



Agenda

Committee of the Whole Meeting

City of Kalamazoo

Monday, July 7, 2025

5:00 PM

City Commission Chambers – 241 West South Street

- A. CALL TO ORDER/ROLL CALL**
- B. COMMUNICATIONS**
- C. PUBLIC COMMENTS**
- D. SPECIAL AGENDA ITEMS**
- E. COMMITTEE OF THE WHOLE**
- F. WORK SESSION**
 - 1. Arcadia Creek Festival Place Redevelopment Plan
 - 2. 322 Stockbridge Land Use and Planning Update
- G. COMMISSIONER COMMENTS**
- H. ADJOURNMENT**

Prepared for:
City of Kalamazoo

Project:
Arcadia Creek Park

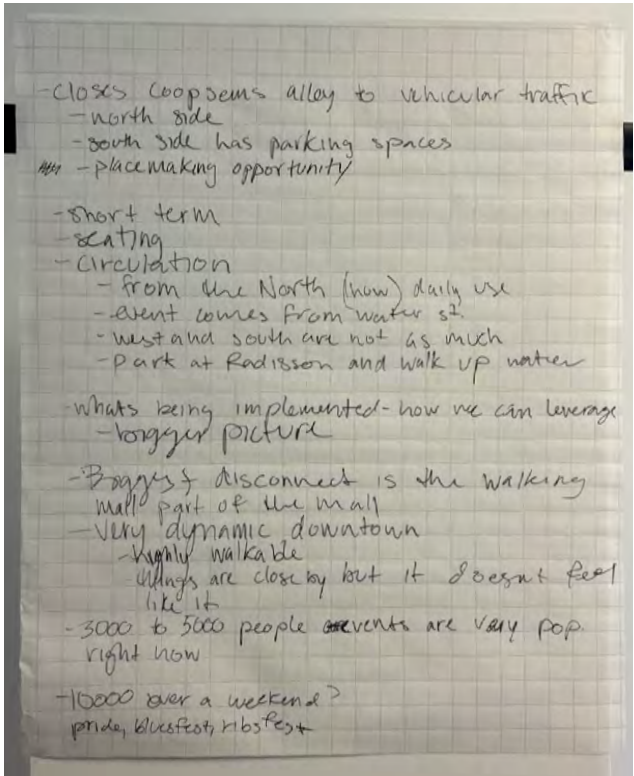
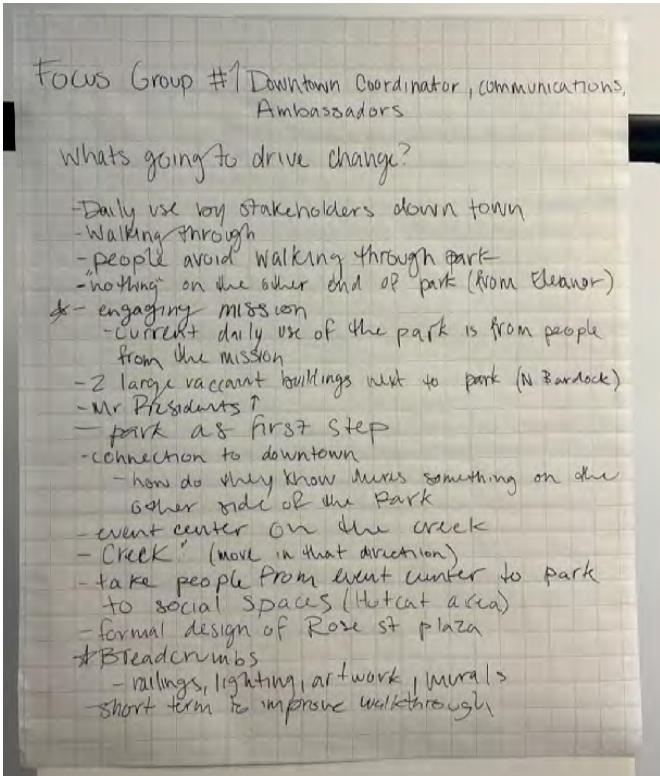
Date:
June 4, 2025

WORK SESSION #2

OPEN HOUSE PRESENTATION OF
Preferred Plan

Work Session #1 Process

STAKEHOLDER FOCUS GROUPS & STEERING COMMITTEE MEETINGS



Project Mission Statement

“To re-envision the park into an intimate yet dynamic space that enhances the daily lives of downtown residents, workers, and visitors alike, immersing them in a beautiful and active place where social engagement, civic pride and community are celebrated.”

Design Principles & Strategies

- 1

DESIGN FLEXIBLE SPACES THAT ACCOMMODATE A VARIETY OF USES AND EXPERIENCES

▶

Design Spaces for Diverse Uses, Both Large & Small; from Intimate Quiet Places for Reflection and Solitude and More Active, Open Places for Gathering, Play and Social Interaction
- 2

CELEBRATE COMMUNITY: FAMILIES, PLAY, EVENTS

▶

Right Sized to Hold Community Events, Programs, Concerts, Art Festivals, Etc.; Provide Event Amenities, Security and Infrastructure That Make Planning Hosting Events Easy and More Affordable
- 3

ENGAGE & CONNECT WITH NEIGHBORHOODS

▶

Improve Wayfinding and Walkability; Ensure Uses and Programs That Support Generational, Shared Family Experiences – A Place Where Memories Are Created and Shared From Generation to Generation
- 4

DESIGN FOR EVERYONE

▶

A Place For All - Welcoming, Humanizing Setting to Promote Sociability; Universally Accessible. Think Safety, Transparency, and Comfort
- 5

ENVISION THE FUTURE

▶

What Will Downtown Kalamazoo Be Like in Ten Years; Seize the Moment

▶

Provide Transitional Programming and Events to Create Excitement About the New Park
- 6

PROGRAM FOR FOUR SEASONS

▶

Provide Shelter and Comfort In Shoulder Seasons and Winter
- 7

EMBRACE SUSTAINABILITY

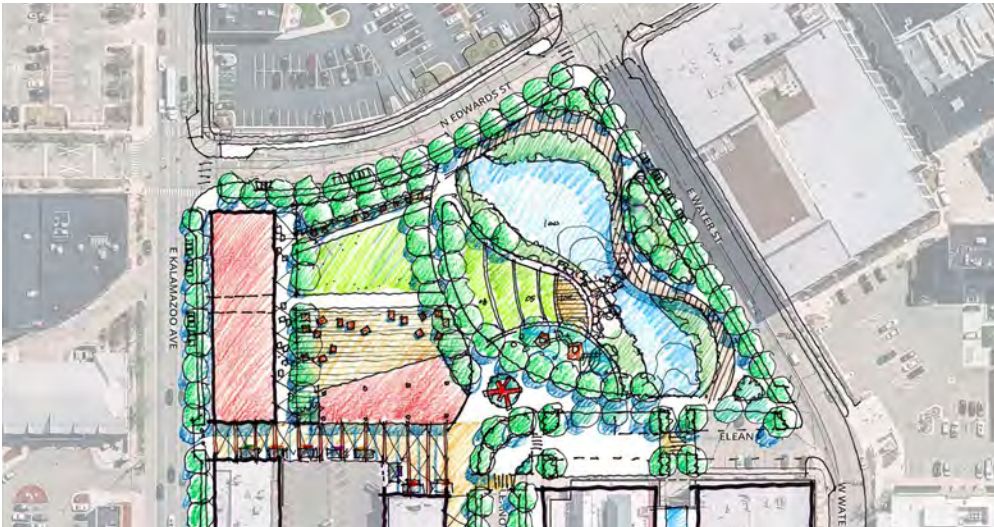
▶

Ease of Management of Maintenance of the Park Must Be Integrated Into The Design; Use Native Plantings That Enhance Biodiversity, Promote Love for The Natural World, and Creates a Unique Landscape Setting; Generate Revenue and Foster Economic Development and Entrepreneurial Experience

Work Session #1Process

DEVELOPMENT OF THREE SCHEMES

SCHEME #1



SCHEME #2



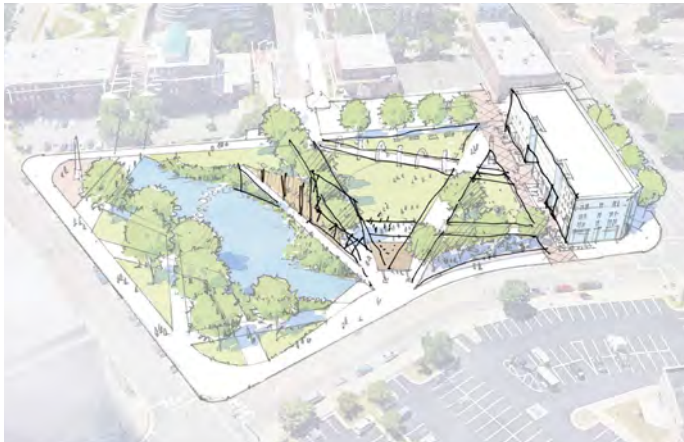
SCHEME #3



PLAN

ORGANIZATIONAL DIAGRAM

VIGNETTE



KEEP SAFETY & SECURITY TOP OF MIND
- USE LIGHTING + "EYES ON THE STREET"

4 SEASON USE IS KEY -
NOV THRU APRIL PROGRAMMING

Next work session dates in June overlaps with Pride Fest. Table there!

KEEP WORKING ON WAYS TO GREEN THE EDGES - TREES, FLOWERS, ETC NOT JUST WALKS

final & dedicated child 0-10 age for kids to play

The Crossing @ East Cut (programming standpoint) San Francisco

Refinement of Three Schemes



SCHEME #1



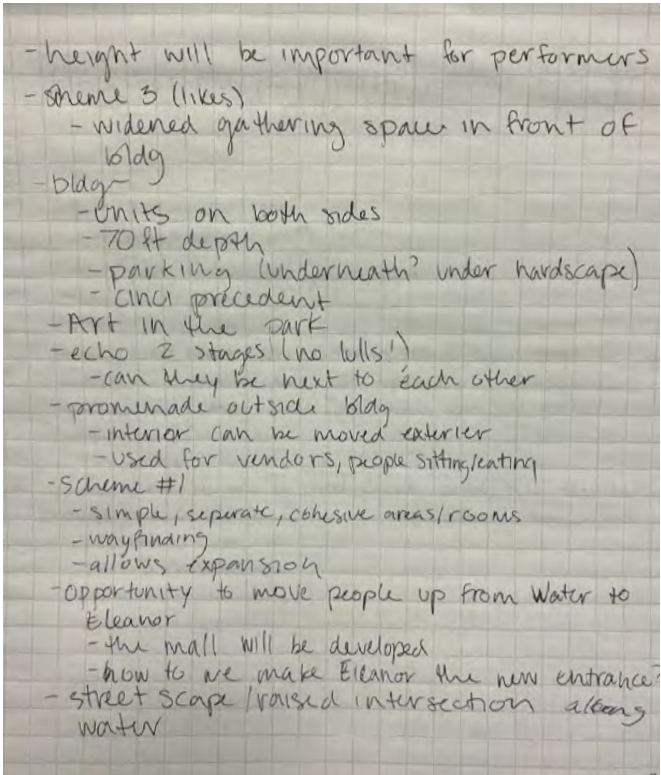
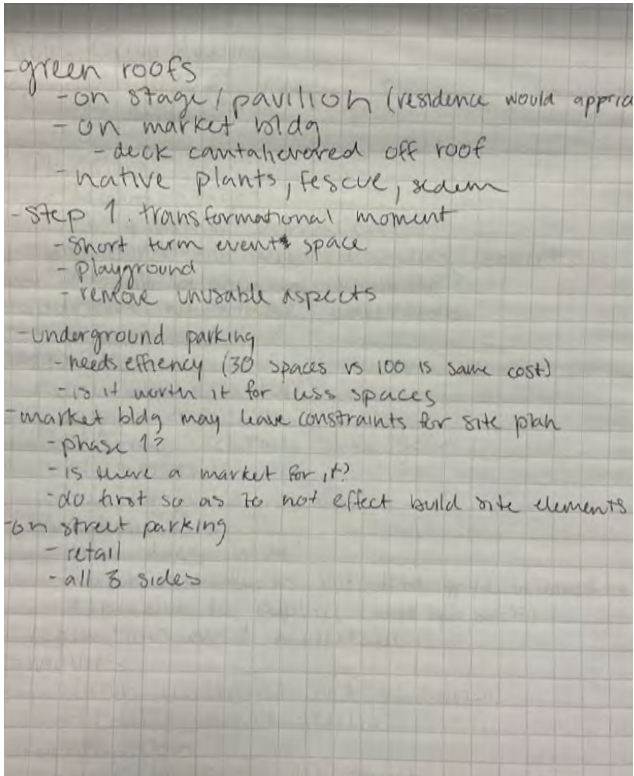
SCHEME #2



SCHEME #3

Work Session #2 Process

STAKEHOLDER FOCUS GROUPS & STEERING COMMITTEE MEETINGS



The stage in scheme #1 has good visibility and acoustics and allows for flexible use

Mirroring the stage in scheme #1 to improve visibility from the park and relationship with the building

Interior location of the playground within park in schemes #1 and #2 increases safety

The wide promenade walkway in front of the building in scheme #3 strengthens building-park interface

Activating the market building rooftop in all schemes would integrate the building more with the park

Simple pedestrian circulation in scheme #1 for obvious wayfinding

Recognition of the south-west corner of the park at Eleanor and water streets in scheme #3 will be valuable wayfinding for pedestrians arriving from downtown

Shade structure covering a portion of the terraced lawn in scheme #2 provides additional seating and gathering options

The park’s distinctly organized areas or “rooms” in scheme #1 are appropriate for smaller-scaled events and can also come together as a cohesive whole for larger events

The connection between the play area and the terraced lawn in scheme #1 allows for creative use of the grade change

The dedicated space for food trucks and vendors within the festival site, including Koopson’s alley, in all schemes will be helpful for

Rectangular building configuration in schemes #1 and #3 to bookend the site

The bottom of the terraced lawn in schemes #1 and #3 is a good location to formalize a smaller, secondary stage

Addition of weirs along the creek in all schemes to introduce the sound of water in the park

Walkways overlooking along the far side of the creek in scheme #3 for passive park use

Preferred Plan



Preferred Plan



INSPIRATION FOR
Park Experiences

Park Experiences

THE PLAZA & CENTRAL GREEN





Klyde Warren Park

Park Experiences

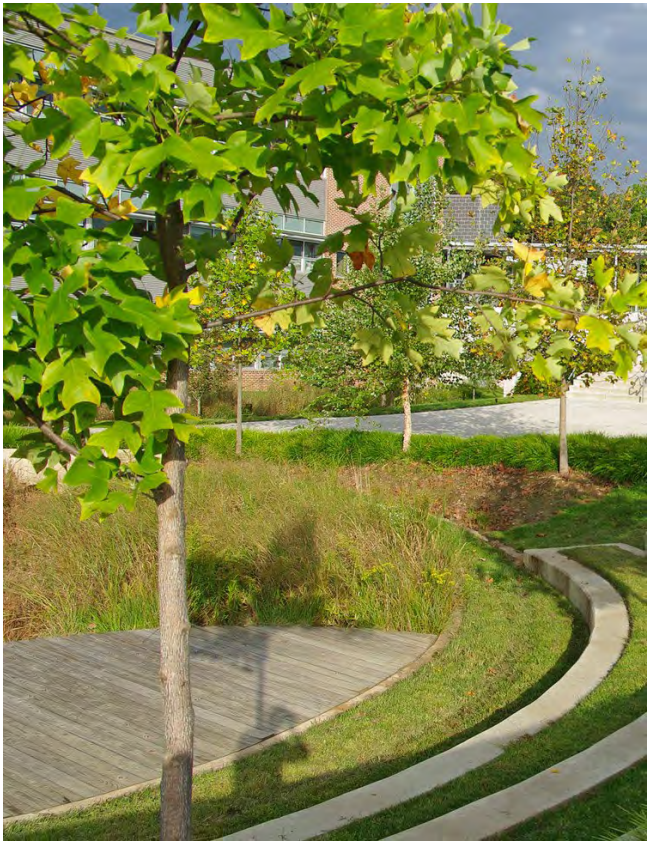
SEASONAL VARIETY AT THE PLAZA & CENTRAL GREEN



PPG Place



Grand Junction Plaza





Klyde Warren Park



Klyde Warren Park



Park Experiences

SHARED STREETS FOR ACTIVATION AT THE MALL, KOOPSON'S WAY & ELEANOR STREET



Next Steps

- DOCUMENTATION & REPORT OF WORK SESSIONS #1 & #2
- SCHEMATIC DESIGN, PHASING & UPDATES TO COST ESTIMATE
- 1-DAY WORK SESSION TO PRESENT SCHEMATIC DESIGN SEPTEMBER 2025
- BEGIN DESIGN DEVELOPMENT & CONSTRUCTION DRAWINGS
- ANTICIPATED BID DATE SPRING 2026



West Stockbridge Avenue

STOCKBRIDGE DEVELOPMENT

CITY OF KALAMAZOO

AGENDA

Housing Plan and Studies

- Building Use and Density
- Housing Mix Recommendations
- Kalamazoo Preapproved Housing Plans

Site Study and Nearby Opportunities

- Development Goals
- Environmental
- Buildable Area
- Constraints & Considerations

Development Concepts

- Framework
- Option A
- Option B



BUILDING USE AND DENSITY RECOMMENDATIONS

PROGRESSIVE
COMPANIES

EDISON NEIGHBORHOOD PLAN ALIGNMENT

- More housing opportunities
- Different housing types
- Connectivity and walkability
- Safe for people walking and biking
- Parks and green space
- Support community character



Imagine the Possibilities



Neighborhood Plan 2019

BUILDING USE & DENSITY

- Urban Center "transect" of Kalamazoo County can absorb at least 1,200 housing units by 2030.
- Mix of incomes and housing types required to meet demand: thinking of this as a starter neighborhood
- Significantly more 1-2 person households than 1-2 person housing types
- Urban Center typically averages 15 dwelling units per acre: **targeting 170 housing units.**

Kalamazoo County Housing Plan

July 2022

Report prepared by W.E. Upjohn Institute and the Southcentral Michigan Planning Council
for the Kalamazoo County Board of Commissioners



Emily Petz, Lee Adams, Gerrit Anderson, Dakota McCracken, Brian Pittelko

MARKET ANALYSIS

In Kalamazoo County, older and younger households without children is the bulk of the potential market. Do we have housing for them?

28% are households with children

30% of households are single people
10% of them are single people 65 years and older

72% of households do not have children

Pre-approved plans offer a variety of 1- and 2-bed units



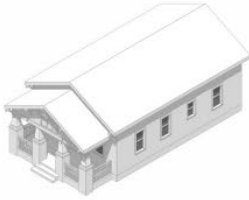
American Community Survey, S1101

KALAMAZOO PRE-APPROVED PLANS



Carriage House

Unit Configuration	1 bed / 1 bath
Unit Size	576 ft ²
Building Height	2 stories
Optional	Above 2-Car Garage
Lot Width	34' min.



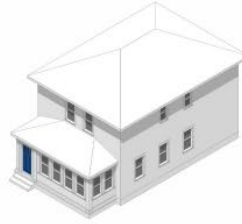
Cottage

Unit Configuration	2 bed / 1 bath
Unit Size	864 ft ²
Building Height	1 story
Optional	Basement
Lot Width	34' min. / 60' max.



Narrow House - 2

Unit Configuration	2 bed / 1.5 bath
Unit Size	1,120 ft ² (or 1,260 ft ²)
Building Height	2 stories
Optional	Lock-off Basement
Lot Width	30' / 60' min.



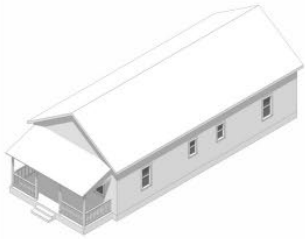
Standard House - 3

Unit Configuration	3 bed / 2.5 bath
Unit Size	1,632 ft ² (or 1,800 ft ²)
Building Height	2 stories
Optional	Lock-off Basement
Lot Width	35' / 60' min.



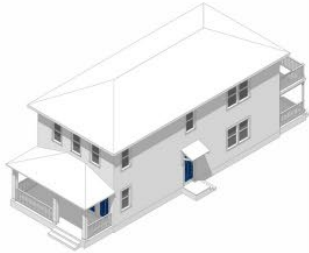
Standard House - 4

Unit Configuration	4 bed / 3.5 bath
Unit Size	2,172 ft ² (or 2,340 ft ²)
Building Height	2 stories
Optional	Lock-off Basement
Lot Width	36' / 60' min.



Duplex - Front-to-Back

Unit Configuration	1 bed / 1 bath
Unit Size	624 ft ² / 720 ft ²
Building Height	1 story
Optional	Enclosed Rear Porch
Lot Width	34' / 60' min.



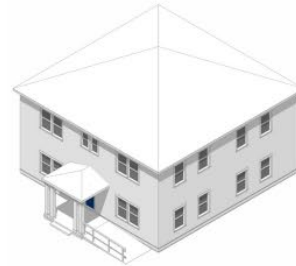
Duplex - Stacked

Unit Configuration	2 bed / 1 bath
Unit Size	1,056 ft ²
Building Height	2 stories
Optional	Basement, Rear Porch
Lot Width	35' / 60' min.



Duplex - Side by Side

Unit Configuration	2 bed / 1.5 bath
Unit Size	1,156 ft ²
Building Height	2 stories
Optional	Basement
Lot Width	44' / 70' min.



Four-plex

Unit Configuration	1 bed / 1 bath
Unit Size	675 ft ² / 700 ft ²
Building Height	2 stories
Optional	-
Lot Width	50' / 60' min.

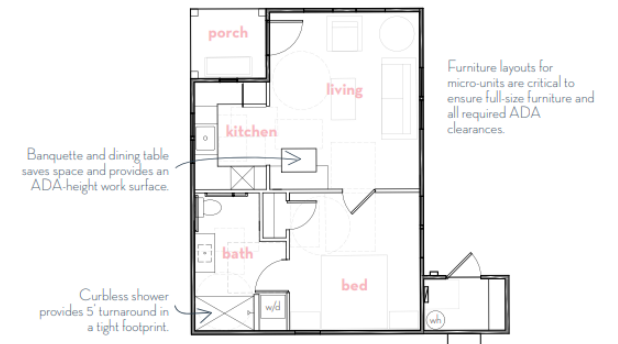
September 18, 2024

© 2024: J Griffin Design, LLC & Jennifer L. Settle, LLC

520 SF | 1 Bedroom



Steep site topography required parking on the uphill side to create adaptable, wheelchair-friendly entrances. Porches are sized for either a small bench or a 5 wheelchair turnaround.



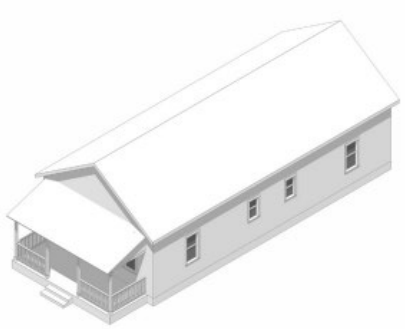
Conditioned utility space allows units to be considered "duplex townhomes," a narrow zoning exception that allows for 1800 SF individual lots.

PROGRESSIVE
COMPANIES

THE POWER OF THE DUPLEX

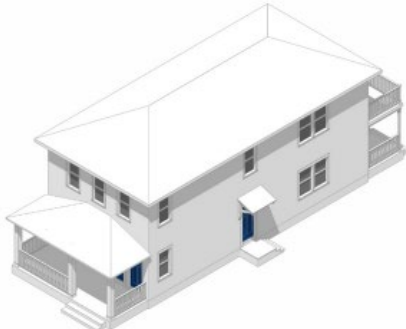
Duplexes are great ways for new homeowners to build wealth.

- FHA loan eligible (3.5% down)
- 75% of expected rental income from other unit goes toward qualifying income
- New homeowner can cover mortgage and build wealth with next door unit



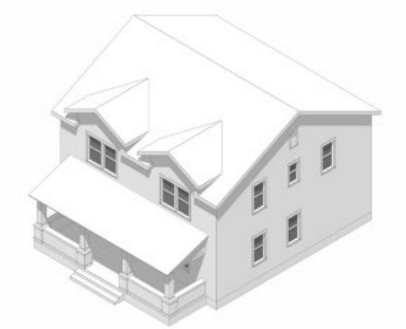
Duplex - Front-to-Back

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Building Height	1 story
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American Community Survey, S1101

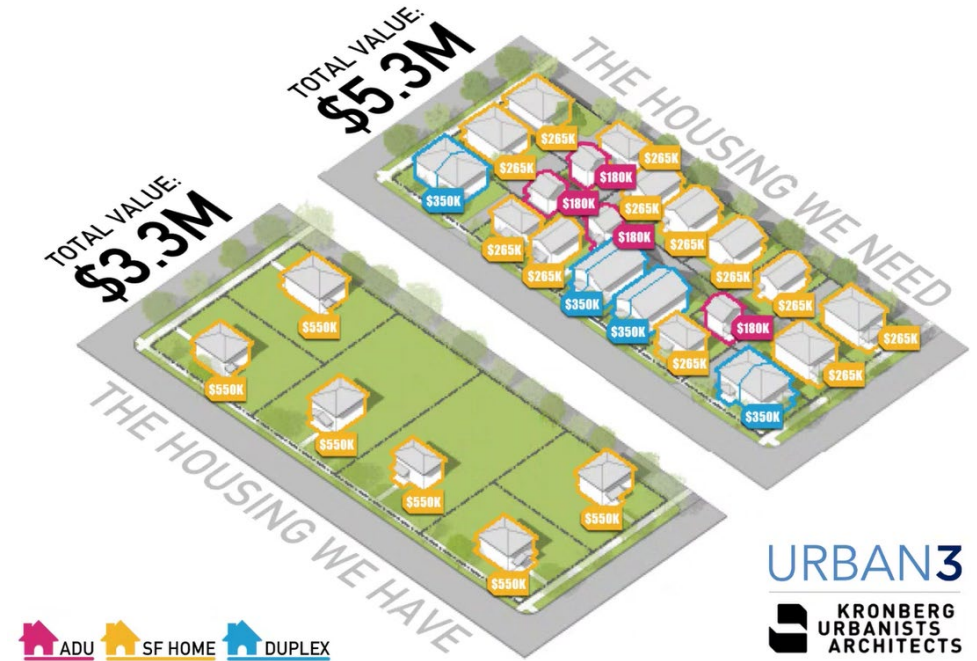


SITE STUDY AND OPPORTUNITIES

DEVELOPMENT GOALS

WHAT WE'VE HEARD SO FAR

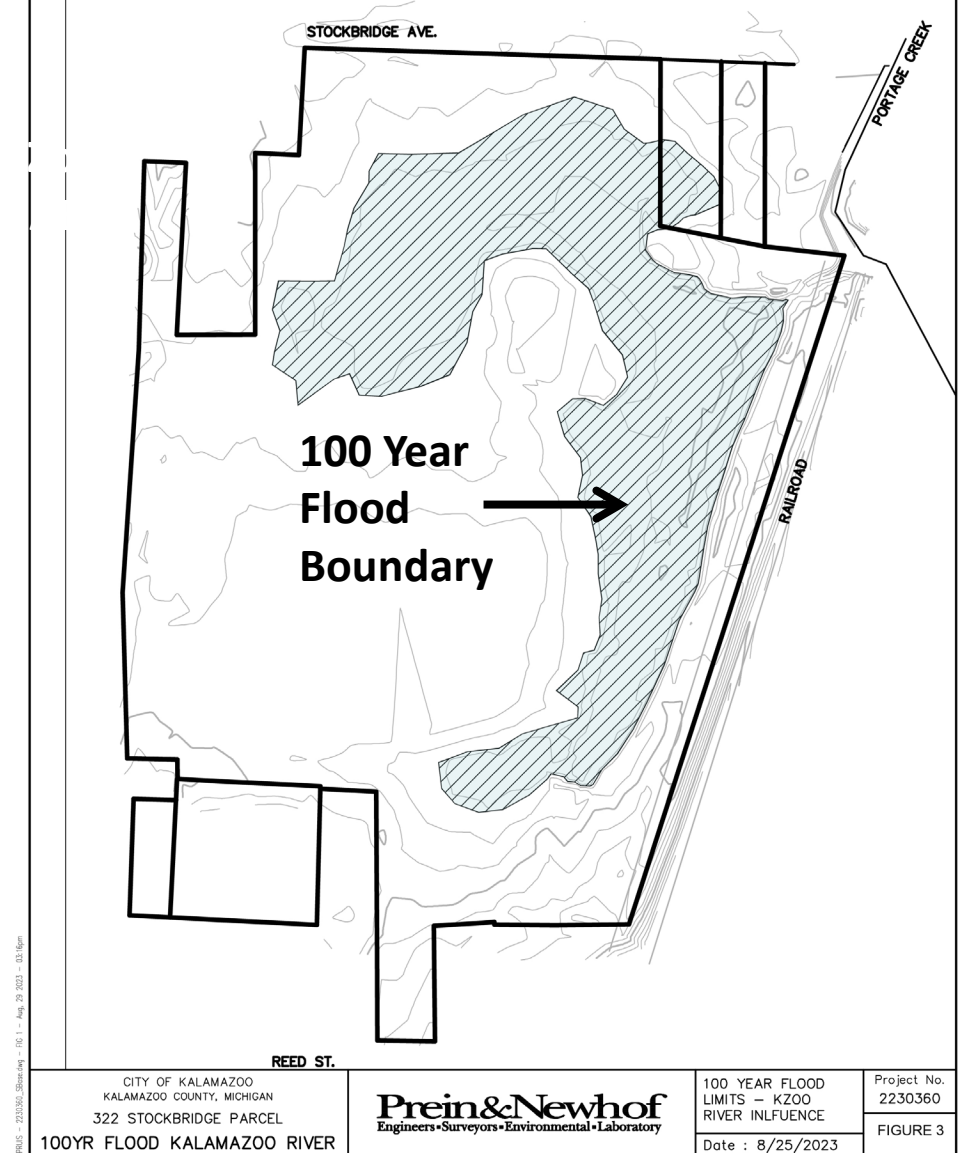
- Draw people here because the development offers something that meets different stages of life
- Relate to adjacent existing neighborhood
- A place supported by great amenities and resources
- Provide many price points and variety of product types
- As a city, finding a balance between being fiscally responsible and making an argument that the upfront investments pays off (in property taxes, attraction, demand, etc.)
- Utilize green infrastructure to mitigate flooding and create amenities



ENVIRONMENTAL

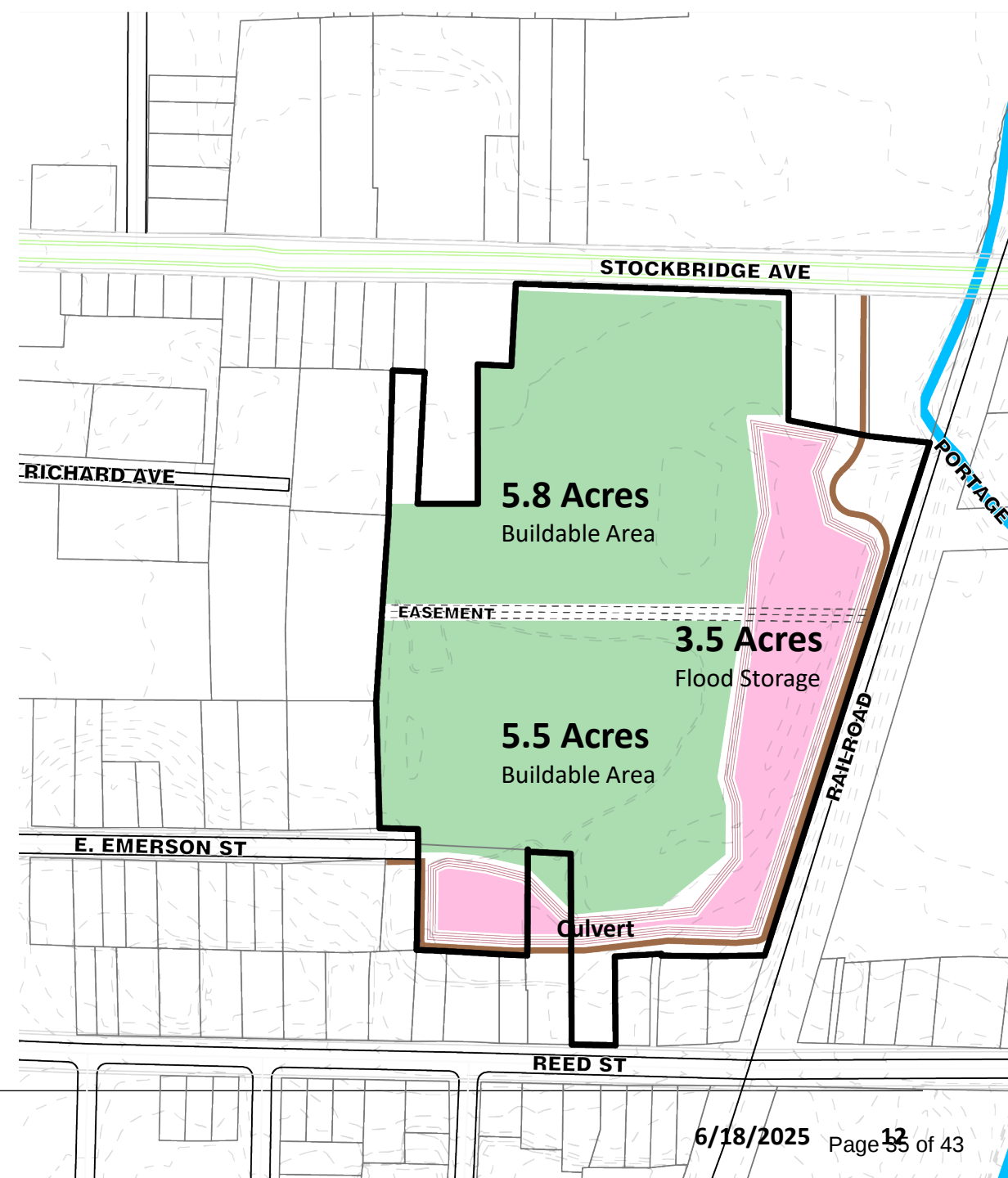
- The Phase II assessment focused solely on identifying potential PCBs. No PCBs were detected, so a **Baseline Environmental Assessment (BEA) was not required**.
- During the boring tests to assess groundwater elevations in the southeastern part of the site, fill material containing metals above direct contact criteria was found (P&N Report). **Further sampling was recommended** to determine the extent of the contaminated fill.
- In residential areas, soils with metals concentrations greater than direct contact criteria must be removed or a "cap" of clean soils must be placed above the contaminated soils. In addition, the **presence of metal concentrations greater than direct contact criteria will need to be disposed of in an appropriately-licensed landfill**.
- As the site is located within the 1-year wellhead capture zone, runoff from any potential commercial development cannot be infiltrated (P&N Report). Therefore, **runoff from the commercial property will need to be managed separately**.

FIGURE 3



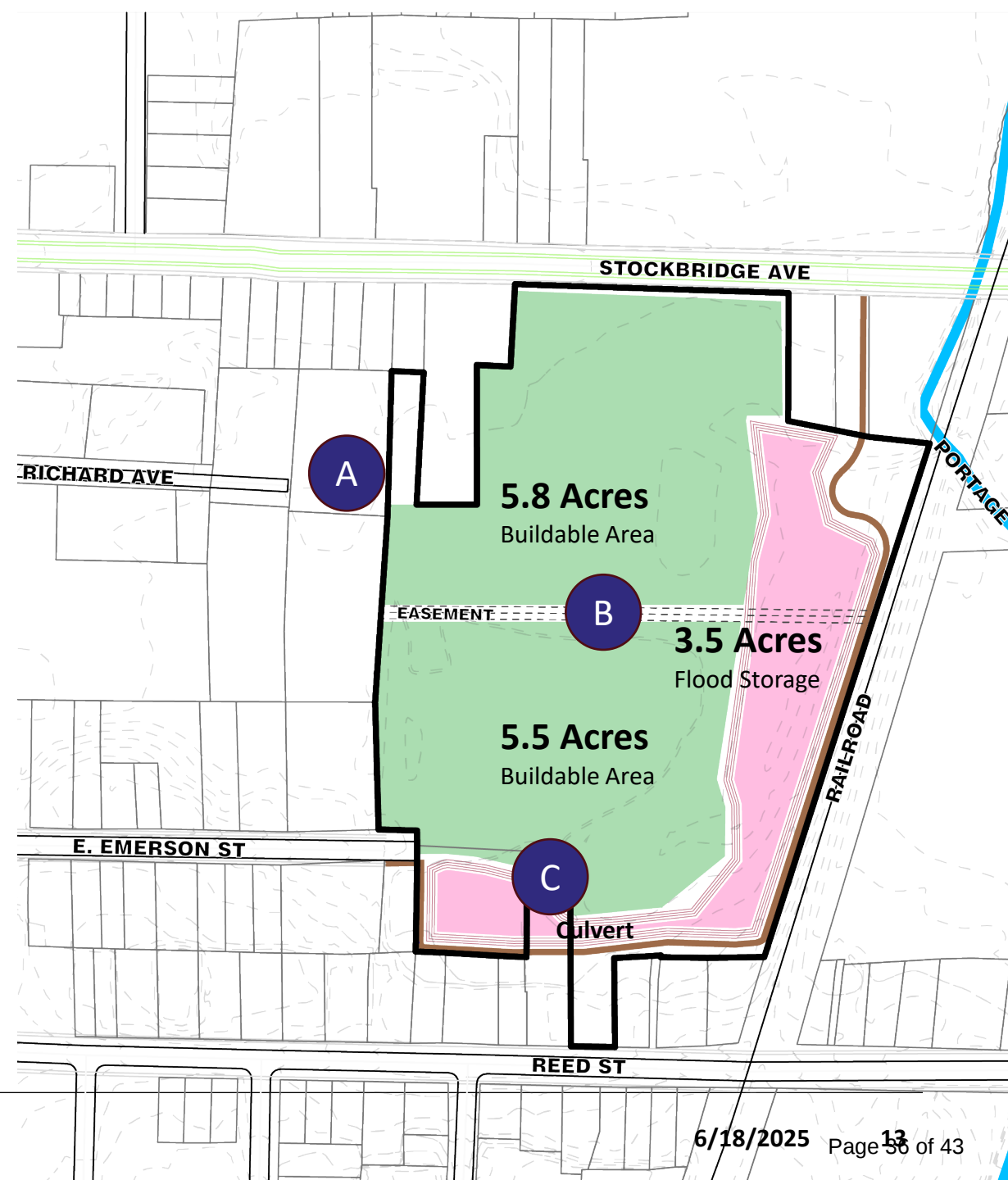
BUILDABLE AREA

- Conceptual studies estimate a required cut of 16,000 yd³ for flood storage and a fill of 12,289 yd³.
- Conceptual design includes a culvert under the entrance at Reed to provide additional flood storage in Parcel 2.



CONSTRAINTS & CONSIDERATIONS

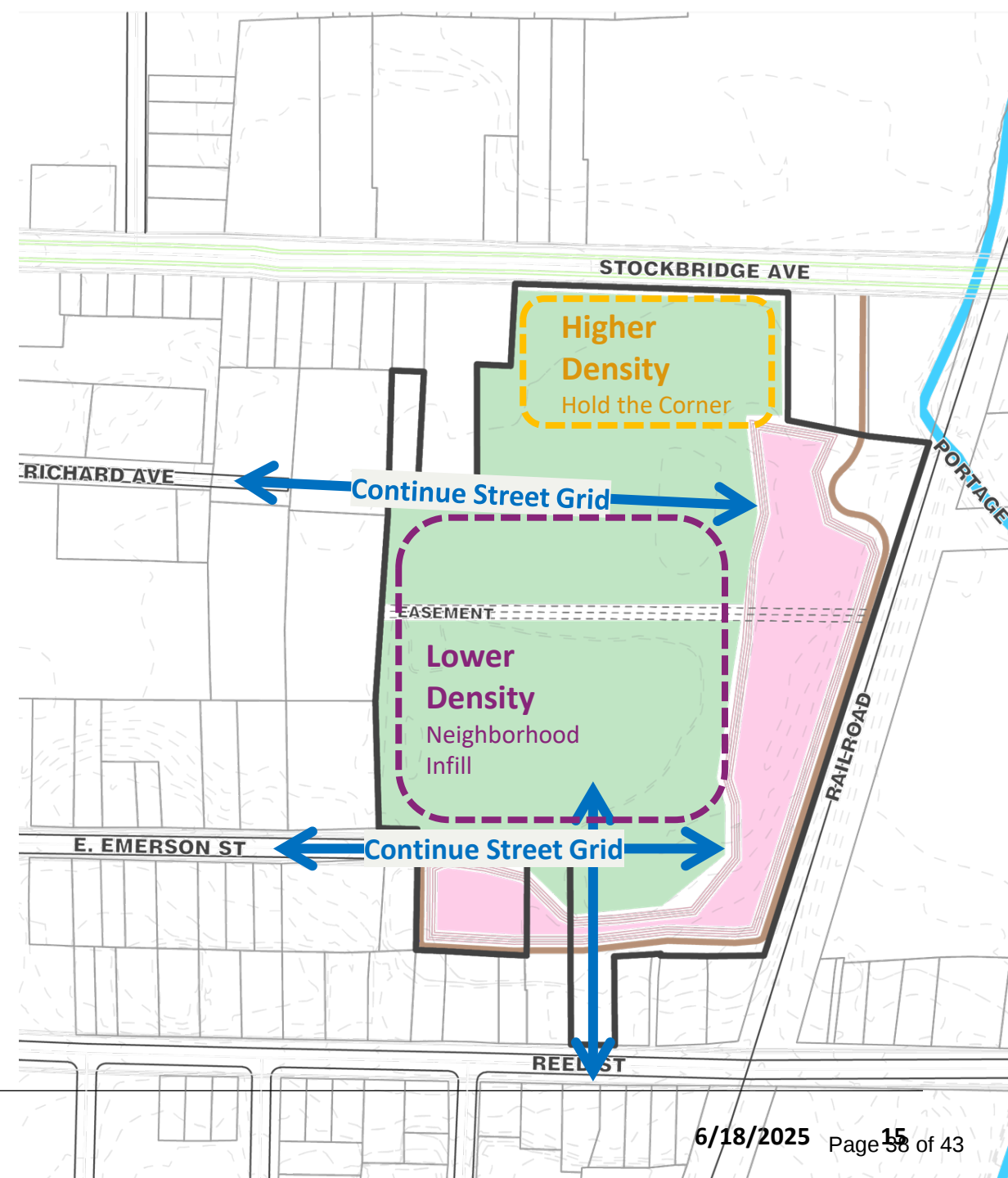
- A. Richard Ave. terminates into a residential property and does not connect to the site
- B. Easement through near mid-point of site
- C. Preferred flood storage route goes through parcel not included in site. It can be adjusted, reducing buildable area
- D. Requirements for Natural Features Protection Overlay and Wellhead Protection Zone Overlay
- E. Utility access required on Northeast side of flood storage





DEVELOPMENT CONCEPTS

FRAMEWORK PLAN



CONCEPTS OVERVIEW

OPTION A

200 UNITS



- Includes multi-family, single family, and missing middle housing
- Arranged by four types different 'character' zones
- Large East-West central green over easement

OPTION B

143 UNITS



- Includes multi-family, single-family, cottage courts and ADU's
- Arranged by creative higher-density single family throughout
- Dispersed smaller greenspace areas

322 Stockbridge
Conceptual Plans

Option A

- Mini (1)
- Narrow House (2)
or Standard House (2)
- Standard House (3)
- Standard House (4)
- Multifamily
- Carriage House
- Duplex (1 or 2)
- Quad (2)

200 Units



WOC

322 Stockbridge Conceptual Plans

Option B

- Mini (1)
- Narrow House (2)
or Standard House (2)
- Standard House (3)
- Standard House (4)
- Multifamily
- Carriage House
- Duplex (1 or 2)
- Quad (2)

143 Units



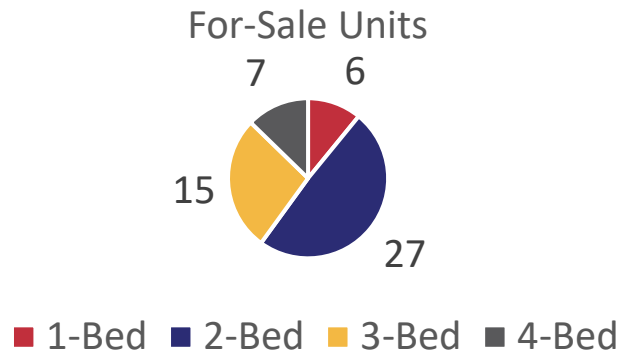
143 UNIT

Unit	Beds	Baths	Sq Ft	Number of Units	Total Square Feet
Carriage Homes	1	1	576	6	3,456
Cottage	2	1	864	11	9,504
Narrow House	2	1.5	1,120	19	21,280
Standard House 3	3	2.5	1,632	15	24,480
Standard House 4	4	3.5	2,172	7	15,204
Multifamily	1	1	450	91	49,140

Off-Street Parking Spaces

For-Sale: 50

Multifamily: 78



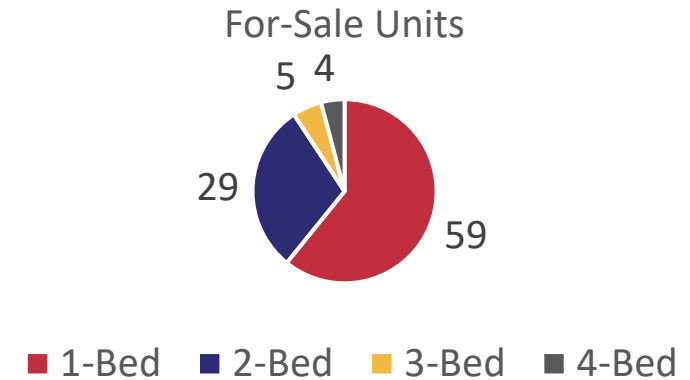
200

Unit	Beds	Baths	Sq Ft	Number of Units	Total Square Feet
Mini	1	1	520	5	2,600
Cottage	2	1	864	5	4,320
Narrow House	2	1.5	1,120	6	6,720
Standard House 3	3	2.5	1,632	5	8,160
Standard House 4	4	3.5	2,172	4	8,688
Duplex Front-Back	1	1	624	10	6,240
Duplex Stacked	2	1	1,056	10	10,560
Duplex Side-by-Side	2	1.5	1,156	8	9,248
Fourplex	1	1	675	44	29,700
Multifamily	1	1	450	103	55,620

Off-Street Parking Spaces

For-Sale: 104

Multifamily: 90





THANK YOU!