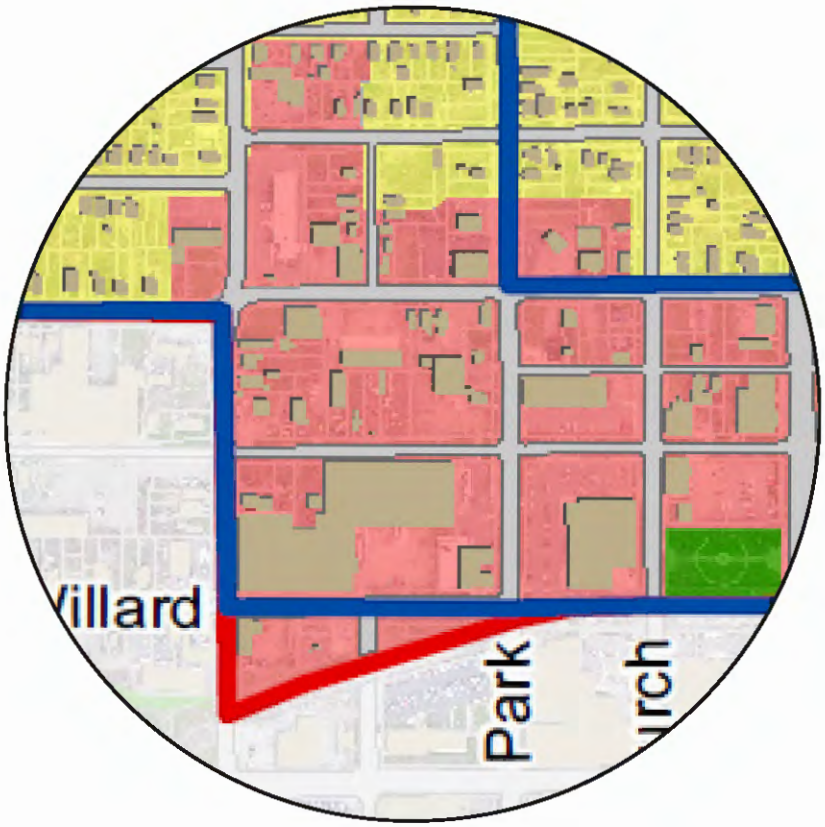
- Boys and girls club
- Programs for youth
- "Court house" type recreational center

Other

- Use available space for mixed uses, not only "light industrial," but also for housing, recreation, office space and retail. Name the whole complex after a worthy Northsider. Poll community for name.
- Rename a street

Future Land Use / Development Projects

The maps on the following two pages reflect desired future land uses and development projects and is supported with the strategic action items discussed in Chapter 4 through Chapter 7.

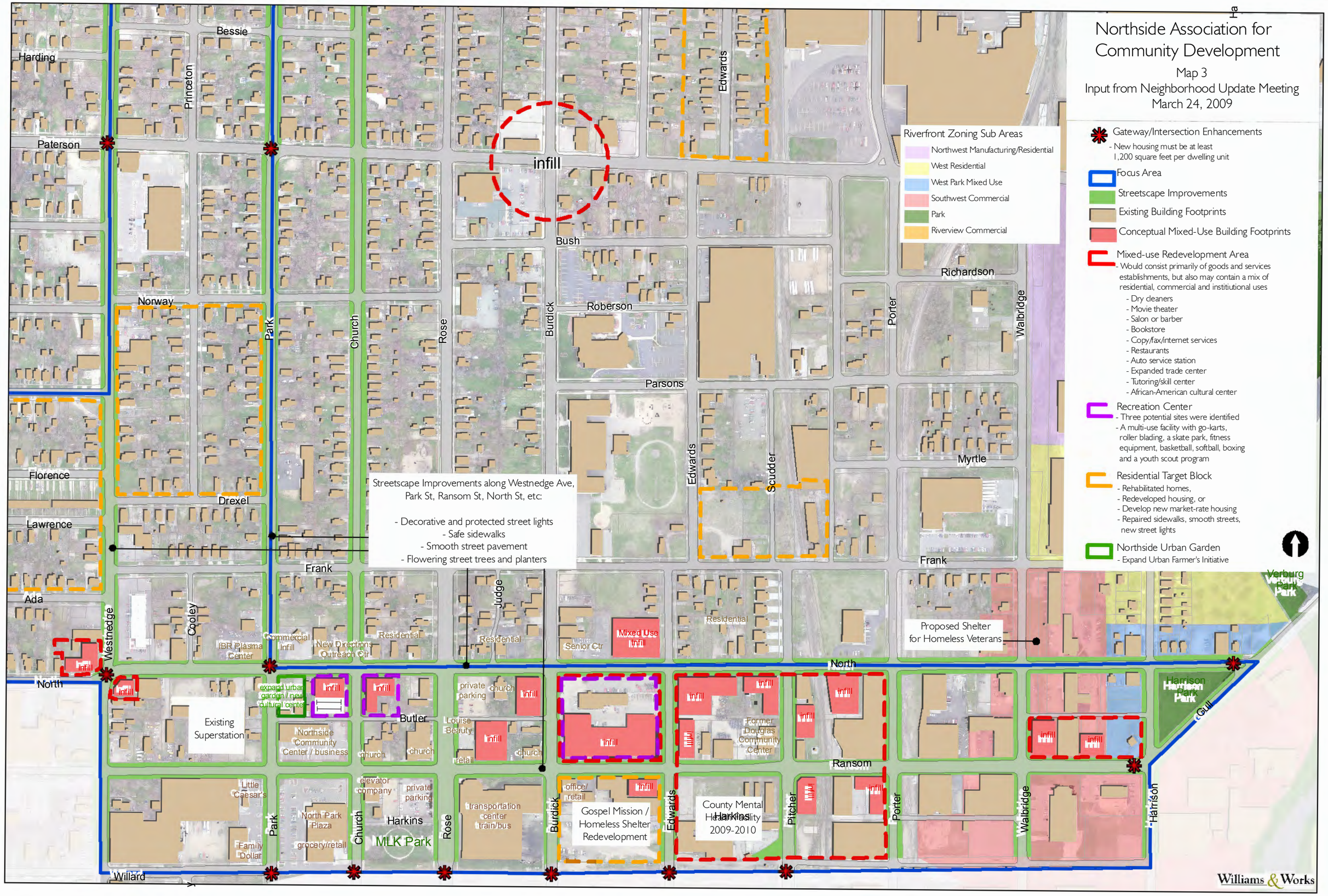


Northside Association for Community Development

Map 3

Input from Neighborhood Update Meeting

March 24, 2009



Northside Association for Community Development

Map 4
Input from Neighborhood Update Meeting
March 24, 2009

Gateway Enhancements
- New housing must be at least 1200 square feet per dwelling unit

Focus Area

Existing Building Footprints

Conceptual Mixed-Use Building Footprints

Mixed-use Redevelopment Area
- Would consist primarily of goods and services establishments, but also may contain a mix of residential, commercial and institiutional uses
  - Dry cleaners
  - Movie theater
  - Salon or barber
  - Bookstore
  - Copy/fax/internet services
  - Restaurants
  - Auto service station
  - Expanded trade center
  - Tutoring/skill center
  - African-American cultural center

Recreation Center
- Three potential sites were identified
- A multi-use facility with go-karts, roller blading, a skate park, fitness equipment, basketball, softball, boxing and a youth scout program

Residential Target Block
- Rehabilitated homes,
- Redeveloped housing, or
- Develop new market-rate housing
- Repaired sidewalks, smooth streets, new street lights

Northside Urban Garden
- Expand Urban Farmer's Initiative

Streetscape improvements along Park:

Flowering trees, paved driveways, street lights below the tree line with breakage protection (wire mesh)

Safety enhancements along Church:

Trim bushes and add street lights

Streetscape improvements along Westnedge:

Flowering trees, paved driveways, street lights below the tree line with breakage protection (wire mesh)

Hopkins
Prouty
Ritsema
Lulu
Bessie
Harding
Paterson
Norway
Elizabeth
Mabel
Florence
Lawrence
Ada
Drexel
Frank
Butler
Herbert
Martin
Clay
Bush
Roberts
Rose
Park
Church
Burdick
Judge
Princeton
Holland
Cobb
Simpson
Woodbury
Burrell
Cooley
Westnedge
Elm
infill
IBR Plasma Center
Commercial Infill
New Directions Outreach Ctr
Residential
Senior Ctr
expand urban garden / new cultural center
Northside Community Center / business
private parking
church
Louise Beauty

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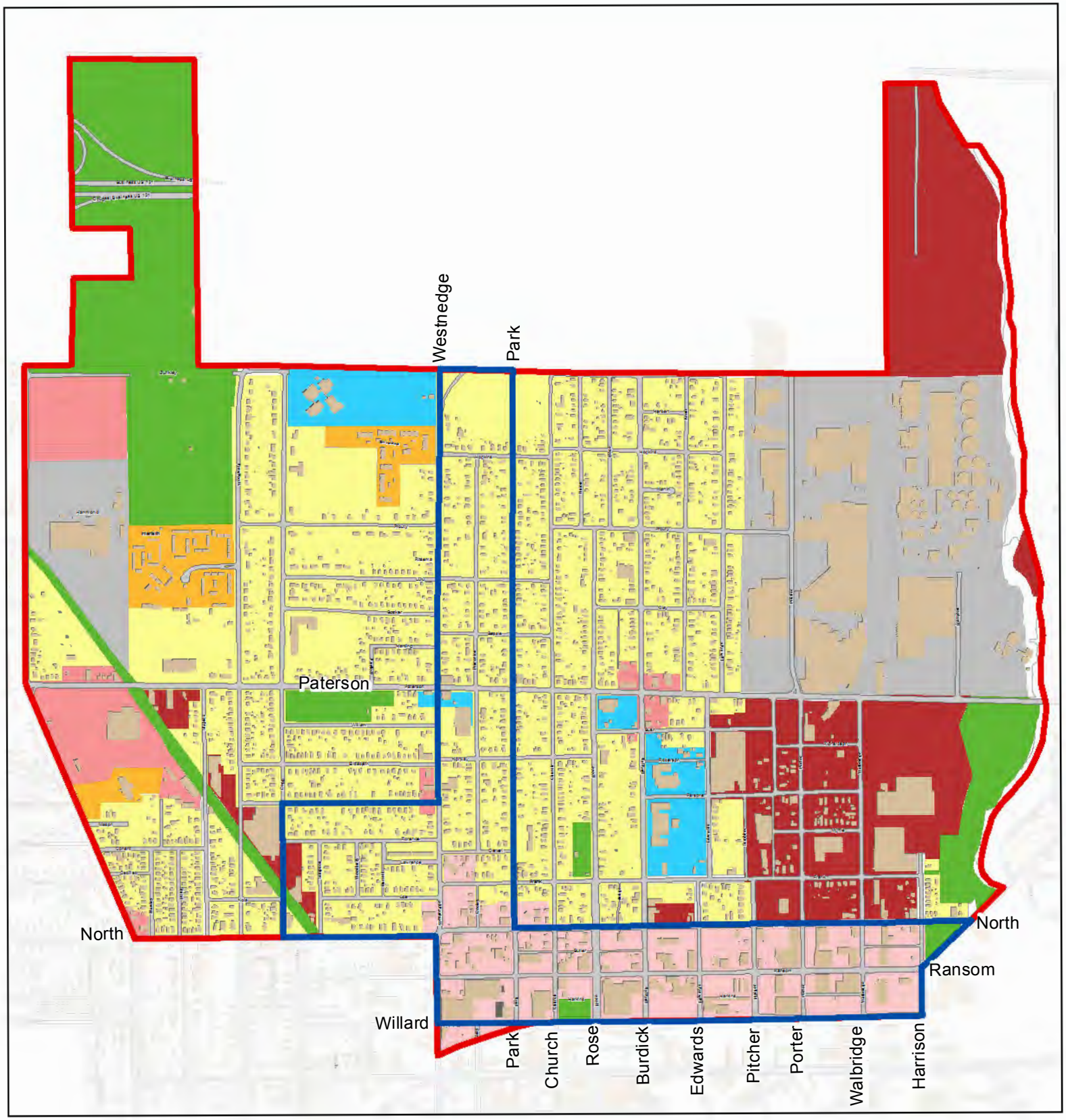

Northside Association for Community Development

Map 5
Future Land Use

Legend

- Focus Area
- Northside Neighborhood Boundary
- Building Footprints
- Single Family
- Multiple Family
- Mainstreet Commercial
- Neighborhood Commercial
- Mixed Use
- Institutional
- Industrial
- Parks

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Commercial District / Northside Main St

Neighborhoods with distinctive character, attractive streetscapes, and inviting gathering places within walkable proximity to a variety of retail establishments, personal services and cultural opportunities have an enhanced quality. When residential land uses are added to the mix, the neighborhood becomes livelier and even more livable. One key element of this plan is to encourage the redevelopment of the commercial district. The essential purpose is to proactively attract businesses and to facilitate the redevelopment of this area. Chapter 3 discusses commercial district revitalization.

As a result of NACD's efforts to revitalize the neighborhood, build upon previous successes and ongoing efforts, and to respond to resident input, a goal statement have been crafted. The goal is supported by specific objectives that, together with the goal, form the policy framework of this element of the plan. The goal is meant to portray a desired end, or the preferred condition of the Northside within the next ten years or so. It is intentionally general and is believed to be attainable through concerted effort. The objective statements are meant as more detailed milestones in the journey to achieve the larger goal. Other elements of this plan are also supported with goals and objectives.

Commercial District / Northside Main St Goal

The Northside will be a growing, redeveloping, vibrant neighborhood with viable businesses and industries that offer meaningful employment and foster a sustainable and high-quality community identity. The Northside will include a distinctive and well-defined neighborhood Main Street that acts as a regional destination with an attractive streetscape that serves the needs of residents and visitors as a hub of social and retailing activity.

Objectives:

1. Prepare and implement viable plans for mixed-use redevelopments in the neighborhood core by becoming a Michigan Main Street community; evaluating and promoting new economic development tools to retain and attract investment; and exploring alternative approaches to expand business attraction and retention efforts
2. Beautify the streetscape of key corridors, including sidewalk improvements, sidewalk lighting, street trees and other landscaping, pedestrian furniture, etc
3. Collaborate with the businesses, institutions and colleges desired for the area
4. Expand the Urban Farmer's Initiative
5. Create and annually re-evaluate a detailed marketing strategy on available property
6. Establish a program to create and promote a unique brand for the neighborhood, including signage and a sense of entry

The intent of this plan is to rejuvenate the community to provide a higher quality of life that offers "originality, options and opportunities" for the Northside's residents. Achieving this goal and the accompanying objectives will support that mission.

Following are some specific action steps that NACD should explore in working to revitalize the business corridor on the Northside.

Become a Michigan Main Street Community

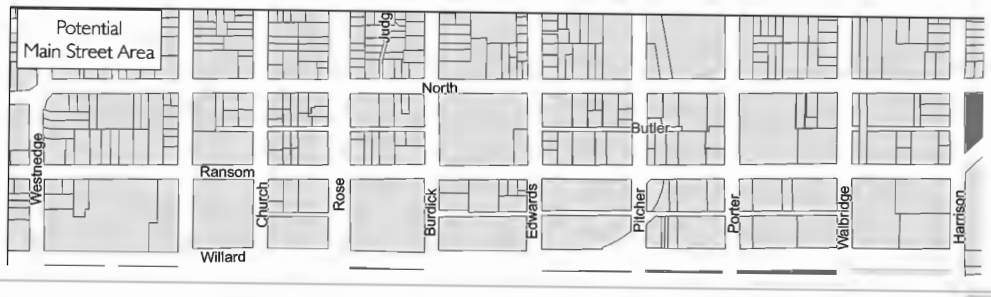
The Michigan Main Street (MMS) program provides technical support to communities who are targeting revitalization and preservation of their traditional commercial districts. The program began in 2003 and is affiliated with MSHDA, the National Main Street Center and the State Historic Preservation Office. MMS can assist NACD in establishing a local Main Street program; the potential benefits of establishing a program include:

- Create visually appealing and viable buildings
- Preserve historic architectural resources
- Program is tailored to specific community needs
- Create new jobs
- Increase investment
- Improve community image
- Attract new businesses
- Strengthen tax base

Clearly, the purpose of the MMS program is far-reaching and can influence redevelopment on the Northside. MMS uses a 4-Point Approach in an effort to assure community involvement, comprehensive planning, economic development and historic preservation. The four "points" include:

• Design	rehabilitation of historic structures, appropriate new construction, design management systems, and long-term planning ...
• Economic Restructuring	convert unused space into productive property and diversify business base ...
• Promotion	advertising, retail activities, special events, and marketing campaigns to foster investment and activity ...
• Organization	governing board and standing committees are volunteer-based, build consensus and divide responsibilities ...

This plan suggests NACD seek to form a local Main Street district on the Northside, roughly for the area delineated below. MMS staff provides services to communities at three different levels, which can be advantageous to achieving the goals throughout this plan. Each level is designed to assist in tackling increasingly more sophisticated revitalization efforts. Each level is based on the number of years a community has invested and includes services as well as "commitments." For example, for the initial year or two, Kalamazoo's Northside would be considered an Associate community; for the next five years, a Selected community; and after that, a Master community. The services and commitments offered and required are summarized more fully in appendix item #1.



MMS does not charge fees, but the process required by MMS will demand dollars. For example, Associate communities pay travel costs associated with required training sessions in Lansing. In addition, Selected communities must hire a full-time Main Street manager; and the community must fund the position and pay to run the program. Thirteen local MMS districts exist in Michigan today, including Muskegon, Niles, Grand Haven, Iron Mountain, Marshall, Boyne City, Old Town (Lansing), Clare, Howell, Calumet, Scottville, Manistee and Portland. Muskegon and Old Town (Lansing) are examples of funding the MMS program through grants and fundraisers.

MMS has specific eligibility requirements and application procedures that must be followed. To be eligible for a local Main Street designation, the proposed "district" must:

- Include a predominance of zero-lot line development. While all buildings within the district are not required to be constructed to the lot line, buildings within the district must be encouraged to be located on the front property line; and zoning must allow it.
- Have been planned and zoned for a minimum of 50 years.
- Include a certain level of historic buildings. Even though there is no predefined specific standard for how many buildings must be historic, MMS does require that a "certain" level of historic structures be observably present.
- Include a minimum of 20 parcels.

The business core of the Northside would apparently meet these prerequisites. MMS' application process begins every January with a workshop that explains the requirements and processes more fully. The City of Kalamazoo would need to endorse NACD's MMS application. This plan encourages NACD to work toward establishing a local Main Street designation on the Northside.

Engage in Redevelopment Planning

For the past 20 years, NACD has been a leader in facilitating real physical change on the Northside, and the market has generally followed. For example, after successfully overseeing the grocery store development, several adjacent private spin-off developments followed, as discussed later in the plan. Development proposals currently underway include the Gospel Mission redevelopment, a shelter for homeless veterans, and a Kalamazoo County mental health facility. These proposals will reuse properties and buildings and will begin to infuse the neighborhood core with more activity and the people involved will need restaurants, services and other support establishments.

Facilitating further redevelopment can begin with collaborating with the businesses and institutions that are being sought after; and collaborating with the incoming establishments to determine what services would benefit their employees. It will be important to create a marketing strategy on available property that chronicles the high level of pedestrian traffic in the neighborhood, NACD's success stories, and various details on available properties. Conducting a market study will also help determine what type of businesses the neighborhood can support.

There may be opportunities for technical and grant assistance in connection with the redevelopment of the neighborhood core. For example, the Economic Development Administration manages several Economic Development Assistance programs, where NACD would be an eligible entity that can apply for assistance in working to accelerate new business development. This option should be explored.

Michigan New Jobs Training Program

In keeping with expanding existing job training programs and providing jobs to neighborhood residents, NACD should explore the Michigan New Jobs Training Program in partnership with Kalamazoo Valley Community College (KVCC) and employers on the Northside and beyond.

The program allows employers, who are seeking to hire new employees, to work with a community college to identify training costs for new employees. The community college then engages in employee training and is responsible for assuring that the employer's training needs are being met.

The program provides a flexible funding mechanism that allows the employer to avoid paying for training of new staff. The community college would pay for new employee training, and the taxes normally paid by the employer on the employee's wages would be diverted to repay the community college. This economic development incentive should be promoted and discussions between employers and KVCC should be facilitated.

Housing

Chapter 5 of the plan lists goals and objectives pertaining to housing, neighborhood safety, and resident participation in the neighborhood revitalization process. This plan supports diverse, mixed-income communities comprised of housing stock that accomodates the needs of all abilities and lifestyles. This plan recognizes that improved actual and perceived safety, participation and sense of community can have an impact on the quality of life and the quality of the community.

The Northside is currently home to the largest concentration of social service organizations in Kalamazoo County. This includes large, sprawling complexes such as Interfaith Homes, Gladeshire, and Northwinds. While these complexes have historically met a regional need, this plan does not support additional similar developments on the Northside.

Additionally, this plan encourages the development of market-rate, single-family dwellings, a minimum of 1,200 square feet in floor area; that are designed consistently with the majority of homes on the block. The construction of homes that are smaller than existing homes on the same block, which do not match the architectural characteristics of existing homes, is explicitly discouraged.

Housing Goal

The Northside will be safe, clean and attractive; offering a variety of quality housing options.

Objectives:

1. Strengthen existing capacity to advocate for local needs
2. Construct market-rate, single-family housing with a minimum of 1,200 square feet of floor area that is harmonious with existing dwellings on the block
3. Petition the City for safety-related streetscape improvements, including sidewalk and street repair, where needed
4. Partner with appropriate agencies to develop and implement a program, or work to expand current programs, to repair and renovate blighted or unsafe properties and to remove those that are beyond renovation
5. Encourage new development that offers a broad range of housing choices formed in walkable patterns with distinctive, quality gathering spaces to promote neighbor interaction
6. Work with City to improve routine rental unit inspection

Public Safety Goal

Through increased public involvement, informed citizens, inter-agency cooperation, and increased public safety staff at the neighborhood level, Northside residents and businesses will enjoy an enhanced and comfortable level of public safety.

Objectives:

1. Investigate methods to shorten response times and to increase responses to complaints
2. Increase resident participation in the public safety process
3. Communicate regularly with public safety staff
4. Expand neighborhood patrolling and crime prevention programs

Resident Participation Goal
Current and future residents of the Northside will trust, understand and seek to participate in the community redevelopment process. Access to services will be convenient, flexible, responsive and streamlined to meet the needs of all segments of the community.

Objectives:

1. Attract and nurture talented, diverse and open-minded volunteers
2. Provide facilities and space for others to offer common or desired services within the neighborhood, such as tax return preparation, home ownership consultation, job training, etc
3. Establish programs to utilize electronic, face-to-face and other media to strengthen community awareness and involvement

These examples illustrate the type of new housing that may be desired on the Northside. The photographs depict new housing that complements architectural details of existing homes and contributes to a range of affordability.

Recreation and Cultural Facilities

During the planning process, residents identified a need for enhanced recreational and cultural facilities on the Northside. Planning participants recognized the breadth of existing parkland on the Northside, as shown on Map 6, and acknowledged that the Northside has one of the largest concentrations of park acreage in the City. However, several improvements to existing facilities, a multi-use recreation center, and a heritage center are desired.

Recreation Goal

Recreation facilities will meet the expectations of park users with continued improvements and enhanced amenities that are supported through inter-agency cooperation and heightened volunteerism.

Objectives:

1. Develop a multi-use recreation center
2. Establish volunteer day program for maintenance in parks
3. Improve existing facilities in neighborhood parks

Cultural Facilities Goal

The Northside will be host to a diverse range of public and private destinations for the arts that foster a quality community image and build upon the unique identity for the area. A heritage center will be developed that reflects the cultural history of the Northside.

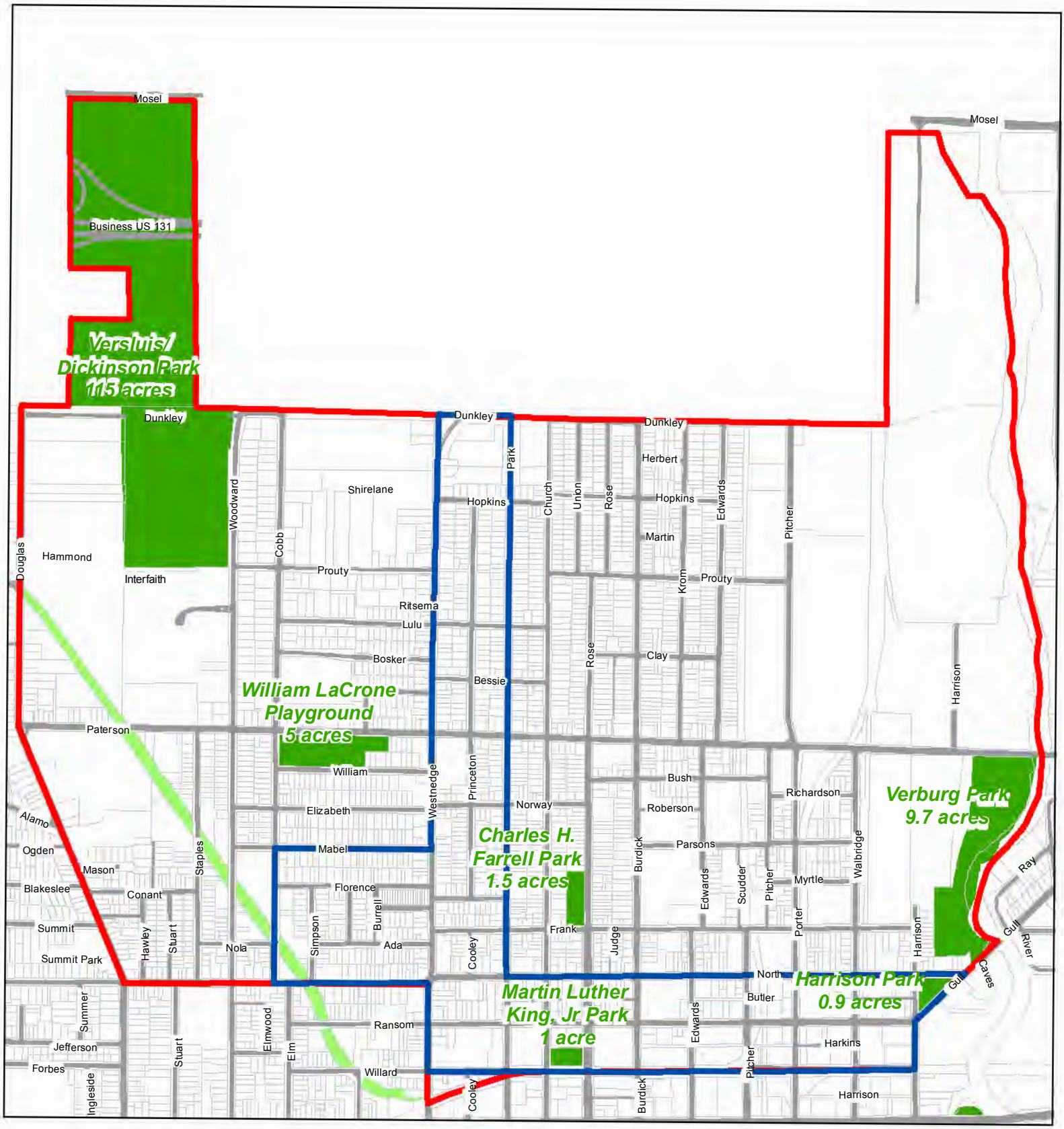
Objectives:

1. Identify cultural, historic and natural resources, and local traditions and artists
2. Work with the National Trust for Historic Preservation's Heritage Tourism Program and the Share Your Heritage Workshop program in engaging these resources
3. Partner with essential local entities in creation of an arts incubator to foster leadership and capacity

Multi-use Recreation Center Development

Residents identified the development of a multi-use recreation center as a priority, as the community is underserved with facilities that promote health. The general trend in neighborhood recreation centers is away from single-purpose facilities, which cater to one single activity. A multi-use facility can include fitness equipment, with some meeting rooms or space configured to accommodate civic or educational activities. Specifically, Northside residents are interested in a multi-use center that ideally would include roller-blading and skating, fitness equipment, basketball, softball, boxing and a youth "scout" program.

In planning for the recreation center, it will be important to maximize opportunity and access while ensuring that the broadest range of needs and physical abilities have been contemplated and planned for. In addition, the facility can also double as a job training and daycare establishment. Residents indicated that existing job centers or programs, although cherished, can be expanded to benefit more youth and to broaden training activities. Moreover, a daycare component would increase the likelihood that young families can participate in job training and fitness activities, thereby helping to ensure the long-term viability of the recreation center.



Northside Association for Community Development

Map 6
Parks

Northside Neighborhood Boundary
Focus Area
Parks
Trails

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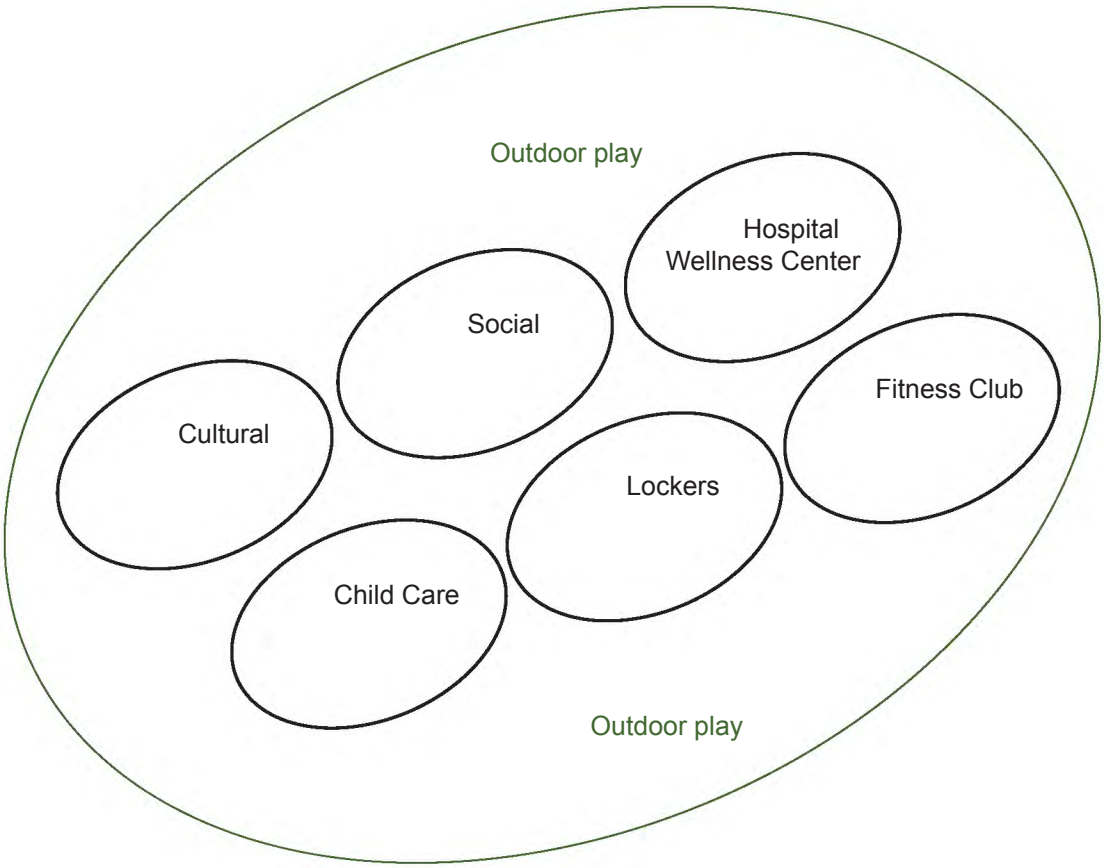
1. Recreation Facility Layout Concept



Potential Funding Sources

Most recreation buildings and programs are funded by local governments via budgeted park department funds, special tax assessments, or general obligation bonds. Clearly, NACD, as a non-profit neighborhood association rather than a government that levies taxes, will need to be more creative. Funding creativity can include a combination of the following:

- Partnering with the City, where the facility becomes a fee-supported service of the Parks and Recreation Department, which means it does not use tax money to operate and generates its own revenue from user fees and any surplus revenue pays for debt retirement.
- Partnering with a local hospital, which can provide for construction costs if allowed to locate a satellite "wellness center" in conjunction with the fitness club element.
- Corporate sponsorship and the selling of naming rights.
- Partnering with the local branches of the YMCA, YWCA, the Boys and Girls Club and the Douglas Community Association.
- Partnering with the Kalamazoo Public Schools.
- Community fundraising and donations or low-interest loans from philanthropic foundations, the County or the City.
- City CDBG monies, which can sometimes be used for recreation; and NACD should petition the City to determine if this is a viable option.

- Partnering with LISC or some other entity that has available new market tax credits through the National Equity Fund; NACD can capitalize on its non-profit status to attain grant dollars to help fund any land acquisition, demolition and reconstruction that may be needed.
- The Michigan Natural Resources Trust Fund and the Land and Water Conservation Fund, which can provide financial assistance to the City to assist in the development of land for public outdoor recreation. Land Acquisition Grants may also be attainable for land acquisition and passive or active recreational projects.
- Commercial loans.
- The Hasbro Children's Foundation, which is known to support social services, health education programs and playground refurbishment or construction.

What is the process?

NACD will need a management plan that reflects priorities and operational alternatives; a marketing scheme to solicit membership; policies for energy efficiency and low maintenance facilities; and a framework for flexible, adaptable and multi-functional floor plans. In addition, the recreation center should be connected to the community and youth should play a major role in its development. Youth need safe and successful places to gather and be themselves; and they need permanent employment skill training. Youth need responsibility, and the authority to govern part of the decision-making process to embrace that responsibility. Following are several steps to developing a successful recreation center.

Identify the service area

A critical initial step is to determine the scope of the project and to identify the physical area targeted for use of the recreation center. This provides a geographic framework for data gathering and is necessary to determine the size and function of the facility. Part of this process will involve evaluating existing similar facilities nearby and whether those facilities are accessible to Northside residents.

Conduct an audit of existing facilities and programs

The second step should be analyzing the location, capacity and condition of existing similar services. For facilities, NACD should collect a floor plan of the buildings; utilization pattern by season and day; capacities in terms of power, equipment, and furniture; and transport linkages and connections. For programs that are not specific to any one facility, information to be gathered includes location(s), nature of the program, and various participant data including fees and the level of patronage.

Gather participation data

Various demographic data should be collected to determine the character of those families and individuals who the facility would be marketed to. This information can align the effort to develop a recreation center with the people in the neighborhood. Since new Census information will be published in 2010, it is suggested this step be delayed until then.

However, this phase should also include surveying potential users – the neighborhood or a broader group – to define which recreational services are most sought. Generally, exercise tends to be the number one use of a recreational facility; fitness areas are the top generator of income. Aerobics or dance programs are second; and gymnasiums are third.

Justify the need

NACD can justify the need for a neighborhood recreation center if it can determine, without limitation, that:

- A gap exists in recreational services on the Northside
- Existing facilities within the region do not meet needs of Northside residents
- A profile of the Northside reveals it is well-matched to the make-up of the proposed facility

Conduct stakeholder consultation

A communications tactic should be developed and implemented to engage the community and stakeholders to provide critical information as to the likely use of the facility. Stakeholders can help prepare the concept designs and cost estimates and funding sources.

Streetscape Enhancements

The focus area includes newly redeveloped commercial areas; industrial properties; residential uses; and institutional land uses. The predominant land use near the southern end of the planning area, or the core, is light industrial with scattered commercial, and some properties are vacant. While industry can generate tax base, some of the existing industrial buildings are deteriorating and some operations are not effectively screened. Moreover, several structures in the planning area appear boarded up or highly protected by security devices, telling visitors that the area may be dangerous. Based on resident input and on previous planning efforts, this plan encourages the beautification of key corridors, as follows.

Establish "Gateways" at Key Intersections

The Northside is the gateway into Kalamazoo from the north; and as such, it deserves a stunning entry experience. This plan generally supports the gateway drawings prepared by O'Boyle, Cowell Blalock & Associates (OCBA) for the City of Kalamazoo in November 2006. Moreover, the resident participants in the public input process identified additional gateway areas that should be upgraded, as shown on Map 3 and Map 4. The design principals explored in OCBA's renderings can be applied throughout the planning area:

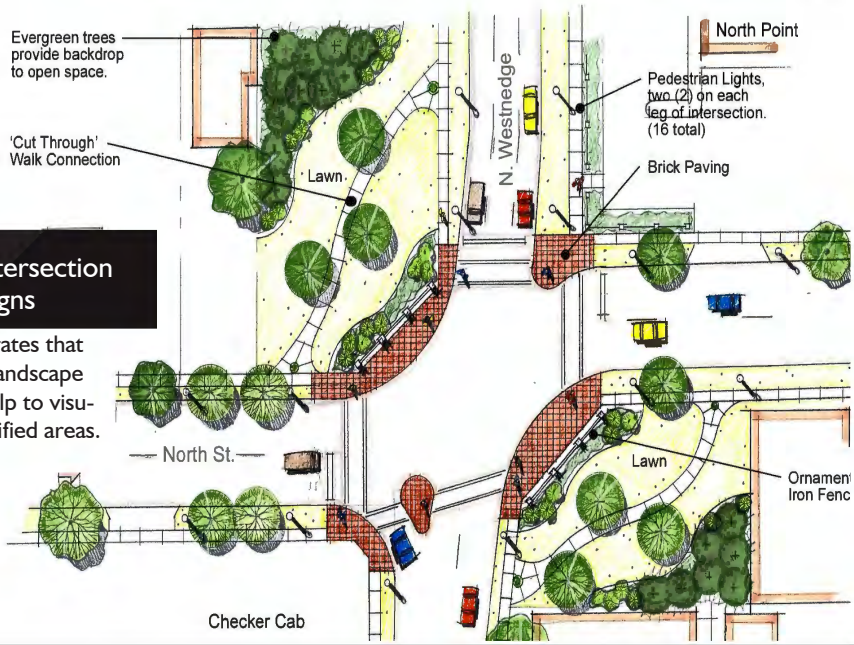
2. Gateway Signage

This graphic illustrates a potential gateway design at the Westnedge intersection with Dunkley.

Sign Elevation

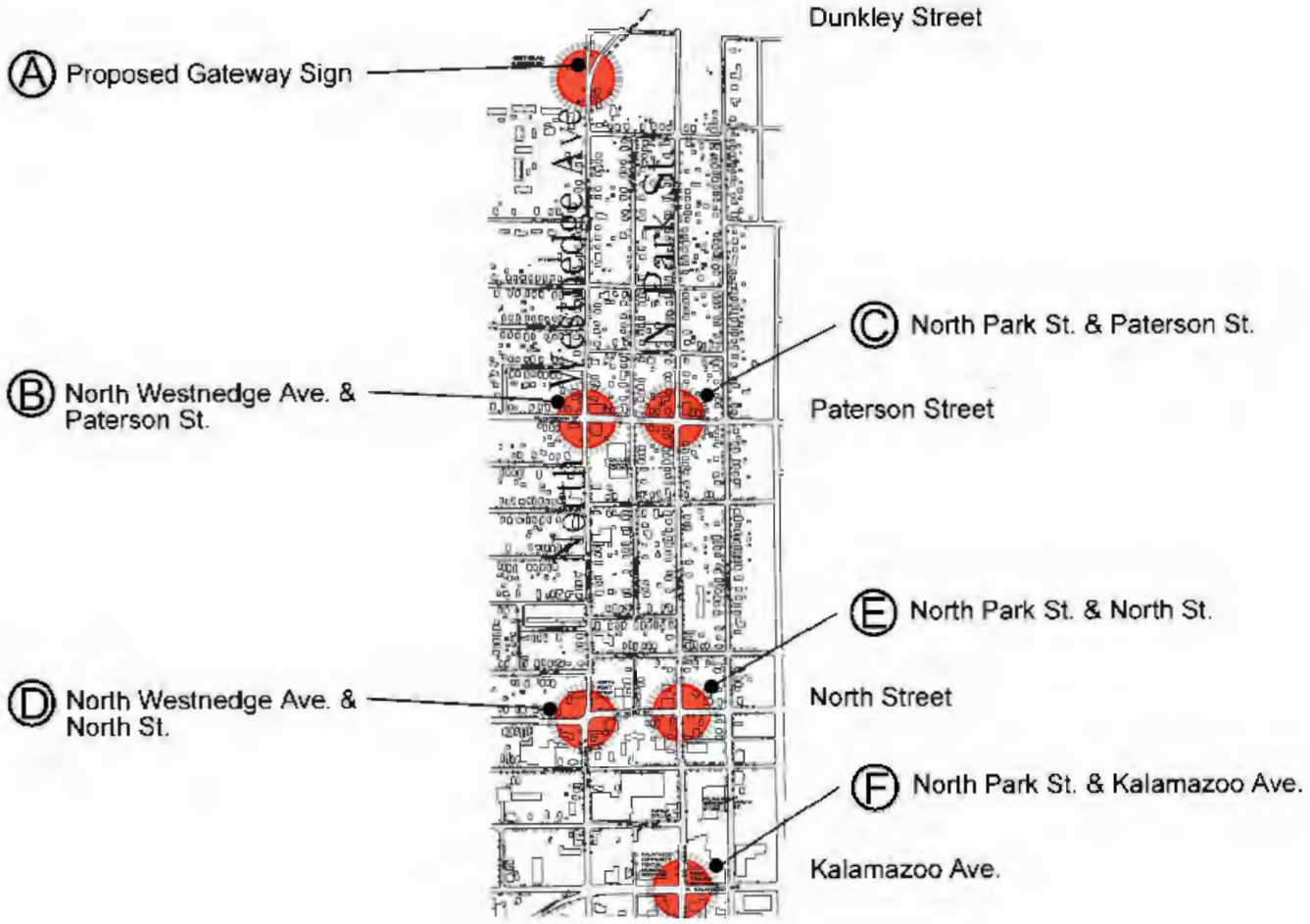
3. Major Intersection Designs

This graphic illustrates that brick pavers and landscape treatments can help to visually improve identified areas.



4. Intersection Locations

The image below, created by OCBA, depicts the locations where improvements are recommended. These areas generally coincide with the gateway areas identified in Map 3 and Map 4, although Maps 3 and 4 identify additional areas where gateways and intersections can be improved.



Enhance Key Corridors

The public identified Westnedge Avenue, Park Street, Church Street, North Street and Ransom Street as the most visible corridors, and the most in need, of visual and physical enhancement. The public realm of these corridors – consisting of the public road right-of-way – can be improved to enhance safety and aesthetics. For example, residents indicated that segments of sidewalk needed to be repaired and repaved to help ensure pedestrian safety; and that powerful landscaping and beautification schemes are needed to improve the look and feel of the overall community. Specifically, the plan to enhance streetscapes within the planning area includes the following.

- Benches, bicycle racks, comfortable bus stops with weather protection, and garbage containers can be used to humanize the streets.
- Segments of unsafe sidewalk can be repaired to encourage pedestrian movement, and brick pavers can be used in certain locations to complement older, more ornate buildings and add to the unique character of the neighborhood.
- Consistent with the OCBA intersection drawings, bulb-outs can be used to augment pedestrian safety by slowing motorized traffic, reducing pedestrian crossing distance, and improving visibility of pedestrians.
- Clearly delineated crosswalks can complete the pedestrian network on the Northside by designated space within the streets for people to use.
- Residents stated that lighting needs to illuminate the sidewalk, where people are, and that fixtures must be protected from vandalism via screen mesh or other means while being decorative.
- A planting program can be implemented to add flowering plants in visible locations to lend an appearance of pride and ownership. The current proposal to partner with Youth Opportunities Unlimited (YOU) in the installation of raised flower beds can be refined and implemented. Garden areas are also desired in vacant lots.
- Street trees can also improve appearance; provide shade; and separate pedestrians on the sidewalk from moving motor vehicles in the roadway.
- While these improvements are underway, the Northside can build upon its current identity in establishing a program to create and promote a "brand" for the neighborhood. This can be realized through signage, banners, consistent planting schemes, repetitive lighting fixtures, and/or certain new businesses.
- Residents also identified several segments of roadway that were in dire need of street and curb replacement and repair, because of excessive potholes or a general crumbling appearance.

It is also notable that the City of Kalamazoo's Brownfield Redevelopment Authority has begun engineering and design work for streetscape improvements and roadway geometrics for a portion of the Riverfront Redevelopment area near Harrison Street and Gull Street along the east boundary of the focus area. The purpose of this effort is to establish a unique sense of place for this area that is premised on sustainability, walkability, and innovative design techniques, such as road roundabouts. The triangular Harrison Park is included within the scope of this project. It will be important for NACD to be involved with this project to ensure that efforts are not duplicated, and where desired and appropriate, that efforts are coordinated, for the overlapping boundary.

Fund the Streetscape Beautification

- The Michigan Main Street (MMS) program, discussed later in the plan, offers design services to property owners within Selected communities. The MMS architect will complete up to fifteen designs in any Main Street community.
- The Michigan Department of Transportation (MDOT) Enhancement Program provides grants for pedestrian and bicycle facilities and improvements to existing facilities; and landscaping and other beautification within public rights-of-way. Generally, a minimum match of 20% is required and the City of Kalamazoo would need to apply for the grant on behalf of NACD. However, Westnedge Avenue and Park Street are state roads and as such, MDOT can allocate money for enhancement of these corridors. This grant program can fund street trees; planters; decorative light poles; decorative paving; and design elements that increase pedestrian safety, such as the bulb-outs recommended in several of OCBA's drawings.

  MDOT funds had been designated for Westnedge Avenue sidewalk safety improvements at some point in the past, but the monies were used elsewhere for a variety of reasons. NACD should investigate whether this money is still available, or petition the City to apply for new Enhancement funds.
- Kalamazoo's Neighborhood Development Division administers the Community Development Block Grant (CDBG) program. The funds can help to pay for street improvements, including resurfacing, and also landscaping enhancements within the right-of-way.
- NACD can work with the Community Forestry Grant program to plant additional trees along key corridors. The program provides technical assistance to entities that wish to plant and maintain street trees. Grants of up to $20,000 may be awarded by the Forest, Mineral and Fire Management Division of the Michigan Department of Natural Resources. NACD can apply for this grant to help "green" certain street segments.
- Bikes Belong Coalition (BBC) grants may be available for bicycle facility development and education-related projects. BBC's mission is to assist in increasing the number of people who regularly use bicycles as alternative transportation, and to promote safe, "complete" streets, or streets that are designed for equal use among motorists and bicyclists. OCBA's concept drawings include bike lanes along Westnedge Avenue and Park Street, as shown below.

5. Bike Lane Image

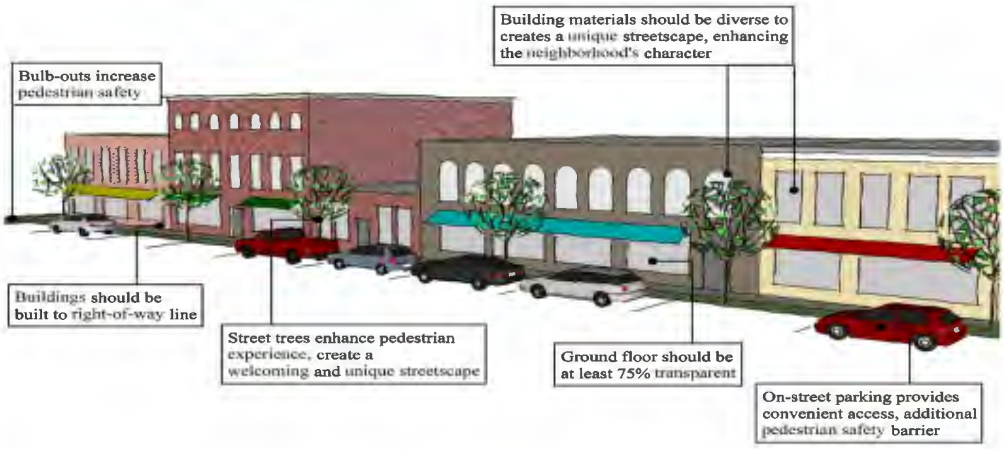
- Tax increment financing is another potential funding mechanism that, if sought after, will require collaboration among a variety of affected entities, including property owners, the City, the County and other taxing jurisdictions levying taxes within a specified area. Tax increment financing could be implemented via a Corridor Improvement Authority (CIA). A CIA can capture tax increment dollars and use the capital to physically improve a specified area that is generally identified as an aged commercial corridor that has experienced considerable disinvestment. Michigan Public Act 280 of 2005, as amended, sets forth the process to create a CIA and the eligible improvement activities.

Promote Design Guidelines

To enhance the streetscape of the core area and to foster a bustling neighborhood center, immediately adjacent to downtown Kalamazoo, design guidelines should be encouraged. These guidelines can be incorporated into the City's Master Plan and memorialized into the City's Zoning Ordinance.

Some existing sites have a suburban appearance, with parking lots in the front yard and buildings set far back from the sidewalk. This communicates that portions of the Northside are meant for automobiles – not people. Some of the older, more historic portions of the core display the characteristics of a people-centered community, with large windows over-looking the sidewalk, buildings built to or near the right-of-way line, high-quality building materials with unique attention to detail, and primary entrances opening up to the sidewalk. These attributes should be promoted and new development should be consistent with this pattern.

6. Design Guidelines



Northside residents have attended many Town Hall Meetings to share opinions about the needs and desires of the community.

Planning History and Success Stories

Previous Plans

When planning for the future, it is appropriate to review the existing planning documents for benchmarking purposes. Reviewing existing plans helps to measure success and to determine whether expressed current policies reflect the most recent concerns and issues.

Since 1995, Northside residents have attended many Town Hall Meetings to share opinions about the needs and desires of the community. NACD has facilitated planning meetings in 1995, 2000, 2005, and 2008. Needs and desires have included the following development projects and land uses:

- A neighborhood grocery store, water playground, internet and copy shop, urban produce garden, bowling alley, skating rink, an automobile service station, and a laundromat/dry cleaner establishment
- Installation of street lighting along certain segments of roadway

Many other projects have been identified by residents, most of which relate to improving the look and cleanliness of the neighborhood and job creation; and these goals have been chronicled in documents such as the 2005 Neighborhood Strategy planning document. The strategy document included many objectives. The objectives were listings of land uses or programs that should be developed in no more than a 5-year period. The objectives include the creation of:

- A Roof and Furnace Program
- An Employment Training Program
- A Housing Rehab Services Program
- An Urban Garden Program
- Home Heating Assistance
- Property Purchase and Cleanup
- Social Gathering Events

Felpausch

Northside Community Center

Northside Urban Garden

Response to Resident Needs

The NACD has accomplished many of the objectives listed in that 2005 strategy document, and there are earlier success stories, as well. In response to resident needs, NACD developed a 3-tiered phasing plan, including:

- Phase 1. Northside Grocery Store
- Phase 2. Northside Community Center
- Phase 3. Northside Urban Garden

Phase 1. Northside Grocery Store

The opening of North Park Street Plaza in 2003 was the rewarding culmination of 10 years of effort. Residents had been vocal about the need for more retail opportunities for about 20 years, and with the assistance of various public and private entities and individuals, the NACD coordinated the development of the North Park Street Plaza. The 29,000-square foot building includes a beauty supply store, a substance abuse counseling center, and a sickle cell anemia office, with a Felpausch grocery store as the anchor. This development resulted in the demolition and cleanup of abandoned industrial buildings and the creation of 30 jobs, 18 of which went to low-income individuals.

Phase 2. Northside Community Center

Another important achievement for the Northside was realized in 2004, with the construction of a 9,600-square foot building that provides space for the NACD offices, a community room, a child care center and senior care center, and a commercial kitchen. Eight jobs were created as part of this undertaking. Spin-off private development resulted across from the grocery store and Northside Community Center, as well, including a new Family Dollar and Little Caesar's in 2005 and 2006.

Phase 3. Northside Urban Garden

A gardening program was established in 2007 to instruct Northside residents on growing fruits and vegetables. This development involved the conversion of a dilapidated structure to an outdoor garden space; and a second structure was rehabilitated to house youth activities and to help cultivate a variety of edible fruits and vegetables.

A private spinoff development

Spray park

Super station

Spray Park

A water playground opened near the intersection of Florence Street and Burrell Street in the summer of 2008. The recreational facility's $200,000 cost was funded by numerous private donors, businesses, local foundations, the NACD, and the Downtown Kiwanis Club. The City of Kalamazoo donated the two vacant lots on which the park is located. The park is designed to accommodate 40 children between the ages of 5 and 12, and includes unique spray fixtures that will entertain children and help keep them cool during blistering summer months. Spray fixtures are on timers so that the park is automatically operational daily from 10:00 AM to 9:00 PM, except the sprayers turn off when movement is not detected for a period of time. NACD and the Downtown Kiwanis Club fund maintenance and operating expenses estimated at $10,000 annually.

Acquisition and Demolition

In 2008, NACD purchased several residential properties that have been considered eyesores, near the corner of North Street and Church Street. Several homes were demolished and cleared, to make way for a new development. This activity directly correlates with resident desires to establish a property purchase program.

Other Accomplishments

The same year the spray park opened, a new City of Kalamazoo public safety super station was constructed at the corner of Ransom Street and Park Street. This development resulted in cleanup of another eyesore property and brings necessary public safety services closer to Northside residents. NACD has also established a home heating assistance program and facilitates annual Halloween and Christmas parties, and various informational meetings for residents. Finally, additional street lighting was installed along Church Street to increase visibility and safety.

Summary of Conditions

The purpose of this section of the plan is to provide a brief overview of demographic composition and a summary of housing and other trends within the planning area. The data shown on the following pages reflects 2000 United States Census data for the Northside neighborhood. The data encompasses Census Tracts 2.02 and 3, Kalamazoo County, Michigan. These block groups generally parallel the boundaries of the Northside neighborhood.

Community Characteristics

The Northside is home to 5,776 people, and is thus approximately 7% of the City of Kalamazoo's total population of 77,092.

A plurality of Northside residents, or about 80%, is African American. Over one-quarter of the city's African American population resides on the Northside. While this will not influence land use and redevelopment in the community, it does reflect the cherished diversity in the broader city.

7. Northside Racial Composition

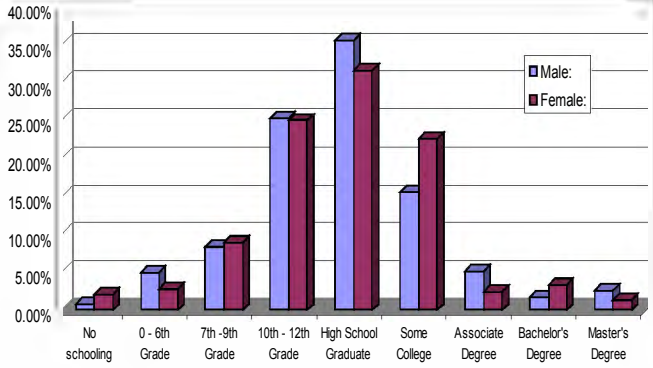
Black or African American alone	80.92%
White or Caucasian alone	6.23%
Two or more races	5.49%
Hispanic or Latino	4.17%
American Indian and Alaska Native alone	0.31%
Native Hawaiian and Other Pacific Islander alone	0.00%
Some other race alone	2.29%

The median household income for Northside residents and the City of Kalamazoo are $21,999 and $31,189, respectively. The median family income is $21,972 for the Northside and $42,438 for the city.

Thirty-eight percent of Northside households include children under 18 years old; 21% have children under 6 years old. These figures are similar for the city overall. The average household size is 2.955 persons per household on the Northside, and 2.31 persons for the city overall.

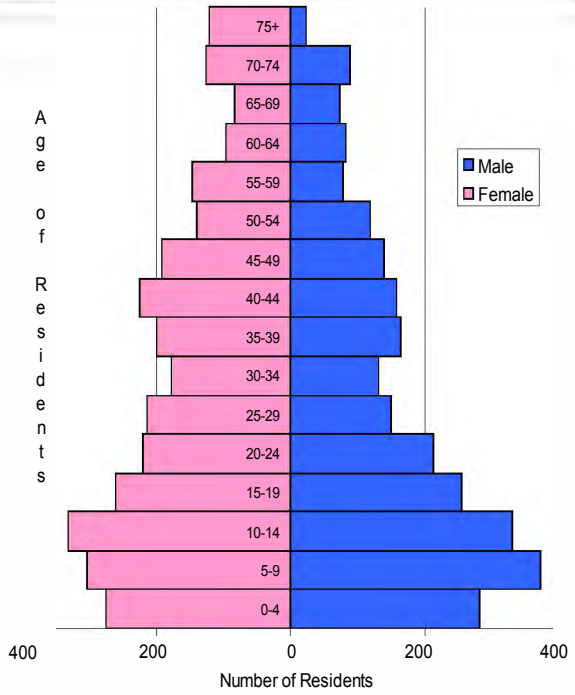
Approximately 60% of Northside residents 25 years or older are high school graduates; 27% of residents have completed some college; and over 8% has received an Associate's degree.

8. Northside Educational Attainment



The median age for a City of Kalamazoo resident is 26.2 years; while the median age for the United States as a whole is 36.4. The relatively young population in the city likely reflects the higher learning institutions in the community, such as Kalamazoo College and Western Michigan University. For the Northside, the median age of residents is 26.5 years, similar to the City overall.

9. Northside Age by Gender



Traffic Counts and Commuting Patterns

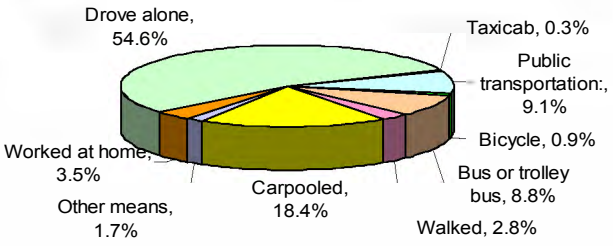
The table shows falling traffic counts between 2003 and 2007 along both Park Street and Westnedge Avenue, known as M-331 to MDOT. The loss in vehicles per day is minor and may be reflective of population decline in the City of Kalamazoo since all major thoroughfares have experienced a drop in the number of daily vehicles, according to MDOT.

10. Traffic Counts for M-331 (average vehicles per day)

	Park Street		Westnedge Avenue	
	South of Paterson	North of Paterson	South of Paterson	North of Paterson
2007	8300	4500	8300	4400
2006	8400	4500	8300	4400
2005	8900	4600	8800	4600
2004	9000	4700	8800	5100
2003	8900	4600	8800	5100

For example, W. North Street between N. Church Street and N. Rose Street experienced 6,634 vehicles per day in 2000, but only 4,046 vehicles per day in 2008, a 39% decline. W. Patterson Street between N. Church Street and N. Rose Street experienced 8,880 vehicles per day in 2006, but only 7,473 vehicles per day in 2008, a 16% decline. However, Harrison Street between E. Harkins Court and Gull Road experienced a 30% increase in traffic counts: 5,018 vehicles per day in 2003, and 7,145 vehicles per day in 2008.

11. Travel Means to Work



Approximately 55% of Northside residents over the age of 16 drove to work alone, compared to 74% of Kalamazoo residents overall. Alternative means of transportation appear to be abundant on the Northside, with almost 18% of residents indicating the use of alternative public transit or buses to travel to work. Comparatively, only 2.8% of the City overall reports utilizing public transit to travel to work. While the Northside is largely auto-dependent, alternative means are available to residents of the neighborhood.

Housing

At the 2000 Census, the rate of homeownership in the neighborhood was similar to that of the city overall, as table 6 indicates. Table 7, however, indicates that housing vacancy was 5 percentage points higher in the Northside than in the broader city. This may be a result of the weakening housing and renter markets, or may be an indicator of neighborhood instability.

12. Housing Stability

	Owner-Occupied	Renter Occupied
Northside	46.71%	53.29%
Kalamazoo	47.81%	52.19%

13. Housing Vacancy

	Occupied	Vacant
Northside	87.17%	12.83%
Kalamazoo	92.54%	7.46%

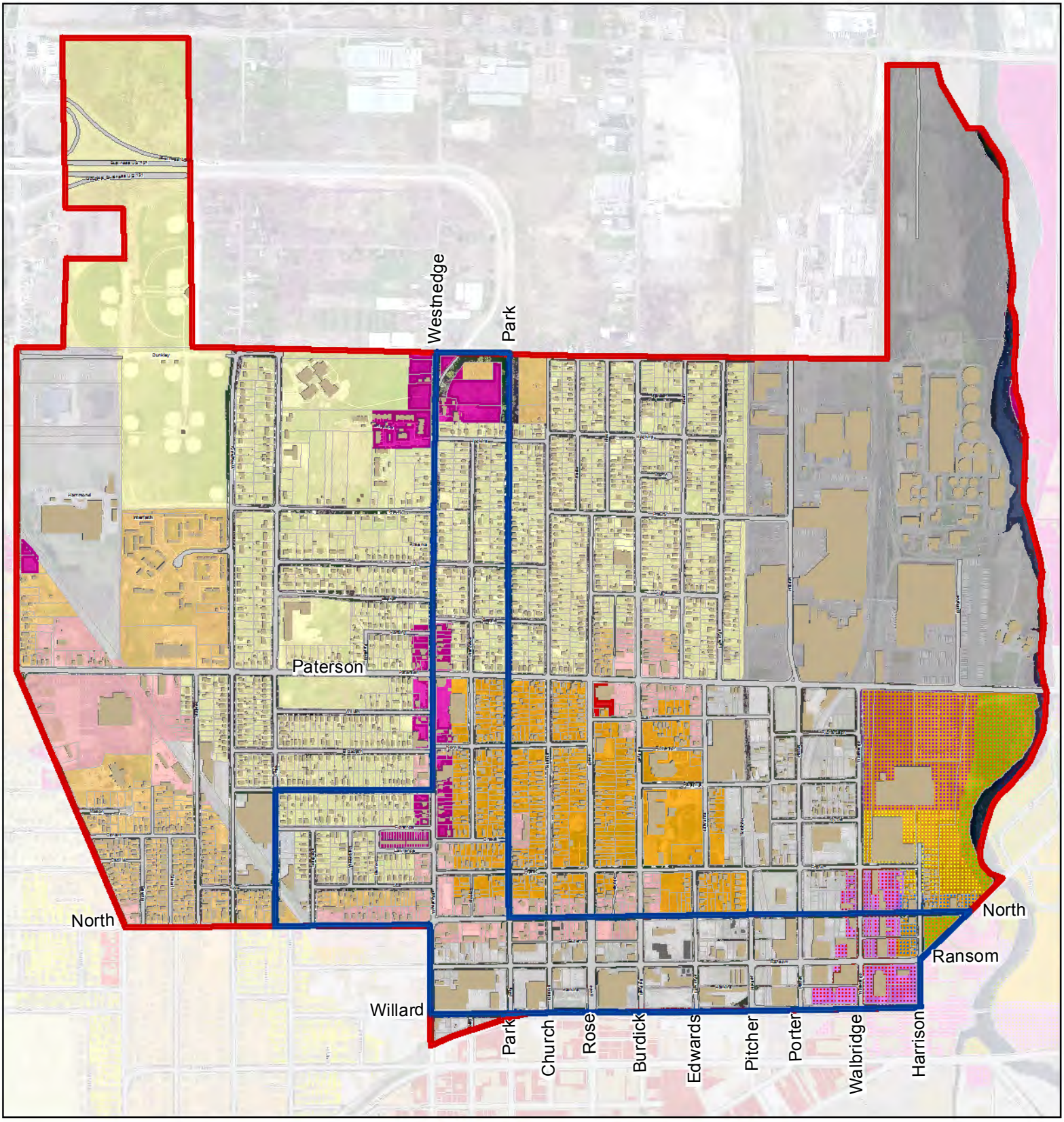
A total of 2,299 dwelling units exist on the Northside, 64% of which are detached, single-family homes. About 11% of Northside dwellings are 2-unit structures; 14% are 3- or 4-unit structures; and 6% of dwellings are located in buildings with 5 or more units. The median year that Northside housing structures were built was 1945; with 38% of structures built before 1939. The median year that housing structures were built in the entire city is 1956, illustrating that the Northside housing stock is 10 years older than that of the city on average.

Map 7 depicts the Northside via use of pictures; and Map 8 illustrates the various zoning districts that currently determine land use and development patterns on the Northside.

Northside Association for Community Development

Map 7. Neighborhood Conditions

Williams & Works



Northside Association for Community Development

Map 8
Existing Zoning
October 2008

Williams & Works

Legend

- Focus Area
- Northside Neighborhood Boundary

Zoning

- RS-5 - Residential Single Family
- RD-19 - Residential Duplex
- RM-15 - Residential Multi-Dwelling
- RM-36 - Residential, Multi-Dwelling
- RMU, Residential, Mixed Use
- CC - Commercial, Community
- CO - Commercial, Office
- CN-1 - Local Neighborhood Commercial
- CMU, Commercial, Mixed Use
- CCBD, Commercial Central Business
- PUD - Planned Unit Development
- M-1 - Manufacturing, Limited
- M-2 - Manufacturing, General

Riverfront Zoning Sub Areas

- Northwest Manufacturing/Residential
- West Residential
- West Park Mixed Use
- Southwest Commercial
- Park
- Riverview Commercial

Appendix #1

Main Street Services and Committments

MMS staff provides services to communities at three different levels. Each level is designed to assist in tackling increasingly more sophisticated revitalization efforts. Each level is based on the number of years a community has invested and includes services as well as "commitments," as follows:

Associate – 1 to 2 Years Services available to Associate Communities • Orientation Webinar • Main Street Basic Training • Organization / Promotion 101 Training • Economic Restructuring / Design 101 Training • Main Street in Practice • MMS Quarterly Trainings • MMS Listserv	Commitment by Associate Communities • Participate in all Associate level services provided within two (2) years • Attendance at Basic Training required • Attendance at a minimum of two (2) trainings per year • Attendance at one (1) quarterly forum per year • Submit bi-annual reports to MMS • Must attend all training before applying for the Selected level
Selected – 5 Years Services available to Selected Communities • MMS Orientation (L) • Reconnaissance Visit (C) • Manager Selection Assistance (C) • Board Training (C) • Manager Training (L/C) • Committee Training (C) • Main Street Building Basics – incl. Green Principles (C) • Design Services – fifteen • Work Plan Development Training (C) • Volunteer Development Training (C) • Market Study – incl. Downtown Housing & Population Recruitment Strategy (C) • Resource Team (C) • MMS Quarterly Trainings • Annual Program Evaluations (C) • Accreditation w/ the National Main Street Center • MMS Listserv • National MS Conference Registration • Resource Library Materials • MMS Road Signs • Accredited Technical Assistance Training (C) • Retail Merchandising Training (C) • Entrepreneurship Training (L) • Real Estate Development Training (L)	Commitment by Selected Communities • Employ a full-time Main Street Manager who will coordinate and facilitate the work of the program • Establish and maintain an active Board of Directors and Committees using the Main Street 4-Point Approach • Participate in all trainings and services provided by the MMS program • Fund the local Main Street program through both public and private partnerships at a level allowing for the full operation of the program • Submit monthly reports to the MMS program • Submit annual reports to the MMS program • Maintain a membership with the National Main Street Center network • Meet accreditation standards set by National Main Street Center by the fifth year
Master – +6 Years Services available to Master Communities • Committee Training (C) • Main Street Building Basics Training (C) • Board Training (C) • MMS Quarterly Trainings • MMS Listserv • Biennial Program Evaluation (C) • Mentoring Opportunities • Eligible for Seat on MMS Advisory Committee • Accreditation w/ the National Main Street Center • Invited to attend all training opportunities in Associate and Selected communities • Manager Selection Assistance • Manager Training (C)	Commitment by Master Communities • Continuation of commitment required for Selected Communities • Must have successfully completed services provided to Selected Communities • Meet accreditation standards set by National Main Street Center Location: (L) – in Lansing (C) – in Community

City of Kalamazoo
PLANNING COMMISSION
Minutes
August 2, 2018
DRAFT

Second Floor, City Hall
Commission Chambers
241W. South Street, Kalamazoo, MI 49007

Members Present: Rachel Hughes-Nilsson, Chair; Gregory Milliken, Vice Chair; Sakhi Vyas; Derek Wissner; Charley Coss; Jack Baartman; James Pitts

Members Excused: Alfonso Espinosa; Emily Greenman Wright

City Staff: Christina Anderson, City Planner; Robert Bauckham, Senior Development Planner; Clyde Robinson, City Attorney; and Beth Cheeseman, Code Administration Clerk/Cashier

A. CALL TO ORDER

Commissioner Hughes-Nilsson called the meeting to order at 7:01 p.m.

B. ROLL CALL

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

C. ADOPTION OF FORMAL AGENDA

Commissioner Vyas, supported by Commissioner Baartman, moved approval of the August 2, 2018 Planning Commission agenda. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Coss, supported by Commissioner Wissner, moved approval of the July 19, 2018 Planning Commission minutes. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

P.C. #2018.12: Request from the Community Planning & Economic Development Department to approve the 2018 Northside Neighborhood Plan as a sub plan and an

amendment to the 2025 Master Plan. [Recommendation: motion to approve the request, and recommend to the City Commission to affirm the approval.]

Christina Anderson gave an introduction of Neighborhood plans. She stated they are something noted in the Master Plan as an important action step for the City to look at the principles of Imagine Kalamazoo and the Strategic Vision. They are using that lens to look at each neighborhood. The first plan is from the Northside neighborhood. She indicated this plan will be different than some coming up because the Northside neighborhood has done many planning efforts over the last few years and their plan builds on previous efforts.

Mattie Jordan-Woods, Executive Director, Northside Association for Community Development (NACD), gave a presention outlining the Northside Neighborhood Plan to the Commissioners. She also presented an overview of the history of the NACD and the makeup of the NACD Board. Ms. Jordan-Woods said they have done planning efforts in 2005, 2009 and 2015. She stated that the same issues kept coming up because there were no financial resources to put toward the plan. One thing they discovered through this process was that their neighborhood was rezoned in a way that would cause residents to be able unable to rebuild if they had a fire. She said their strategies are ensuring things happen so people who want to remain in their neighborhood can remain in the neighborhood.

Commissioner Hughes-Nilsson opened the public comments portion of the public hearing.

Mr. Aquile Jordan, Ms. Kenaujene Shepherd-Friday and Ms. Ke'aujanaa Shepherd-Friday stated they plan to own businesses in the Northside community. They indicated that with a little support and a little push they can accomplish that.

Ms. Kamaria Hampton-Friday came forward and talked about her brother who would like to own his own technology business. She said he is good with fixing things. She said is currently attending KVCC studying film production and she is in support of the plan.

Ms. Gwendolyn Hooker, Resident and Northside business owner came forward in support. She said if there could be an agreement to promote Northside business and make it equitable for everyone, it would increase the economy and eliminate stigma associated with living on the Northside. She urged Commissioner to strongly consider supporting the proposal as well as any that comes along later. Ms. Hooker said several people have been helped by the small business development courses offered through the NACD. She believes if this would be supported and promoted by the City it would be more valuable to the citizens on the Northside and the City as a whole.

Ms. Mildred Smith, Chair of NACD and Northside resident, asked Commissioner to approve request as well as to recommend it to the City Commission. She said their belief and investment in the plan will bring about results. Ms. Smith cited results of business development, new housing, a renewed sense of community and community identity. She also said it would result in a tangible vision for youth where they see all is possible.

Mr. Ricky Thrash, resident and business owner, said he is looking forward to it to be approved. He spoke about a salon he owns and that he has clients waiting on City to approve a café. He desires to take the Northside and business district and make it beautiful. Mr. Thrash said the proposed site of the café is a distressed piece of land the City owns. He wants to make it beautiful. He said he looks forward to sitting out there when it is complete and looking at the beautiful city and remembering their faces.

Mr. James Lipsey, grew up on northside and moved back to Kalamazoo about three years ago. He said Ms. Jordan-Woods allowed him to work with her at the NACD. Since that he has done a business expo, helped work with kids for literacy park, and helped develop the Business Plan Training Center. Mr. Lipsey said he and Ms. Jordan-Woods have worked together through a lot of different things. He views this as an opportunity to transform a community. Mr. Lipsey believes if they are able to move forward, it will have a major impact on the community as whole and expecially the Northside.

Commissioner Vyas, supported by Commissioner Pitts, motioned to close the public comment portion of the hearing. A voice vote was taken and passed.

Commissioner Wissner asked staff to address the zoning change referenced by the applicant.

Planner Anderson responded that staff plans to address zoning standards on the Northside. Several blocks are used as an active residential use, but are zoned either commercial or manufacturing which is not appropriate for the area. She stated the second piece staff will look at are the main corridors within the Northside Cultural Business District and making sure the zoning standards allow a flexible use of business.

Commissioner Wissner asked if there was any conflict between the City and the Northside neighborhood regarding desired zoning. Planner Anderson and Ms. Jorden-Woods agreed there was no conflict in the desired zoning – both the City and the Neighborhood desire it to be rezoned.

Commissioner Milliken stated that when zoning requests come in, they use the Master Plan as their guideline. He inquired if they should now be using the maps in the neighborhood plan instead.

Planner Anderson stated that Commissioners should use the information in the Master Plan and also reference the Neighborhood Plan. The two documents should not be in conflict. She said if there is some conflict, there will be language included for further clarification.

Commissioner Coss said the plan is thorough, but he noticed the Strategic Vision goals of Good Governance was not checked. He suggested that be changed because the plan is so comprehensive. Planner Anderson and Ms. Jorden-Woods expressed no objections to the change.

Commissioner Pitts, with support from Commissioner Wissner, moved to approve the request from the Community Planning & Economic Development Department and to recommend to the City Commission to affirm the approval of the 2018 Northside Neighborhood Plan as a sub plan and an amendment to the 2025 Master Plan.

Commissioner Coss stated that in the past there have been communication issues with neighborhoods. He said the City and Neighborhoods are doing a great job in working the process and making sure that loop is closed.

Commissioner Milliken said he loves the enthusiasm and engagement and seeing everyone there tonight. He said he loved the discussion and hopes they don't have to have it again - as it sounds like they've had it several times in the past. He encouraged everyone to stay engaged in this process and stay focused on the immediate action items.

Commissioner Vyas said she was terribly proud of how thorough and well thought out this plan is. This Neighborhood Association has set a phenomenal example for other neighborhoods.

Commissioner Pitts stated he said he watched everyone work really hard with the City to put this plan together. He was proud to see how people showed up for it. He also encouraged the young people who would like to start businesses on the Northside to stay engaged and keep striving. He believes they will find freedom and independence in doing so.

A roll call vote was taken and the request was unanimously approved.

Planner Anderson stated that this will go to first City Commission meeting in September which will be Tuesday the 4th, which is not their usual meeting night. She also stated that meeting is the noticed public hearing for the creation of the Northside Cultural Business District Authority. She encouraged everyone to come out and express support as it is one of the first actions in the plan.

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

None

I. CITIZENS' COMMENTS (Regarding non-agenda items)

Mr. Markus Johnson, President of Young Kings and Queens Inc, came forward to speak. He brought up a couple of different issues he sees in Kalamazoo. He stated that there are a lot of people employed from other places here who do not get taxed like the residents here. He said that people get pay from Kalamazoo and go and pay taxes somewhere else. He cited repairs that are needed in Kalamazoo. Mr. Johnson also said other residents have complained to him that there is not one speed sign on Rose Street.

Planner Anderson said she will bring up the speed sign at the next traffic board meeting.

Commissioner Coss encouraged Mr. Johnson to address the difference in property/ income tax with the City Commission.

J. CITY COMMISSION LIAISON COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham presented the siteplan review spreadsheet. He shared modifications on the spreadsheet. They have added columns regarding the pre-application process and the design review. There are 30 siteplan projects this year. Number 30 is an addition to Kalamazoo Gospel Mission.

Planner Bauckham highlighted the following projects.

- Lot 9 Project – recently approved and will begin in near future.
- 400 Rose – approved and there have been different meetings on forming construction scheduling.
- Midtown Market – grocery store opening is imminent. They continue to finish a few things.
- Under construction: Vine shops, Carriage Green apts, Walden Woods phase I, Parkway Flats apts, Exchange Building.

He stated there are 14 pre-applications in various stages of review.

Planner Bauckham indicated there will be two requests for the special meeting on August 21st . One request is for the rezoning of a portion of 333 E Alcott. The second request is for an official affirmation that 925 Grant, owned by Parks & Recreation Department, is not a park.

Planner Anderson said they are thinking the zoning work will be at the September meeting.

Commissioner Milliken asked if it was rezoning or written zoning standards. Planner Anderson told him that it is both. There will be a text amendment to the zoning code and a new map application. Commissioner Milliken expressed some concern about taking written code and map applications in the same meeting. Planner Anderson stated that they take the core repair in one motion. She said there is nothing to say this commission has to take action that evening. She said staff doesn't take this lightly. There was a lot of time in walking and testing and carefully examining the land that is there. Planner Anderson said they can table it or think about it in two pieces. They could add it in the code and not map it at that meeting.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Coss stated that he works with City as an election inspector. He said they are always looking for more poll workers and November will be a big election. Commissioner Coss encouraged people to check with the Clerk's office to volunteer.

M. ADJOURNMENT

Commissioner Wissner, supported by Commissioner Vyas, moved to adjourn the meeting. A voice vote was taken and passed unanimously. Meeting was adjourned at 8:15 pm.

Commission Agenda Report

City of Kalamazoo

TO: Mayor Hopewell, Vice Mayor Knott, and City Commissioners

FROM: Scott A Borling, City Clerk

DATE: 8/29/2018

SUBJECT: City Clerk's Report

INFORMATIONAL ITEMS

Attached for your information is a citizen proposal submitted by Mr. Chris Wahmhoff and others under the provisions of City Commission Rule #7, which states:

> All written proposals by residents of the City of Kalamazoo seeking City Commission action on matters not currently being considered shall be filed with the City Clerk, and shall be included in a City Clerk's agenda report within 21 days of receipt.

The City Clerk's Office received the attached proposal on Monday, August 27th.

ATTACHMENTS:

Type	Description
Proposal	Citizen Proposal

we would like use 7

to the city commission meeting

to take a proposal to agree to demands
Given to Citymanager staff on
Aug 27th - 2018

1: A moratorium of enforcement on an ordinance preventing people from sleeping in parks until Kalamazoo provides adequate resources. Sleeping from 9 p.m. to 7 a.m. and sleeping on paved surfaces, including the Rotary Stage in Bronson Park is punishable by a misdemeanor charge, $500 fine and up to 90 days in jail.

2: The removal of David Anderson from Kalamazoo County's public housing commission. Anderson serves as chair. The group wants to replace him with someone who has had experience being homeless.

3: An investigation into negligence and abuse at the Kalamazoo Gospel Mission.

4: The construction of a secular shelter that provides access to housing vouchers and social services.

5: More affordable housing options for low-income residents.

Jennifer L. Barnes

Janis O'Dell

Carl Wisenay

George Ellis

Keith Odom

Willian Marshall

Heather Sadler

Brittany Palmer

Jessica Decker

William Valkenburg

Donna Ward

Jeffrey Woods

Maureen McCree

Carrie Lynn Lore-Dalton

Adam C. McSeller

Donna Marie Decker

Celeste Nicholle Olsen

Gina Woodbury

Sarah Bossey