

# Agenda

## Brownfield Redevelopment Authority

### Board of Directors



City of Kalamazoo

Thursday, February 19, 2026

7:45 AM

CPED Main Conference Room - 245 N. Rose Street, Suite 100

**A. CALL TO ORDER/ROLL CALL**

**B. ADOPTION OF FORMAL AGENDA**

**C. APPROVAL OF MINUTES**

1. Approval of meeting minutes from December 18, 2025.
2. Approval of meeting minutes from January 15, 2026.

**D. PUBLIC COMMENTS**

**E. DIRECTOR COMMENTS**

**F. NEW BUSINESS**

1. Adoption of a Resolution Approving and Authorizing the Board Chair to Execute a Purchase and Sale Agreement with The Tradewind Co, LLC for 1003 Amperssee Ave, subject to approval as to substance by the Board Chair and as to form by Legal Counsel.
2. Approval of a Letter of Intent and Access Agreement with The Trailhead Outdoors, LLC to Purchase Property at 910 Oneil Street and authorize the Department Director to Sign.
3. Authorize the Board Chair to Sign Kalrecovery EGLE Brownfield Grant Application upon Invitation by Michigan Department of Environmental, Great Lakes, and Energy in an Amount Not-to-Exceed \$1,000,000.
4. Authorize Staff, in Coordination with the Board Chair and Legal Counsel, to Negotiate and Finalize an Agreement Establishing Site Control for the Property at 1900 Belford, including but not Limited to a Lease, Lease with Option to

Purchase, or Modified Disposition Structure, with Terms Aligned as Closely as Practicable to the Previously Approved Purchase Option, and Authorize the Board Chair to Sign the Final Agreement following Review as to Form by Legal Counsel.

**G. UNFINISHED BUSINESS**

1. Adoption of a Resolution Approving the Sale of 707 N. Westnedge Avenue and Authorizing the Board Chair to Execute a Purchase and Sale Agreement, Subject to Approval as to Substance in Alignment with Term Sheet by Board Chair and Approval as to Form by Legal Counsel.

**H. COMMUNICATIONS AND ANNOUNCEMENTS**

**I. STAFF REPORTS AND UPDATES**

**J. ADJOURNMENT**

**CITY OF KALAMAZOO  
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING  
Thursday, December 18, 2025  
Community Planning and Economic Development  
245 N. Rose Street, Kalamazoo, MI 49007**

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**MEMBERS PRESENT:** Sharon Ferraro; \*Jason Novotny; Andrew Schipper; Rachel Bair; Alonzo Wilson; Kyle Gulau; \*Eddie Warr; T.J. Ward; \*Michael Gurnee

**MEMBERS ABSENT:** Scott Petersen; Lucas Middleton

**CITY COMMISSIONERS/CITY STAFF PRESENT:** Jamie McCarthy (Development Manager); Heidi Waffle (Brownfield Project Assistant); Bobby Boyd (Economic Development Supervisor); Jessica Wood (Attorney, Dickinson-Wright); \*Logan Mulholland (Consultant, Fishbeck)  
\*Logan Mulholland attended the meeting virtually.

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Meeting was called to order at 9:00 AM by Chair Gulau.

**MOTION TO EXCUSE ABSENT MEMBERS:** Director Novotny moved to excuse absent members; seconded by Director Schipper. Motion approved by voice vote unanimously.

Director Gulau suggested hearing items in G. Unfinished Business ahead of items in F. New Business. Those items were tabled last month.

**APPROVAL OF AGENDA:** Director Bair moved the approval of the agenda as amended; seconded by Director Ferraro. Motion approved by voice vote unanimously.

**APPROVAL OF MINUTES:** Commissioner Wilson moved approval of minutes from the BRA meeting on November 20, 2025; seconded by Director Warr. Motion approved by voice vote unanimously.

**PUBLIC COMMENTS**

Mr. Jerrid Burdue expressed concern over the Tiny Homes of H.O.P.E item on the agenda. He did not think it made sense to have tiny homes at that price point.

**DIRECTOR'S COMMENTS**

Director Novotny announced he would be abstaining from the Zone 32 vote. Director Schipper announced he would be abstaining from the Kalrecovery and 530 S Rose votes.

**NEW BUSINESS**

1. Approval of the First Amendment to the Purchase and Sale Agreement with Zone 32 Phase II LLC for Property at 901 Porter, 825 Porter, 810 N Pitcher, 915 N Pitcher, and 314 Parsons.

Ms. Jamie McCarthy gave a short background on the project.

Ms. Michelle Audette-Bauman shared that their project could not meet the LIHTEC scoring thresholds last year, but they have pivoted and found additional funding. She said they believe they can still put together a project that meets many of the same goals which include affordability, and adding mixed income housing units. The additional twelve months they are requesting is an acknowledgement of the complications of layering many different types of financial resources and the time it takes to get from initial applications through the processes. Ms. Audette-Bauman was confident they could close on the project and deliver the units with the requested extension.

**Director Bair moved approval of the First Amendment to the Purchase and Sale Agreement with Zone 32 Phase II LLC for Property at 901 Porter, 825 Porter, 810 N Pitcher, 915 N Pitcher, and 314 Parsons with the final amendment language approved as to substance by the BRA Chair, approved as to form by legal counsel, and executed by the BRA Chair; seconded by Director Warr.**

**A roll call vote was taken, and the motion passed unanimously. Director Schipper abstained.**

\*Director Gurnee left the meeting at 9:10 AM.

2. Approval of a Brownfield Redevelopment Grant Proposal for Kalrecovery and Authorize Staff to Submit to the Michigan Department of Environment Great Lakes and Energy.

Ms. McCarthy shared there would be one change made to the proposal they received in the packet. The signing authority would be the BRA Chair.

Mr. Kirk Perschbacher, Fishbeck, explained the eligible activities that this grant addressed. He said the way they wrote the grant was to comply with the ResAP. Mr. Perschbacher stated that the ResAP was a big gap they had.

Ms. McCarthy shared with the Board that the staff costs to administer the grant were covered in Admin.

Mr. Doug Koop, EGGLE, spoke about timelines and different possibilities. Mr. Perschbacher said they built the proposal based on multiple scenarios for the vapor intrusion. There is enough budget to accommodate whichever route they need to take.

**Director Novotny moved approval of a Brownfield Redevelopment Grant Proposal for Kalrecovery and Authorize Staff to Submit to the Michigan Department of Environment Great Lakes and Energy; seconded by Director Warr.**

**A roll call vote was taken, and the motion passed unanimously. Director Schipper abstained.**

3. Authorize Staff and Legal Counsel to Negotiate a Purchase and Sale Agreement with HOPE thru Navigation for the sale of the Property at 707 N Westnedge.

Ms. McCarthy shared a brief background of the project. She said the board will need to decide on the closing window - typically two months up to one year. Ms. McCarthy recommended looking at when the developer will have the funding needed to close on the project. She indicated that purchase and sales agreements often have a groundbreaking requirement – typically six to eight months. Something else they needed to discuss was the purchase price. The original agreement was for \$100. Since the original agreement, the Board's policy changed and they sell property at market value. Ms. McCarthy said there would be a purchase price discount. Based on affordable housing percentages, the project would be eligible for a 75% discount on the market value sales price. That would make the property sales price \$14,250.

Director Bair suggested approving the motion today and seeing the agreement again in January.

**Director Bair moved authorization for staff and legal counsel to negotiate a Purchase and Sale Agreement with HOPE thru Navigation for the sale of the Property at 707 N Westnedge with final terms subject to approval by the BRA Chair and Board in January; seconded by Director Ferraro.**

**A roll call vote was taken, and the motion passed unanimously.**

4. Adoption of the 2026 Annual Meeting Schedule of the Brownfield Redevelopment Authority.

It was announced there would not be a BRA meeting in July.

**Director Ferraro moved adoption of the 2026 Annual Meeting Schedule of the Brownfield Redevelopment Authority; seconded by Director Schipper.**

**A voice vote was taken, and the motion passed unanimously.**

#### **UNFINISHED BUSINESS**

1. Approval of the Invoice from the State of Michigan dated September 30, 2025 in the amount of \$85,246.50 for State Education Tax and authorize the City of Kalamazoo to issue payment.

**Director Ferraro moved approval of the invoice from the State of Michigan dated September 30, 2025 in the amount of \$85,246.50 for State Education Tax and authorize the City of Kalamazoo to issue payment; seconded by Director Schipper.**

**A roll call vote was taken, and the motion passed unanimously.**

2. Approval of the Second Amendment to the 530 S Rose Grant Agreement and Authorize the Chair to Sign.

**Director Novotny moved approval of the second amendment to the 530 S Rose Grant Agreement and authorize the Chair to sign; seconded by Director Bair.**

**A roll call vote was taken, and the motion passed unanimously. Director Schipper abstained.**

#### **COMMUNICATIONS AND ANNOUNCEMENTS**

None.

#### **STAFF REPORTS AND UPDATES**

1. IK 2035 Update.

\*Directors Novotny and Warr left the meeting at 9:28 AM.

Ms. McCarthy gave a brief update about the Imagine Kalamazoo 2035 process and events. She directed them to the Imagine Kalamazoo website.

Ms. Gwendolyn Hooker, developer of the Tiny Homes project, shared that the project was birthed in 2019. A lot of

the numbers have increased with construction costs. Originally the price to build each house was \$47,000. Now the price quadrupled plus. She talked about the long-term benefits of this project for marginalized people. Ms. Hooker thanked the Directors for their help with the project.

Director Mitchell announced he would be retiring early in June 2026.

**ADJOURNMENT:** The meeting was adjourned at 9:33 A.M. by Chair Gulau.

\_\_\_\_\_  
Beth Cheeseman  
Recording Clerk

\_\_\_\_\_  
Chair Signature

\_\_\_\_\_  
Printed Name/Chair

**CITY OF KALAMAZOO  
BROWNFIELD REDEVELOPMENT AUTHORITY BOARD MEETING  
Thursday, January 15, 2026  
Community Planning and Economic Development  
245 N. Rose Street, Kalamazoo, MI 49007**

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**MEMBERS PRESENT:** Sharon Ferraro; Andrew Schipper; Rachel Bair; Kyle Gulau; T.J. Ward; Michael Gurnee; Scott Petersen; Lucas Middleton

**MEMBERS ABSENT:** Jason Novotny; Alonzo Wilson; Eddie Warr

**CITY COMMISSIONERS/CITY STAFF PRESENT:** Jamie McCarthy (Development Manager); Beth Cheeseman (Executive Administrative Assistant); Bobby Boyd (Economic Development Supervisor); \*Jessica Wood (Attorney, Dickinson-Wright); Jared Lutz (Michigan Growth Advisors)  
\*Jessica Wood attended the meeting virtually.

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Meeting was called to order at 8:35 AM by Chair Gulau.

**MOTION TO EXCUSE ABSENT MEMBERS:** Director Bair moved to excuse absent members; seconded by Director Gurnee. Motion approved by voice vote unanimously.

Director Gulau announced that two items would be added to the agenda.

- New Business: Create an Ad Hoc Committee to Draft the Housing TIF Policy.
- Old Business: 116 W Cedar Title Work.

**APPROVAL OF AGENDA:** Director Middleton moved the approval of the agenda as amended; seconded by Director Schipper. Motion approved by voice vote unanimously.

**APPROVAL OF MINUTES:** Minutes from the December 2025 meeting have been delayed due to staff changes.

### **PUBLIC COMMENTS**

Mr. Curt Aardema thanked the Board and gave a brief update on the progress of 116 W Cedar. Mr. Aardema indicated they are working on a closing date with the Board.

Ms. Mattie Jordan-Woods decided to wait until minutes were posted for the previous meeting to address her concerns.

Ms. Gwendolyn Hooker, Tiny Houses of HOPE developer, said she had questions related to the purchasing agreement for 707 N Westnedge Avenue. Ms. Hooker confirmed that her item was on the agenda and there would be time later in the meeting to voice her concerns and ask questions.

### **DIRECTOR'S COMMENTS**

Director Gulau shared the reasons for adding 116 W Cedar, and the creation of an ad hoc committee to the agenda. Ms. McCarthy added for Mr. Aardema's benefit that Sun Title wanted the resolution to clarify that the Chair is authorized to sign all closing documents related to 116 W Cedar.

## PUBLIC HEARING

1. Public hearing for an Act 381 Brownfield Plan for Peregrine Peninsula located at 111 Portage Street, Kalamazoo, Michigan.

Director Gulau opened the Public Hearing.

Ms. McCarthy passed around a fact sheet that Fishbeck provided.

Ms. Natalie Valentine, President of Peregrine Company, recounted that her building caught fire, everyone was evacuated, and the Fire Department did a great job of putting out the fire. They were left with a lot of water damage and a roof that needed to be repaired. Ms. Valentine noted that previously the upper floor of the building had three apartments, the second floor had office space, and the third floor was occupied by Saugatuck Brewing. They started the process of deciding what to do with the space. Ms. Valentine said they decided to build income restricted housing, and they were connected with My Neighborhoods Program at MSHDA. She said they are currently developing five third floor units, and six second floor units. Three of the 11 apartments are 60% AMI or below. The remainder of the apartments are between 60% -120% AMI. Ms. Valentine said they are excited to move forward with the development of the building. They have already leased the first-floor restaurant space.

Ms. McCarthy noted some items in the Brownfield Plan had changed a bit since the Committees' review. She shared that some eligible activities had shifted around and the developer was requesting to use a new provision of what was updated in the Housing TIF. Mr. Jared Lutz, Michigan Growth Advisors, talked about changes to eligible activities related to income qualified housing, qualified rehabilitation expenses, and gap financing. He mentioned there is a NEZ on nine of these housing units. The NEZ doesn't include two of the units that were funded by insurance proceeds.

Mr. Lutz gave affordability requirement information from the Brownfield Plan, NEZ, MSHDA, and the My Neighborhoods Program. He also talked about the change of the duration of the plan due to the higher costs of qualified rehabilitation.

Director Gulau opened the public comment period.

Mr. Curt Aardema shared with the Directors that the DEGA Board did step aside.

Director Gulau closed the public comment period.

Director Middleton commented that it was nice to see some truly affordable housing downtown. He thought the façade work looked nice.

Director Gulau added that he loved the creativity to determine how to create affordable housing.

Director Gulau closed the public hearing.

## NEW BUSINESS

1. Adoption of a Resolution Approving the implementation of the Act 381 Brownfield Plan for Peregrine Peninsula, Authorizing the Chair to Sign an Interlocal Agreement with the Downtown Economic Growth Authority, and Recommending the City Commission Adopt the Plan.

**Director Middleton moved to adopt a Resolution approving the implementation of the Act 381 Brownfield Plan for Peregrine Peninsula, authorizing the Chair to sign an Interlocal Agreement with the Downtown Economic Growth Authority, and recommending the City Commission adopt the plan; seconded by Director Schipper.**

**A roll call vote was taken, and the motion passed unanimously.**

2. Approval of the First Amendment to Development and Reimbursement Agreement for the Bronco Commons Project and Authorize the Chair to Sign.

Ms. McCarthy stated they were updating Section 9.1 in the Bronco Commons Project agreement. The developer requested an additional six months for their commencement date.

**Director Gurnee moved to approve the First Amendment to Development and Reimbursement Agreement for Bronco Commons Project and Authorize the Chair to Sign; seconded by Director Bair.**

**A roll call vote was taken, and the motion passed unanimously.**

3. Discussion and creation of an ad hoc housing policy committee.

Director Gulau asked for peers to join him to create a less than quorum committee to start defining their policy for Act 381 Housing TIF.

Directors Schipper, Ward, Bair, and Gulau volunteered.

Their preliminary plan:

- Meet with City staff, consultants, and attorneys to get a general understanding of what is happening with this at the State level.
- Meet with City Commissioners.
- Bring the draft to the Executive Committee.
- Bring the draft to the full Board for approval.

**Director Ferraro moved to create an Ad Hoc Housing Policy Committee and appoint Directors Schipper, Ward, Bair, and Gulau to the Committee; seconded by Director Petersen.**

**A voice vote was taken, and the motion passed unanimously.**

## UNFINISHED BUSINESS

1. Adoption of a Resolution approving the sale of 707 N Westnedge Avenue and authorizing the Board Chair to sign.

Director Gulau reminded them that they briefly covered the sale of 707 N Westnedge in December, but they ran out of time and quorum to make any decisions. Today they are recommending a term sheet to support a purchase and sale agreement for the property.

Ms. McCarthy noted that they should add to the motion and/or resolution to authorize the Chair to sign the agreement and all related closing documents.

Ms. Mattie Jordan-Woods, Northside, brought up concerns regarding the purchase price. In 2021, there was a purchase agreement for this property for \$100. Today, they want \$14,000 for the property. She commented that property across the street was sold for \$800.

Ms. Gwendolyn Hooker stated that the property (less than a third acre) has sat vacant and not been developed for over 30 years. She said the planned development was in alignment with the Northside Cultural Business District Authority (NCBDA). The tiny homes across street are \$410 per month. Ms. Hooker asked how they came up with the new number. They have done years of due diligence into this property and have secured funding to build the houses. Unfortunately, the purchase price and offering affordable housing are not aligned. She stated that \$14,000 is not a reasonable price. Ms. Mattie Jordan-Woods said they had a copy of the original purchase agreement which says \$100.

Ms. McCarthy explained that per the BRA policy, they must sell property for fair market value. The Assessor valued the property at \$54,000. The BRA has a policy that can discount property incrementally (up to 75%) for affordable housing (60% AMI). The policy doesn't respond to properties that are deeply affordable housing. The BRA took the Assessor's value and applied the discount which resulted in the \$14,000 number. Ms. McCarthy said that number was shared with Ms. Hooker and the group in a memo in December. She stated that this is a newer policy for the BRA - the project has been in the works for a long time.

Ms. Jordan-Woods indicated that she felt the City Assessor's valuation, and the Board's policy/actions were inconsistent and inequitable.

Ms. Hooker was interested when the policy was established. Because the policy doesn't apply to deeply affordable housing, she thought it was not aligned with the City's goals. Ms. Hooker felt she was being penalized for making deeply affordable housing. She asked the Board to consider that this was not a new project and for some alignment with the previous purchase agreement.

Through discussion, it was clarified that the original purchase agreement expired. The new purchase agreement is following the new policy that is in place. It's not an amendment to a current purchase agreement.

Attorney Wood stated that, according to the law, you cannot give private parties public property for free. If you engage with a property transaction, you must be at fair market value. She said they rely heavily on the Assessor to determine that for them and then they find a way to provide a discount. Whether a person agrees or not, the Assessor assigned the value. Attorney Wood said they could table the item to address a deeply affordable policy. Currently they have an expired agreement and a new policy which provides a significant discount on fair market value.

Director Gulau clarified that they had two choices - table the item and discuss their policy, or approve the item as presented.

Ms. Hooker said that while she preferred an answer that day, she would like them to look at their policy for deeply affordable housing. Adding \$14,000 to the budget is a big jump. She clarified for Directors that the pandemic threw her schedule off for the development.

Ms. Jordan-Woods said that no one told Ms. Hooker that the expiration was coming and that she wouldn't be able to purchase the property as originally arranged. She noted that the NCBDA voted and did a step aside.

Director Middleton thought it would be irresponsible to approve the purchase agreement that day because there was a fundamental disagreement on the basic terms. He would like more discussion with staff and their Attorney to see if there was some flexibility. This was a policy put in place with good intentions.

Director Ferraro thought they should discuss and amend the deeply affordable housing policy. If they have that in their policy, developers will know that they can do exceptionally affordable projects.

Through discussion, it was agreed that the Directors needed more time for discussion; and Ms. Hooker agreed to wait a month for a decision.

Attorney Wood requested a motion to table the approval of the purchase and sale agreement and revisit the policy to determine the sale price. She stated they can only operate within the policy they have. Attorney Wood reminded them they must legally rely on the Assessor for the value. They cannot randomly assign values to property. To accommodate these types of developments, they look for legal ways to provide discounts. That's where the policy comes into play.

**Director Ferraro made a motion to table the sale of 707 N Westnedge Avenue for Old Business to next month and revisit the policy as related to purchase price; seconded by Director Middleton.**

**A roll call vote was taken, and the motion passed unanimously.**

- 2. 116 W Cedar title work.

**Director Bair made a motion to authorize the Chair to sign all related closing documents as it pertains to 116 W Cedar; seconded by Director Middleton.**

**A voice vote was taken, and the motion passed unanimously.**

**COMMUNICATIONS AND ANNOUNCEMENTS**

None.

**STAFF REPORTS AND UPDATES**

Ms. McCarthy, on behalf of the Kalamazoo County BRA and Fishbeck, let them know that the County is leading and fiduciary for the resubmittal of an EPA Brownfield Assessment Coalition grant. They are close to getting the grant resubmitted.

**ADJOURNMENT:** The meeting was adjourned at 9:38 A.M. by Chair Gulau.

\_\_\_\_\_  
Beth Cheeseman  
Recording Clerk

\_\_\_\_\_  
Chair Signature

\_\_\_\_\_  
Printed Name/Chair



# BRA Board of Directors Staff Report

City of Kalamazoo

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**TO:** Brownfield Redevelopment Authority Board of Directors

**FROM:** Antonio Mitchell, Director of Community Planning and Economic Development  
Prepared by: Jared Chambers

**DATE:** February 19, 2026

**SUBJECT:** Adoption of a Resolution Approving and Authorizing the Board Chair to Execute a Purchase and Sale Agreement with The Tradewind Co, LLC for 1003 Amperssee Ave, subject to approval as to substance by the Board Chair and as to form by Legal Counsel.

## **RECOMMENDATION:**

It is recommended the BRA adopt the Resolution Approving and Authorizing the Board Chair to Execute a Purchase and Sale Agreement with The Tradewind Co, LLC for 1003 Amperssee Ave, subject to approval as to substance by the Board Chair and as to form by Legal Counsel.

## **BACKGROUND:**

The BRA acquired the parcel at 1003 Amperssee Avenue from the State of Michigan under the delinquent tax foreclosure process in 2003. In November 2025, Anees Thaj contacted staff regarding the potential purchase of 1003 Amperssee Ave. The parcel is zoned Live Work 1 (LW-1) and is located within the Natural Features Protection (NFP) Overlay District and the AE Floodplain, which may constrain development. Staff advised early in the process that any conveyance would be strictly as-is, with no guarantees regarding future development approvals.

As part of his initial submission, Mr. Thaj provided a narrative and sketch concept indicating interest in installing small residential cabins (approximately 800 square feet, two-bedroom units) and potentially utilizing the site for beekeeping activities. He indicated that the cabins could serve low-income or refugee families. He also stated that, even if development approvals were limited, he would clean up and maintain the parcel and use it in conjunction with his adjacent property at 1029 Amperssee Ave.

During committee review, the BRA Executive Committee requested additional information regarding property ownership, tax status, development experience, and whether the City had any future plans for the parcel. Mr. Thaj responded that he owns property within the City, including 1029 Amperssee Ave, and that all property taxes are current. He described prior development experience in Michigan, including development of a 33-acre parcel near Rogers City, known as

Honey Bee Farms, where he operates a beekeeping operation and a short-term rental cabin that is currently in operation. Staff has confirmed this rental has 4.9 stars on AirBnb and a 10/10 rating on Vrbo. He also indicated he is pursuing additional small-scale cabin development in South Haven.

Mr. Thaj represented that he has made improvements to the adjacent 1029 Ampersee property, including site cleanup, surveying and boundary marking, landscaping, pathway clearing, and installation of a parking space. He further stated that he coordinated with a title company and obtained a waiver from Consumers Energy of certain easement rights associated with a former transmission tower, in order to allow future building placement on that parcel.

Staff confirmed during committee discussion that there are no current City plans for redevelopment or riverfront activation specific to this parcel.

The proposed purchase price is \$2,700, payable in a lump sum at closing. The purchaser has agreed to the terms and has requested that title be taken in the name of The Tradewind Co LLC.

**FISCAL IMPACT:**

The purchase price for the property is \$2,700. Pursuant to the Purchase Agreement, closing costs shall be shared equally between the Purchaser and the Seller. Any due diligence expenses shall be the responsibility of the Purchaser. Property taxes shall be prorated as of the date of closing. Each party shall otherwise be responsible for its own fees and expenses.

**CITY OF KALAMAZOO BROWNFIELD  
REDEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING THE BOARD CHAIR TO EXECUTE A PURCHASE AND  
SALE AGREEMENT WITH THE TRADEWIND CO, LLC FOR 1003 AMPERSEE AVENUE**

WHEREAS:

1. The Brownfield Redevelopment Authority ("Authority") is the owner of certain real property located in the City of Kalamazoo, Kalamazoo County, Michigan, commonly known as 1003 Ampersee Avenue, Parcel No. 06-15-239-061 (the "Property"); and
2. The Purchaser owns a parcel of real estate at or near 1029 Ampersee Avenue, City of Kalamazoo, Michigan, which is directly adjacent to the BRA Parcel ("Purchaser Parcel"); and
3. The Purchaser has submitted a proposal to purchase the Property, and the BRA desires to enter into a Purchase and Sale Agreement to effectuate the sale.

RESOLVED:

1. That the Board of Directors hereby approves the sale of the Property to The Tradewind Co, LLC pursuant to a Purchase and Sale Agreement; and
2. That the Chair of the Board of Directors is authorized and directed to execute a Purchase and Sale Agreement for the Property on behalf of the Authority, subject to approval as to substance by the Board Chair and as to form by Legal Counsel; and
3. That the Chair and/or appropriate officers of the Authority are further authorized to execute such additional documents and take such other actions as may be necessary to effectuate the intent of this Resolution; and
4. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Board members \_\_\_\_\_

NAYS: Board members \_\_\_\_\_

ABSTAIN: Board members \_\_\_\_\_

ABSENT: Board members \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED.**

Dated: February 19, 2026

\_\_\_\_\_  
\_\_\_\_\_, Secretary

**CERTIFICATION**

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors at a meeting held on February 19, 2026, and that public notice of said meeting was given pursuant to and in accordance with Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: February 19, 2026

\_\_\_\_\_  
\_\_\_\_\_, Secretary

**TERM SHEET**  
**Purchase and Sale of**  
**1003 Ampersee Ave, Kalamazoo, MI 49001 (Parcel ID: 06-15-239-061)**

**Seller:** City of Kalamazoo Brownfield Redevelopment Authority (BRA)

**Purchaser:** The Tradewind Co, LLC

**Property:** 1003 Ampersee Ave, Kalamazoo, MI 49007 (Parcel ID: 06-15-239-061)

**Legal Description:** 45967 ASSESSORS PLAT THOMAS ADDITION Lots 61 & 62 and that part of Lot 65 lying between Lots 61 & 62 and the Kalamazoo River and included between the extension westerly to the River of the southwesterly line of Lot 61 and the northerly line of Lot 62.

**Purchase Price:** \$2,700 (based on an assessed fair market value)

**Deposit/Earnest Money:** 10% of purchase price (\$270) payable at execution of the Purchase and Sale Agreement.

**Closing:** Within 90 days of execution of the Purchase and Sale Agreement, at a title company mutually agreed to by the parties.

**Financing Documentation:** Purchaser shall provide proof of funds to Seller at least 30 days prior to closing.

**Closing Costs:** Purchaser and Seller to share closing costs equally (50/50).

**Key Obligations:**

- Property is being sold “as-is, where-is” with all faults.
- Purchaser is responsible for obtaining a title insurance policy.
- All environmental review, inspections, and due diligence are the responsibility and risk of Purchaser.
- Purchaser is responsible for obtaining any and all approvals and meeting all requirements related to the use of the property, including but not limited to, all land use and zoning requirements and approvals. By entering into this purchase and sale agreement, Seller makes no representations or warranties relating to the intended use of the property.

**Contingencies:** None.

**Defaults and Remedies:** To be provided in the definitive Purchase and Sale Agreement in standard industry form.

**Notes:** This term sheet is a non-binding summary of principal terms intended to guide the preparation of a formal Purchase and Sale Agreement. It does not create binding obligations except for confidentiality, exclusivity (if applicable), or other limited provisions agreed by the parties.



# BRA Board of Directors Staff Report

City of Kalamazoo

**TO:** Brownfield Redevelopment Authority Board of Directors

**FROM:** Antonio Mitchell, Director of Community Planning and Economic Development  
Prepared by: Jared Chambers

**DATE:** February 19, 2026

**SUBJECT:** Approval of a Letter of Intent and Access Agreement with The Trailhead Outdoors, LLC to Purchase Property at 910 Oneil Street and authorize the Department Director to Sign.

## RECOMMENDATION:

It is recommended the BRA approve the Letter of Intent and Access Agreement with The Trailhead Outdoors, LLC to Purchase Property at 910 Oneil Street and authorize the Department Director to Sign.

## BACKGROUND:

The Trailhead Outdoors, LLC has expressed interest in acquiring and redeveloping 910 Oneil Street for a project identified as “The Trailhead” Kalamazoo Riverfront Outdoor Retail & Event Hub. Following discussions with staff regarding site feasibility, development expectations, and adjacent property coordination, staff prepared the attached Letter of Intent (“LOI”) to establish a defined process and timeline for advancing the proposed redevelopment.

The proposed project would redevelop the site into a riverfront outdoor recreation retail, rental, and event destination. The concept includes specialty outdoor equipment retail sales, equipment rentals, product demonstrations, community classes and educational programming, youth-focused activities, and outdoor gathering space oriented toward the Kalamazoo River. The development concept relies on both 910 Oneil Street and the adjacent parcel at 350 Blaine Street in order to accommodate the full site layout and programming elements.

The LOI establishes an exclusive period through August 19, 2026, during which the Developer would complete specified due diligence and pre-development tasks. These tasks include preparation of draft building and site plans, advancement of project design concepts, submission of preliminary sources and uses information, and demonstration of progress toward control of 350 Blaine Street.

The adjacent parcel at 350 Blaine Street is owned by the Kalamazoo County Land Bank

Authority and is not included in the Property under the LOI. Staff has met with Land Bank representatives, and they have indicated willingness to make 350 Blaine Street available to the Developer. Approval of the LOI would support the Developer's continued discussions with the Land Bank regarding acquisition of that parcel.

In addition to the LOI, a separate Access Agreement is being presented for approval to permit the Developer and its consultants to conduct environmental inspections and related due diligence activities on 910 Oneil Street during the exclusive period.

The LOI serves as a preliminary framework outlining responsibilities and timelines for negotiating a future Purchase and Redevelopment Agreement. Any conveyance of the property would require separate action and approval by the BRA.

**FISCAL IMPACT:**

No immediate fiscal impact. The property has been assessed at \$30,000 (estimated true cash value).



February 5, 2026

The Trailhead Outdoors, LLC  
1115 Roseland Ave  
Kalamazoo, MI 49001

Re: Letter of Intent – Purchase and Redevelopment of 910 Oneil Street for “The Trailhead”  
Kalamazoo Riverfront Outdoor Retail & Event Hub

Dear Mr. Seedorff:

This Letter of Intent (“LOI”) follows your conversations with City staff regarding the proposed redevelopment project in the Eastside Neighborhood that you are pursuing through The Trailhead Outdoors, LLC (“Developer”).

The real estate owned by the City of Kalamazoo Brownfield Redevelopment Authority (“BRA”) and located at 910 Oneil Street is referred to in this LOI as the “Property.” The adjacent parcel located at 350 Blaine Street is owned by the Kalamazoo County Land Bank Authority and is not part of the Property under this LOI. All parcels are more fully described in Exhibit A.

The discussions to date regarding your interest in the Property involve reserving the right to purchase the Property and coordinating separately regarding the adjacent Land Bank-owned parcel. The development concept is to transform the Property together with 350 Blaine Street into a riverfront outdoor recreation retail, rental, and event destination, including equipment sales, demonstrations, community programming, and outdoor gathering space (the “Project”). Therefore, this LOI outlines the next steps toward the eventual purchase of the Property as detailed in a subsequently signed Purchase and Redevelopment Agreement (“Development Agreement”). Upon execution of this LOI, the parties shall use their best efforts and due diligence to complete the outlined tasks within the timeframes provided.

For the period ending at close of business on August 19, 2026, the BRA, in consideration of \$100.00 and other good and valuable consideration, grants Developer the exclusive right to purchase and redevelop the Property, conditioned upon good faith effort in completing the tasks below. During this period, the BRA will not entertain or enter into any agreement with any other entity expressing an interest in acquiring or redeveloping the Property. The BRA acknowledges that you are also coordinating separately with the Kalamazoo County Land Bank Authority regarding 350 Blaine Street; however, this LOI does not bind the Land Bank Authority nor convey any rights in that parcel.

During this exclusive period:

1. BRA will
  - Provide Developer with any environmental reports, surveys, and any other documentation that may assist Developer in evaluating whether to enter into the Development Agreement;
  - Permit Developer and its environmental consultant(s) access to the Property for any inspections, assessments, and/or any testing they consider appropriate in exercising due diligence activities – to be detailed in a separate access agreement Developer signs with BRA.
2. Developer will
  - Explore, develop, and submit draft site redevelopment concepts for your planned project consistent with zoning regulations and present draft plan at a Projects Meeting scheduled with Community Planning & Economic Development Department;
  - Demonstrate progress toward land control of any adjacent privately-held parcels needed for the Project, including but not limited to 350 Blaine Street;
  - Submit planning documents for the Project, including draft building designs, site plans and sources and uses of all outside financing (i.e. tentative proforma) in enough detail for the BRA to explore and tentatively determine the level of project incentives.
3. Joint efforts
  - Regularly communicate with BRA staff and Developer to keep BRA Board of Directors updated on the progress toward finalizing plans for the redevelopment of the Property.

At the end of above term of this LOI, and contingent upon completion of the above tasks, Developer and BRA may negotiate in writing an Agreement within 45 days after Developer has notified the BRA in writing of its intent to purchase the Property. The BRA, in its sole discretion, may or may not extend the term of this LOI. If this LOI satisfactorily summarizes the terms under which Developer is interested in purchasing and redeveloping the Property, indicate by signing and returning a copy of this LOI to me.

Sincerely,

CITY OF KALAMAZOO  
BROWNFIELD REDEVELOPMENT AUTHORITY

By: Antonio Mitchell  
Its: Attorney-in-fact

ACCEPTED:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mr. Luke Seedorff

cc: Jessica Wood, Brownfield Redevelopment Authority Legal Counsel  
Jamie McCarthy, Sustainable Development Coordinator

**EXHIBIT A**

BRA Property Address: 910 Oneil Street

Parcel Number: 06-14-311-033

Legal Description: 31578 T ONEIL PLAT, UNION ADDITION LOT 32, EXC E 14FT. ALSO LOTS 33 & 34. ALSO RIPARIAN RIGHTS.

Land Bank Property Address: 350 Blaine Street

Parcel Number: 06-14-311-033

Legal Description: 31578 T ONEIL PLAT, UNION ADDITION LOT 32, EXC E 14FT. ALSO LOTS 33 & 34. ALSO RIPARIAN RIGHTS.



## ACCESS AGREEMENT

The City of Kalamazoo Brownfield Redevelopment Authority, 245 N Rose Street, Suite 100, Kalamazoo, Michigan (“BRA”) authorizes The Trailhead Outdoors, LLC at 1115 Roseland Avenue, Kalamazoo, Michigan 49001, and its employees, subcontractors or representatives, (collectively referred to as “Developer” in this Agreement) to enter and use property owned by BRA at 910 Oneil Street in the City of Kalamazoo, Michigan (“Property”) under the following conditions:

1. BRA authorizes Developer and its employees, subcontractors or representatives to entry and use the Property at its sole cost, risk and expense, for the purpose of conducting preliminary environmental inspections and assessments in anticipation of entering into a Purchase and Redevelopment Agreement with BRA for the Property. Developer will provide copies of any reports received for such inspection and assessment activities to BRA within 10 business days of the completion of such activities. Developer shall perform all activities on and use the Property in accordance with all applicable laws, regulations, and ordinances. Developer shall not permit the Property to suffer any construction, mechanics, materialman’s or other liens as a result of such activities.
2. The scope of such inspections and assessment shall include the grounds of the Property, more particularly described as:  
  
910 ONEIL STREET, PIN: 06-14-311-033. DESCRIPTION: 31578 T ONEIL PLAT, UNION ADDITION LOT 32, EXC E 14FT. ALSO LOTS 33 & 34. ALSO RIPARIAN RIGHTS.
3. BRA agrees that the duration of this Access Agreement shall commence on the date this Agreement is signed by both parties and continue for a reasonable period necessary to satisfactorily complete the preliminary environmental inspections and assessments; but not beyond August 19, 2026, unless extended by BRA.
4. Developer agrees that it will not enter nor use the Property unless and until satisfactory evidence of both general liability and environmental liability insurance, each in the amount of \$1,000,000 and naming BRA and the City of Kalamazoo as additional insureds, is delivered to BRA. Developer, for itself and its employees, subcontractors, and representatives, may provide BRA with insurance binders or insurance riders as evidence of the insurance coverages required by this paragraph.
5. Developer further agrees to indemnify, defend and hold harmless BRA, the City of Kalamazoo, and their officers, officials, agents and employees, from any claims, causes of action and expenses (including reasonable attorneys’ fees) relating to activities conducted by Developer on the Property pursuant to this Access Agreement.

Dated: \_\_\_\_\_, 2026

City of Kalamazoo Brownfield  
Redevelopment Authority

By: \_\_\_\_\_

Antonio Mitchell

Its: Authorized Representative

Dated: \_\_\_\_\_, 2020

\_\_\_\_\_ (legal name)

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Its: Authorized Representative



SITE PLAN CONCEPT  
 OPTION 4



# BRA Board of Directors Staff Report

City of Kalamazoo

**TO:** Brownfield Redevelopment Authority Board of Directors

**FROM:** Antonio Mitchell, Director of Community Planning and Economic Development  
Prepared by: Jamie McCarthy, Staff Liaison

**DATE:** February 19, 2026

**SUBJECT:** Authorize the Board Chair to Sign Kalrecovery EGLE Brownfield Grant Application upon Invitation by Michigan Department of Environmental, Great Lakes, and Energy in an Amount Not-to-Exceed \$1,000,000.

## RECOMMENDATION:

It is recommended the BRA authorize the chair to sign Kalrecovery EGLE Brownfield Grant Application upon invitation by Michigan Department of Environmental, Great Lakes, and Energy in an amount not-to-exceed \$1,000,000.

## BACKGROUND:

Edison Community Partners proposes to redevelop the vacant property into a residential community consisting of three multi story buildings totaling 48 multifamily apartment units. The development includes a central 36-unit building and two smaller 6-unit buildings located on the northern and southern portions of the site. Planned site amenities include children's playground areas, a dog park, and a walking path. The project is intended to provide stable affordable housing for individuals and families impacted by substance-use disorders, with an emphasis on supporting participants in Kalamazoo County's Problem Solving Courts.

The site has a history of approximately 100 years of industrial use as part of a paper mill and coal burning power plant, resulting in soil, groundwater, and soil gas contamination exceeding applicable criteria. Environmental response activities are required to ensure the proposed residential redevelopment does not result in unacceptable health exposures.

EGLE Brownfield Grant funding is being pursued to support these response activities, including management of contaminated soils encountered during redevelopment, installation of non-structural exposure barriers in green space areas, integration of vapor mitigation systems within the planned residential buildings and related assessment activities, lining of stormwater basins or connection to municipal storm infrastructure due to proximity to Portage Creek, and EGLE review and approval of Documentation of Due Care Compliance following redevelopment.

A draft proposal requesting \$905,000 in grant funding has been prepared and submitted for EGLE staff vetting. The program caps requests at \$1,000,000. Following EGLE review, adjustments to scope or budget may be requested prior to formal invitation to submit the final application. Authorization of the BRA Chair to sign the application upon invitation allows timely submission without returning to the Authority for additional action.

**FISCAL IMPACT:**

If the grant is accepted and awarded by EGLE, up to 3% of the grant would be allocated to BRA costs for grant administration. Revenues and expenses related to the grant for 2026 would be added to the BRA Fund 243 budget.

**I. PROJECT NAME AND LOCATION**

Project Name:	Kalamazoo Recovery Housing		
Project Address:	1900 Belford Street		
Project City:	Kalamazoo		
Project County:	Kalamazoo	Project Zip Code:	49001
State Senate District:	19	State House District:	41

**II. APPLICANT INFORMATION**

Applicant Name:	City of Kalamazoo Brownfield Redevelopment Authority (BRA)		
Applicant Address:	241 W. South Street		
Applicant City:	Kalamazoo	Applicant Zip Code:	49007

**APPLICANT CONTACT INFORMATION**

	Applicant Signing Authority Contact	Applicant Project Contact	Project Consultant (if applicable)
Name:	Kyle Gulau	Jamie McCarthy	Kirk W. Perschbacher
Title:	BRA Chair	Development Manager	Senior Brownfield Specialist
Phone:		269.337.8789	616.464.3956
Email:	<a href="mailto:kyle@zooward.com">kyle@zooward.com</a>	<a href="mailto:mccarthyja@kalamazoo.org">mccarthyja@kalamazoo.org</a>	<a href="mailto:kperschbacher@fishbeck.com">kperschbacher@fishbeck.com</a>

**III. FUNDING REQUEST**

Amount Requested:	\$905,000
Funding Source:	<input type="checkbox"/> RPF <input checked="" type="checkbox"/> 201 <input type="checkbox"/> Site Assessment
Funding Type:	<input checked="" type="checkbox"/> Grant <input type="checkbox"/> Loan <input type="checkbox"/> Either

IV. GENERAL PROJECT INFORMATION	
Previous use(s):	The Subject Property operated as a paper mill from the late 1890s until 1989 when operations ceased. The former Mill D building was located on the northwestern portion of the site straddling Portage Creek. A power plant building was located at the south end of the site with a bulk petroleum AST staging area located northeast of the power plant along the eastern property boundary. Coal ash generated during power plant operations is buried on site with an area of buried ash extending approximately 8 ft. bgs on the northern portion of the site. Portage Creek running along the western boundary of the Subject Property is a portion of the larger Kalamazoo River/Portage Creek superfund site. The Subject Property was idled vacant industrial land until 2010 when the City of Kalamazoo began work to prepare the Subject Property for redevelopment. Activities included removal of old foundations/footings from previous structures, removal of contaminated fill material from Portage Creek and naturalization of the creek channel, restoration of the floodplain, and assessment of site conditions relative to historical operations.
Current use(s):	Since 2014 the Subject Property has existed as vacant land with a trailway running north/south bisecting Subject Property.
Proposed new use(s):	The Developer intends to construct three apartment buildings on the eastern upland portion of the Subject Property, redeveloping the vacant site into a multi-family residential community. This proposed development is specifically designed to offer stable, affordable housing for individuals and families affected by substance use disorders, with a focus on those participating in Kalamazoo County's Problem-Solving Courts.
Known or suspected contaminants:	<p>The Subject Property has known environmental contamination attributable to approximately 100 years of paper mill operations including a former coal fired power plant; and the presence of Portage Creek along the western property boundary as part of the larger Kalamazoo River Superfund site. Fill material including coal ash remains buried on site with the most significant volume of buried coal ash located on northern portions of the Subject Property.</p> <p>Completed assessment and response activities identified the presence of PCBs, petroleum and solvent-based VOCs, PNAs, and metals in soil, groundwater, and/or soil gas, at levels exceeding the Generic Residential Cleanup Criteria (GRCC) and/or SSVIAC. The identification of PCBs impacts was limited to Portage Creek with removal of PCBs impacted sediments completed as part of environmental response activities.</p> <p>In addition to petroleum-based VOCs/PNAs impacts distributed across the site solvent-based PCE and/or TCE have also been identified in soil, groundwater, and/or soil gas in excess of SSVIAC.</p> <p>The concentrations of arsenic identified in soils/fill material exceeds the Residential Direct Contact criterion.</p>
PROJECT SUMMARY	
<p>Provide one paragraph below that summarizes the redevelopment, the environmental challenge that needs to be addressed, and how the brownfield funding will be used to address that challenge:</p> <p>Edison Community Partners plans to redevelop the vacant property into a residential community comprising three multi-story buildings. The development will feature a total of 48 multi-family apartment units, including a central building with 36 units and two smaller buildings with 6 units each, located on the northern and southern sections of the site. The proposed development will also include two children's playground areas adjacent to two of the buildings, a dog park in the central portion of the site, and a</p>	

walking path on the northern portion of the Subject Property. This initiative is specifically intended to provide stable, affordable housing for individuals and families affected by substance use disorders, with a particular emphasis on supporting participants in Kalamazoo County's Problem-Solving Courts.

The presence of the existing Restrictive Covenant (RC) has been factored into redevelopment planning. Edison Community Partners will enter into a long-term lease of the Subject Property with the City of Kalamazoo versus acquisition; or exclude the RC area from the property acquisition. This will preclude the need to rescind the existing RC/record a new RC.

The property has approximately 100 years of industrial use as a paper mill with coal-burning power plant. This use has resulted in soil, groundwater, and soil gas contamination that exceeds GRCC and/or SSVIAC. Appropriate characterization/response is necessary to ensure residential redevelopment does not result in unacceptable health exposures.

In response to the environmental conditions, EGLE Brownfield Grant Funding is sought to conduct response activities to ensure that redevelopment does not result in unacceptable health exposures. The funding would be utilized to support installation and maintenance of engineering controls to address the potential for unacceptable health exposures. In particular, EGLE grant funding would be utilized to appropriately manage contaminated soils generated during redevelopment, install non-structural exposure barriers in future green space to address direct contact with contaminated soils, the integration of vapor mitigation systems (VMS) into the three apartment buildings/assessment of the VIAP to address the potential for unacceptable health exposures relative to the VIAP, and the lining of storm water basins/connection to municipal storm sewer given the presence of Portage Creek. Additionally, EGLE grant funding would be utilized for EGLE approval of Documentation of Due Care Compliance (DDCC) subsequent to completion of redevelopment activities in accordance with MSHDA project requirements.

The total private investment (including property acquisition) is anticipated to be approximately \$14,000,000.

Does the property have any of the following:

- |  |   |  |
|--|---|--|
| A liable party known to have caused or contributed to a release at the site? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Known environmental actions or enforcements by a regulatory agency?          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| A liable party undertaking corrective actions at the site?                   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Known environmental liens?   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Known legal, access, or title issues?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Deed restriction, land, or resource use restriction?                         | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

Provide a detailed explanation for any Yes answers above:

By 1910, the Bryant Paper Company expanded its offsite operations to the west onto western portions of the Subject Property. These operations included the eastern portion of Mill "D" on the north end of the Subject Property and the power plant on the south end of the Subject Property. In 1946, the Subject Property was sold to the St. Regis Paper Company, and in 1956, Allied Paper Company acquired the complex and operated it as a part of Allied Paper's Bryant Mill operations. In 1988, the complex was sold to Performance Paper, Inc.

The City of Kalamazoo worked with EGLE and the EPA to complete response activities to support redevelopment of the Subject Property. The EPA and EGLE entered into a Grant Agreement on September 20, 2010, to implement a subcontract to conduct assessment and response activity in association with Portage Creek. A budget of more than \$7.7 million was utilized by EGLE and EPA on Superfund response activities along Portage Creek and associated floodplain.

The completed activities served to reduce exposures to toxic substances; construct approximately 5.8 acres of floodplain and to restore approximately 1,440 linear feet of riverine habitat in a former industrialized section of Portage Creek. This was accomplished by:

- Demolition and disposal/recycling of subsurface structures, Portage Creek channel structures, and concrete foundations associated with the former power plant and paper mill buildings.
- Recycling by crushing and placement of 28,422.74 tons of inert materials, comprised primarily of concrete, within the project site.
- Recycling a total of 835.49 tons of steel, from the remaining structures and reinforcing rod recovered from the concrete crushing operation.
- Properly abandoning 32 known monitoring wells and 3 old water wells that were previously unknown.
- Removing all piping encountered within the excavation zone to beyond the excavation zone and the remaining pipe bulkheaded with mortar.
- Removing, managing, and disposing of 1,703 linear feet of pipe covered with asbestos containing material (ACM).
- Excavating and relocating or disposing of approximately 38,000 cubic yards of spoils out of the proposed floodplain, including impacted materials retained by the channel walls and over excavated localized areas of impact below the cut line not previously identified, to construct the new floodplain and channel.
- Furnishing and placement of 2,182.21 tons of imported sand fill, as needed, for the floodplain and creek bed channel restoration.
- Furnishing and placement of an estimated 950 cubic yards of riprap and stone structures for erosion control along the banks.
- Excavating and constructing approximately 1,440 linear feet of new 25-foot wide creek channel (approximately 0.83 acres) and approximately 8 acres of floodplain and banks.
- Establishing sustainable slopes (4 horizontal to 1 vertical maximum) at the edge of the 5.8 acre floodplain.
- Constructing fish habitat structures including five riffles, seven pools, and fifteen rock/log structures within the new channel.
- Grading and restoring the Site including providing a recycled crushed concrete base for a recreational trail way along the east slope crest and, covering the floodplain and slopes with 6 inches of imported topsoil.
- Establishing native plantings (i.e., forbs and grass species) on restored floodplain and planting live stakes along the creek bank.

In October 2017, the City of Kalamazoo Brownfield Redevelopment Authority recorded a Restrictive Covenant (RC) to protect the integrity of the completed environmental response and soil cover within the restored Portage Creek floodplain. The RC applies specifically to the western portion of the subject property, located west of the existing trailway. It restricts construction, vegetation planting, and equipment staging within this area, allowing only specific approved activities such as a pedestrian bridge or stormwater outlets. Invasive species are prohibited, and landscaping must use approved native vegetation. Any actions that could damage restoration efforts, worsen contamination, or involve unauthorized parking or storage are strictly prohibited.

The proposed redevelopment will be compliant with the terms of the existing RC (including if a property transfer is to occur) or any potential refiling of the RC that may be associated with transfer of the property. The Developer and City are working together to ensure the terms of the RC are met.

Provide any other relevant information regarding property ownership and operations, if applicable:

V. PROPERTY AND OWNERSHIP INFORMATION			
CURRENT OWNER			
Parcel ID#:	06-27-209-001		
Property Address:	1900 Belford Street, Kalamazoo, Michigan		
Latitude & Longitude (to 8 digits):	42.272774° / - 85.576008°		
Facility ID	39000140		
Current Zoning:	202 - Commercial - Vacant		
Proposed Zoning:	Residential (R)		
Acreage:	6.64 acres		
Property Acquisition Type (inheritance, purchase, tax reversion, other):	Tax Reversion		
Date of Acquisition:	07/07/2005 (State of Michigan gave Property to the City of Kalamazoo BRA)		
Did the Current Owner Complete a Baseline Environmental Assessment (BEA)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	B200500912PL	
Current Owner Name:	City of Kalamazoo Brownfield Redevelopment Authority (BRA)		
Current Owner Address:	241 W South Street, Kalamazoo, Michigan 49007		
Current Owner Email and Phone:	Jamie McCarthy 269.337.8789 mccarthyja@kalamazoo.org		
Name and Address of Occupant:	N/A - vacant		
Operations at the Property:	NA - vacant		
Date Operations Began:	NA - vacant		
FUTURE OWNER <input checked="" type="checkbox"/> N/A - Ownership will not change			
Parcel ID#:			
Future Owner Name:			
Future Owner Address, City, State, Zip:			

## Brownfield Grant and Loan Project Proposal

<b>Future Owner Email and Phone:</b>			
<b>How will the property be acquired?</b>			

**VI. PROPERTY USE AND ENVIRONMENTAL CONDITIONS**

**PROPERTY HISTORY**

List the current and former uses of the property below, including dates, owners (if known), and potential contaminants associated with each property use.

Parcel ID / Property Address	Date Range (Year)		Property Use	Potential Contaminants and/or Recognized Environmental Conditions (RECs)	Property Owner
	From	To			
06-27-209-001/1900 Belford Street (split from 333 E. Alcott Street)	Late 1800's	1989	Paper Manufacturing	Approximately 100 years of paper mill operations including coal fired power plant. Bulk petroleum storage in former USTs and ASTs, buried fill material including coal ash.  Identified PCBs, VOCs, PNAs and Metals impacts.	Late 1800's - 1946: Bryant Paper Company  1946 - 1956: St. Regis Paper Company  1956 - 1988: Allied Paper Company  1988 - 2005: Performance Papers, Inc.
	2005	Present	Vacant with a trailway running north/south bisecting the site		City of Kalamazoo Brownfield Redevelopment Authority (BRA)

**ENVIRONMENTAL RISKS**

Known Contaminants:	<p><u>Soil:</u></p> <p>PCBs, VOCs, including Benzene, Toluene, Xylenes Ethylbenzene, Naphthalene, 1,2,3-Trimethylbenzene, 1,2,4-Trimethylbenzene, 1,3,5-Trimethylbenzene, 2-Methylnaphthalene, Tetrachloroethene (PCE).</p> <p>PNAs, including 2-Methylnaphthalene, Acenaphthylene, Anthracene, Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Fluoranthene, Fluorene, Indeno(1,2,3-cd)pyrene, Naphthalene, and Phenanthrene.</p>
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Brownfield Grant and Loan Project Proposal

		Metals, including Arsenic, Copper, and Mercury <u>Groundwater:</u> Trichloroethene (TCE) <u>Soil Gas:</u> Tetrachloroethene (PCE)				
Pathways of Concern:		<input checked="" type="checkbox"/> Groundwater/Surface Water Interface (GSI) <input checked="" type="checkbox"/> Drinking Water <input checked="" type="checkbox"/> Volatilization to Indoor Air <input type="checkbox"/> Ambient Air <input checked="" type="checkbox"/> Direct Contact <input type="checkbox"/> Unknown				
<b>PETROLEUM INFORMATION</b>						
Were underground storage tanks (USTs) ever located on the property?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Suspected
Are USTs <u>currently</u> present on the property?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Suspected
Has a UST release been reported for the property?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<i>Summarize known UST information below.</i>						
Tank ID #	Size	Contents	Installation Date	Removal Date	Status (active, removed, etc.)	Release ID #
Not registered	50,000-gallons	Fuel Oil #6	April 7, 1970	September 1992	Removed	N/A
Not registered	50,000-gallons	Fuel Oil #6	January 1, 1970	September 1992	Removed	N/A
Not registered	50,000-gallons	Fuel Oil #6	April 7, 1968	September 1992	Removed	N/A
Not registered	50,000-gallons	Fuel Oil #6	April 7, 1968	September 1992	Removed	N/A
<b>HAZARDOUS SUBSTANCE INFORMATION</b>						
Was there ever a non-UST related release of a hazardous substance on the property?				<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
<i>Summarize known hazardous substance release information below.</i>						
Date of Release	Description of Release			Status	Release ID #	
NPL Listing 1990	Kalamazoo River / Portage Creek Superfund			Response complete on Subject Property portion of Portage Creek	MID006007306	
1990	Performance Paper/Allied Paper			Open	39000140	

<p>To the best of your knowledge, did the applicant cause or contribute to contamination that is known or may be discovered at the project site?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination</p> <p><input type="checkbox"/> May have caused or contributed to contamination</p>		
<p>To the best of your knowledge did the developer cause or contribute to contamination that is known or may be discovered at the project site?</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No, did NOT cause or contribute to contamination</p> <p><input type="checkbox"/> May have caused or contributed to contamination</p> <p><input type="checkbox"/> Not Applicable/No developer</p>		
<p><b>ENVIRONMENTAL CONDITION OF THE PROPERTY</b></p>			
<p>Provide below a brief description of what is known about the environmental condition of the property. Describe known and/or suspected contamination and the risk that needs to be mitigated/addressed to safely reuse the property. Provide maps and figures showing contaminant exceedances (see checklist in Section XII):</p> <p>Previous environmental investigations have identified the presence of PCBs, VOCs, PNAs, and metals in soil at concentrations exceeding current GRCC and/or SSVIAC. The sources for exceedances have been attributed to impacted fill material and historical paper mill operations including the presence of buried coal ash. Fill material has been demonstrated to be present across the Subject Property. The concentrations of contaminants exceed Drinking Water/Protection, Groundwater/Surface Water Interface/Protection, and Direct Contact Criteria.</p> <p>Arsenic has been identified in fill material across the Subject Property above the Residential Direct Contact criterion.</p> <p>Identified PCBs impact was limited to Portage Creek sediments which were subject to removal during subsequently completed environmental response and Creek/floodplain restoration. No indications of PCBs impact to upland soils beyond the area subject to RC have been identified.</p> <p>Characterization completed by MACTEC in 2003 and Fishbeck in 2010 &amp; 2024 indicate VOCs, PNAs, and metals impacts across the site at depths ranging from 0-2 ft., 8-10 ft., and deeper at select locations.</p> <p>Petroleum and non-petroleum VOCs and PNAs have been identified in soil at concentrations above SSVIAC. The data indicates petroleum SSVIAC exceedances in soil beneath each of the planned structures on the property. Tetrachloroethene (PCE) was identified in soil beneath the planned northern residential structure (Building C) at a concentration above the SSVIAC.</p> <p>Non-petroleum VOCs were identified in 2005 in groundwater collected on the southern portion of the Subject Property at concentrations above the GRCC and SSVIAC. The lateral extent of groundwater contamination on the property is not delineated. Based on a continuing source of contamination with buried fill, it is expected that groundwater contamination will remain beneath the Subject Property at concentrations in excess of the SSVIAC following the redevelopment activities.</p> <p>The attached Figures 6, 8, and 10 depict impacts in soil, groundwater, and soil gas relative to proposed redevelopment features/buildings.</p>			
<p><b>PROPOSED ENVIRONMENTAL ACTIONS WITH GRANT/LOAN FUNDING</b></p>			
<p><i>Check all that apply.</i></p>			

<input type="checkbox"/> Hazardous Material Survey <input checked="" type="checkbox"/> BEA <input type="checkbox"/> Excavation	<input checked="" type="checkbox"/> Assessment/Investigation <input checked="" type="checkbox"/> Due Care Planning <input checked="" type="checkbox"/> Soil Transport/Disposal	<input type="checkbox"/> UST Removal <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Vapor Mitigation
<input checked="" type="checkbox"/> Other (please describe): <b>Due Care associated with lining proposed stormwater ponds and engineered barriers.</b>		
<p>Describe the proposed actions that will be undertaken with grant funds to address the environmental conditions and make the property safe for the proposed reuse. Please explain reasons why the proposed eligible activities should be funded.</p> <p>A Response Activity Plan to comply with 7a(1)(b) (aka ResAp) was completed August 29, 2025, revised on November 7, 2025 and approved by EGLE staff on December 9, 2025. A majority of the EGLE Grant activities are related to required elements and activities within the ResAp. A brief description of the EGLE Grant Proposed activities are below:</p> <ul style="list-style-type: none"> <li>• Transport, and disposal of impacted soils that cannot be managed appropriately on site. Soils will be absorbed/managed on site as allowable by project constraints. The total anticipated excess soil on site is 6,320 yd<sup>3</sup> from topsoil, site balancing, and building pad over-excavation. A site grading plan is presented as sheet C3.0 in the attached redevelopment plans.</li> <li>• Placement of non-structural exposures barriers in future green space in response to direct contact exposure to impacted soils. The approximate footprint of future non-structural exposure barriers to be installed across upland portions of the Subject Property to be developed is depicted on a copy of the redevelopment plan (attached).</li> <li>• Installation of sub-grade passive components of the vapor mitigation systems (VMS) beneath the three apartment buildings in response to VIAP exposure potential. This includes a vapor barrier under the northern building. This information is in accordance with the approved ResAp.</li> <li>• The completion of quarterly sub-slab soil gas sampling after buildings pressurized to determine if VMS for any specific building(s) require activation. This information is in accordance with the approved ResAp.</li> <li>• VMS activation and 1<sup>st</sup> year of performance monitoring for any building(s) if applicable. This information is in accordance with the approved ResAp.</li> <li>• Lining of four (4) stormwater basins to prevent leaching of contaminants through the impacted soils and exacerbating the known contamination. The four basins occupy a combined approximately 28,000 ft<sup>2</sup>. As detailed on Sheet C6.2 of the redevelopment plans the basin construction will include a liner bedding, 60 MIL HDPE or PVC liner, anchor filter fabric and soil/topsoil cover. Lining of the basin in necessary to prevent exacerbation.</li> <li>• Completion and filing of Baseline Environmental Assessment on behalf of the Developer.</li> <li>• Preparation and EGLE approval of Documentation of Due Care Compliance (DDCC) subsequent to redevelopment in accordance with MSHDA project requirements; including appropriate IM&amp;M and OM&amp;M for structural/non-structural exposure barriers and VMS.</li> <li>• Additional soil assessment (as needed) during construction.</li> </ul> <p>The funding of these activities addresses a funding gap and provides for the completion of response activities (as outlined in the approved ResAp) ensuring residential redevelopment of the site does not result in unacceptable health exposures.</p>		
<p>Provide maps showing contamination relative to the building footprint and/or the development plan (see checklist in Section XII): See appended Figures:</p> <ul style="list-style-type: none"> <li>• Figure 1: Site Location</li> <li>• Figure 2: Site Map with Proposed Building Locations</li> <li>• Figure 3: Historical Site Layout</li> <li>• Figure 6: Distribution of Soil Impacts</li> <li>• Figure 8: Distribution of Groundwater Impacts</li> </ul>		

- **Figure 10: Distribution of Soil Gas Impacts**

**DEMOLITION**

*If a grant or loan will be used for demolition (buildings, site features, etc.), answer the following questions:*

Does the structure impede the proposed environmental response activities?  Yes  No

Does the structure present a health or safety threat?  Yes  No

Does the structure impede the reuse of the property?  Yes  No

Do the environmental activities exceed the cost of demolition?  Yes  No

Further explanation, if necessary: Demolition activities are not requested as part of the Grant Proposal.

**VII. ECONOMIC AND REDEVELOPMENT INFORMATION**

Capital Investment  
(excludes acquisition  
cost):

\$14,000,000 Developer

\$5,000,000 Public  
Funding

Permanent Jobs Created: Full Time = 6

Current State  
Equalization Value (SEV):  
\$0

Anticipated post redevelopment SEV: \$8,000,000

The project will be under a payment in lieu of taxes (PILOT) agreement with the City of Kalamazoo. The City of Kalamazoo has agreed to a 4% payment in lieu of taxes with a 50 year term. It is calculated as a percentage of the annual shelter rents collected by the property manager.

Provide a brief summary of how the redevelopment project will result in economic benefits including but not limited to job creation and increased tax base:

Kalrecovery is a targeted permanent supportive housing development serving individuals and families affected by substance use disorders. The project combines deeply affordable housing with long-term wrap-around services funded through opioid settlement resources and other public investments. Economic and community benefits are realized primarily through redevelopment of a long-vacant, Superfund-impacted brownfield; mitigation of environmental risk; delivery of affordable housing aligned with public health and justice system priorities; and stabilization of the surrounding neighborhood.

Broader economic impacts are secondary to these outcomes and include construction-related jobs, indirect jobs related to the supply chain, workforce development of the supportive housing tenants, reduced incarceration and healthcare costs to the public, and other factors.

**DEVELOPER'S EXPERIENCE**

Is there a developer committed to the project?  Yes  No

Developer's Name: Edison Community Partners, LLC

Provide a brief summary of the developer's business experience, including any other businesses, terms and conditions of their participation in the project, bankruptcies, and civil or criminal enforcement actions related to environmental violations:

Edison Community Partners (ECP) is a Michigan-based, minority-owned real estate development firm with decades of experience in creating affordable housing, senior living, and mixed-use projects. ECP is committed to building sustainable, community-focused developments that address local housing needs and promote long-term stability for residents.

Hollander Development, the minority general partner in this project, has developed over 4,500 units of affordable housing across the state since 1979. The Creamery is another example of a Kalamazoo brownfield redevelopment project we successfully completed. Both of the principals of Edison Community Partners are also principals at HDC.

The firm takes a collaborative approach, working closely with municipalities, nonprofits, and community leaders to deliver housing solutions that strengthen neighborhoods and expand economic opportunities. ECP has successfully led projects such as Hillcrest Village and The Creamery, which exemplify its mission to provide high-quality, affordable housing through thoughtful planning and design. This mission continues with the completed redevelopment of the former brownfield site The Creamery as well as The Legacy Senior Living site bringing affordable senior housing to the north side of Kalamazoo.

ECP has not filed for any bankruptcies nor been associated with civil or criminal enforcement actions related to environmental violations.

N/A - Project does not have developer

**DEVELOPER'S PROJECT FINANCING**

*Summarize the sources of your total capital investment and the status of the financing.*

The LIHTC credits are monetized exclusively through private investment markets. Equity generated through LIHTC syndication is private capital contributed by private investors and does not constitute public funding. This treatment is well established under federal tax law and uniformly applied in affordable housing finance, including in brownfield redevelopment programs.

N/A - Project does not have a developer

Source of Funding	Estimated Amount	Status of Approval
Private Investment	\$14,000,000	Secured
Kalamazoo County	\$3,600,000	Secured
City of Kalamazoo	\$1,400,000	Secured
Funding Gap, if applicable	\$905,000 (EGLE Brownfield Grant)	In process
<b>TOTAL =</b>	<b>\$ 19,905,000</b>	

**FUNDING GAP**

Describe your funding gap and how you intend to fill it:	The funding gap is \$905,000 associated with costs to complete necessary environmental response activities for residential redevelopment. An EGLE grant would fill funding gap associated with the costs of the required activities as part of the approved ResAp.
--	--

**TAX INCREMENT FINANCING (TIF)**

Will the project use Brownfield TIF?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify all sources that apply:	<input type="checkbox"/> EGLE <input type="checkbox"/> MEDC <input type="checkbox"/> MSHDA <input type="checkbox"/> Local

**PURCHASE AND DEVELOPMENT AGREEMENTS**

Is there a purchase agreement in place?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Status of purchase agreement:			
Status of development agreement:			
As a requirement of EGLE funding, is the developer willing to enter into a development agreement with the applicant?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> NA
Has the project received site plan approval?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If no, explain:

**SCHEDULE**

Provide a summary schedule for the completion of the proposed eligible activities:

**Contaminated soil transport & disposal – March/April 2026**

**VMS Installation –July/August 2026**

**Sub-Slab Sampling/Determination of Need for active VMS – April 2027 – April 2028**

**Lining of storm water basin– June 2027**

**Placement of Non-Structural Exposure Barriers – April-June 2027**

**EGLE Approved DDCCR –June 2028**

*Identify the dates redevelopment is expected to begin and be completed:*

Estimated Start Date: **March 2026**

Estimated Completion Date: **May 2027**

**VIII. COMMUNITY OUTCOMES**

Will existing infrastructure be reused?  Yes  No

Please describe:

- Municipal and electric/gas utilities are in-place adjacent to the Subject Property along or beneath Belford Street, Bryant Street, and Reed Avenue; the utilities include an 8-inch water, 10-inch sanitary sewer, 18-inch storm sewer, and overhead electric. Two utility easements are located on the Subject Property; a sanitary sewer easement on the south end of the Subject Property running north from Bryant Street and then turning east to Belford Street, and a municipal water easement extending north from Bryant Street through the central portion of the Subject Property.

Is the community in which the project is located disadvantaged, disproportionately burdened by pollution, or facing other significant challenges?  Yes  No

If yes, explain:

Kalamazoo is considered a disadvantaged community due to its high poverty rates, racial and economic inequities, and environmental burdens. Nearly one-third of residents live below the poverty line, with child poverty exceeding 38%, and Black and Hispanic families disproportionately affected. The city also ranks among Michigan’s environmental justice hot spots, facing elevated exposure to air pollution, hazardous waste, and traffic-related contaminants, which contribute to chronic health issues such as asthma and depression. These challenges create systemic barriers to housing stability, health, and economic

opportunity. The KalRecovery Project directly addresses these issues by redeveloping a contaminated property into 48 units of permanent supportive housing, integrating recovery services, mental health care, and workforce training. By combining affordable housing with wraparound support, the project will mitigate environmental risks, promote health equity, and stabilize vulnerable families, ultimately enhancing community resilience and quality of life.

Does the project fit into the community’s development plans?  Yes  No

Please explain: The proposed development directly supports the City of Kalamazoo’s strategic goals for inclusive, sustainable community development as outlined in the Imagine Kalamazoo 2025 Master Plan. By transforming a vacant brownfield site into a 48-unit permanent supportive housing community, the project advances the City’s priorities of expanding affordable housing, promoting neighborhood revitalization, and addressing barriers to stable housing for vulnerable populations. Its focus on individuals and families impacted by substance use disorders, particularly those engaged with Kalamazoo County’s Problem-Solving Courts, reflects the City’s commitment to equitable recovery, public health, and long-term stability through coordinated housing and support services.

**COMMUNITY BENEFITS**

Provide a brief summary of how the redevelopment project will result in social or other community benefits, not described elsewhere, including but not limited to; addressing blight, public safety and health concerns, placemaking, urban infill, walkability, incorporation of sustainable and energy efficient development measures, and intentional strategies to support equitable development and assist disadvantaged communities:

- The KalRecovery project directly addresses housing insecurity while promoting long-term recovery and stability. Residents will benefit from on-site recovery coaching, peer support, and access to wrap-around recovery services, helping reduce relapse and recidivism. The development also contributes to neighborhood revitalization, and improves public health outcomes.
- The project utilizes existing municipal infrastructure and infills long idled land situated within a mixed use commercial/residential neighborhood.
- The existing trail running north/south and bisecting the site is a critical component of the KRVT system as well as the Albert White Literacy Trail and supports the larger walkability vision for the community.

**IX. LOCAL COMMITMENT**

**LOCAL CONTRIBUTIONS TO THE PROJECT**

Describe the local contributions to the project, including but not limited to; other funding sources provided or supported, use of TIF, tax abatements, other grants and incentives, land contribution, reduced purchase price, utility or right-of way work, staff time committed to the project:

The City of Kalamazoo is providing a 99-year ground lease with terms that equal to the same dollar amount as a property purchase. The project qualifies for a 75% discount to the land from the City of Kalamazoo BRA because it is 100% affordable housing

The project is under a PILOT (payment in lieu of taxes) program with the City of Kalamazoo.

The City of Kalamazoo BRA is willing to commit staff time and resources to manage this grant for the benefit of the property, public health, the environment, and the City of Kalamazoo.

The City of Kalamazoo and Kalamazoo County have provided funding through multiple sources as detailed above.

**X. CERTIFICATION**

The undersigned, as the representative of the applicant, certifies that the no government employee, or member of the legislative, judicial, or executive branches, or member of the Grantee’s Board of Directors, its employees, partner agencies, or their families shall benefit financially from the grant or loan.

The undersigned, as the representative of the applicant, certifies that the information provided in this application and its attachments is true and complete to the best knowledge and belief of the applicant and the undersigned.

Kyle Gulau  
Typed name of Applicant’s Representative

/s/ Kyle Gulau  
Signature

BRA Chair  
Title

2/19/2026  
Date

I agree to the use of electronic signatures with EGLE

Please submit the proposal electronically to

[EGLE-Brownfields@michigan.gov](mailto:EGLE-Brownfields@michigan.gov)

Please call 517-242-9276 with questions.

#mibrownfields

[www.michigan.gov/eglebrownfields](http://www.michigan.gov/eglebrownfields)

Budget Table and Required Attachments

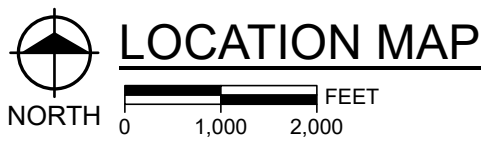
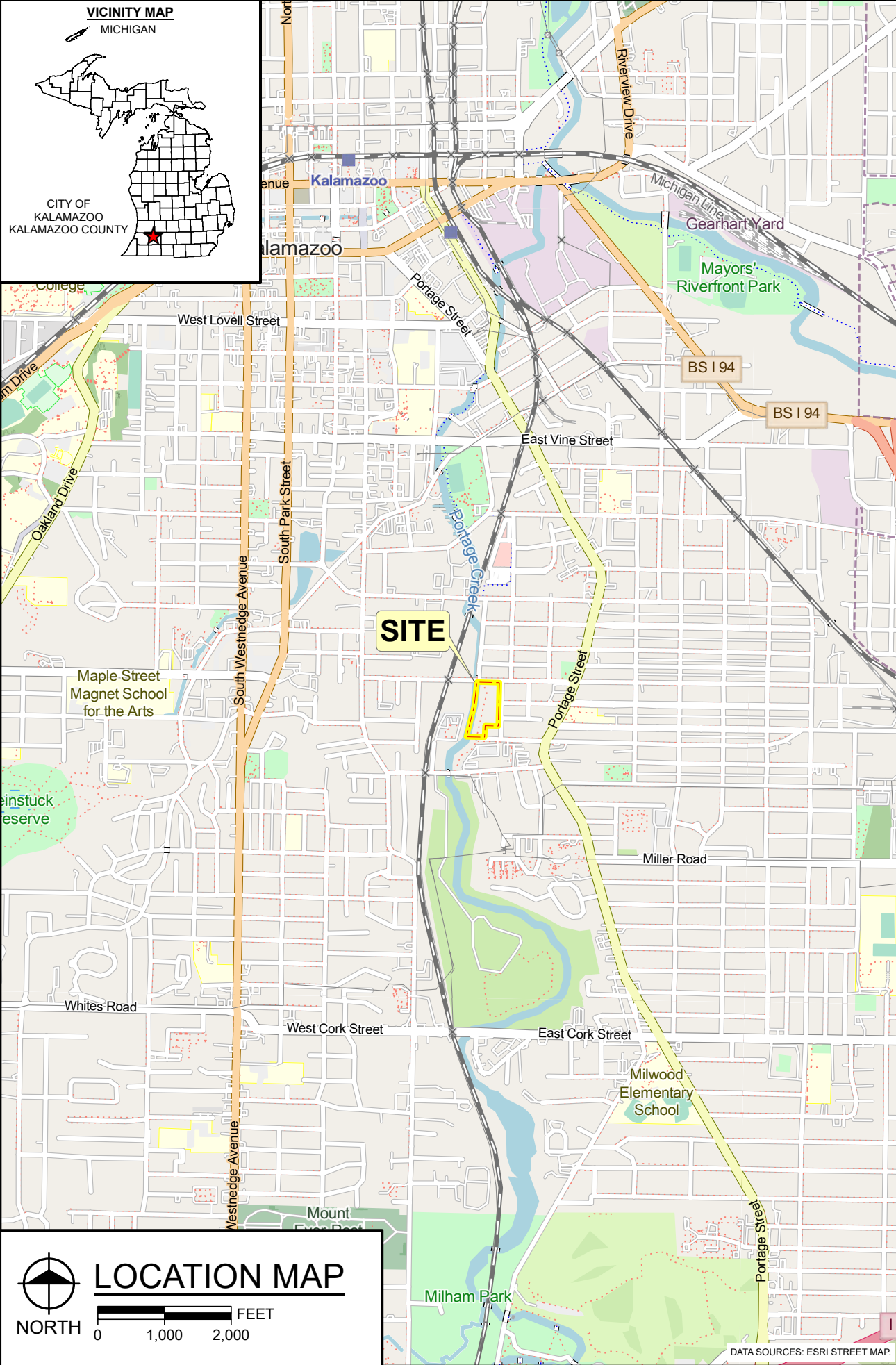
<b>REQUIRED ATTACHMENTS</b> Please complete the following checklist and attach the supporting documentation.			
#	DESCRIPTION	ATTACHED?	COMMENTS
1	<b>Budget Table</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2	<b>Site Maps:</b> Map(s) showing the location of the project area, site boundaries, existing structures, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Figure 1 and Figure 2
	Map(s) showing the location of known contaminants, recognized environmental concerns [including contaminant boundaries (when known)], and contaminant concentrations.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Figures 3, 6, 8, and 10
	Map(s) showing proposed development in relation to contaminants.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Figures 6, 8, and 10
	Map(s) showing site development plans.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Figure 2
3	<b>Analytical data summary tables.</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
4	<b>Agreements</b> Purchase Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	
	Development Agreement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	Redevelopment requirements through MSHDA
5	<b>Site Photos</b> High quality, publishable digital photos of the site. Please also provide these electronically in jpg format.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	
6	Describe other attachments provided:		

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**1900 Belford**  
 Kalamazoo, Michigan

PROJECT NO.  
 2501705

FIGURE NO.  
**1**



DATA SOURCES: ESRI STREET MAP.

PLOT INFO: Z:\2025\2501705\CAD\GIS\Grant\_Proposal.aprx Layout: FIG01\_Location Map Date: 2/12/2026 1:27 PM User: mbell



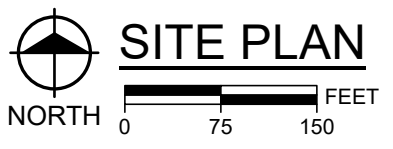
Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**1900 Belford**  
 Kalamazoo, Michigan

PROJECT NO.  
 2501705

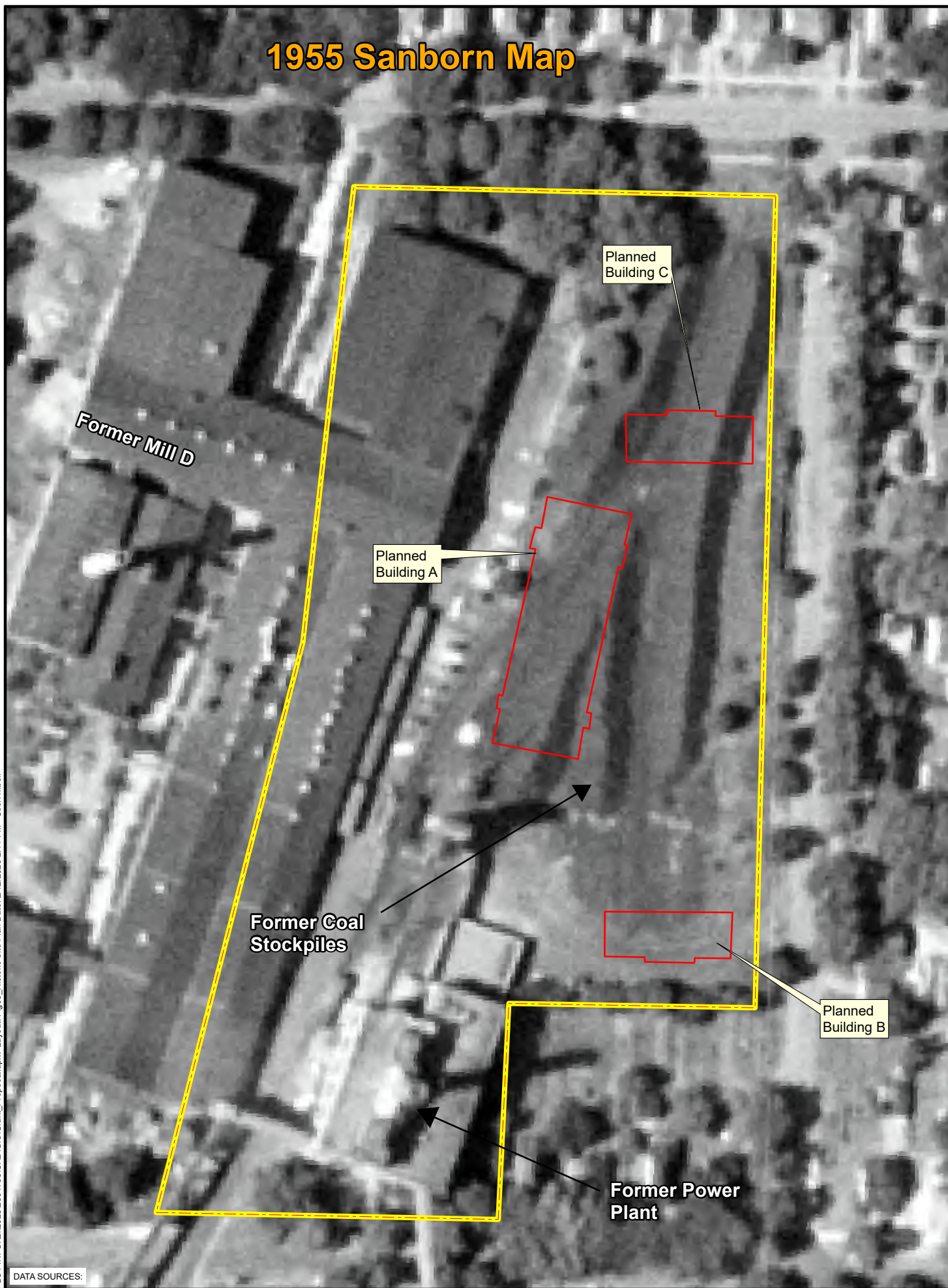
FIGURE NO.  
**2**

PLOT INFO: Z:\2025\2501705\CAD\GIS\Grant\_Proposal.aprx Layout: FIG02\_Site Plan Date: 2/12/2026 1:27 PM User: mbeil



DATA SOURCES: ESRI HYBRID REFERENCE LAYER & MISAL IMAGERY.

# 1955 Sanborn Map



# 1999 Sanborn Map



**LEGEND**  
 Approximate Property Boundary

Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**1900 Belford**  
 Kalamazoo, Michigan

**HISTORIC SITE LAYOUT**  
 NORTH  
 0 50 100 FEET

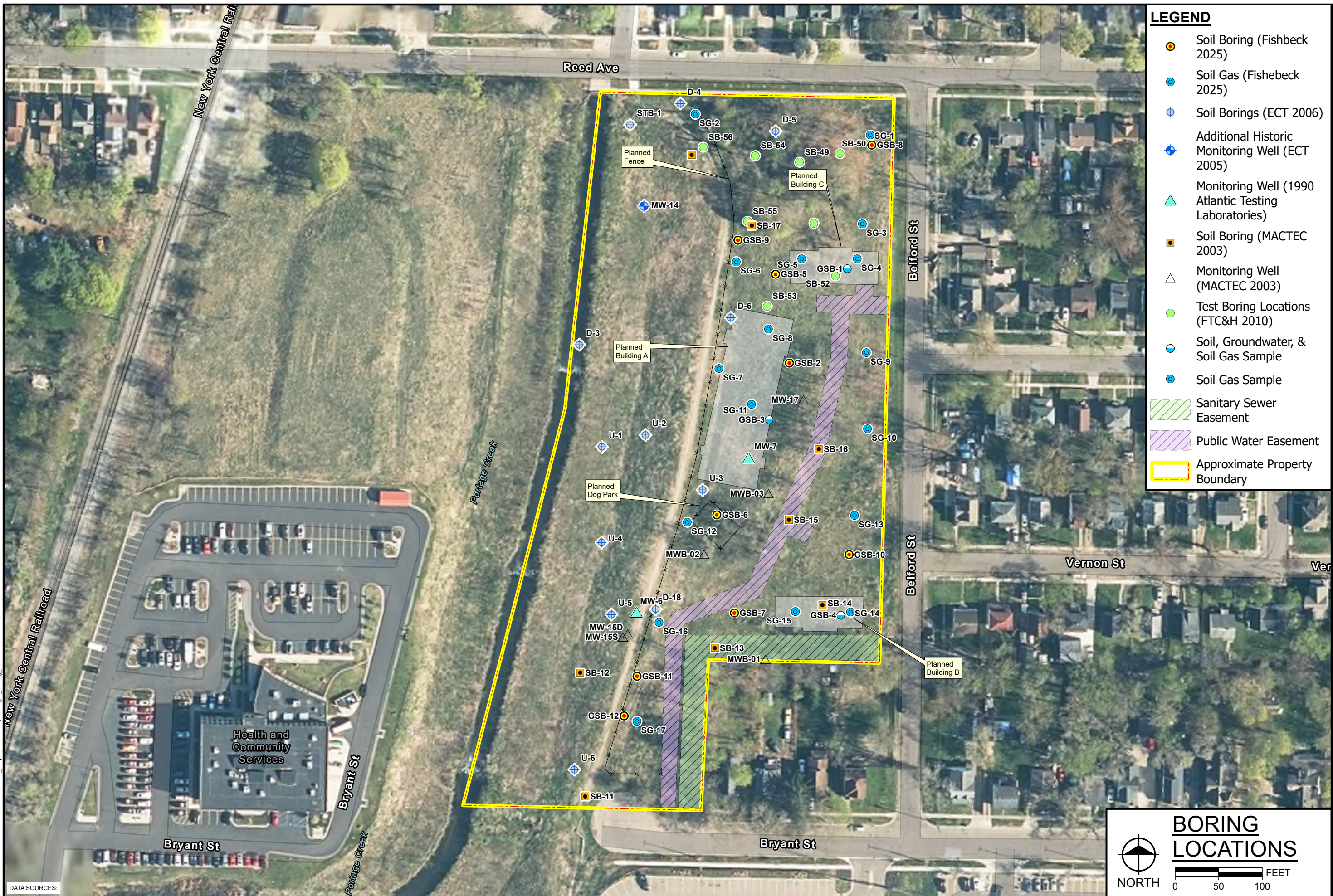
PROJECT NO.  
2501705  
 FIGURE NO.  
**3**

PLOT INFO: Z:\2025\2501705\CAD\GIS\Grant\_Proposal.aprx Layout: Fig03\_Historic\_Site\_Plan Date: 2/12/2026 2:14 PM User: mbell

DATA SOURCES:

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PLOT INFO: Z:\2025\2501705\CAD\GIS\Grant\_Proposal.aprx Layout: Fig 4. Boring Well Locations Date: 2/12/2026 1:27 PM User: mbell



**LEGEND**

- Soil Boring (Fishbeck 2025)
- Soil Gas (Fishebeck 2025)
- ⊕ Soil Borings (ECT 2006)
- ⊕ Additional Historic Monitoring Well (ECT 2005)
- ▲ Monitoring Well (1990 Atlantic Testing Laboratories)
- Soil Boring (MACTEC 2003)
- △ Monitoring Well (MACTEC 2003)
- Test Boring Locations (FTC&H 2010)
- Soil, Groundwater, & Soil Gas Sample
- Soil Gas Sample
- Sanitary Sewer Easement
- Public Water Easement
- Approximate Property Boundary

Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**1900 Belford**  
 Kalamazoo, Michigan

**BORING LOCATIONS**

NORTH

0 50 100 FEET

PROJECT NO.  
2501705

FIGURE NO.  
**4**

**NOTES:**  
 Contaminant concentration **BOLDED** where above GRCC  
 Contaminant concentration is **SHADED** where above SSVIAC

- LEGEND**
- Soil Boring (Fishbeck 2025)
  - Soil Gas (Fishebeck 2025)
  - ⊕ Soil Borings (ECT 2006)
  - ⊕ Additional Historic Monitoring Well (ECT 2005)
  - △ Monitoring Well (1990 Atlantic Testing Laboratories)
  - Soil Boring (MACTEC 2003)
  - △ Monitoring Well (MACTEC 2003)
  - Test Boring Locations (FTC&H 2010)
  - Soil, Groundwater, & Soil Gas Sample
  - Soil Gas Sample
  - Extent of Ash Delineation (Fishbeck 2010)
  - Sanitary Sewer Easement
  - Water Easement
  - Private Property

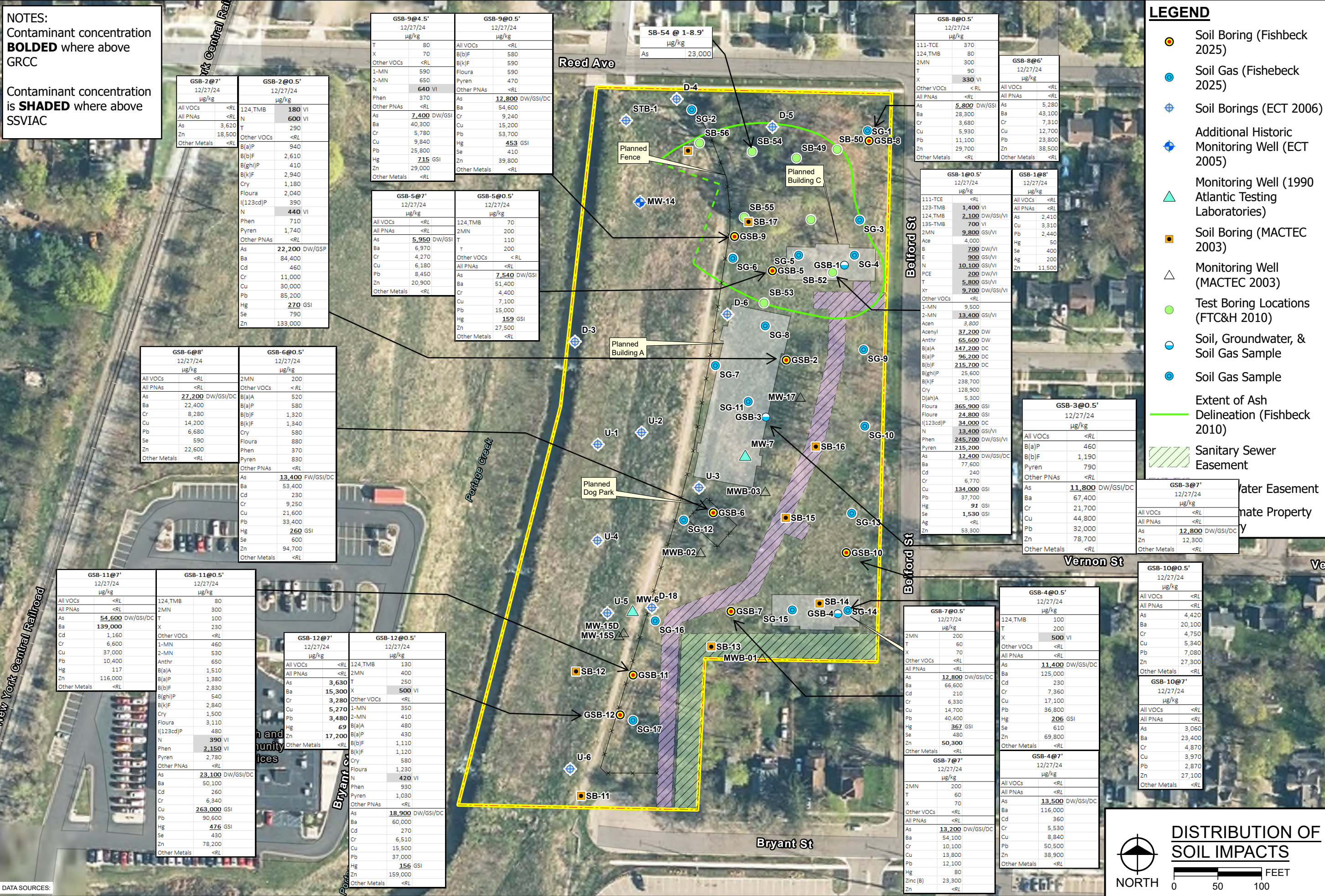
**fishbeck**  
 Engineers | Architects | Scientists | Constructors

Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

**1900 Belford**  
 Kalamazoo, Michigan

PROJECT NO. 2501705  
 FIGURE NO. **6**

PLOT INFO: Z:\2025\2501705\GIS\Grant\_Proposal.aprx Layout: Fig 6\_Distribution of Soil Impacts Date: 2/12/2026 11:16AM User: mball



GSB-11@7'		GSB-11@0.5'	
12/27/24		12/27/24	
µg/kg		µg/kg	
All VOCs	<RL	124,TMB	80
All PNAS	<RL	2MN	300
As	<b>54,600</b> DW/GSI/DC	T	100
Ba	<b>139,000</b>	X	230
Cd	1,160	Other VOCs	<RL
Cr	6,600	1-MN	460
Cu	37,000	2-MN	530
Pb	10,400	Anthr	650
Hg	117	B(a)A	1,510
Zn	116,000	B(a)P	1,380
Other Metals	<RL	B(b)F	2,830
		B(ghi)P	540
		B(k)F	2,840
		Cry	1,500
		Floura	3,110
		I(123cd)P	480
		N	<b>390</b> VI
		Phen	<b>2,150</b> VI
		Pyren	2,780
		Other PNAS	<RL
		As	<b>23,100</b> DW/GSI/DC
		Ba	50,100
		Cd	260
		Cr	6,340
		Cu	<b>263,000</b> GSI
		Pb	90,600
		Hg	<b>476</b> GSI
		Se	430
		Zn	78,200
		Other Metals	<RL

GSB-12@7'		GSB-12@0.5'	
12/27/24		12/27/24	
µg/kg		µg/kg	
All VOCs	<RL	124,TMB	130
All PNAS	<RL	2MN	400
As	<b>3,630</b> T	T	250
Ba	<b>15,300</b> X	Other VOCs	<RL
Cr	<b>3,280</b>	1-MN	350
Cu	<b>5,270</b>	2-MN	410
Pb	<b>3,480</b>	B(a)A	480
Hg	<b>69</b>	B(a)P	430
Zn	<b>17,200</b>	B(b)F	1,110
Other Metals	<RL	B(k)F	1,120
		Cry	580
		Floura	1,230
		N	<b>420</b> VI
		Phen	930
		Pyren	1,030
		Other PNAS	<RL
		As	<b>18,900</b> DW/GSI/DC
		Ba	60,000
		Cd	270
		Cr	6,510
		Cu	15,500
		Pb	37,000
		Hg	<b>156</b> GSI
		Zn	159,000
		Other Metals	<RL

GSB-4@0.5'		GSB-4@7'	
12/27/24		12/27/24	
µg/kg		µg/kg	
124,TMB	100	All VOCs	<RL
T	200	All PNAS	<RL
X	<b>500</b> VI	As	<b>13,500</b> DW/GSI/DC
Other VOCs	<RL	Ba	115,000
All PNAS	<RL	Cd	360
As	<b>11,400</b> DW/GSI/DC	Cr	5,530
Ba	125,000	Cu	8,840
Cd	230	Pb	50,500
Cr	7,360	Zn	38,900
Cu	17,100	Other Metals	<RL
Pb	36,800		
Hg	<b>206</b> GSI		
Se	610		
Zn	69,800		
Other Metals	<RL		

**DISTRIBUTION OF SOIL IMPACTS**

NORTH

0 50 100 FEET

DATA SOURCES:  
 ©Copyright 2026 All Rights Reserved

NOTES:  
 Contaminant concentration **BOLDED** where above GRCC  
 Contaminant concentration is **SHADED** where above SSVIAC

D-18 @ 25'		
09/21/05		
µg/l		
11-DCA	10	
11-DCE	2.0	
Cis12-DCE	4.7	
PCE	6.7	
111-TCA	24	
TCE	<b>11</b>	DW/VI
Other VOCs	<RL	
All PNAs	<RL	
As	<b>18</b>	DW/GSI
Ba	68	
Cr	3.2	
Cu	10	
Pb	<b>6.6</b>	DW
Zn	18	
Other Metals	<RL	
PCBs	<RL	

D-18 @ 30'		
09/21/05		
µg/l		
11-DCA	2.7	
Cis12-DCE	1.0	
PCE	2.7	
111-TCA	4.1	
TCE	4.6	
Other VOCs	<RL	
All PNAs	<RL	
As	1.2	
Ba	77	
Cu	3.0	
Pb	2.9	
Other Metals	<RL	
PCBs	<RL	

D-18 @ 34.5'		
09/21/05		
µg/l		
All VOCs	<RL	
All PNAs	<RL	
As	<b>11</b>	DW/GSI
Ba	160	
Cr	4.0	
Cu	9	
Pb	<b>6.6</b>	DW
Zn	18	
Other Metals	<RL	
PCBs	<RL	

MWB-03		
09/21/05		
µg/l		
CHBr 2Cl	4.0	
111-TCE	1.1	
TCE	3.6	
Other VOCs	<RL	
All PNAs	<RL	
Ba	110	
Cr	5.8	
Zn	26.0	
Other Metals	<RL	

MW-15S		
09/21/05		
µg/l		
11DCA	1.3	
111TCE	2.3	
Other VOCs	<RL	
All PNAs	<RL	
As	1.3	
Ba	40	
Se	3.5	
Other Metals	<RL	
PCBs	<RL	

MW-15D		
09/21/05		
µg/l		
All VOCs	<RL	
All PNAs	<RL	
Ba	120	
Other Metals	<RL	
PCBs	<RL	

GSB-4 @ 20-25'		
12/27/24		
µg/l		
All VOCs	<RL	
All PNAs	<RL	
Ba	112	
Other Metals	<RL	

GSB-1 @ 20-25'		
12/27/24		
µg/l		
TCE	1.0	
Other VOCs	<RL	
All PNAs	<RL	
Ba	116	
Other Metals	<RL	

GSB-3 @ 20-25'		
12/27/24		
µg/l		
All VOCs	<RL	
All PNAs	<RL	
Ba	112	
Other Metals	<RL	

MWB-02		
09/21/05		
µg/l		
CHBr 2Cl	4.5	
111TCE	2.3	
TCE	2.6	
Other VOCs	<RL	
All PNAs	<RL	
Ba	94	
Cr	3.7	
Pb	1.8	
Se	5.0	
Zn	<b>580</b>	DW
Other Metals	<RL	

### LEGEND

- Soil Boring (Fishbeck 2025)
- Soil Gas (Fisheck 2025)
- Soil Borings (ECT 2006)
- Additional Historic Monitoring Well (ECT 2005)
- Monitoring Well (1990 Atlantic Testing Laboratories)
- Monitoring Well (MACTEC 2003)
- Test Boring Locations (FTC&H 2010)
- Soil, Groundwater, & Soil Gas Sample
- Soil Gas Sample
- Extent of Ash Delineation (Fishbeck 2010)
- Sanitary Sewer Easement
- Public Water Easement
- Approximate Property Boundary



Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

1900 Belford  
 Kalamazoo, Michigan

### DISTRIBUTION OF GROUNDWATER IMPACTS

NORTH

0 50 100 FEET

PROJECT NO.  
2501705

FIGURE NO.  
**8**

PLOT INFO: Z:\2025\2501705\CAD\GIS\Grant\_Proposal.aprx Layout: Fig 8\_Distribution of Groundwater Impacts Date: 2/12/2026 11:16 AM User: mbeil

DATA SOURCES:  
 ©Copyright 2026 All Rights Reserved

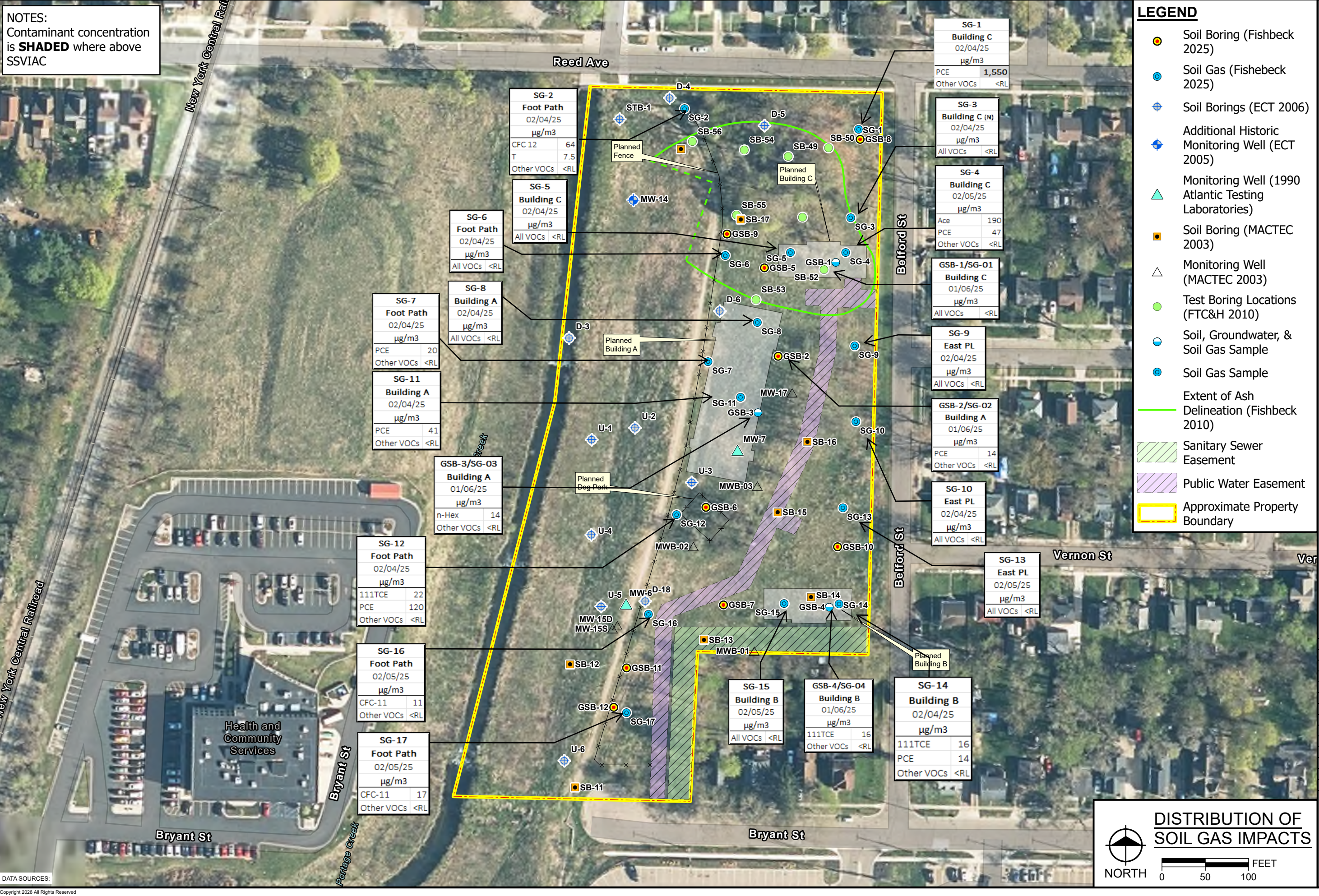
NOTES:  
Contaminant concentration is **SHADED** where above SSVIAC

### LEGEND

- Soil Boring (Fishbeck 2025)
- Soil Gas (Fishebeck 2025)
- ⊕ Soil Borings (ECT 2006)
- ⊕ Additional Historic Monitoring Well (ECT 2005)
- ▲ Monitoring Well (1990 Atlantic Testing Laboratories)
- Soil Boring (MACTEC 2003)
- △ Monitoring Well (MACTEC 2003)
- Test Boring Locations (FTC&H 2010)
- Soil, Groundwater, & Soil Gas Sample
- Soil Gas Sample
- Extent of Ash Delineation (Fishbeck 2010)
- Sanitary Sewer Easement
- Public Water Easement
- Approximate Property Boundary

PLOT INFO: Z:\2025\2501705\CAD\GIS\Grant\_Proposal.aprx Layout: Fig 10\_Distribution of Soil Gas Impacts Date: 2/12/2026 11:16:AM User: mbell

DATA SOURCES:



SG-2	
Foot Path	
02/04/25	
µg/m3	
CFC 12	64
T	7.5
Other VOCs	<RL

SG-5	
Building C	
02/04/25	
µg/m3	
All VOCs	<RL

SG-6	
Foot Path	
02/04/25	
µg/m3	
All VOCs	<RL

SG-7	
Foot Path	
02/04/25	
µg/m3	
PCE	20
Other VOCs	<RL

SG-11	
Building A	
02/04/25	
µg/m3	
PCE	41
Other VOCs	<RL

SG-12	
Foot Path	
02/04/25	
µg/m3	
111TCE	22
PCE	120
Other VOCs	<RL

SG-16	
Foot Path	
02/05/25	
µg/m3	
CFC-11	11
Other VOCs	<RL

SG-17	
Foot Path	
02/05/25	
µg/m3	
CFC-11	17
Other VOCs	<RL

SG-2	
Foot Path	
02/04/25	
µg/m3	
CFC 12	64
T	7.5
Other VOCs	<RL

SG-5	
Building C	
02/04/25	
µg/m3	
All VOCs	<RL

SG-6	
Foot Path	
02/04/25	
µg/m3	
All VOCs	<RL

SG-7	
Foot Path	
02/04/25	
µg/m3	
PCE	20
Other VOCs	<RL

SG-11	
Building A	
02/04/25	
µg/m3	
PCE	41
Other VOCs	<RL

SG-12	
Foot Path	
02/04/25	
µg/m3	
111TCE	22
PCE	120
Other VOCs	<RL

SG-16	
Foot Path	
02/05/25	
µg/m3	
CFC-11	11
Other VOCs	<RL

SG-17	
Foot Path	
02/05/25	
µg/m3	
CFC-11	17
Other VOCs	<RL

SG-1	
Building C	
02/04/25	
µg/m3	
PCE	1,550
Other VOCs	<RL

SG-3	
Building C (N)	
02/04/25	
µg/m3	
All VOCs	<RL

SG-4	
Building C	
02/05/25	
µg/m3	
Ace	190
PCE	47
Other VOCs	<RL

SG-9	
East PL	
02/04/25	
µg/m3	
All VOCs	<RL

GSB-2/SG-02	
Building A	
01/06/25	
µg/m3	
PCE	14
Other VOCs	<RL

SG-10	
East PL	
02/04/25	
µg/m3	
All VOCs	<RL

SG-13	
East PL	
02/05/25	
µg/m3	
All VOCs	<RL

SG-15	
Building B	
02/05/25	
µg/m3	
All VOCs	<RL

GSB-4/SG-04	
Building B	
01/06/25	
µg/m3	
111TCE	16
Other VOCs	<RL

SG-14	
Building B	
02/04/25	
µg/m3	
111TCE	16
PCE	14
Other VOCs	<RL

fishbeck

Engineers | Architects | Scientists | Constructors

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Hard copy is intended to be 11"x17" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

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1900 Belford

Kalamazoo, Michigan

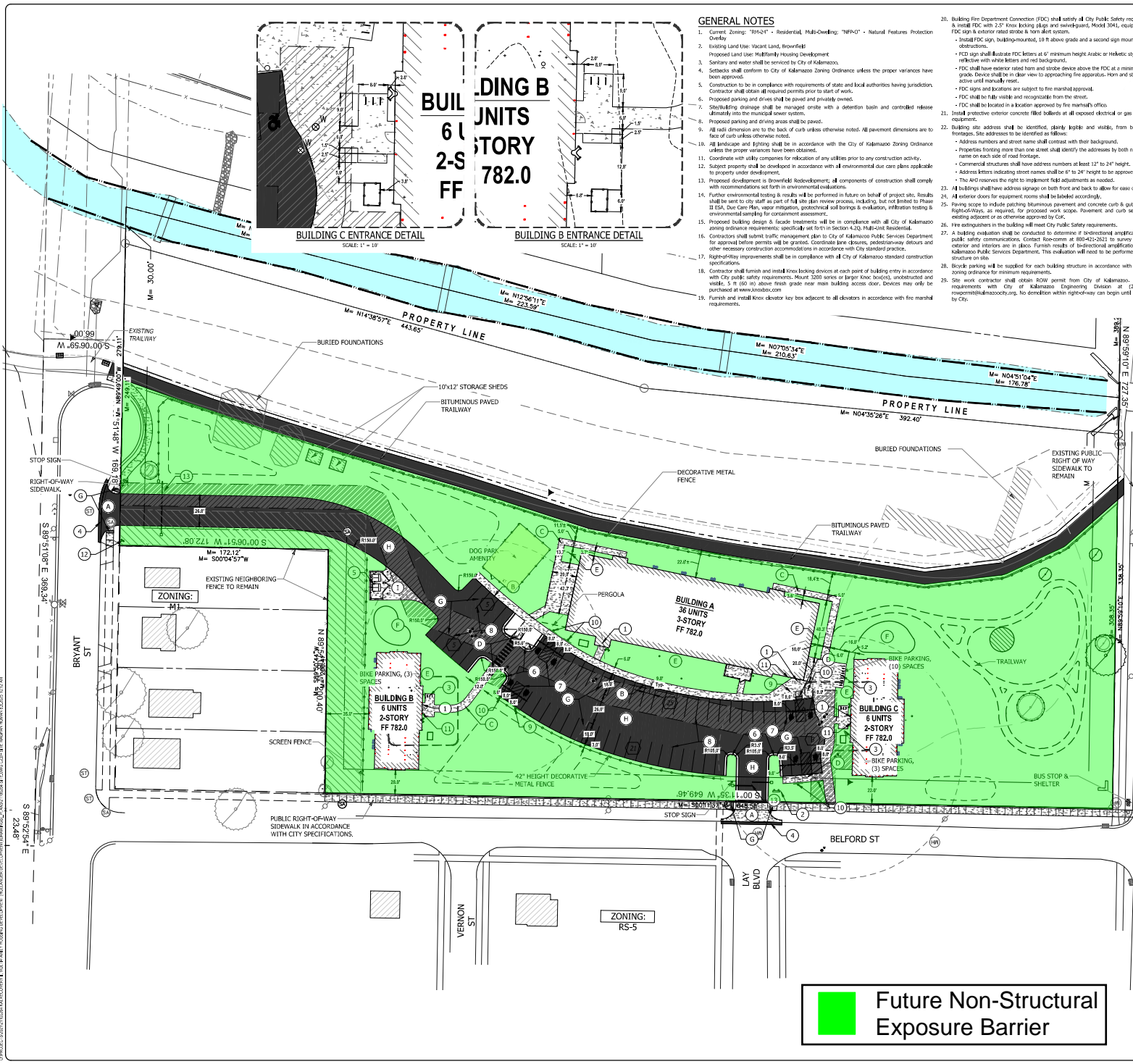
DISTRIBUTION OF SOIL GAS IMPACTS

NORTH

0 50 100 FEET

PROJECT NO.  
2501705

FIGURE NO.  
**10**



**GENERAL NOTES**

- Current Zoning: "R524" - Residential, Multi-Dwelling; "NRP-0" - Natural Features Protection Overlay
- Existing Land Use: Vacant Land, Blotfield
- Proposed Land Use: Multifamily Housing Development
- Sanitary and water shall be serviced by City of Kalamazoo
- Setbacks shall conform to City of Kalamazoo Zoning Ordinance unless the proper variances have been approved
- Construction to be in compliance with requirements of state and local authorities having jurisdiction. Contractor shall obtain all required permits prior to start of work
- Proposed parking and drives shall be paved and privately owned
- Shrink/bleeding drainage shall be managed onsite with a detention basin and controlled release ultimately into the municipal sewer system
- Proposed parking and driving areas shall be paved
- All wall dimensions are to the back of curb unless otherwise noted. All pavement dimensions are to face of curb unless otherwise noted
- All landscape and lighting shall be in accordance with the City of Kalamazoo Zoning Ordinance unless the proper variances have been obtained
- Subject property shall be developed in accordance with all environmental due care plans applicable to property under development
- Coordinate with utility companies for relocation of any utilities prior to any construction activity
- Subject property shall be developed in accordance with all environmental due care plans applicable to property under development
- Proposed development is brownfield Redevelopment; all components of construction shall comply with recommendations set forth in environmental evaluations
- Further environmental testing & results will be performed in future on behalf of project site. Results shall be sent to city staff as part of full site plan review process, including but not limited to Phase II SIA, Due Care Plan, vapor mitigation, geotechnical soil borings & evaluation, vibration testing & environmental sampling for contaminant assessment
- Proposed building design & facade treatments will be in compliance with all City of Kalamazoo zoning ordinance requirements specifically set forth in Section 4.2.2, Multi-Link Residential
- Contractors shall submit traffic management plan to City of Kalamazoo Public Services Department for approval before permits will be granted. Coordinate lane closures, pedestrian-way detours and other necessary construction accommodations in accordance with City standard practice
- Right-of-Way improvements shall be in compliance with all City of Kalamazoo standard construction specifications
- Contractor shall furnish and install knee locking devices at each point of building entry in accordance with City public safety requirements. Mount 330 series or larger knee locking, unobstructed and visible, 5 ft (60 in) above finish grade near main building access doors. Devices may only be purchased at www.kalamazoo.gov
- Furnish and install knee elevator key box adjacent to all elevators in accordance with fire marshal requirements
- Building Fire Department Connection (FDC) shall satisfy all City Public Safety requirements. Furnish & install FDC with 2 1/2" knee locking plugs and valve-guard, Model 3094, equipped with reflective FDC sign & exterior rated probe & non-leak system.
  - Install FDC sign, building-mounted, 10 ft above grade and a second sign mounted above obstructions.
  - FDC sign shall illustrate FDC letters at 6" minimum height. Arise or Helmet style font. Sign shall be reflective with white letters and red background.
  - FDC shall have exterior rated horn and strobe device above the FDC at a minimum of 12' above grade. Device shall be in clear view to approaching fire apparatus. Horn and strobe shall remain above and in-line with roof.
  - FDC signs and locations are subject to fire marshal approval.
  - FDC shall be fully visible and recognizable from the street.
  - FDC shall be located in a location approved by fire marshal's office.
  - Install protective exterior concrete floor bolters at all exposed electrical or gas devices, meters or equipment.
- Building with address shall be identified, identify height and visible, trim back adjacent road forages. See address to be identified as follows:
  - Address numbers and street name shall contrast with their background.
  - Properties fronting more than one street shall identify the addresses by both number and street name on each side of road frontage.
  - Commercial structures shall have address numbers at least 12" to 24" height.
  - Address letters indicating street names shall be 6" to 24" height to be approved.
  - The AHD reserves the right to implement field adjustments as needed.
- All buildings shall have address signage on both front and back to allow for ease of identification.
- All exterior doors for equipment rooms shall be labeled accordingly.
- Paving scope to include patching bituminous pavement and concrete curb & gutter within adjacent Right-of-Way, as required, for proposed work. Pavement and curb sections shall match existing adjacent or otherwise approved City.
- Fire extinguishers in the building will meet City Public Safety requirements.
- A building evaluation shall be conducted to determine if structural amplification is needed for public safety communications. Contact Fire Alarm at 689-412-2621 to survey site once building exterior and interiors are in place. Furnish results of bidirectional amplification study to City of Kalamazoo Public Services Department. This evaluation will need to be performed for each building structure on site.
- Bicycle parking is to be supplied for each building structure in accordance with City of Kalamazoo zoning ordinance for minimum requirements.
- Site work contractor shall obtain ROW permit from City of Kalamazoo. Coordinate permit requirements with City of Kalamazoo Engineering Division at 260-374-8333 or rowpermit@kalamazoo.gov. No demolition within right-of-way can begin until permit is approved by City.

**SITE DATA:**

Zoning:	R5-24 Residential, Multi-Dwelling
NFCD:	Natural Features Protection
Total Site Area:	3.66 ACRES (159,338 SF)
Dimensional Standards:	
Front Yard Setback:	20
Rear Yard Setback:	N/A
Side Yard Setback:	15
Max. Building Height:	4 STORIES
Max. Impervious Cover:	60%
Lot Area/Dwelling Unit:	1,800 SF
Outdoor Area/Dwelling Unit:	50 SF
Proposed Buildings:	
Building Height:	3 STORIES
Total Dwelling Units:	48
Dwelling Unit Density:	3,119 SF/UNIT
Proposed Impervious Coverage:	49.2%
City Street Parking Requirements:	
Office Space:	1,070/1,061 UNIT
Office Space:	48 SF
Retail Sales & Services:	48 SF
Proposed Off-Street Parking:	
Residential B (36 Units):	26
Residential B (6 Units):	6
Residential C (6 Units):	6
Residential Amenity Space (Building A):	6
Plasma & Community Space (Building A):	6
Max. Required Parking:	54
Max. Required MSHA Parking:	48
Max. Allowed Parking:	59
Total Proposed Parking:	59
Bike Parking Requirements:	1 per 3 Dwelling Units
48 Dwelling Units / 5:	10 Required

**SITE AREA**

Proposed Land Coverage:	Area (SF)	Percentage
Building A (36 Units)	13,184	8.27%
Building B (6 Units)	3,791	2.38%
Building C (6 Units)	3,791	2.38%
Proposed Recreational:	27,993	17.56%
Proposed Concrete:	8,279	5.20%
Semi-Imperious:	5,980	3.75%
Open Space / Landscape Area:	96,320	60.5%
Total:	159,338	100%
Impervious Coverage:	70,649	44.3%

**LEGEND**

- CONTRACTOR SHALL FOLLOW THE LATEST STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR PAVEMENT MATERIALS AND INSTALLATION PROCEDURE.
- STANDARD DUTY HMA PAVEMENT**
    - 1 1/2" HOT 13A HMA
    - 1 1/2" HOT 13A HMA
    - 6" COMPACTED HOT 21A
    - 1 1/2" HOT CLASS II SAND
    - See Detail XXXX
  - HEAVY DUTY HMA PAVEMENT**
    - 2" HOT 13A HMA
    - 2" HOT 13A HMA
    - 6" COMPACTED HOT 21A
    - 1 1/2" HOT CLASS II SAND
    - See Detail XXXX
  - HEAVY DUTY CONCRETE PAVEMENT**
    - Number of 9x18' Parking Spaces
    - ADA International Symbol of Accessibility, Paint: Blue
    - Electric Vehicle Charging Symbol, Paint per Owner/Contractor
    - Drive Approach, See Construction Details
    - Curb Face Walk, 6" W/S, See Construction Details
    - Sidewalk, 6" W/S, See Construction Details
    - ADA Sidewalk Ramp, See Construction Details
    - Landscape/Yard Area, See Landscape Plan
    - Playground Area
    - ADA Compliant Sidewalk Ramp with Tactile Warning Surface per City Standards
    - Building Ramps, Concrete, 4" Min., Tied to Footing, Flush with Doorway, Slope 1.5% Away from Building
    - Monument Sign, See Architectural Drawings
    - Bike Rack, (16) Total, See Construction Details
    - Sawcut Asphalt for Queue Transition
    - Dumpster Pad/Storage, See Architectural Drawings
    - Concrete Curb, 6" Min., See Construction Details
    - Line Paint, Solid, Max. 4 in.
    - Line Paint, Solid, White, 4 in.
    - Sign and Post, Non-Accessible: ADA Parking, See Construction Details
    - Sign and Post, ADA Parking, See Construction Details
    - Fire Department Knox Box
    - Secondary Monument Sign
    - Vehicle Access Controls w/Knox Box at Gate
    - Pavement Marking, Directional Arrow, Paint, White
    - Mechanical Pad, See MEP Drawings
    - Transformer Pad Location, See MEP Drawings
    - Light Pole

**Future Non-Structural Exposure Barrier**



**ABONMARCHÉ**  
 CONSULTANTS  
 1250 EAST HAWTHORNE AVENUE  
 KALAMAZOO, MI 49007  
 269.981.1770  
 abonmarche.com

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 abonmarche.com

**avb**  
 BUILD SOMETHING BETTER.  
 ARCHITECTURE TEAM  
 1000 W. STATE ST. SUITE 200  
 KALAMAZOO, MI 49001

**MULTIFAMILY HOUSING DEVELOPMENT**  
**KALAMAZOO RECOVERY HOUSING - SITE**  
 KALAMAZOO, MI  
**NOT FOR CONSTRUCTION**  
 PRELIMINARY

ISSUE DATE: 08/22/2025  
 PLOT NO: QA/DC-118D

# REVISION / REVISION DATE  
 01/01/2025  
 PROJECT NO: 21100264  
**C2.0**



**Table 2 - Groundwater Data**  
**Baseline Environmental Assessment**  
**Performance Paper, Mill D, Kalamazoo, Michigan**

Detected Parameters	units	Residential and Commercial I Drinking Water Criteria	Groundwater Surface Water Interface Criteria	SB-10 (10-15)		SB-17 (15-20')		SB-18 (10-15')		ALT-04		MWB-01		MWB-02		MW6-01		MW-7	
				2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003	2/14/2003
Ethylbenzene	ug/L	74 (E)	18	1,300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Xylenes	ug/L	280 (E)	35	2,000	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,2,4-Trimethylbenzene	ug/L	63 (E)	17	2,300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trimethylbenzene	ug/L	72 (E)	45	430	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Methylnaphthalene	ug/L	260	ID	270	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Naphthalene	ug/L	520	13	480	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
N-propylbenzene	ug/L	80	ID	300	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Tetrachloroethene	ug/L	5.0 (A)	45(X)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Trichloroethylene	ug/L	5.0 (A)	200(X)	NA	NA	NA	NA	1.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Selenium (B)	ug/L	50 (A)	5.0	NA	6.4	NA	6.4	6.1	NA	5.3	NA	NA	9.6	NA	1.9	NA	NA	NA	1.3
Zinc (B)	ug/L	2,400	210(G)	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,640	NA	479	NA	NA	NA	398

**Italicized values exceed the Part 201 Generic Cleanup Criteria for Drinking Water.**

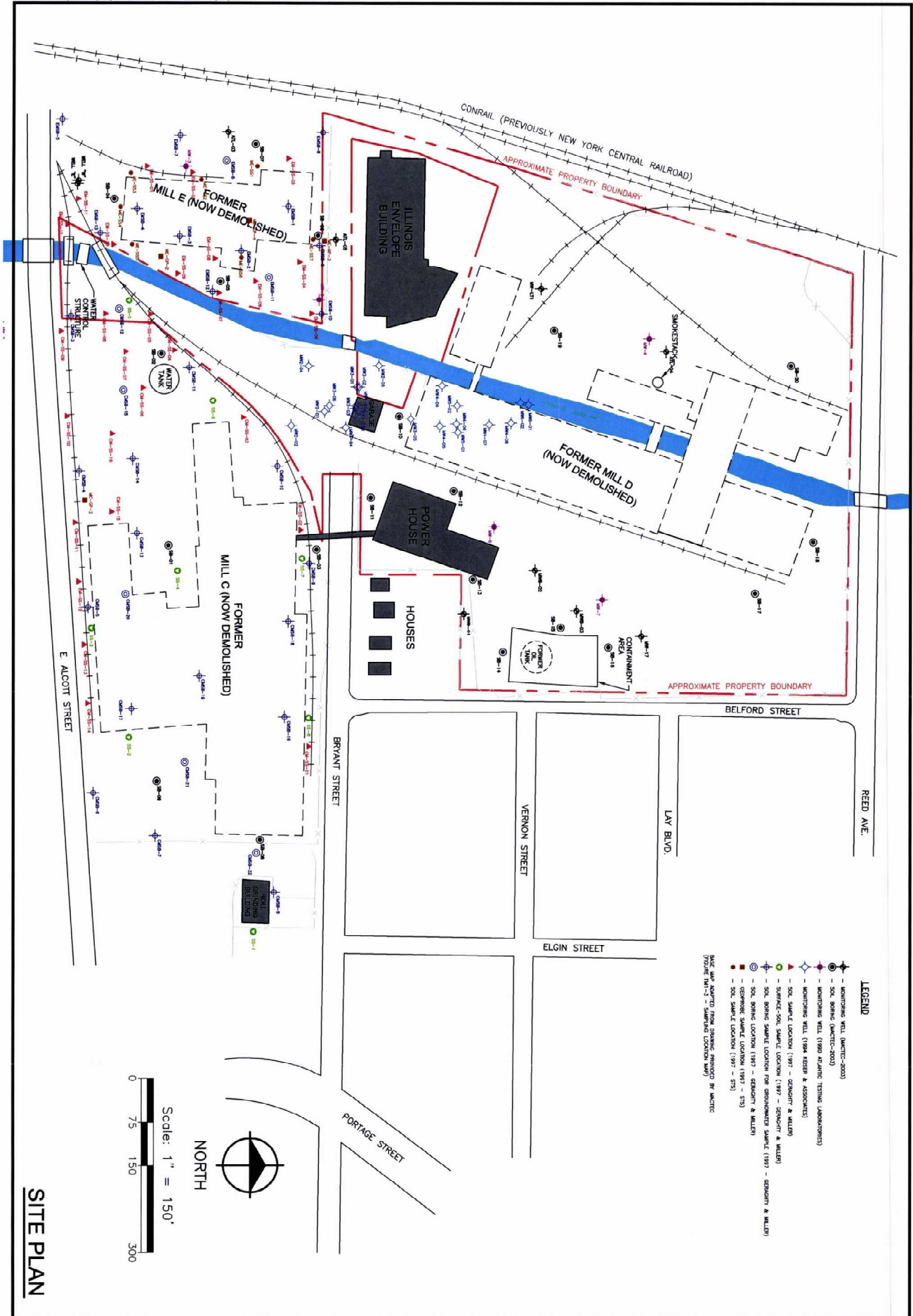
**NA = Inadequate data to develop criterion.**

**A = Criterion is the State of Michigan Drinking Water Standard established**

**E = Criterion is the aesthetic drinking water value, as required by Sec. 20120(1)(5).**

**G = GSI criteria calculated based on a water hardness of 200 mg CaCO3/L**

**X=The GSI criterion shown is not protective for surface water that is used as a drinking water source.**



**Performance Paper (Former Mill D)**  
 Kalamazoo, Michigan  
**Baseline Environmental Assessment**

**ftc&h** Fishbeck, Thompson, Carr & Huber  
 Engineers • Scientists • Architects  
 Grand Rapids, Michigan (616) 575-3824  
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INDEX OF SHEETS	
SHT NO.	DESCRIPTION
T1.1	TITLE SHEET
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C4.1	WATER MAIN PLAN & PROFILE
C5.0	SOIL EROSION & CONTROL PLAN
C6.0	SITE DETAILS
C6.1	UTILITY DETAIL
C6.2	STORM & SOIL EROSION CONTROL DETAILS
L1.0	SITE LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
CE1.0	ELECTRICAL SITE PLAN
CE1.1	SITE PLAN PHOTOMETRICS

# KALAMAZOO RECOVERY HOUSING MULTI-FAMILY HOUSING DEVELOPMENT

## PROJECT SUMMARY:

THE PROPOSED PROJECT INTENDS TO PROVIDE LONG TERM, MULTI-FAMILY RECOVERY HOUSING OPPORTUNITIES IN THREE TOTAL BUILDING STRUCTURES.

THE FIRST STRUCTURE, BUILDING A, SHALL INCLUDE 36 TOTAL APARTMENT UNITS IN ONE 3-STORY WOOD FRAMED STRUCTURE. BUILDINGS B AND C SHALL EACH PROVIDE 6 TOTAL 2-3 BEDROOM APARTMENT UNITS. SMALLER BUILDINGS B AND C WILL BE SLAB ON GRADE, WOOD FRAMED CONSTRUCTION OF 2-STORY RESIDENTIAL-LOOKING BUILDINGS

## BUILDING COMPLIANCE:

PROPOSED BUILDING STRUCTURES WILL BE DEVELOPED IN FULL COMPLIANCE WITH CITY OF KALAMAZOO ZONING ORDINANCE SECTION 4.2Q, MULTI-UNIT RESIDENTIAL DEVELOPMENT STANDARDS, SUMMARIZED AS FOLLOWS:

- THE BUILDING LENGTHS SHALL NOT EXCEED 200 FEET.
- THE BUILDING EXTERIORS SHALL HAVE RECESSED OR PROTRUDING ENTRY VESTIBULES, COVERED OR RECESSED PORCHES AND PATIOS, VARIED OR ARTICULATED PARAPET ROOF WALLS, AND MULTIPLE WINDOWS AND FENESTRATION PATTERNS.
- THE BUILDING WILL BE DESIGNED TO MEET THE FOUR-SIDED DESIGN CRITERIA WITH WINDOWS, DOORS, FACADE VARIATIONS AND ARTICULATION, ENTRANCES, BALCONIES, PATIOS, AND VARIED ARTICULATED PARAPET ROOF WALLS.
- THE BUILDINGS WILL AT EACH APPLICABLE FACADE HAVE WINDOWS COVERING AT LEAST 20% OF THE FACADE SURFACE. THE BUILDINGS SHALL HAVE AT LEAST 50% OF THEIR RESPECTIVE, APPLICABLE FACADES CLAD WITH DECORATIVE CONCRETE PANELS AND/OR CONCRETE MASONRY OR BRICK MASONRY VENEERS.
- THE ROOF MATERIALS OF THE BUILDINGS SHALL COMPLY WITH THE STIPULATIONS OF THE ZONING REQUIREMENTS, INCLUDING MINIMUM SLOPES, MATERIALS AND PARAPETS.
- ROOFTOP-MOUNTED MECHANICALS SHALL BE SCREENED AS STIPULATED WITH THE APPROPRIATE SCREENING MATERIAL AND/OR PARAPET WALLS OF APPROPRIATE HEIGHTS TO SCREEN THE UNITS FROM VIEW. THIS WILL ALSO HELP TO DISSIPATE AND REDIRECT THE SOUND TO THE OPERATING RTUs.

## CALL MISS DIG

1-800-482-7171 OR 811

FOR PROTECTION OF THE UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. MEMBERS WILL THIS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

## NOTES:

ALL CONTRACTORS ARE RESPONSIBLE FOR PROVIDING COMPLETE INSTALLATION OF ALL COMPONENTS AND SHALL COORDINATE THEIR SCOPE OF WORK WITH ALL OTHER TRADES PRIOR TO SUBMITTING BIDS TO ENSURE THERE ARE NO MISSING OR DUPLICATE COMPONENTS WITHIN THEIR SCOPE.

DO NOT SCALE DRAWINGS. USE INDICATED DIMENSIONS ONLY

SHOULD A CONTRACTOR FIND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS, OR BE IN DOUBT ABOUT THEIR MEANING, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB DURING CONSTRUCTION LAYOUT AND ADVISE THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS ON-SITE AND ADVISING ARCHITECT/ENGINEER OF ANY DISCREPANCIES WITH DEMOLITION OR NEW WORK PLANS PRIOR TO PERFORMING ANY WORK.

CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF ANY UNFORESEEN STRUCTURAL OR UTILITY RELATED ISSUES ARISE DURING DEMOLITION OR EXCAVATION.

ALL SPECIFIED ITEMS SHALL BE PROVIDED AND INSTALLED PER MANUFACTURERS' WRITTEN REQUIREMENTS.

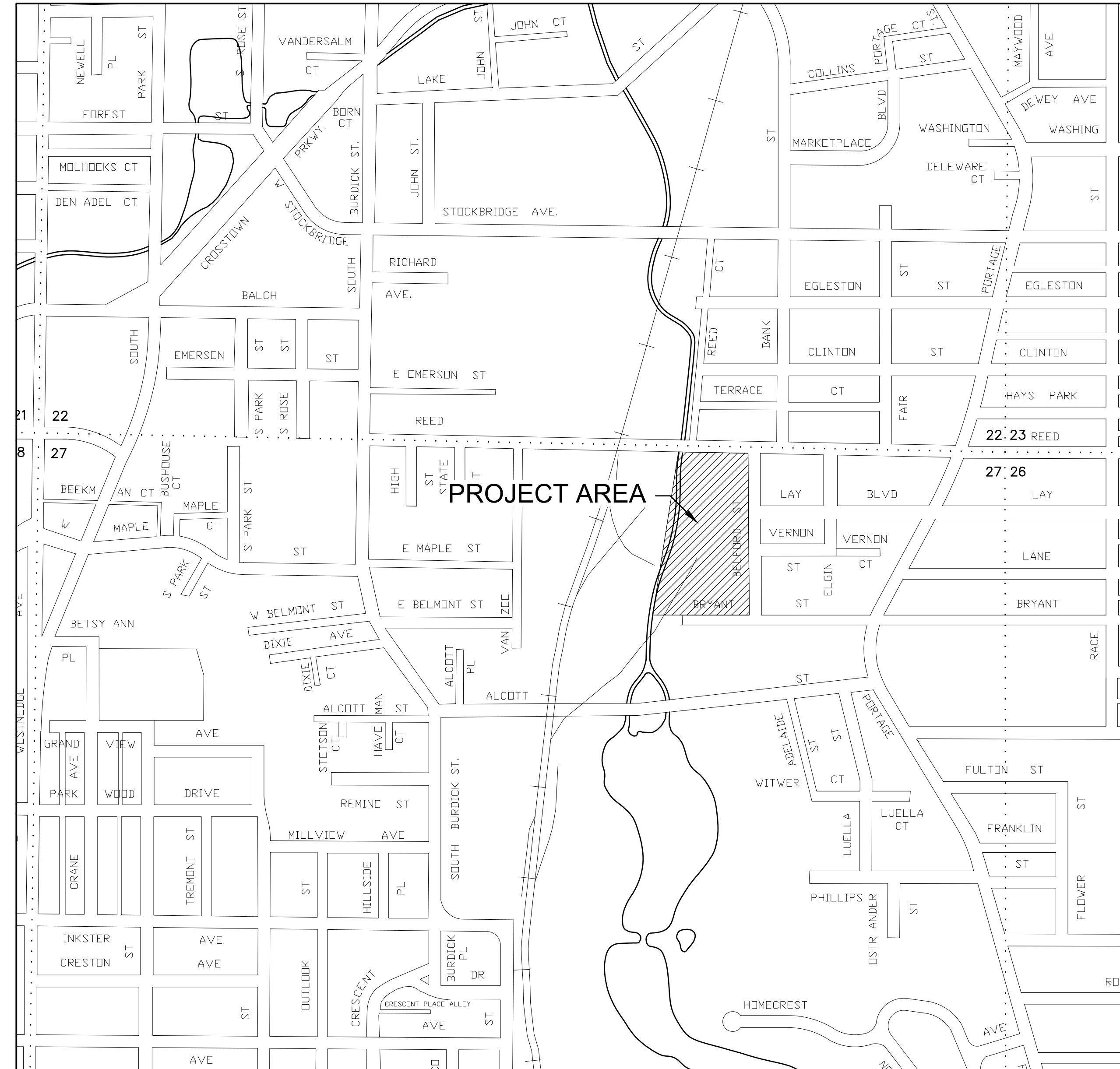
THE IMPROVEMENTS COVERED BY THESE PLANS ARE DESIGNED IN ACCORDANCE WITH:

- CITY OF KALAMAZOO STANDARD SPECIFICATION FOR WATER MAIN AND SERVICE INSTALLATION, 2021 EDITION
- CITY OF KALAMAZOO STANDARD SPECIFICATIONS FOR WASTEWATER SEWER INSTALLATION, 2016 EDITION

PROJECT BEARINGS AND HORIZONTAL CONTROL ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).

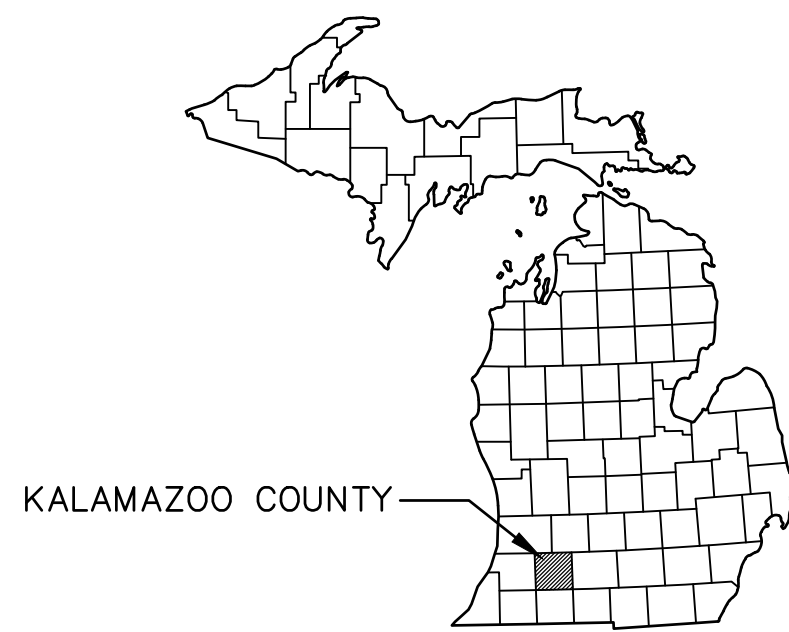
ELEVATIONS ARE RELATED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS DERIVED FROM GPS OBSERVATIONS CONNECTED TO THE MICHIGAN CONTINUOUSLY OPERATING REFERENCE STATION REAL-TIME NETWORK.

ALL PROJECT UNITS ARE BASED IN INTERNATIONAL FEET.



## PROJECT LOCATION MAP

NOT TO SCALE



## COUNTY KEY

NOT TO SCALE

## PROJECT INFORMATION

**OWNER:**  
EDISON COMMUNITY PARTNERS  
1105 PORTAGE STREET  
KALAMAZOO, MICHIGAN 49001

**BUILDING SITE ADDRESS:**  
KALAMAZOO RECOVERY HOUSING  
1900 BELFORD STREET  
KALAMAZOO, MICHIGAN 49001  
PARCEL NO.: 06-27-209-001

**DEVELOPMENT PARTNER:**  
HOLLANDER DEVELOPMENT CORPORATION  
1105 PORTAGE STREET  
KALAMAZOO, MICHIGAN 49001

## BUILDING CODE INFORMATION

**BUILDING CODE:** 2015 MICHIGAN BUILDING CODE  
**ENERGY CODE:** 2015 MICHIGAN ENERGY CODE (ASHRAE 90.1-2013)  
**PLUMBING CODE:** 2021 MICHIGAN PLUMBING CODE  
**MECHANICAL CODE:** 2021 MICHIGAN MECHANICAL CODE  
**ELECTRICAL CODE:** 2023 NATIONAL ELECTRIC CODE (NEC)  
**ACCESSIBILITY:** ICC A117.1-2009

## CITY OF KALAMAZOO OFFICIALS

DAVID ANDERSON DON COONEY JEANNE HESS CHRIS PRAEDEL QIANNA DECKER STEPHANIE HOFFMAN STEPHEN JUAREZ JAMES K. RITSEMA JAMES BAKER, PE	MAYOR VICE MAYOR CITY COMMISSIONER CITY COMMISSIONER CITY COMMISSIONER CITY COMMISSIONER CITY COMMISSIONER CITY MANAGER DEPT OF PUBLIC WORKS DIRECTOR
---	---

## LOCAL UTILITIES

**KALAMAZOO POTABLE WATER:**  
CITY OF KALAMAZOO  
415 STOCKBRIDGE AVENUE,  
KALAMAZOO, MI 49001  
ANNA CRANDALL  
(269) 337-8215  
crandalla@kalamazoocity.org

**KALAMAZOO TRAFFIC:**  
CITY OF KALAMAZOO  
415 STOCKBRIDGE AVENUE,  
KALAMAZOO, MI 49001  
DENNIS RANDOLPH  
(269) 337-8612  
randolphd@kalamazoocity.org

**KALAMAZOO STREETS/STORM:**  
CITY OF KALAMAZOO  
415 STOCKBRIDGE AVENUE,  
KALAMAZOO, MI 49001  
ANTHONY LADD  
(269) 337-8215  
ladda@kalamazoocity.org

**KALAMAZOO SANITARY:**  
CITY OF KALAMAZOO  
1415 HARRISON STREET,  
KALAMAZOO, MI 49001  
RYAN STOUGHTON  
(269) 337-5883  
stoughtonr@kalamazoocity.org

**ELECTRIC & STREET LIGHTS:**  
CONSUMERS ENERGY  
2500 EAST CORK ST.  
KALAMAZOO, MI 49001  
ANDRE TAYLOR  
(269) 337-2245  
andre.taylor@cmsenergy.com

**GAS:**  
CONSUMERS ENERGY  
2500 EAST CORK ST.  
KALAMAZOO, MI 49001  
KYLE OAK  
(269) 337-2366  
kyle.oak@cmsenergy.com

**FIBER:**  
AT&T  
2919 MILLCORK ROAD  
KALAMAZOO, MI 49001  
PHIL BARDOCZ  
(269) 823-3339  
pb3132@att.com

**TELEPHONE:**  
METRONET  
133800 E. MICHIGAN AVE.  
GALESBURG, MI 49053  
KIRK KIMMEL  
(616) 239-9139  
kirk.kimmel@metronet.com

**CABLE TV:**  
CHARTER COMMUNICATIONS  
4176 COMMERCIAL AVE.  
PORTAGE, MI 49002  
BRYAN LONGCORE  
(269) 459-8746  
bryan.longcore@charter.com

**FIBER OPTIC:**  
CENTURY LINK  
19675 W 10 MILE ROAD  
SOUTHFIELD, MI 48075  
DAVID HUCKFELDT  
(517) 812-2592  
dave.huckfeldt@lumen.com

**FIBER OPTIC:**  
ZAYO BANDWIDTH  
JOHN LUNDELL  
john.lundell@zayo.com  
GREG BABINSKI  
greg.babinski@zayo.com



DATE: APRIL 2024

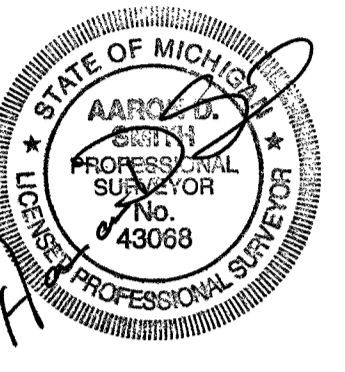
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MULTIFAMILY HOUSING DEVELOPMENT  
KALAMAZOO RECOVERY HOUSING - SITE  
PROJECT# 21100264

**TOPOGRAPHIC SURVEY**  
 IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN.



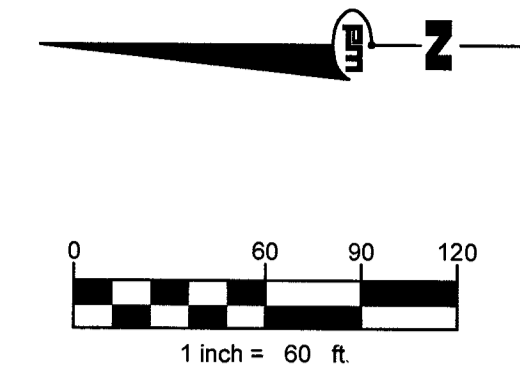
WIGHTMAN & ASSOCIATES, INC.  
 AMERICAN COUNCIL OF ENGINEERING COMPANIES  
**FIRM OF THE YEAR**  
 2303 Pipestone Road  
 Benton Harbor, MI 49022  
 Phone: (269) 927-0100  
 9835 Portage Road  
 Portage, MI 49002  
 Phone: (269) 327-3532  
 264 Western Avenue  
 Allegan, MI 49010  
 Phone: (269) 673-8465  
 www.wightman-assoc.com



AARON D. SMITH  
 PS - 43068

PROJECT NAME  
**FORMER PERFORMANCE PAPER SITE**  
 EAST ALCOTT STREET  
 KALAMAZOO, MI

**BROWNFIELD REDEVELOPMENT AUTHORITY**  
 CITY OF KALAMAZOO  
 241 WEST SOUTH STREET  
 KALAMAZOO, MI 49001



**BENCHMARK**  
 TOP OF SOUTHEAST FLANGE BOLT  
 WITH TAG ON HYDRANT  
 ELEVATION = 779.17' (NAVD88)

**BENCHMARK**  
 TOP OF NORTHEAST FLANGE BOLT  
 WITH TAG ON HYDRANT  
 ELEVATION = 791.31' (NAVD88)

**LEGEND**

- OHE — = OVERHEAD UTILITY LINE
- SSW — = STORM SEWER
- WL — = WATER LINE
- GP — = GUARD POST
- MU — = MANHOLE UNKNOWN
- MW — = MONITORING WELL
- S — = SIGN
- FH — = FIRE HYDRANT
- WM — = WATER MANHOLE
- WSH — = WATER SHUT OFF
- WV — = WATER VALVE
- SM — = SANITARY MANHOLE
- CB — = CATCH BASIN
- CI — = CURB INLET
- SMH — = STORM MANHOLE
- FOP — = FIBER OPTIC POST
- OP — = ORANGE PAINT
- TM — = TELEPHONE MANHOLE
- TP — = TELEPHONE PEDESTAL
- EM — = ELECTRIC METER
- GA — = GUY ANCHOR
- UP — = UTILITY POLE
- [Dashed Box] — = PROPOSED FM ENVELOPE PARCEL (±5.90 ACRES)

**SURVEY NOTES:**

THE REMAINING BURIED FOUNDATION LOCATIONS, STOCKPILE AREA AND EXCAVATION SPOIL PLACEMENT AREA ARE SHOWN HEREON PER URS CORPORATION, SKETCH NO. FIG. 2, JOB NO. 13651072, DATED 09-22-14.

SANITARY SEWER, WATER MAIN, AND PUMP STATION EASEMENTS ARE SHOWN HEREON PER CITY OF KALAMAZOO DRAWING "PERFORMANCE PAPER UTILITY EASEMENTS", DATED 4/12/11.

COAL ASH AND FILL MATERIAL TOTAL FILL DELINEATION "O" LINE SHOWN HEREON PER DRAWING FIGURE NO. 4, ATTACHED TO PROJECT NO. G100176, CITY OF KALAMAZOO, BROWNFIELD ASSESSMENT, DATED MARCH 2010 BY FISHBECK, THOMPSON, CARR & HUBER.

INGRESS AND EGRESS EASEMENT SHOWN HEREON PER CERTIFICATE OF SURVEY BY FISHBECK, THOMPSON, CARR AND HUBER, PROJECT NO. G090479 DATED 7/28/09 AND PER CITY OF KALAMAZOO DRAWING "PERFORMANCE PAPER UTILITY EASEMENTS", DATED 4/12/11.

FM ENVELOPE ACCESS ROAD RIGHT OF WAY SHOWN HEREON PER CITY OF KALAMAZOO DEPARTMENT OF PUBLIC SERVICES - ENGINEERING DRAWING, SHEET 1, DATED 3/08/06.

RESTRICTIVE COVENANT AREA SHOWN HEREON PER AECOM LEGAL DESCRIPTION AND SKETCH OF PORTAGE CREEK RESTRICTIVE COVENANT AREA, DATED 02/05/16 ATTACHED TO FLEIS & VANDERBRINK PROJECT NO. P11304 DRAWING, DATED JULY 2016.

RELOCATED WATER MAIN ACROSS PORTAGE CREEK SHOWN HEREON PER JOB NO. 31103 AS BUILT DRAWING BY THE MACKENZIE COMPANIES, DATED 01-06-12.

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PREVIOUS SURVEYS BY WILKINS & WHEATON ENGINEERING CO. AND WIGHTMAN & ASSOCIATES.

THIS IS NOT A BOUNDARY SURVEY.

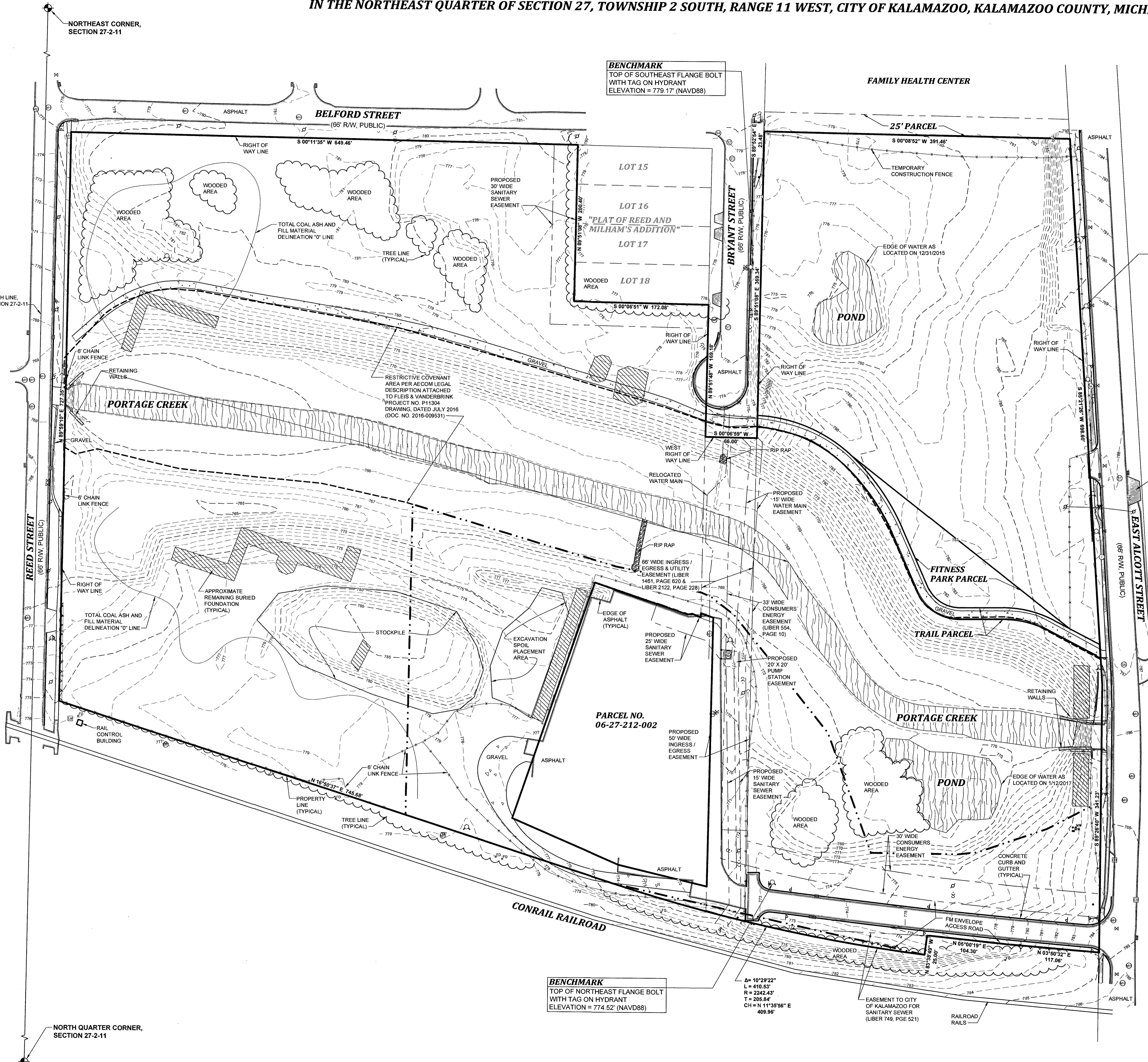
**EASEMENT SCHEDULE:**

- 1) A 33' X 500' EASEMENT TO CONSUMERS POWER COMPANY FOR POLES, WIRES, CABLES AND CONDUITS RECORDED IN LIBER 554, PAGE 10, KALAMAZOO COUNTY RECORDS, AS SHOWN HEREON.
- 2) EASEMENT AND RIGHT OF WAY TO THE CITY OF KALAMAZOO FOR SANITARY SEWER LINES RECORDED IN LIBER 749, PAGE 521, KALAMAZOO COUNTY RECORDS, AS SHOWN HEREON.
- 3) EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER WARRANTY DEED RECORDED IN LIBER 1461, PAGE 620, AND WARRANTY DEED RECORDED IN LIBER 2122, PAGE 228, KALAMAZOO COUNTY RECORDS, AS SHOWN HEREON.
- 4) EASEMENT TO THE CITY OF KALAMAZOO, REFERENCED IN LIBER 482, PAGE 77 AND RECORDED IN LIBER 361, PAGE 507, KALAMAZOO COUNTY RECORDS, NOT PROVIDED.
- 5) EASEMENT FOR SANITARY SEWER CONDUIT RECORDED IN LIBER 482, PAGE 77, KALAMAZOO COUNTY RECORDS. IT APPEARS CONDUIT HAS BEEN REMOVED.
- 6) DESCRIPTION OF RESTRICTED AREA, RECORDED IN DOCUMENT NO. 2016-009531, KALAMAZOO COUNTY RECORDS, DOES NOT MATHEMATICALLY CLOSE. THE APPARENT ERRONEOUS DISTANCE HAS BEEN CORRECTED HEREON FOR GRAPHICAL REPRESENTATION.

**REVISIONS**

DATE: JANUARY 16, 2017  
 SCALE: 1" = 60'

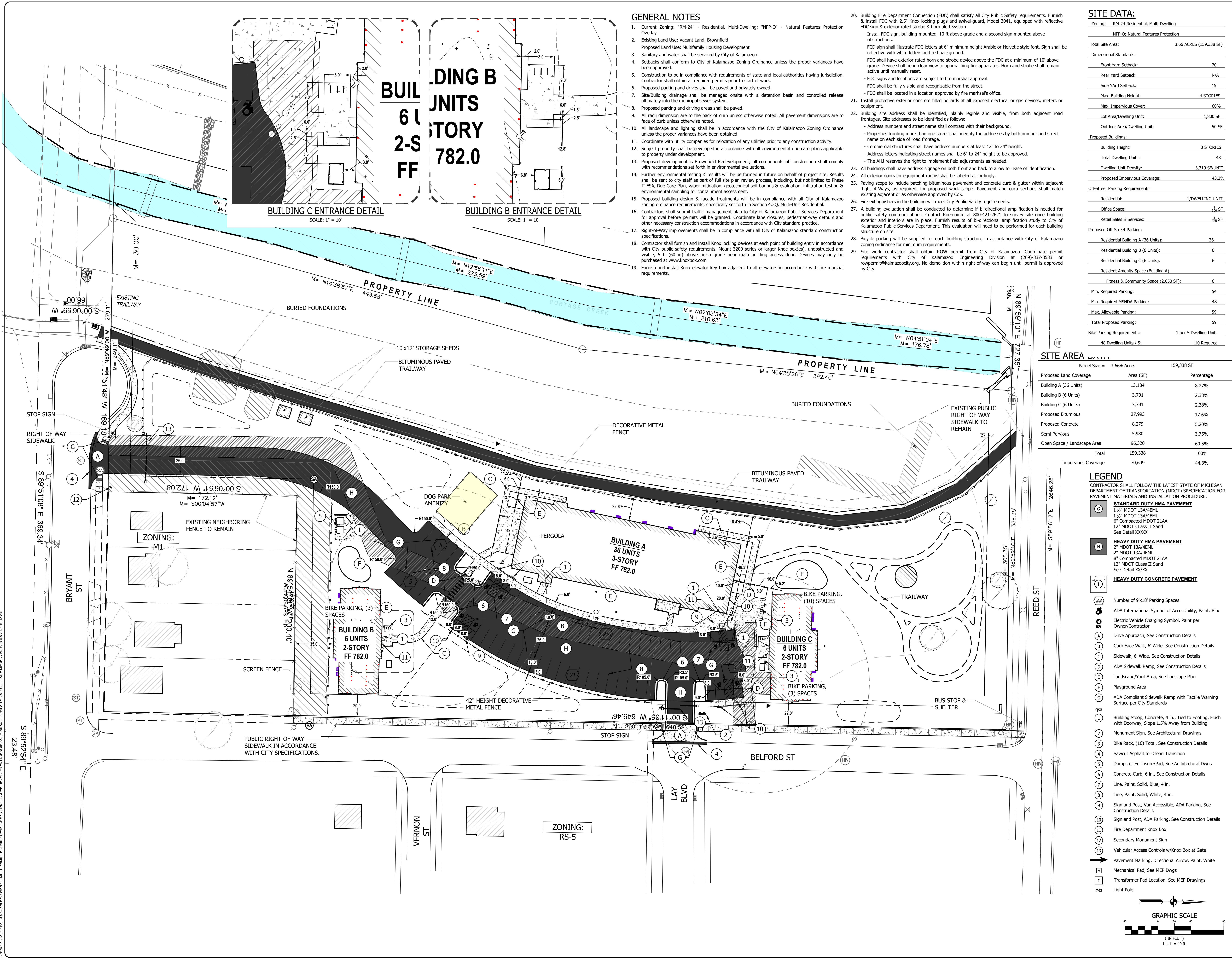
**TOPOGRAPHIC SURVEY**



**BENCHMARK**  
 TOP OF NORTHEAST FLANGE BOLT  
 WITH TAG ON HYDRANT  
 ELEVATION = 774.52' (NAVD88)

A = 10°29'22"  
 L = 410.53'  
 R = 2242.43'  
 T = 205.84'  
 CH = N 11°35'56" E  
 409.96'

© PROJECTS 2021 11:0084 KALRECOVERY II, MULTI-FAMILY HOUSING DEVELOPMENT (HOLLANDER DEVELOPMENT DRAWINGS) - PLAN SET 110084 SITE DWG C2.0 - SITE (MAGNAN KOWAN & ASSOCIATES) 11/12/21 AM



GENERAL NOTES

- 1. Current Zoning: "RM-24" - Residential, Multi-Dwelling; "NFP-O" - Natural Features Protection Overlay
2. Existing Land Use: Vacant Land, Brownfield
3. Proposed Land Use: Multifamily Housing Development
4. Sanitary and water shall be serviced by City of Kalamazoo.
5. Setbacks shall conform to City of Kalamazoo Zoning Ordinance unless the proper variances have been approved.
6. Construction to be in compliance with requirements of state and local authorities having jurisdiction. Contractor shall obtain all required permits prior to start of work.
7. Proposed parking and drives shall be paved and privately owned.
8. Site/Building drainage shall be managed onsite with a detention basin and controlled release ultimately into the municipal sewer system.
9. Proposed parking and driving areas shall be paved.
10. All radii dimension are to the back of curb unless otherwise noted. All pavement dimensions are to face of curb unless otherwise noted.
11. All landscape and lighting shall be in accordance with the City of Kalamazoo Zoning Ordinance unless the proper variances have been obtained.
12. Coordinate with utility companies for relocation of any utilities prior to any construction activity.
13. Subject property shall be developed in accordance with all environmental due care plans applicable to property under development.
14. Proposed development is Brownfield Redevelopment; all components of construction shall comply with recommendations set forth in environmental evaluations.
15. Further environmental testing & results will be performed in future on behalf of project site. Results shall be sent to city staff as part of full site plan review process, including, but not limited to Phase II ESA, Due Care Plan, vapor mitigation, geotechnical soil borings & evaluation, infiltration testing & environmental sampling for contamination assessment.
16. Proposed building design & facade treatments will be in compliance with all City of Kalamazoo zoning ordinance requirements; specifically set forth in Section 4.2Q, Multi-Unit Residential.
17. Contractors shall submit traffic management plan to City of Kalamazoo Public Services Department for approval before permits will be granted. Coordinate lane closures, pedestrian-way detours and other necessary construction accommodations in accordance with City standard practices.
18. Right-of-Way improvements shall be in compliance with all City of Kalamazoo standard construction specifications.
19. Contractor shall furnish and install Knox locking devices at each point of building entry in accordance with City public safety requirements. Mount 3200 series or larger Knox box(es), unobstructed and visible, 5 ft (60 in) above finish grade near main building access door. Devices may only be purchased at www.knoxbox.com.
20. Furnish and install Knox elevator key box adjacent to all elevators in accordance with fire marshal requirements.

- 21. Building Fire Department Connection (FDC) shall satisfy all City Public Safety requirements. Furnish & install FDC with 2.5" Knox locking plugs and swivel-guard, Model 3041, equipped with reflective FDC sign & exterior rated strobe & horn alert system.
- Install FDC sign, building-mounted, 10 ft above grade and a second sign mounted above obstructions.
- FDC sign shall illustrate FDC letters at 6" minimum height Arabic or Helvetic style font. Sign shall be reflective with white letters and red background.
- FDC shall have exterior rated horn and strobe device above the FDC at a minimum of 10' above grade. Device shall be in clear view to approaching fire apparatus. Horn and strobe shall remain active until manually reset.
- FDC signs and locations are subject to fire marshal approval.
- FDC shall be visible and recognizable from the street.
- FDC shall be located in a location approved by fire marshal's office.
22. Install protective exterior concrete filled bollards at all exposed electrical or gas devices, meters or equipment.
23. Building site address shall be identified, plainly legible and visible, from both adjacent road frontages. Site addresses to be identified as follows:
- Address numbers and street name shall contrast with their background.
- Properties fronting more than one street shall identify the addresses by both number and street name on each side of road frontage.
- Commercial structures shall have address numbers at least 12" to 24" height.
- Address letters indicating street names shall be 6" to 24" height to be approved.
- The AHJ reserves the right to implement field adjustments as needed.
24. All buildings shall have address signage on both front and back to allow for ease of identification.
25. All exterior doors for equipment rooms shall be labeled accordingly.
26. Paving scope to include patching bituminous pavement and concrete curb & gutter within adjacent Right-of-Ways, as required, for proposed work scope. Pavement and curb sections shall match existing adjacent or as otherwise approved by COG.
27. Fire extinguishers in the building will meet City Public Safety requirements.
28. A building evaluation shall be conducted to determine if bi-directional amplification is needed for public safety communications. Contact Roe-comm at 800-421-2621 to survey site once building exterior and interiors are in place. Furnish results of bi-directional amplification study to City of Kalamazoo Public Services Department. This evaluation will need to be performed for each building structure on site.
29. Bicycle parking will be supplied for each building structure in accordance with City of Kalamazoo zoning ordinance for minimum requirements.
30. Site work contractor shall obtain ROW permit from City of Kalamazoo. Coordinate permit requirements with City of Kalamazoo Engineering Division at (269)-337-8533 or rowpermit@kalamazoozoo.org. No demolition within right-of-way can begin until permit is approved by City.

SITE DATA:

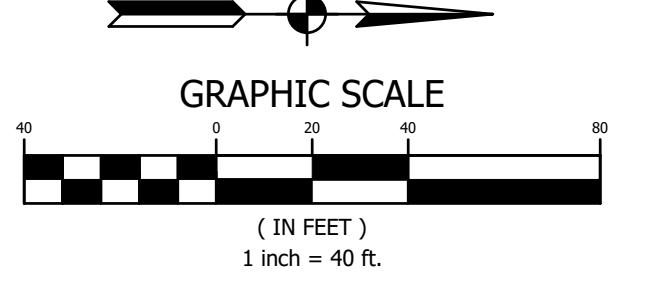
Table with 2 columns: Category and Value. Includes Zoning (RM-24 Residential, Multi-Dwelling), Total Site Area (3.66 ACRES), Dimensional Standards (Front Yard Setback: 20, Rear Yard Setback: N/A, Side Yard Setback: 15, Max. Building Height: 4 STORIES), Proposed Buildings (Building Height: 3 STORIES, Total Dwelling Units: 48), and Off-Street Parking Requirements (Residential: 1/DWELLING UNIT, Office Space: 1/50 SF, Retail Sales & Services: 1/50 SF).

SITE AREA DATA

Table with 3 columns: Proposed Land Coverage, Area (SF), and Percentage. Rows include Building A (36 Units), Building B (6 Units), Building C (6 Units), Proposed Bituminous, Proposed Concrete, Semi-PerVIOUS, Open Space / Landscape Area, Total, and Impervious Coverage.

LEGEND

- CONTRACTOR SHALL FOLLOW THE LATEST STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATION FOR PAVEMENT MATERIALS AND INSTALLATION PROCEDURE.
STANDARD DUTY HMA PAVEMENT
HEAVY DUTY HMA PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
Number of 9'x18' Parking Spaces
ADA International Symbol of Accessibility, Paint: Blue
Electric Vehicle Charging Symbol, Paint per Owner/Contractor
Drive Approach, See Construction Details
Curb Face Walk, 6' Wide, See Construction Details
Sidewalk, 6' Wide, See Construction Details
ADA Sidewalk Ramp, See Construction Details
Landscape/Yard Area, See Landscape Plan
Playground Area
ADA Compliant Sidewalk Ramp with Tactile Warning Surface per City Standards
Building Stoop, Concrete, 4 in., Tied to Footing, Flush with Doorway, Slope 1.5% Away from Building
Monument Sign, See Architectural Drawings
Bike Rack, (16) Total, See Construction Details
Sawcut Asphalt for Clean Transition
Dumpster Enclosure/Pad, See Architectural Dwgs
Concrete Curb, 6 in., See Construction Details
Line, Paint, Solid, Blue, 4 in.
Line, Paint, Solid, White, 4 in.
Sign and Post, Van Accessible, ADA Parking, See Construction Details
Sign and Post, ADA Parking, See Construction Details
Fire Department Knox Box
Secondary Monument Sign
Vehicular Access Controls w/Knox Box at Gate
Pavement Marking, Directional Arrow, Paint, White
Mechanical Pad, See MEP Dwgs
Transformer Pad Location, See MEP Drawings
Light Pole



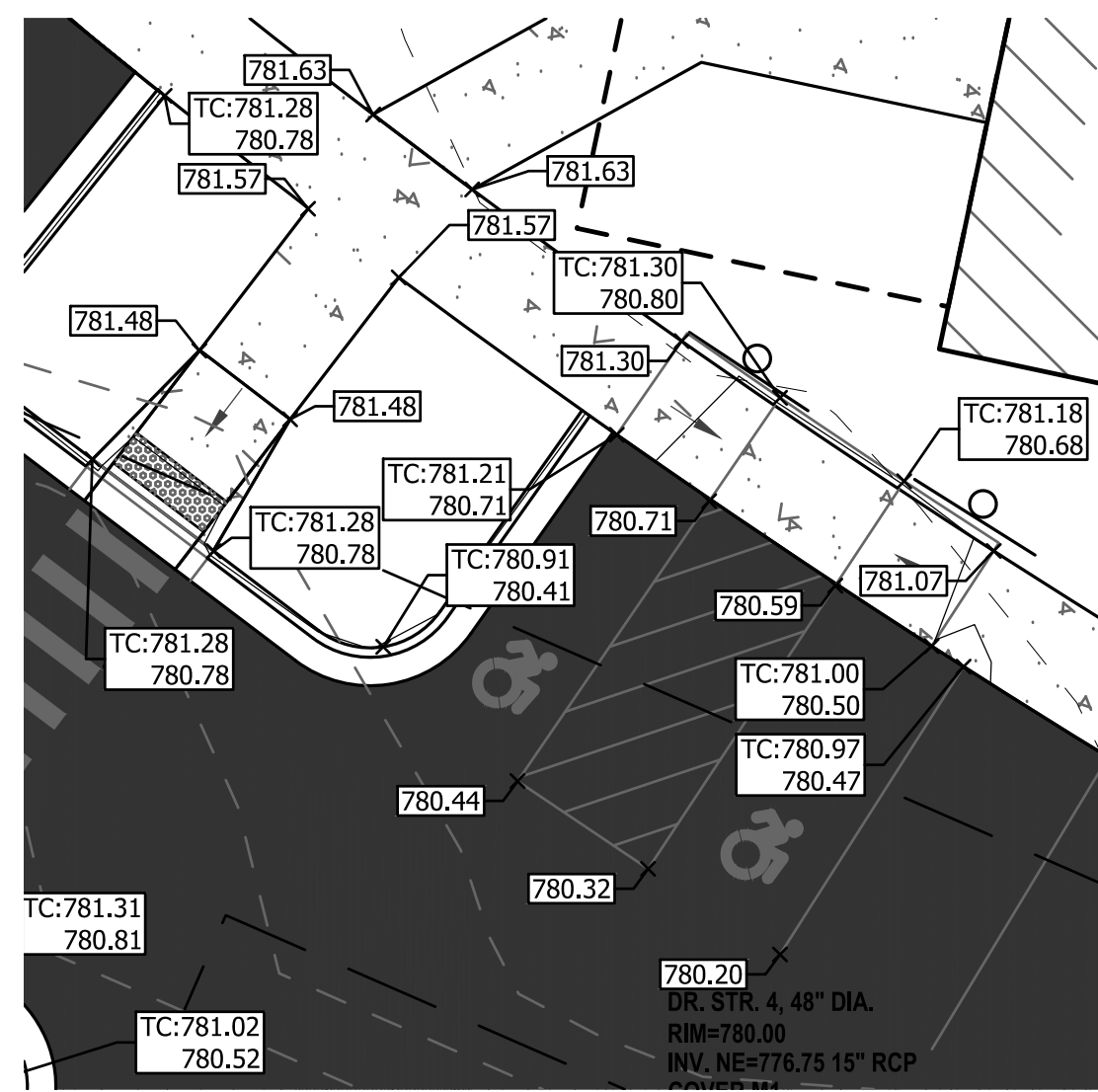
ABONMARCHÉ logo and contact information: 304 S. Kalamazoo Mall, Kalamazoo, MI 49007, T 269.381.6170, abonmarcche.com

EDISON logo and contact information: EDISON COMMUNITY PARTNERS, 425 W. CENTRE AVE., PORTAGE, MI 49624

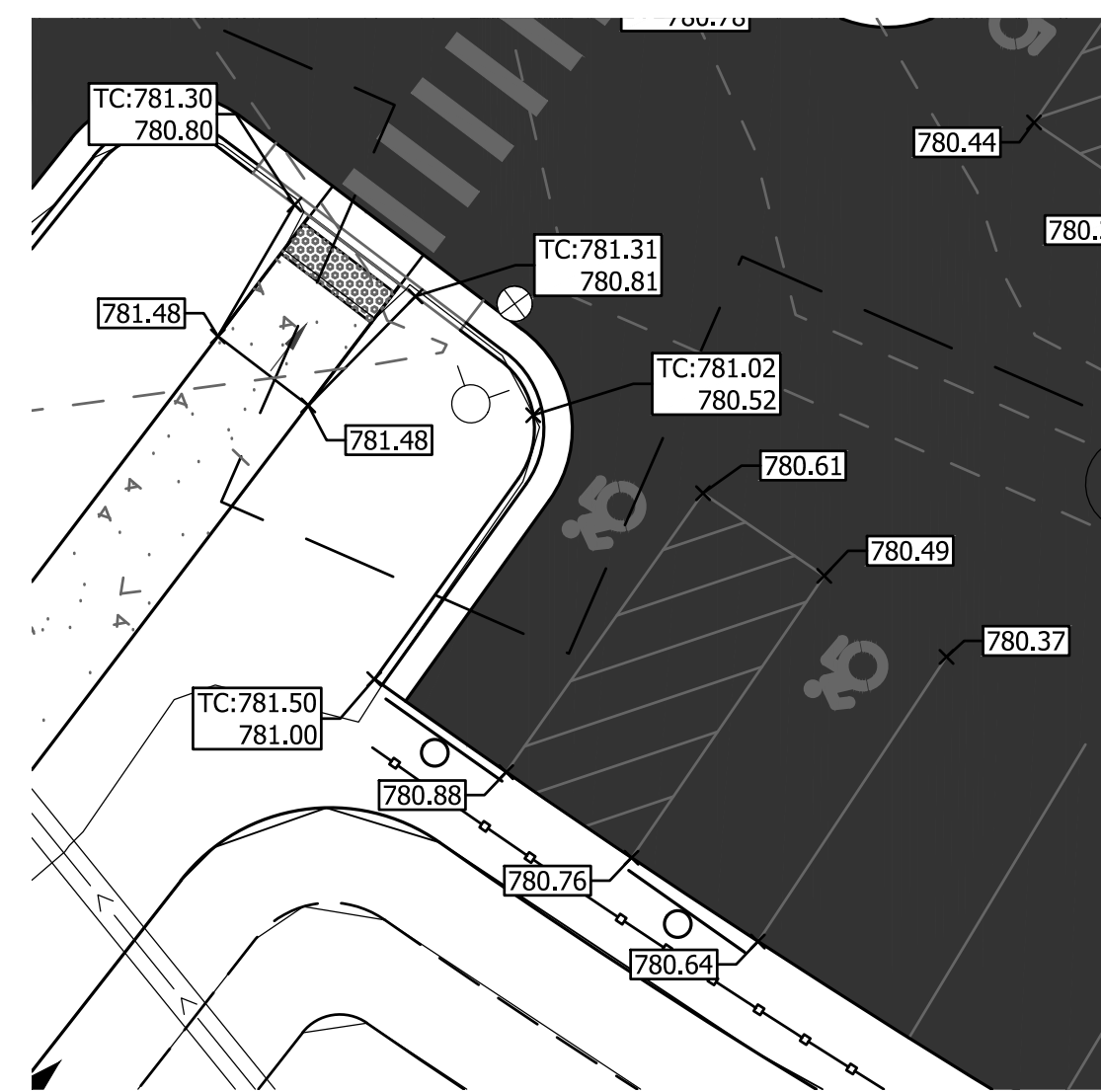
avb logo and tagline: BUILD SOMETHING BETTER. CONSTRUCTION TEAM: 425 W. CENTRE AVE., PORTAGE, MI 49624

MULTI-FAMILY HOUSING DEVELOPMENT
KALAMAZOO RECOVERY HOUSING - SITE
KALAMAZOO, MI
SITE PLAN

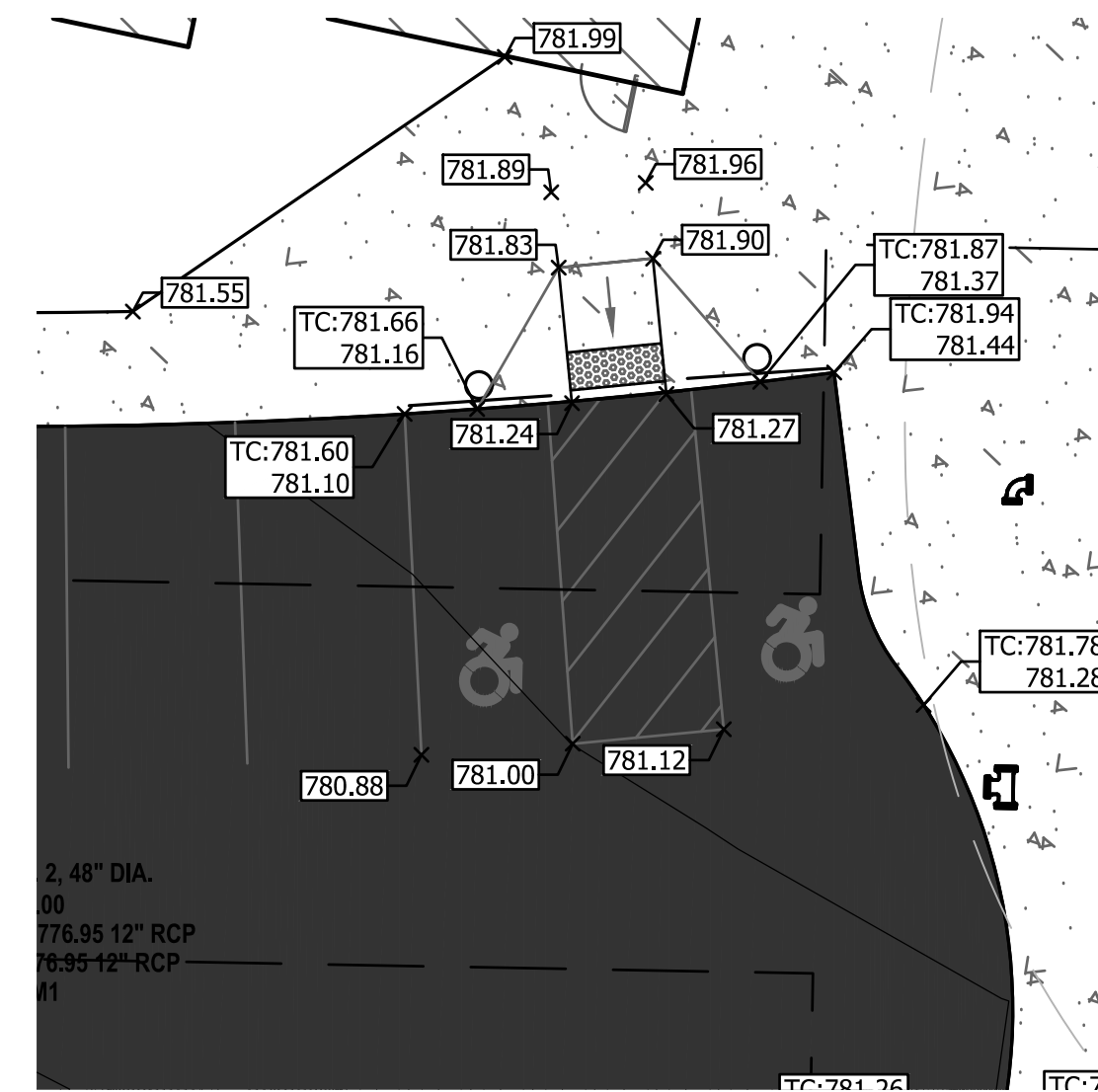
NOT FOR CONSTRUCTION
PRELIMINARY
ISSUE DATE: 08.07.2025
PROJECT NO: 21100264
C2.0



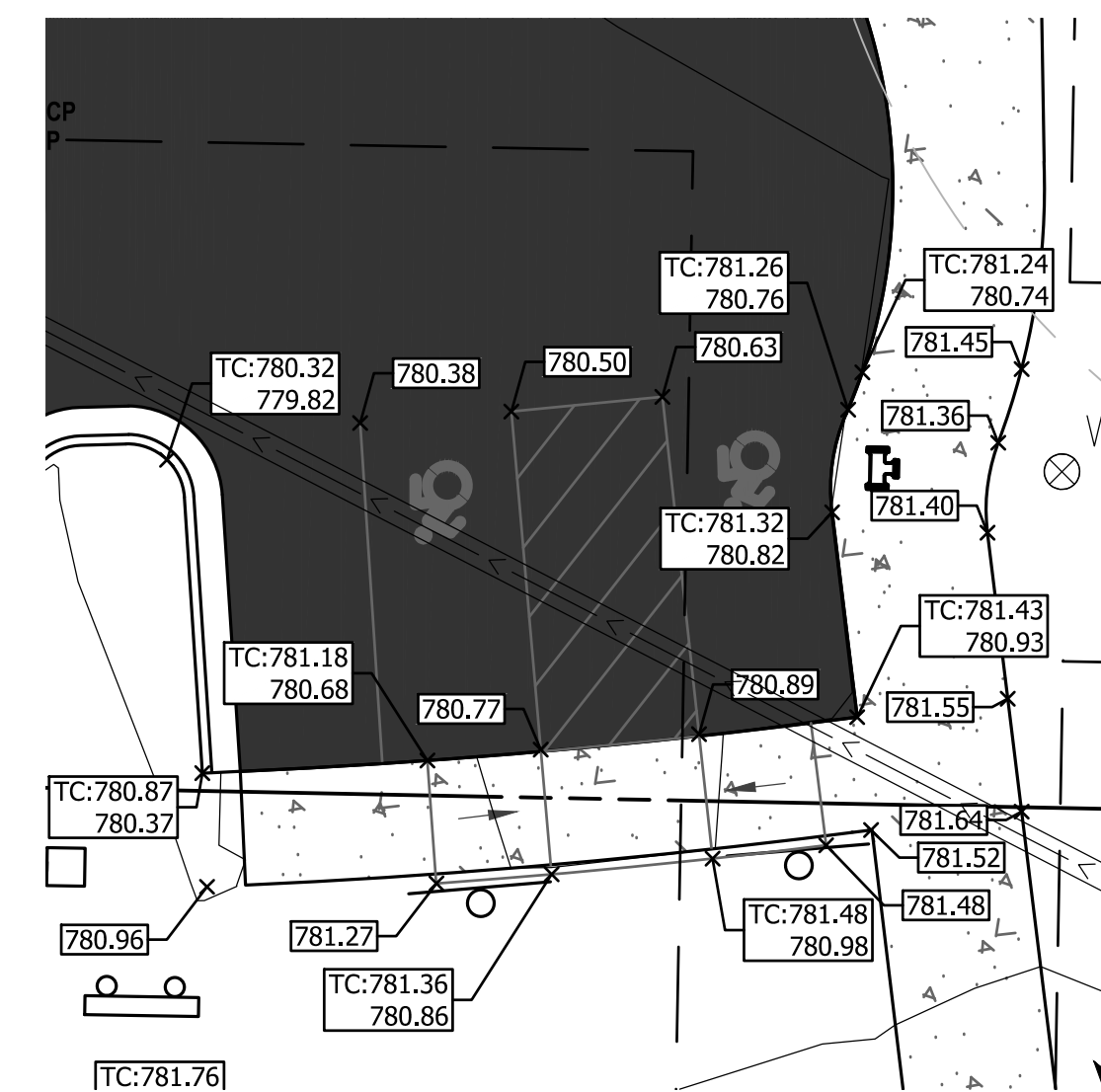
**ADA RAMP DETAIL 1**  
SCALE: 1" = 10'



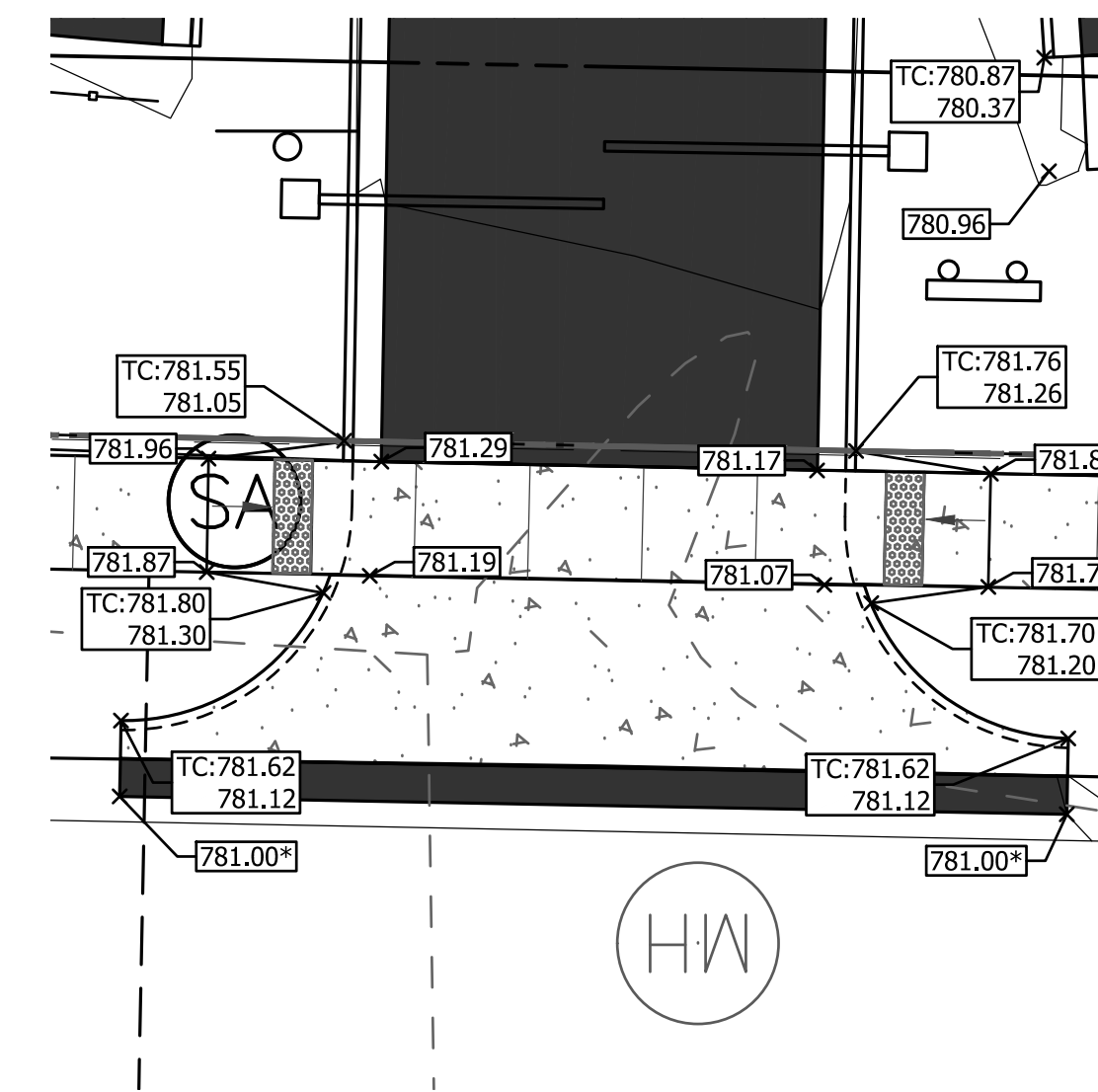
**ADA RAMP DETAIL 2**  
SCALE: 1" = 10'



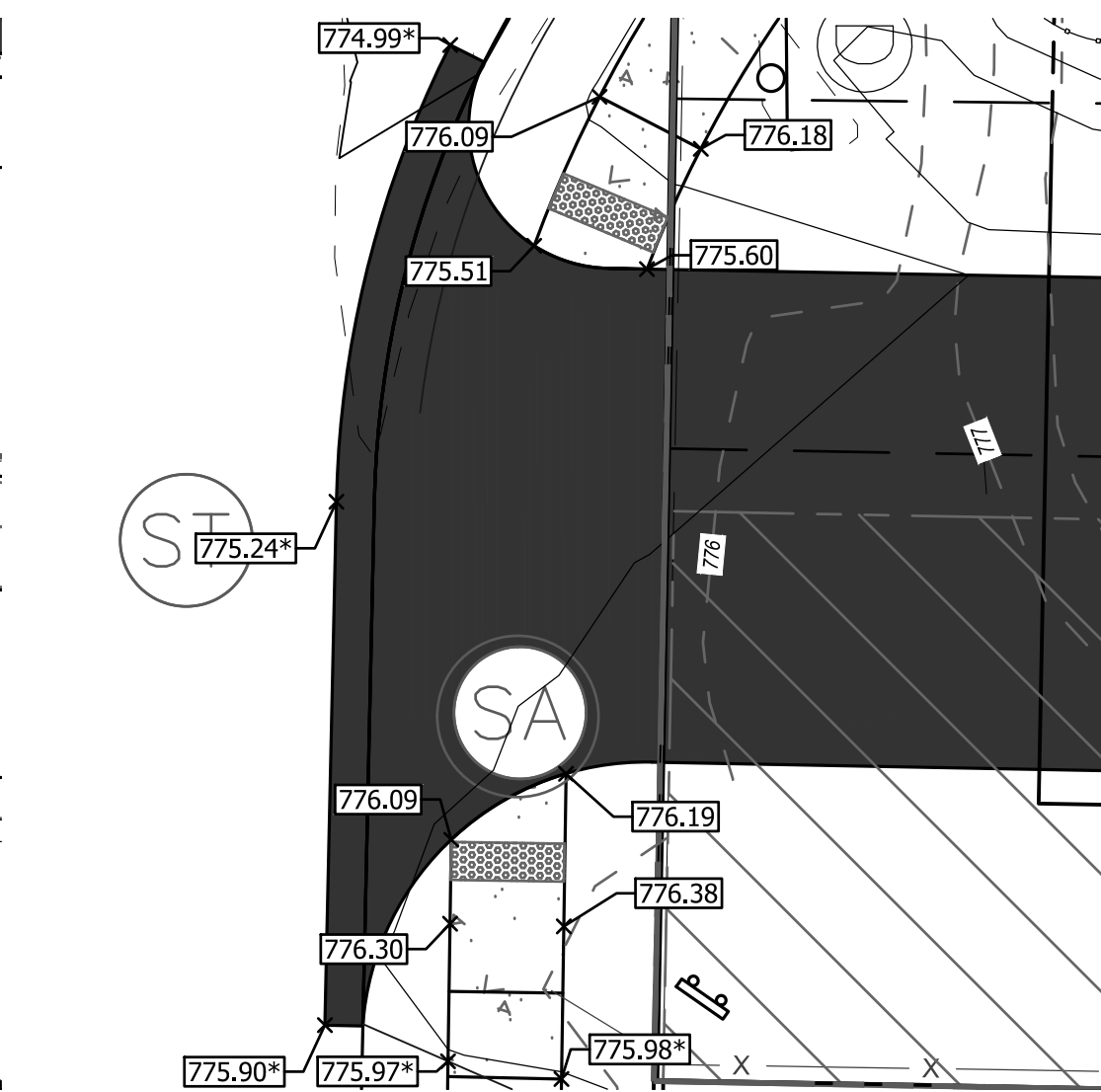
**ADA RAMP DETAIL 3**  
SCALE: 1" = 10'



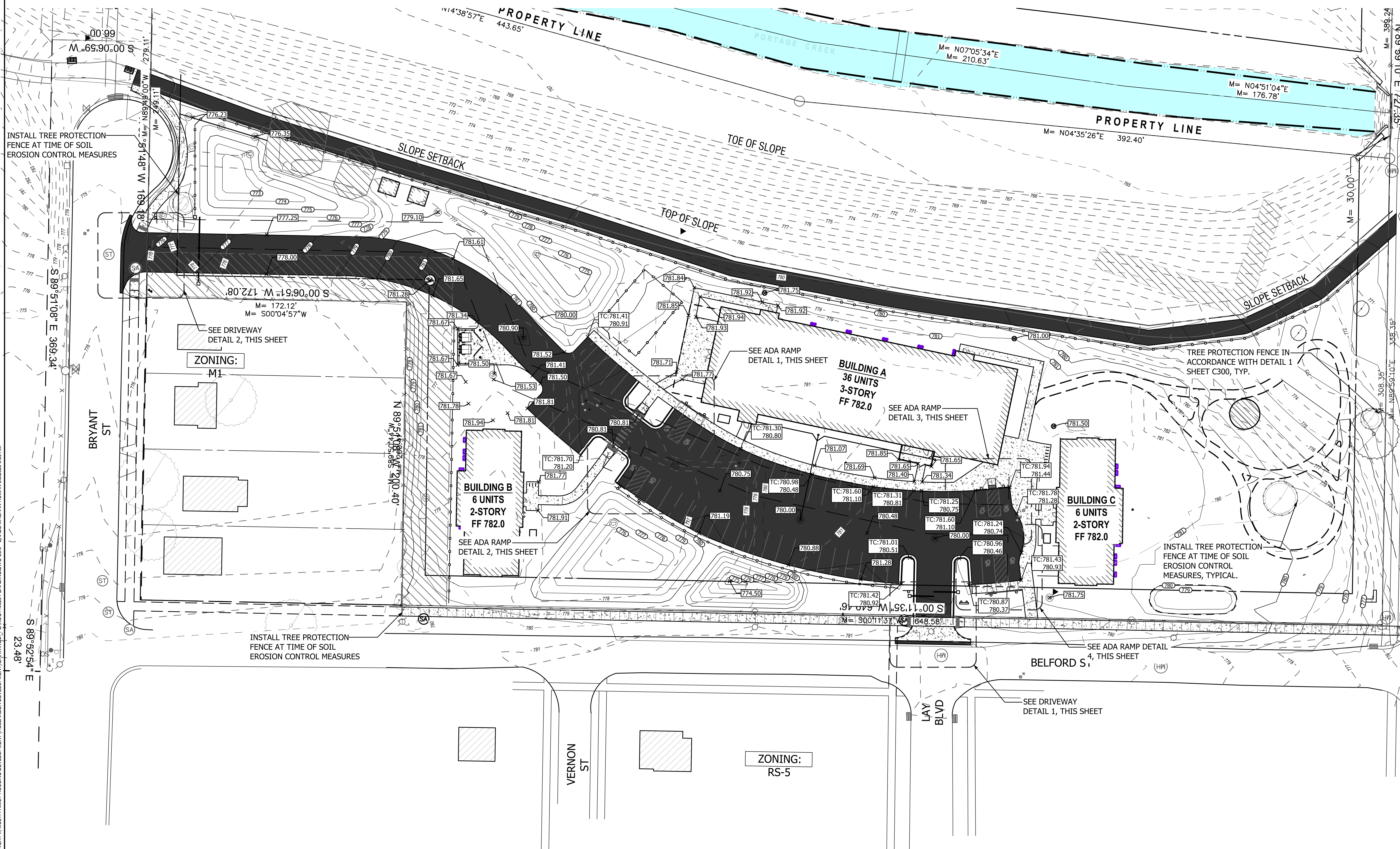
**ADA RAMP DETAIL 4**  
SCALE: 1" = 10'



**DRIVEWAY DETAIL 1**  
SCALE: 1" = 10'



**DRIVEWAY DETAIL 2**  
SCALE: 1" = 10'

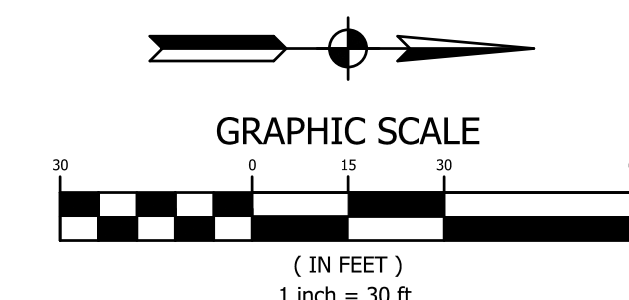


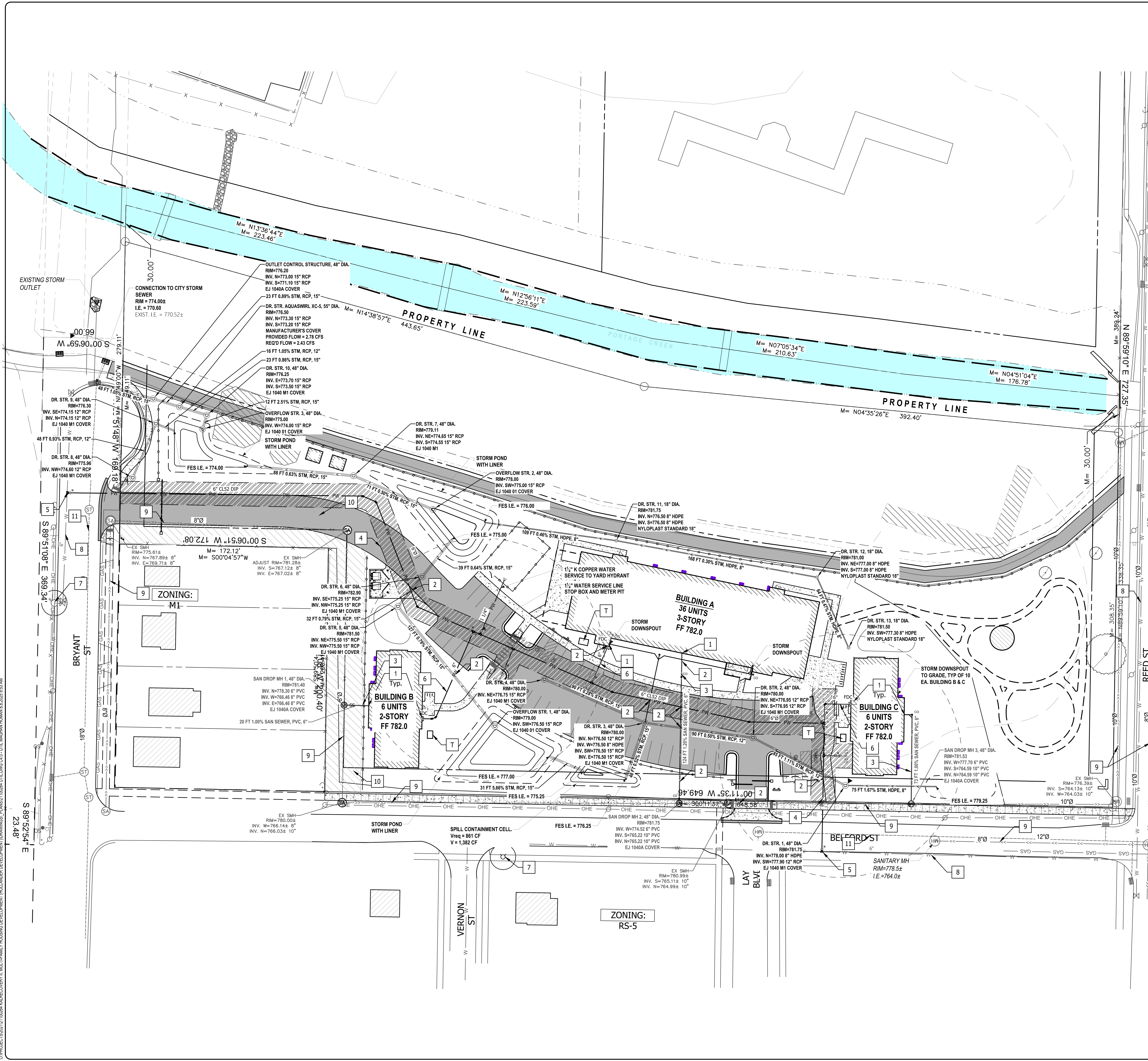
**GRADING NOTES**

- It is the responsibility of the contractor to verify all required earthwork volumes based on proposed finish grades. If fill is required, the contractor shall include the required volume of imported Class II sand in the base bid proposal. If excess soils need to be spoiled, the contractor shall include transport and disposal of surplus soils off site in the base bid proposal. No contract cost adjustments will be considered for earthwork required to balance the site.
- Concrete slabs at exterior doors shall be flush with finish floor elevation and slopes at exterior stoops shall not exceed 2% in all directions, typical.
- All excavation and trenching shall be performed by an excavation competent person and shall be in compliance with OSHA standards and guidelines.
- Ensure grading activity promotes positive drainage away from facilities. Positive drainage shall be maintained to prevent any ponding of water or encroachment onto adjacent properties.
- Strip and stockpile existing topsoil on site for future use, as needed. Surround with silt fence.
- Furnish & install topsoil, seed & mulch to all disturbed grades not proposed to have other finish treatment. Topsoil, seed & mulch as soon as finish grades are achieved.
- Any soils generated during development activities should be property managed on site (berm/capped) or disposed off site (landfill).
- Pavement slopes at ADA parking stalls and access aisles shall not exceed 2% each way.
- All exposed subgrade shall be proof-rolled and witnessed by a Geotechnical Engineer or qualified representative to determine unsuitable soil locations prior to any paving operations. Any unsuitable soil shall be excavated, backfilled, and compacted with suitable material in accordance with the plans and capable of supporting the anticipated loadings of the project.
- Proposed contours show grading intent only. Contractor shall use proposed spot grade elevations and check all grade stakes to ensure positive drainage to stormwater system is achieved. Contact Engineer if additional grades are needed or if any discrepancies or conflicts which become apparent before or during construction are found so that clarification or redesign may occur.

**LEGEND**

	Proposed Contours
	Proposed Spot Elevation
	Pavement / Ground Elevation
	Match Existing Elevation
	FF: Finish Floor Elevation
	TC: Top of Curb
	IE: Pipe Invert Elevation
	M: Match Existing Elevation
	Swale Centerline
	Existing Contours
	Downspout Connection to Building/Storm Sewer w/Appropriate Fittings, Coordinate w/Building Plans
	8" Storm Pipe, Min. 0.3% Slope, Connect to Storm Sewer w/Appropriate Fittings
	12" Storm Pipe, Min. 0.3% Slope, Connect to Storm Sewer w/Appropriate Fittings
	18" Storm Pipe, Min. 0.3% Slope, Connect to Storm Sewer w/Appropriate Fittings
	24" Storm Pipe, Min. 0.3% Slope, Connect to Storm Sewer w/Appropriate Fittings
	Storm Connection, Core Existing Structure, Coordinate with Municipality
	Maintain Positive Drainage
	Contractor shall pothole area to field verify utility locations, notify Engineer of any conflicts for direction.





### UTILITY NOTES

- Construction, Materials, and Testing shall be in accordance with the latest Standard Construction Specifications of City of Kalamazoo.
- Contractor shall inquire all utility companies prior to construction for locations of underground utilities. Any damages done to any public and/or private properties during construction shall be repaired at the Contractor's expense.
- Note to contractor: call the "Miss Dig" system three full working days before you dig to locate underground utility marking. Call toll free at 1-800-428-7171, available 24 hours per day, 7 days per week.
- Hook-up and tie in to existing utilities to meet local requirements for each utility involved: water, sewer, storm, gas, electric, phone, etc.
- Connections to existing manholes: cut hole in existing manhole adequate to receive proposed pipe size and bend any reinforcing steel out of the way. After the new pipe is in place, the reinforcing steel shall be bent back into the void around the new pipe & the void shall be filled with cement grout. Provide flexible rubber boot(s) or seal(s) at pipe connections to new and existing manholes.
- Any removed and/or disturbed pavement, sidewalk, curb, etc., shall be replaced using the same type of material and brought back to its original grade and alignment.
- No closing of streets shall be permitted without prior approval from the Municipality.
- Contractor shall obtain all necessary project permits from all respective governmental agencies with the exception of the Soil Erosion Permit. The Developer will obtain this permit.
- All storm sewer pipe outside City Right-of-Way shall be ADS N-12 ST 18" pipe per ASTM F2648, smooth-lined HDPE or Reinforced Concrete Pipe or approved equivalents. Typical for all sizes of proposed storm piping, unless noted otherwise.
- Sanitary sewer pipe to be PVC conforming to ASTM D3033 or ASTM D3212. Minimum wall thickness to be SDR-26. Joints shall be of the elastomeric gasket push-on type conforming to ASTM D3212.
- All components of water main construction shall be in compliance with the City of Kalamazoo Standard Specifications for Water Main and Service Installation 2021.
- Water main and services shall have a cover of 5 feet above the pipe and maintain required separations, and may dip below conflicting utilities (See Note #2).
- Proposed water main systems shall have Viton gaskets in accordance with City of Kalamazoo Standard Specification 2.01 A.B. All water main, hydrant leads, and water service lines shall be poly-wrapped.
- Contractor will need to furnish TR-Flux Pipe (Mc Wane/US Pipe) or Flex-Ring Pipe (American Ductile Iron Pipe), Series 1100 Megalug or City named alternatives will be accepted for pipe-to-fitting joints. Threaded rod restraints are not permitted.
- Contractor responsible for sanitary sewer installation from sanitary sewer main to building connection. Contractor shall coordinate inspection of sanitary connection at main with city public services department, City to inspect work on public sanitary sewer connection.
- Coordinate schedule for Right-of-Way work and related traffic management plans with City of Kalamazoo.
- All backfill for pipe trenches and site grading shall be performed in 6-inch lifts maximum using suitable granular material and compacted to 100% Standard Proctor to proposed subgrade. Pipe bedding shall be in accordance with ASTM D-2321 for flexible and rigid pipe. Backfill material and compaction testing shall be reviewed and performed by a qualified geotechnical testing firm approved by the Architect/Engineer.
- Utility connections at buildings shall be considered 5 ft outside of building wall. Coordinate final inverts at building penetrations with plumbing/mechanical contractor.
- Contractor shall verify the water table and include in the bid the cost for dewatering. The water table shall be lowered to 24 inches below the pipe invert prior to installation.
- Water and sewer pipes shall have a minimum horizontal separation of 10 feet from edge of pipe to edge of pipe. Whenever water pipes must cross above or below sewer pipes, a minimum vertical separation of 18 inches is required between the outside of the water pipe and the outside of the sewer pipe. If this cannot be met, the sewer pipe shall be constructed of water grade pipe meeting AWWA Standards for a distance of 10 feet each side of the water pipe. At crossings, one full length of water pipe shall be installed so that the joints will be as far from the sewer pipe as possible.
- New pipe length for sewers are measured to center of structure.
- Discrepancies or conflicts in the plans and/or site conditions shall be communicated to the General Contractor / Engineer to ensure that clarifications and/or revisions can be made prior to construction.
- Proposed developments shall be in compliance with environmental reports for subject property.
- All backfill for pipe trenches and site grading shall be performed in 6-inch lifts using suitable granular material compacted to 98% Modified Proctor to proposed subgrade. Pipe bedding shall be in accordance with ASTM D-2321 for flexible and rigid pipe. Compaction testing shall be done by a qualified soil testing firm approved by the General Contractor.
- Unsuitable materials that could affect the integrity of the pipes and/or pavement shall be properly treated.
- Paving Contractor is responsible for adjusting all castings located in the pavements to final grade. The Sewer Contractor shall install all castings to within 0.1 feet of finished grade.
- Contractor shall contact the Owner immediately if contaminated soils are encountered during construction. Contaminated soils must be hauled off-site and properly disposed of in accordance with current rules and regulations.
- Contractor shall submit shop drawings for all proposed utility structures and materials for review by engineer prior to work.

Total projected development sanitary sewer flows are summarized as follows:

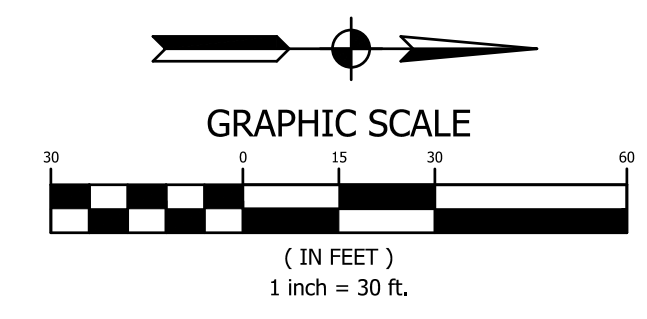
A. Total REUS	25
B. Total Average Daily Flow	7,273 GPD
C. Total Maximum Daily Flow	14,546 GPD

### LEGEND

- W Water Main
- Fire Hydrant Assembly, In Accordance With City Spec's
- Gate Valve
- Reducer
- Fire Department Connection, Mounted to Side of Bldg
- Sanitary Main
- Sanitary Service Line
- Sanitary Manhole
- Cleanout
- Transformer Pad Location, See MEP Drawings
- Light Pole
- Storm Pipe for Downspout
- Storm Pipe and Structure, See Drainage and Grading Plan

Note: Pipe Lengths are measured from center of structures.  
 Note: All Water Main shall be installed with Tracer Wire, see Construction Details

- Utility Connection, Coordinate with Building Plans
- Maintain 18" Vertical Separation. Dip water pipe(s) as required for construction
- 6" Sanitary Service, Min. 0.4% Slope, Connect to Sanitary Sewer Main w/ Drop Manhole
- 6" Public Water Main, 20 ft Easement, CL52 DIP, See Water Main Profile
- 6x6 Water Main Live Tap & 6" Valve Per City Specifications
- 6" Domestic & Fire Suppression Water Service
- Existing Fire Hydrant
- Existing Water Main
- Existing Sanitary Sewer
- Existing Sanitary Sewer Easement
- Existing Storm Sewer
- Utility Connection, Field Verify Location, Coordinate with Utility Owner



**ABONMARCHÉ**  
 Surveying  
 Engineering  
 Architecture

306 S. Kalamazoo Mall  
 Kalamazoo, MI 49007  
 T 269.381.6170  
 abonmarche.com

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ARCHITECTURAL / CIVIL / STRUCTURAL /  
 MECHANICAL / ELECTRICAL /  
 ENVIRONMENTAL /  
 PLANNING /  
 LANDSCAPE ARCHITECTURE

EDISON COMMUNITY PARTNERS  
 1155 FRONTIER ST.  
 KALAMAZOO, MI 49001

CHANGES TEAM  
 EDISON COMMUNITY PARTNERS  
 1155 FRONTIER ST.  
 KALAMAZOO, MI 49001

**avb**  
 BUILD SOMETHING BETTER.

CONSTRUCTION TEAM  
 AVB  
 405 W. CENTRE AVE.  
 PORTAGE MI 49624

MULTI-FAMILY HOUSING DEVELOPMENT  
**KALAMAZOO RECOVERY HOUSING -  
 SITE**  
 KALAMAZOO, MI  
 UTILITY PLAN

NOT FOR CONSTRUCTION

PRELIMINARY

ISSUANCE / REVISION DATE  
 ORIGINAL SHEET IS 30'x42'. USE DIMENSIONS SHOWN, DO NOT SCALE DRAWING.

PROJECT NO: 21100264

**C4.0**

Page 57 of 87



Construction Activity	2025-2026											
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
1 Temporary Construction Entrance												
2 Silt Fence Installed												
3 Clearing and Stripping Activities												
4 Rough Grading & Stockpile / Contain Topsoil												
5 Sanitary Sewer Construction												
6 Storm Sewer Construction												
7 Inlet / Swale Protection + Temporary Seeding												
8 Pavement Construction												
9 Final Grading / Feature Construction												
10 Permanent Erosion Control Measures												
11 Erosion / Sediment Maintenance												

**SESC MAINTENANCE NOTES**

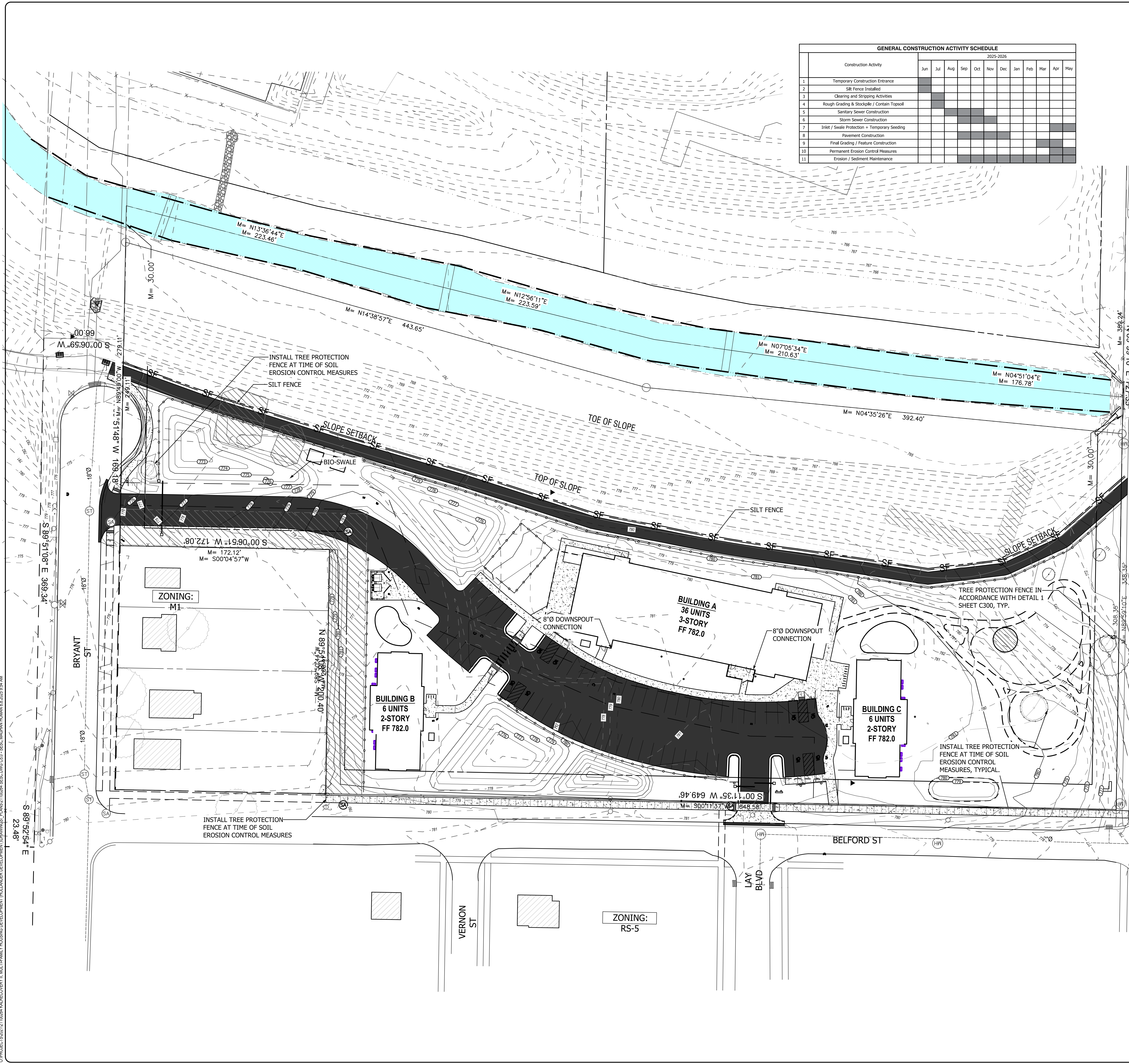
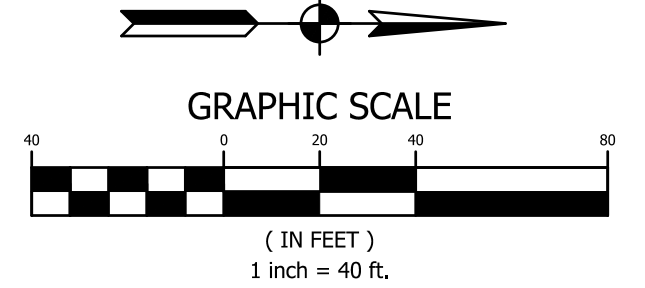
- All soil erosion & sediment control devices shall be inspected once per week & within 24 hours of a precipitation event by a certified storm water operator. Maintain inspection records on site.
- If any damage has resulted from construction site runoff, sedimentation or wear, the contractor shall be responsible for restoring all disturbed, non-pavement areas with topsoil, seed, fertilizer, & mulch.
- The Contractor shall inspect seed & mulch areas after rain events for washout. Areas that are bare or not mulched properly will need to be spot-seeded and re-mulched as required to establish vegetation at all disturbed areas.
- Stabilized construction access shall be established at the onset of construction activities and be maintained in place for the duration of the construction project.
- Periodic inspection and needed maintenance shall be provided after each rain event. Stabilized entrances shall be repaired and rock added, as necessary.
- Sediment deposits on public Rights-of-Way shall be removed immediately and returned to the construction site.
- If soils are such that washing of tires is required, it shall be done in a wash rock area, stabilized with stone, immediately prior to the construction access stabilized corridor.
- Upon project completion, rock access road should be removed and disposed of unless utilized as a subgrade for final road.
- Silt fencing is required along all downstream edges of the work limits and must remain in place until vegetation is uniformly established.
- Silt fence should be trenched in a minimum of 6", back-filled, and staked or staked according to the manufacturer's specifications.
- Contractor shall remove built-up sediment when the sediment accumulates to 40-50% the height of fence and dispose of in a stable upland site.
- It is the Contractor's obligation to remove, replace, re-trench, or re-backfill the fence upon any failure or damage caused by construction machinery or resulting from storm events.
- Storm drain silt sacks shall be inspected for build-up of sediment and debris weekly, and following each storm event. Maintenance requirement is evident if filter is causing flooding (not permitting flows to pass).
- Sediment removal from filter is necessary when sediment build-up reaches a point of 40-50% of the total height of the frame. When flow restriction is observed or water ponding at storm structure.
- Brush, sweep, or wash filter and frame with a stiff bristle broom or square point shovel. Inspect for any damage and replace filter and/or frame, as needed.
- If soil erosion/sediment control measures are inadequate for the site, the proper erosion control authority must be notified.

**SOIL EROSION CONTROL NOTES**

- The Contractor shall be responsible for applying for and obtaining an SESC permit from Kalamazoo County Drain Commissioner.
- All applicable SESC measures shall be installed prior to any earth disturbance.
- All areas shall be permanently restored with satisfactory vegetation established prior to the removal of any temporary SESC measures.
- Contractor shall inspect SESC measures on a weekly basis, or within 24 hours of any rain event to ensure they are in proper working order. Check inlet filters for build-up of silt & debris. Remove debris or replace geotextile as required to promote flow through inlet grates at all times.
- Contractor shall repair/maintain all SESC measures, including removal of accumulated sediments, to ensure they are in proper working order.
- All SESC measures to be installed according to details and specifications.
- Post-construction maintenance of vegetated areas to include mowing, weeding, trash removal, and re-seeding of bare areas.
- Provide temporary silt fencing and inlet protection at all site catch basins and trench drains. Provide seed & mulch to all disturbed lawn area, and provide all other soil erosion control measures, as required. Existing inlets that may be impacted by construction shall have inlet protection. The intent of this measure is to prevent sediment from entering existing drainage systems. Contractor shall protect any inlets, now shown on the plan, that are affected by construction activities.
- Contractor shall install silt fence at all locations shown on plan & maintain in working condition until vegetation is established on site.
- Avoid unnecessary removal of vegetated topsoil or earth cover.
- Clean adjacent roadways and drives, as necessary, throughout the construction period and upon completion of construction activity.
- Note to Contractor: Call "Miss Dig" three (3) full working days before you dig toll free at 1-800-428-7171 for utilities location on the ground.
- No off-site sediment flows or sediment-laden stormwater flows are to occur at any time. Silt Fencing to be installed as needed to contain sediment flows and sediment laden stormwater flows. Additional erosion control measures shall be installed as needed.
- Field conditions shall determine location and amount of silt fence required to prevent sediment from entering public and private storm sewers and from leaving the project site.

**LEGEND**

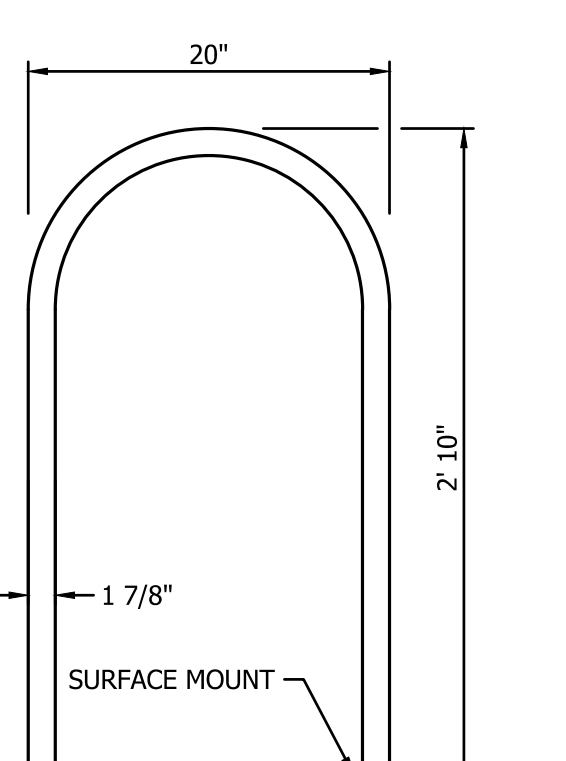
- Temporary Construction Entrance, See Erosion Control Details
- Temporary Seeding, See Seeding Notes
- Permanent Seeding, See Seeding Notes
- Soil Stabilization, See Seeding Stabilization
- Hydra Seeding, See Seeding Notes
- Erosion Control Blanket, See Erosion Control Details
- Inlet Protection, See Erosion Control Details
- Silt Fence, See Erosion Control Details
- Rip Rap Over Geotextile
- Concrete Washout, See Erosion Control Details
- Construction Limits
- Anticipated Land Disturbed Area, Construction Limits: 0.0 ± Acres



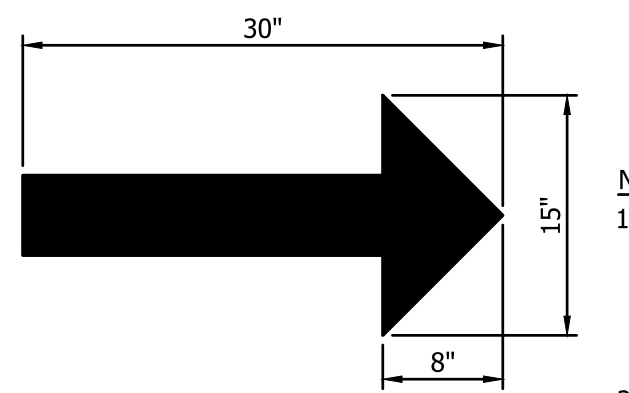
C:\PROJECTS\2025\21100264 KALAMAZOO RECOVERY HOUSING DEVELOPMENT\DRAWINGS\LANDSCAPE\SESC\SESC.DWG C.S.P. - SESS: MAGHAN, HAWAN 8.8.2025 8:54 AM  
 23.48'

**NOTES:**

- RACK SHALL BE INSTALLED IN A VERTICALLY PLUMB POSITION AND SECURED TO THE CONCRETE SLAB IN ACCORDANCE WITH THE MANUFACTURER.
- CONTRACTOR TO GET WITH OWNER ON COLOR AND FINISH PRIOR TO ORDERING.
- CONTRACTOR SHALL PROVIDE ALL GALVANIZED ANCHOR BOLTS, WASHERS, NUTS, AND ANY OTHER MATERIALS REQUIRED TO SECURE THE BIKE RACK TO THE CONCRETE SLAB.
- RACK SHALL NOT BE USED OR FORCES APPLIED TO THE RACK FOR 28 DAYS AFTER INSTALLATION.
- IF WORK DOES NOT MEET THE SPECIFIED REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS, OR IS DAMAGED DURING CONCRETE CURING TIME, CONTRACTOR SHALL REMOVE AND REPLACE AT NO COST TO THE OWNER.
- PRODUCT SHOWN: "U" BIKE RACK, BY MADRAX 1080 UNITEK DRIVE WAUNAKEE, WI 53597 WWW.MADRAX.COM OR APPROVED EQUAL



**BIKE LOOP RACK**  
(NOT TO SCALE)

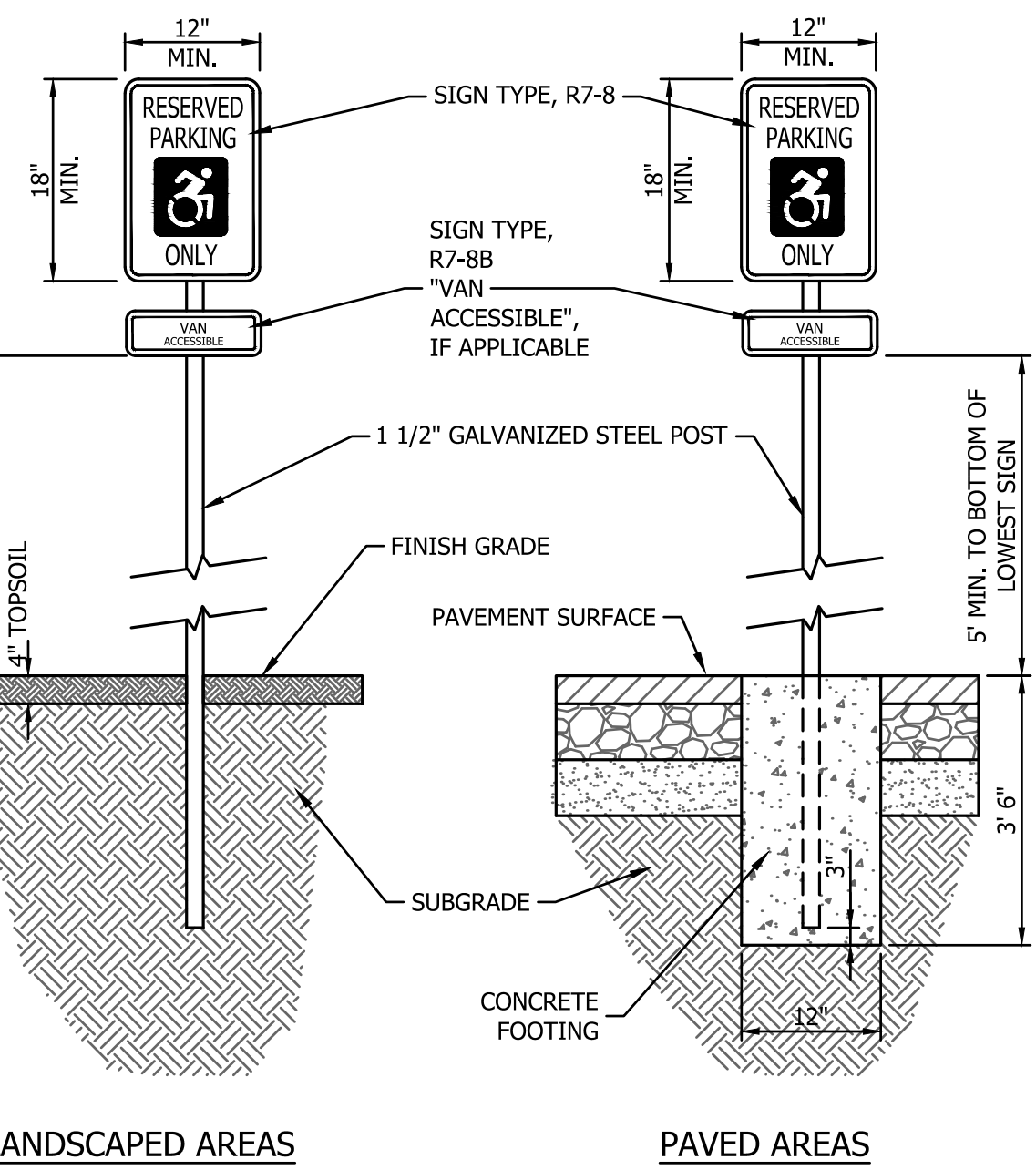


**NOTES:**

- PAINT FOR PARKING STALL MARKINGS AND DIRECTIONAL TRAFFIC CONTROL SHALL BE YELLOW SHERWIN WILLIAMS S-W TRAFFIC MARKING SERIES B-29YS OR APPROVED EQUAL.
- PAINT FOR HANDICAP PARKING STALL MARKING SHALL BE BLUE IN ACCORDANCE WITH ALL CURRENT APPLICABLE STANDARDS, INCLUDING MUTCD, LOCAL MUNICIPALITY AND ANY STATE DESIGN STANDARDS.



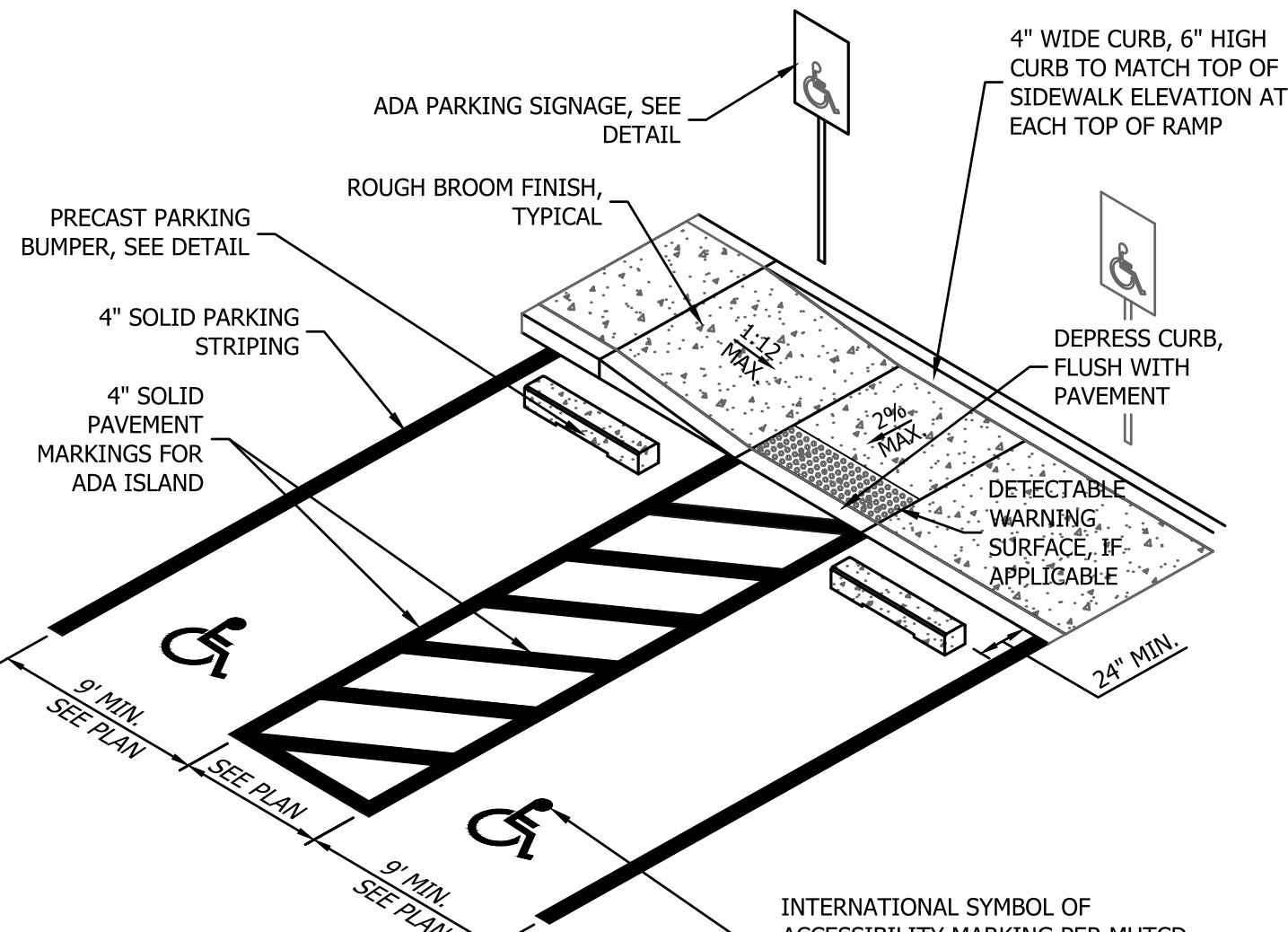
**PAVEMENT MARKING**  
(NOT TO SCALE)



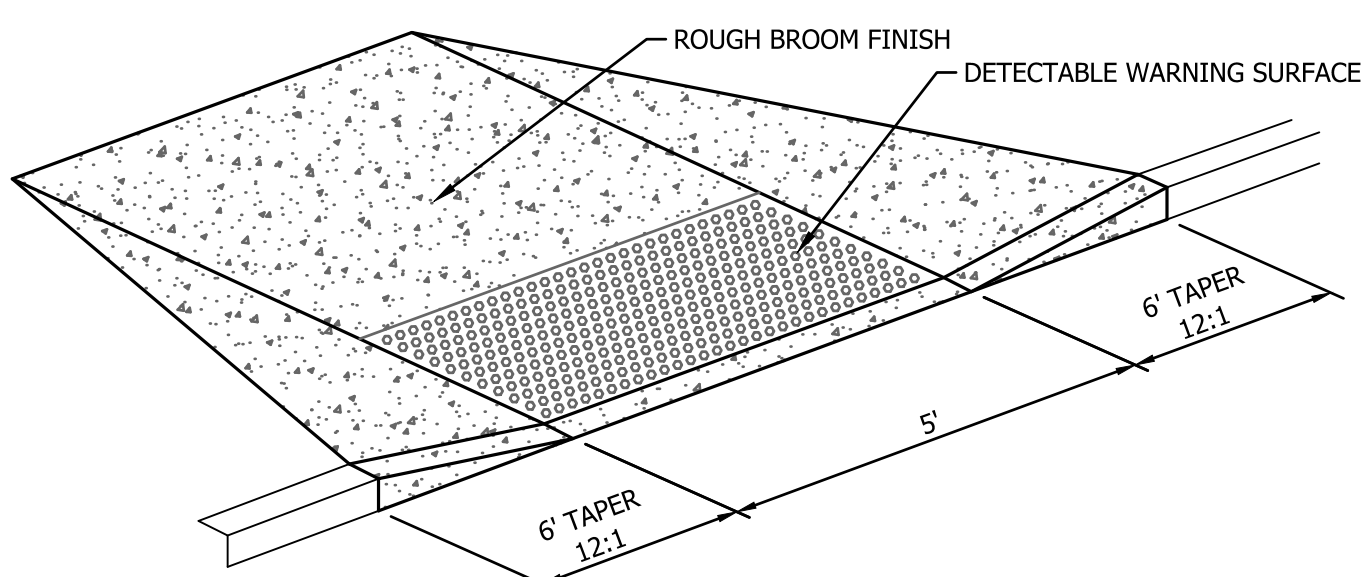
**ADA SIGN AND POST**  
(NOT TO SCALE)

**NOTES:**

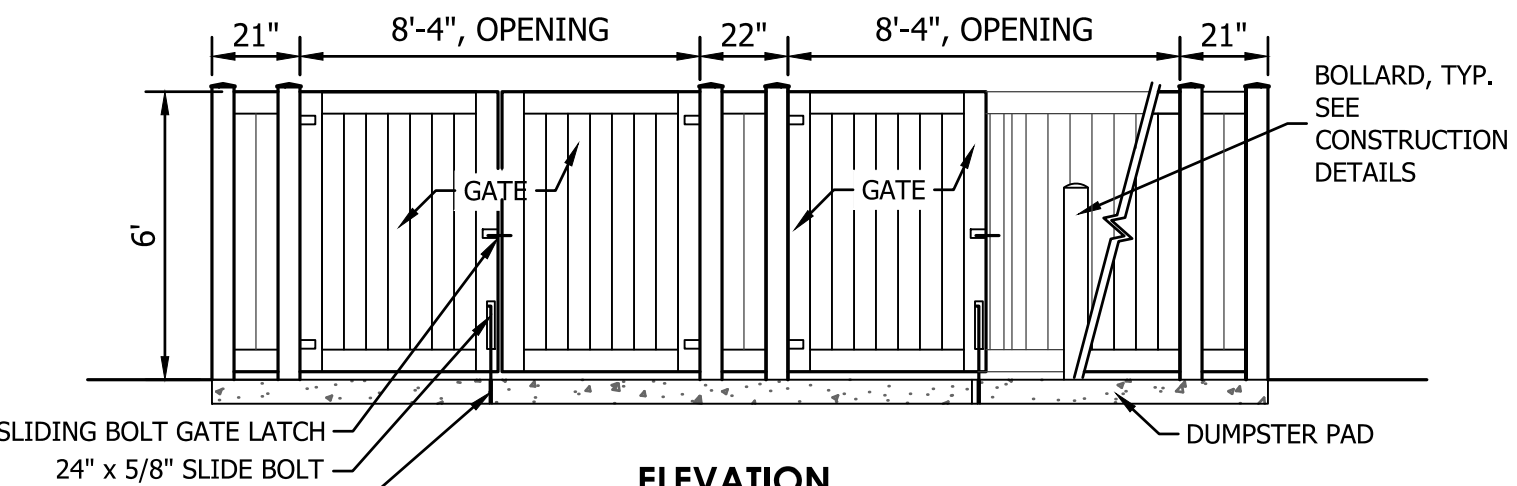
- ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, COMPLYING WITH THE LATEST ACCESSIBILITY STANDARDS. SIGNS SHALL NOT BE OBTURED BY A VEHICLE PARKED IN THESE SPACES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE CONSTRUCTION OF SIDEWALKS, RAMPS, AND PARKING SPACES MEET THE LATEST ADA REQUIREMENTS.
- PAVEMENT MARKINGS SHALL BE BLUE.



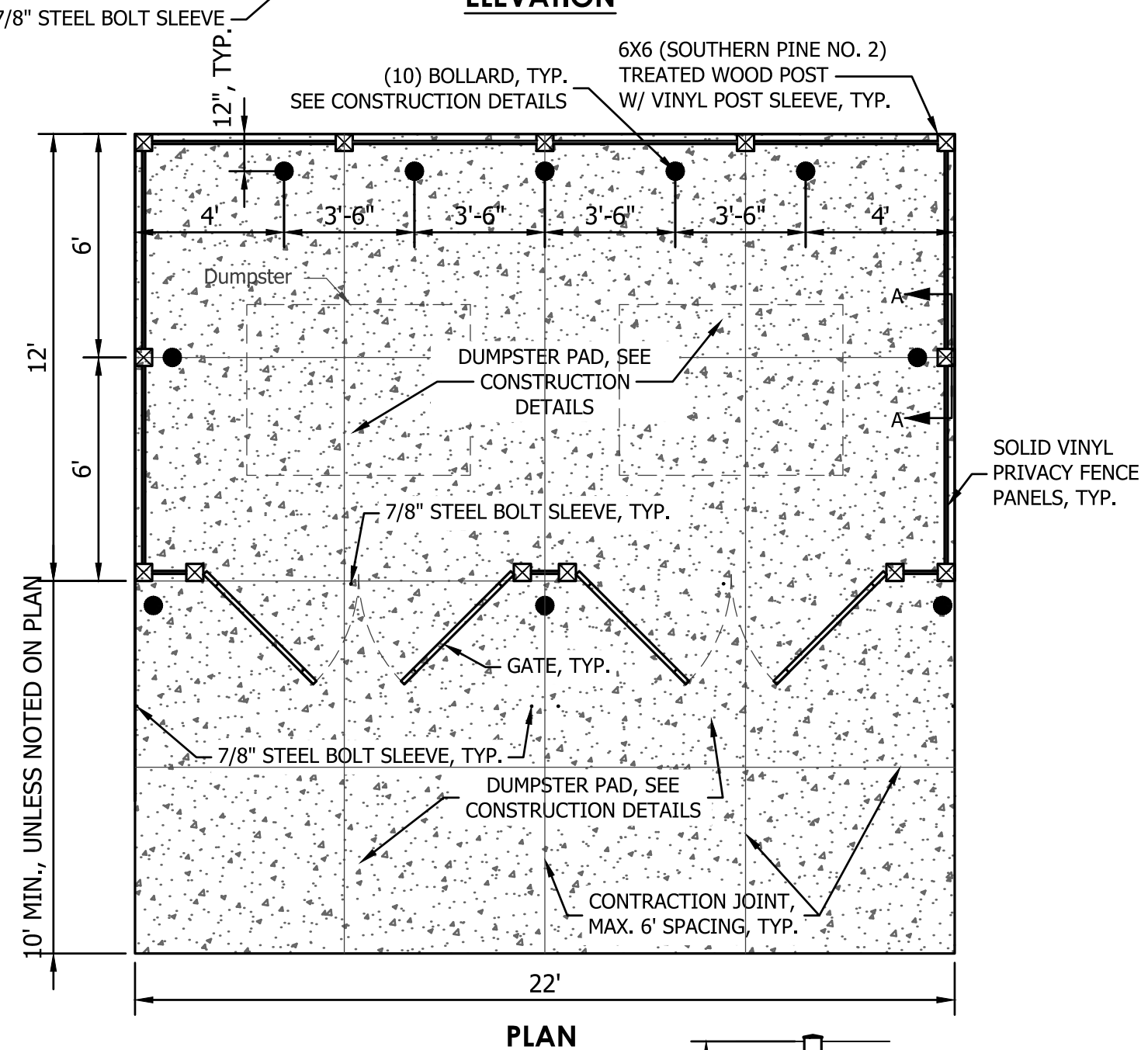
**TYPICAL ADA PARKING SPACE LAYOUT**  
(NOT TO SCALE)



**SIDEWALK CURB RAMP**  
(NOT TO SCALE)



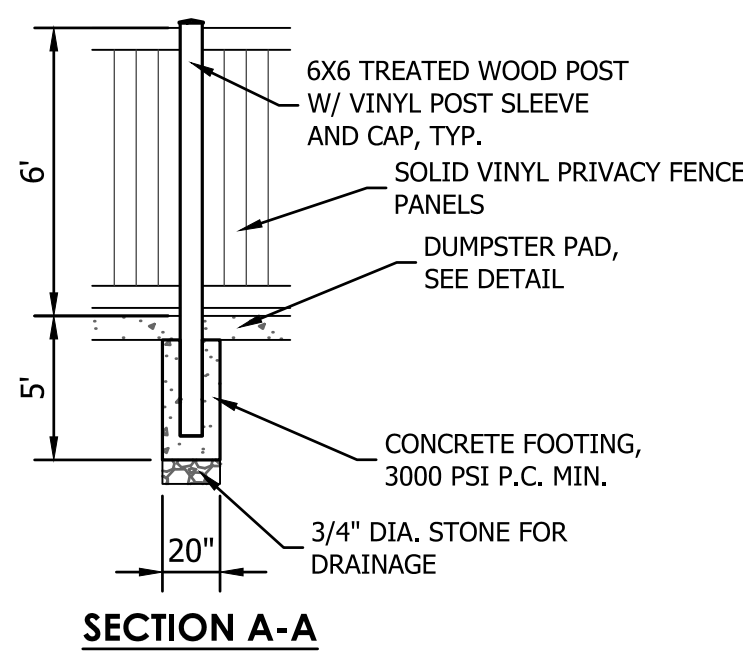
**ELEVATION**



**PLAN**

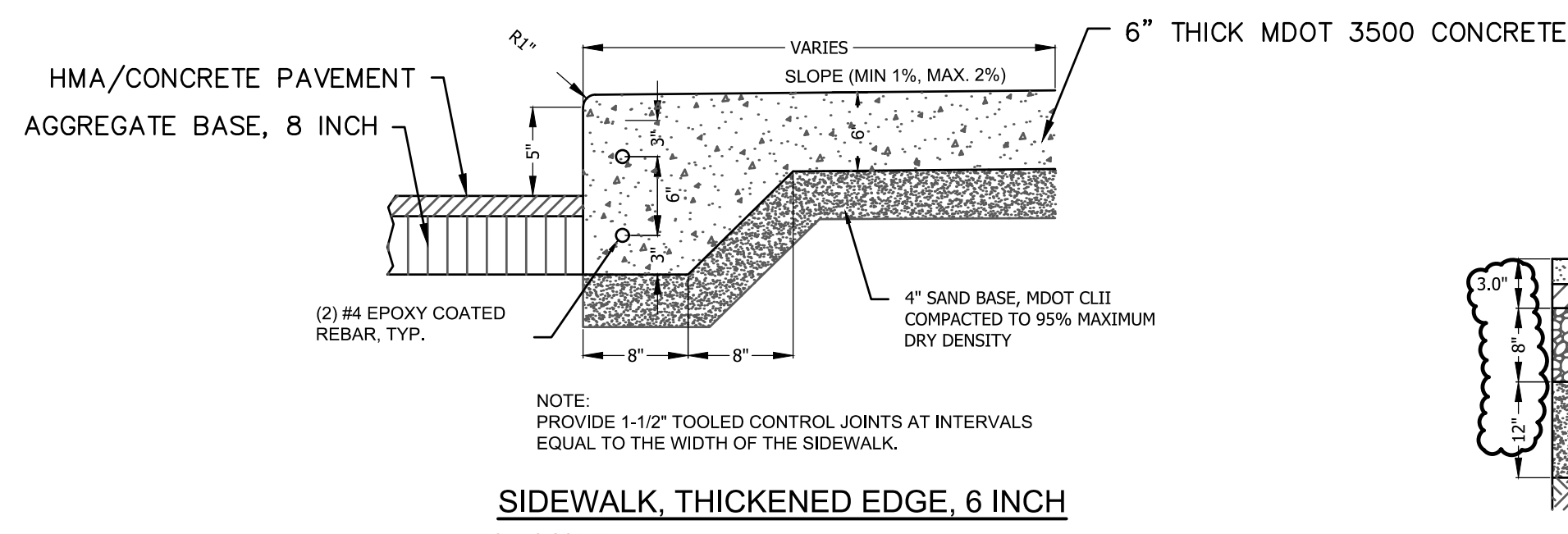
**NOTES:**

- VINYL FENCE COLOR BY OWNER.
- COMMERCIAL GRADE HARDWARE SHALL BE USED.
- FOLLOW MANUFACTURER'S INSTRUCTIONS FOR FENCE INSTALLATION.
- DETAIL IS TYPICAL, SEE SITE PLAN FOR LAYOUT. ADJUST FENCE LAYOUT FOR MULTIPLE ADJACENT DUMPSTER ENCLOSURES.
- ALL TIMBER SHALL BE TREATED FOR USE CATEGORY UC4B PER AWPA.
- POSTS ARE DESIGNED FOR A 105 MPH WIND SPEED AND EXPOSURE CATEGORY C.
- SOILS SHALL HAVE A MINIMUM BEARING CAPACITY OF 2000 PSF.

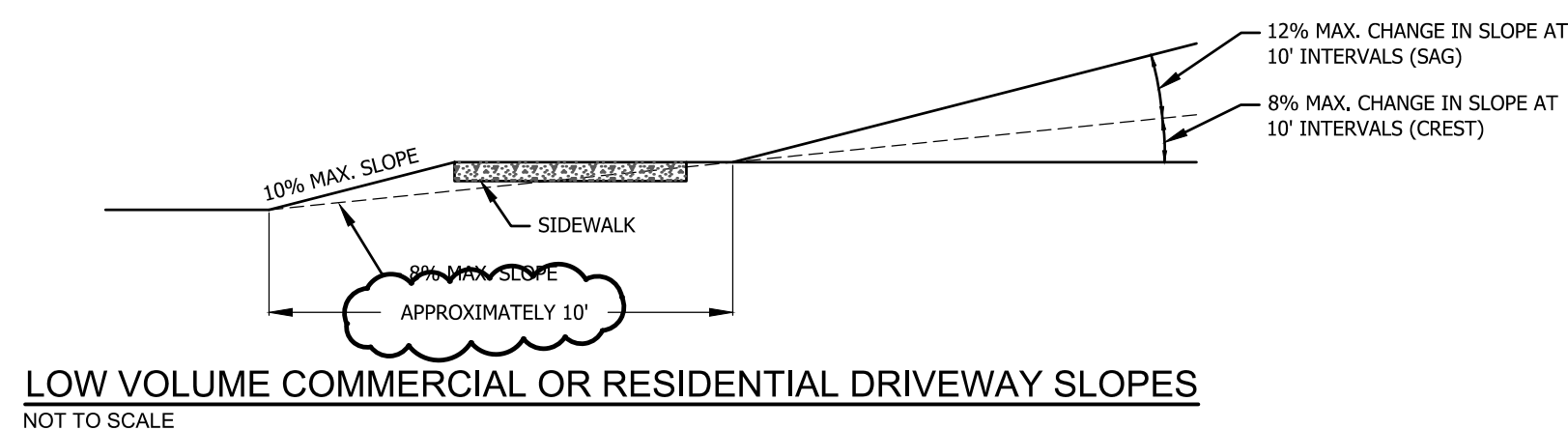


**SECTION A-A**

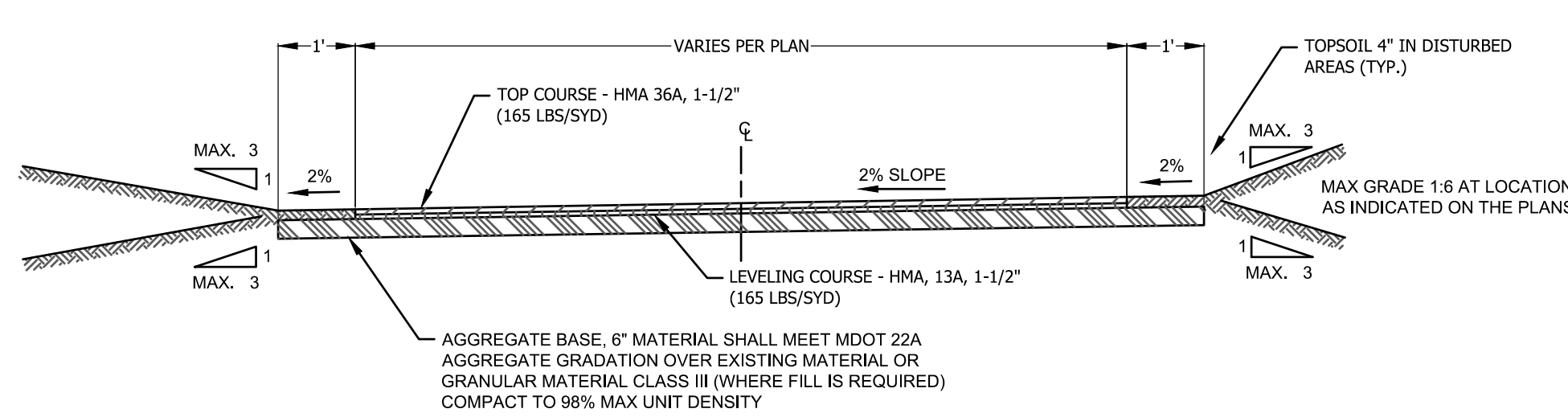
**DUMPSTER ENCLOSURE**  
(NOT TO SCALE)



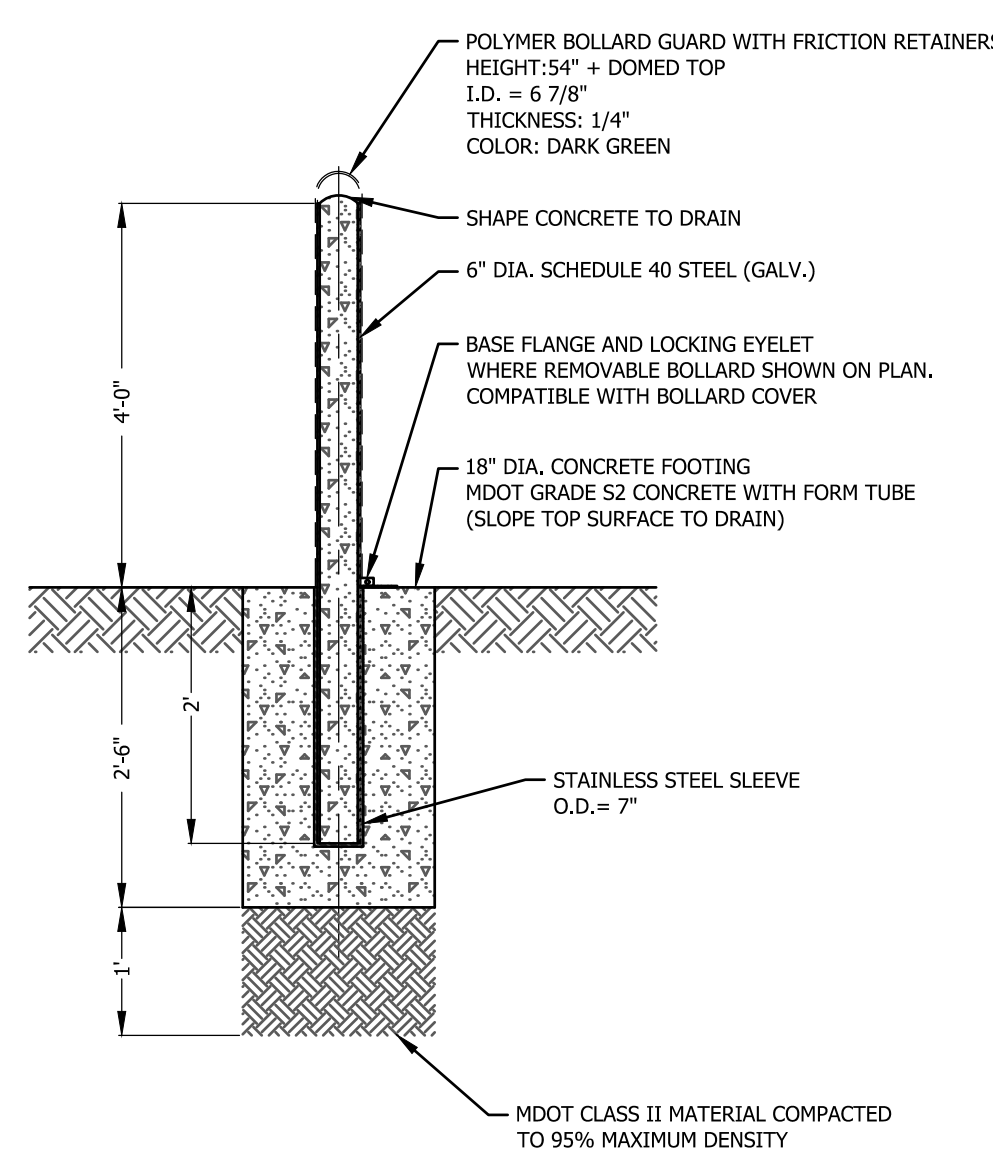
**SIDEWALK, THICKENED EDGE, 6 INCH**  
NOT TO SCALE



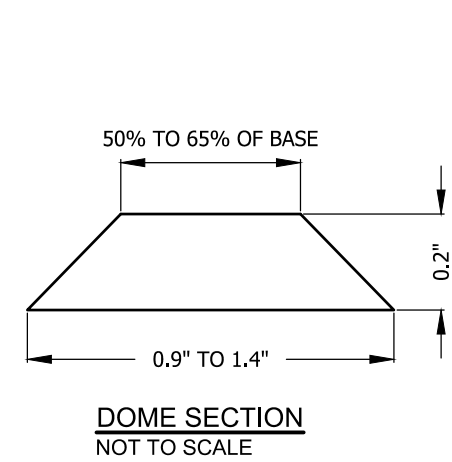
**LOW VOLUME COMMERCIAL OR RESIDENTIAL DRIVEWAY SLOPES**  
NOT TO SCALE



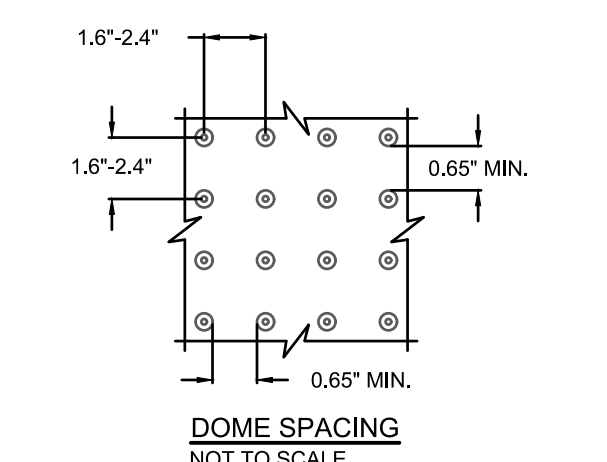
**PROPOSED BIKEWAY SECTION**  
NOT TO SCALE



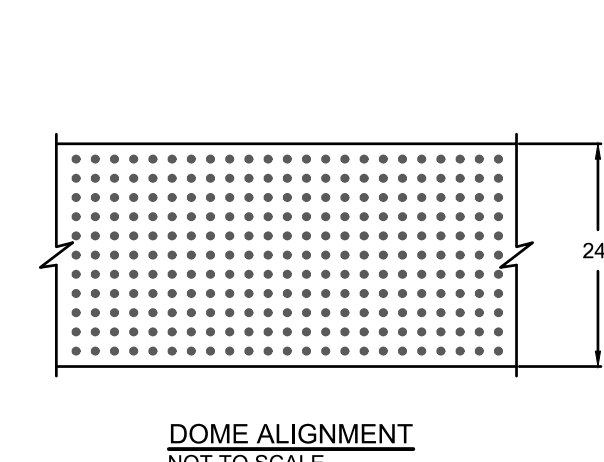
**PIPE BOLLARD DETAIL W/ COVER**  
NOT TO SCALE



**DOME SECTION**  
NOT TO SCALE

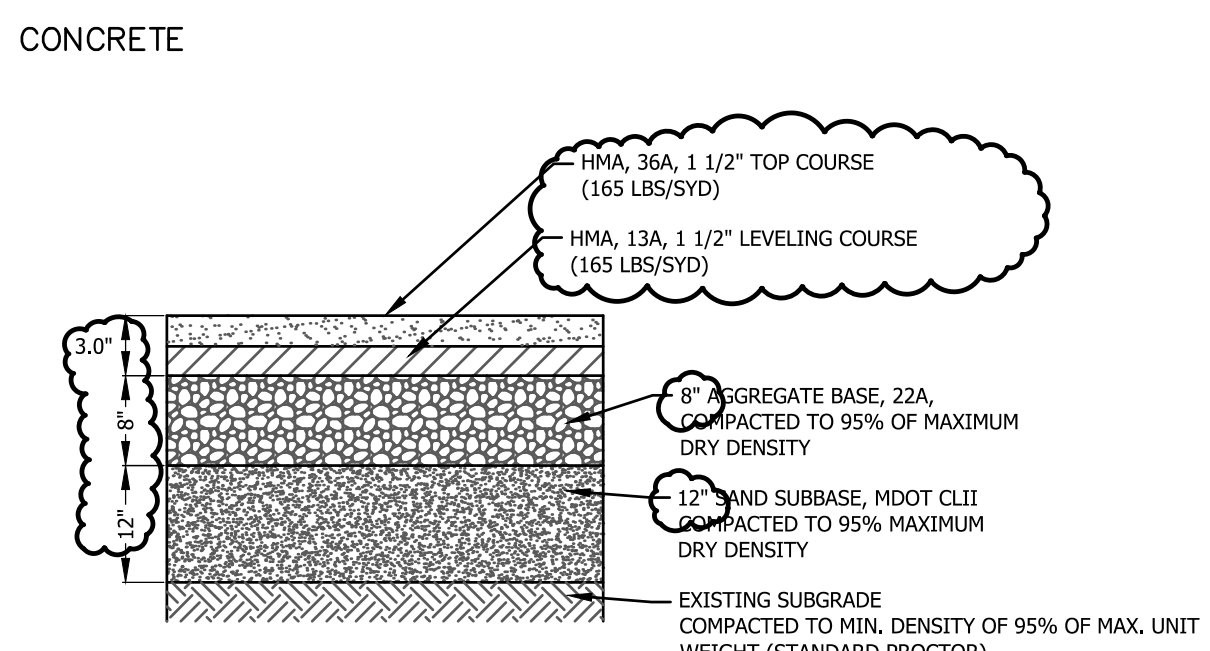


**DOME SPACING**  
NOT TO SCALE



**DOME ALIGNMENT**  
NOT TO SCALE

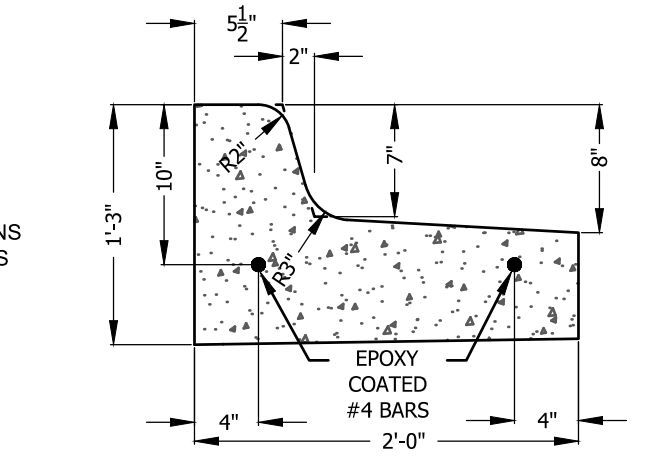
**DETECTABLE WARNING DETAILS**  
NOT TO SCALE



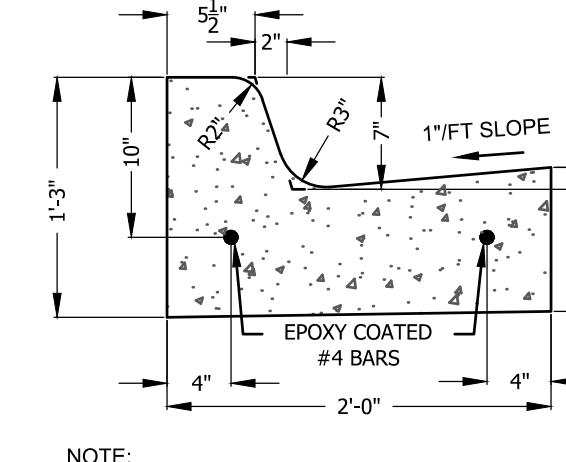
**HMA PAVEMENT CROSS SECTION**  
NOT TO SCALE

HMA APPLICATION TABLE				
IDENTIFICATION NO.	MIXTURE	RATE (LBS/SYD)	PERFORMANCE GRADE	TYPE
TOP COURSE	HMA 36A	165	58 - 28	TOP COURSE (AWI-260)
LEVELING COURSE	HMA 13A	165	58 - 28	LEVELING COURSE

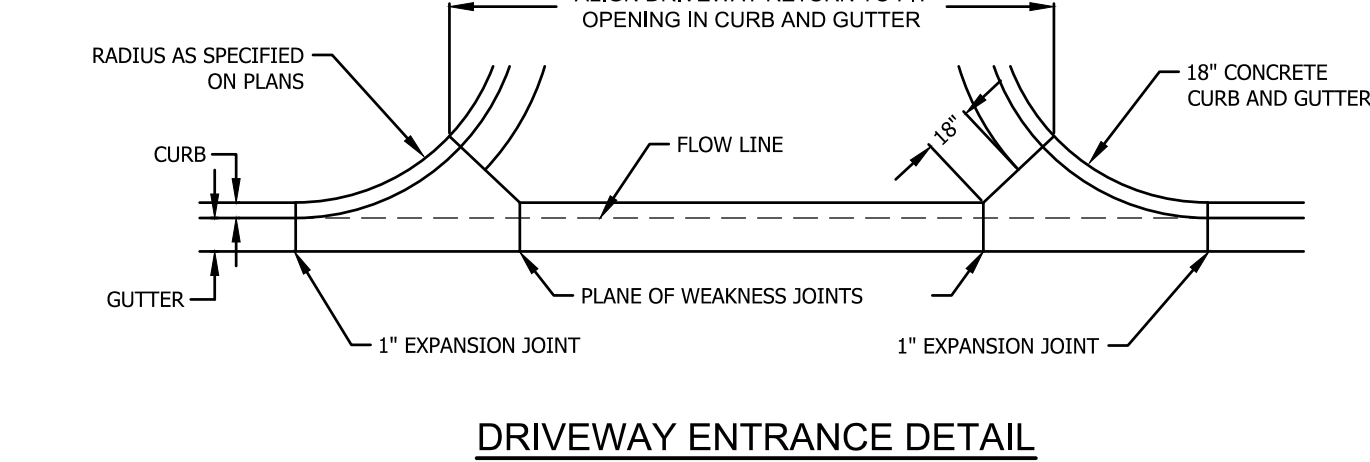
- HMA BOND COAT 0.05 TO 0.15 GAL/SYD REQUIRED BETWEEN ASPHALT LIFTS. (NOT A PAY ITEM)
- ALL HMA WILL BE PAID AS THEIR RESPECTIVE ITEMS.



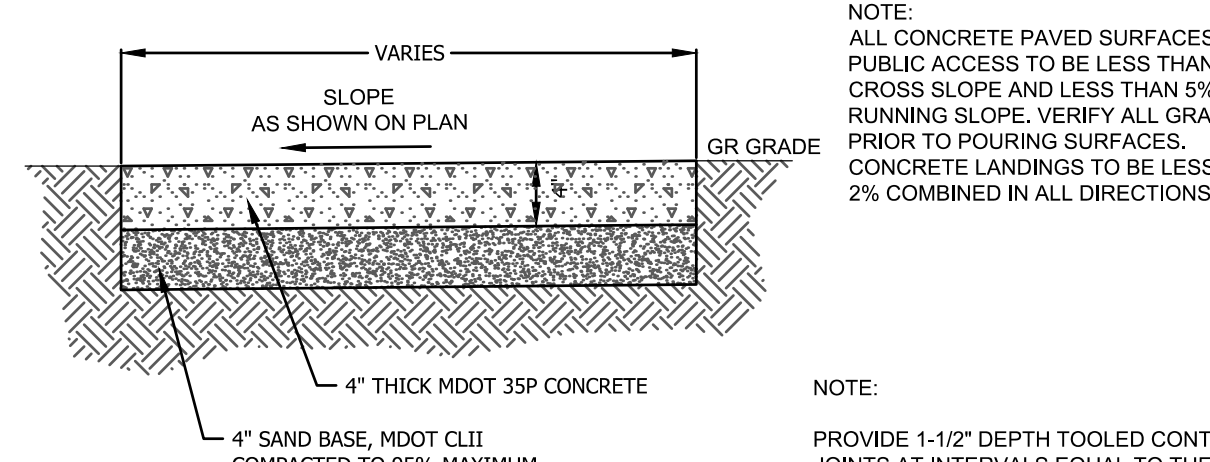
**CONCRETE CURB & GUTTER (TIP-OUT)**  
NOT TO SCALE



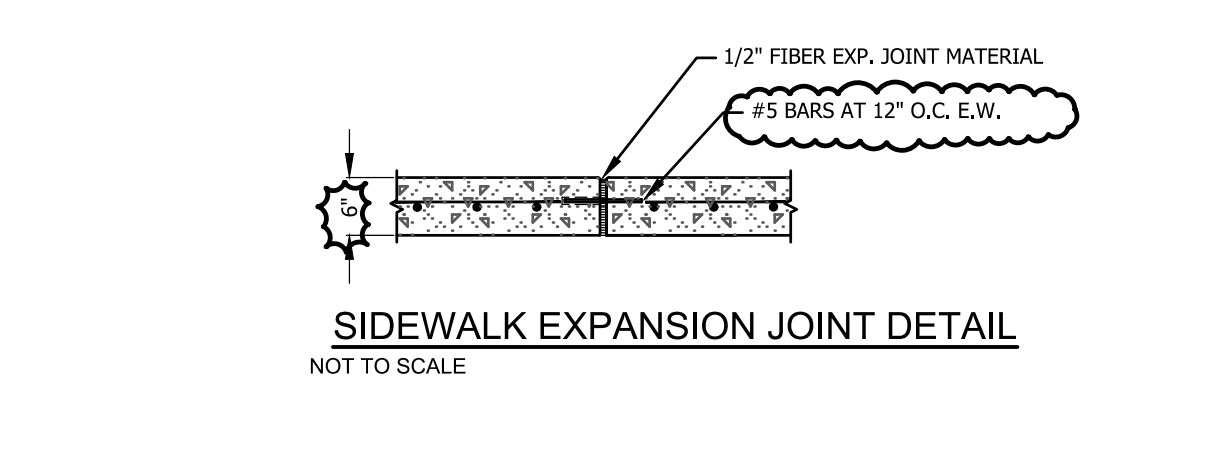
**24\"/>**



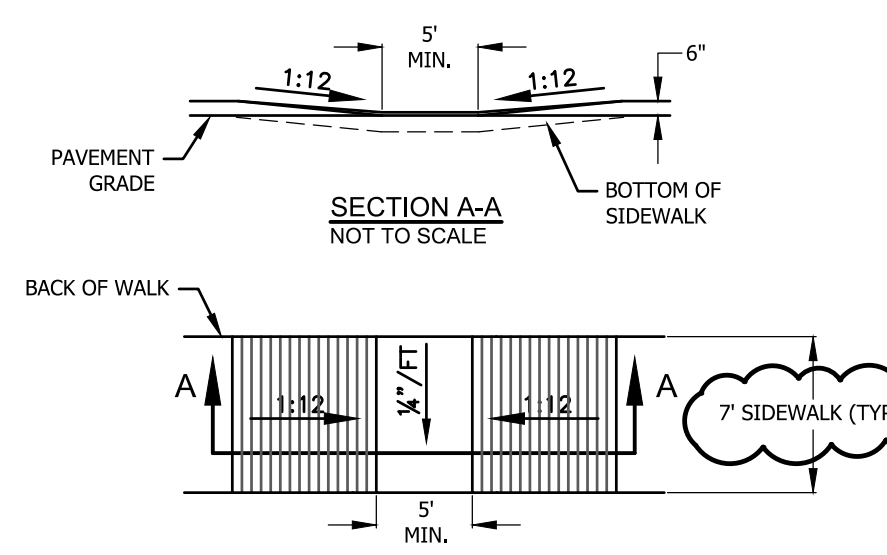
**DRIVEWAY ENTRANCE DETAIL**  
NOT TO SCALE



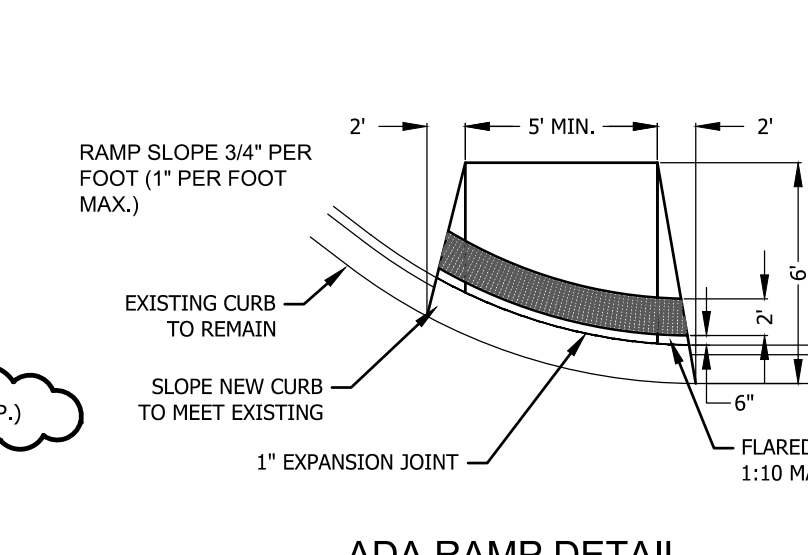
**CONCRETE PAVEMENT, 4 INCH**  
NOT TO SCALE



**SIDEWALK EXPANSION JOINT DETAIL**  
NOT TO SCALE



**ADA CURB RAMP, TYPE \"/>**



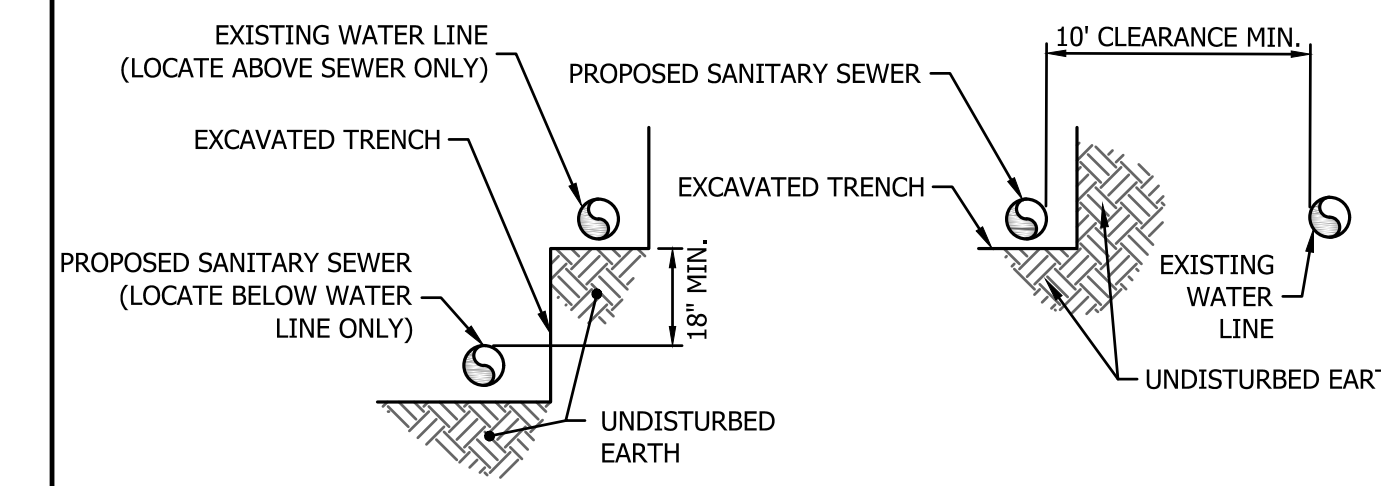
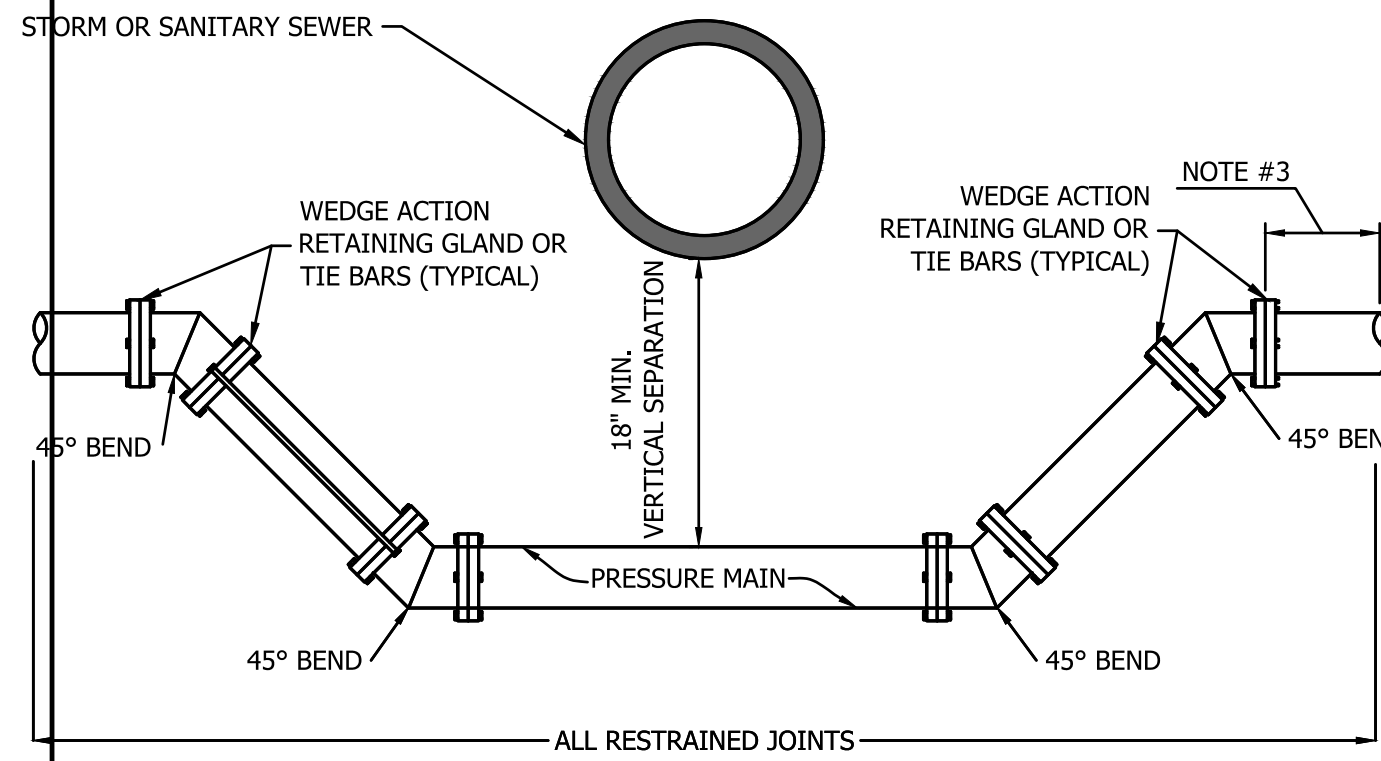
**ADA RAMP DETAIL WITH NO TRANSVERSE CROSSINGS**  
NOT TO SCALE

NOT FOR CONSTRUCTION

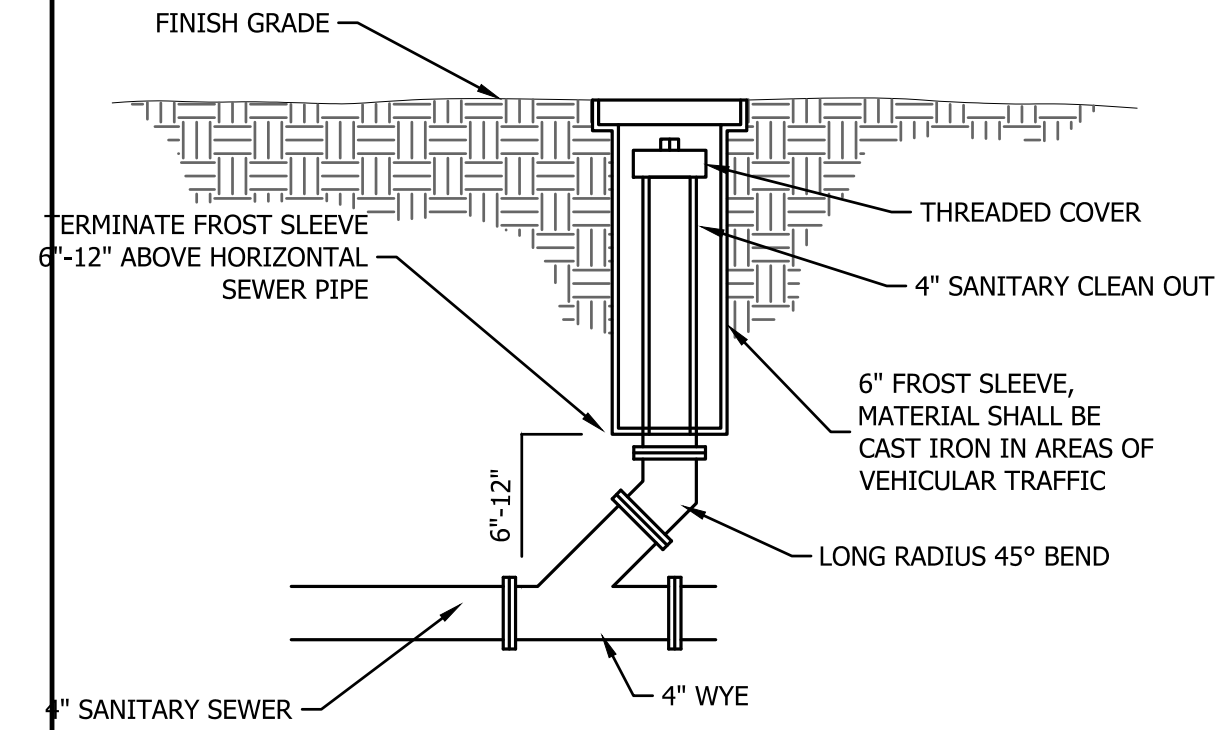
PRELIMINARY

ISSUE DATE: 08.07.2025  
PM: HLB QA/QC: TRD

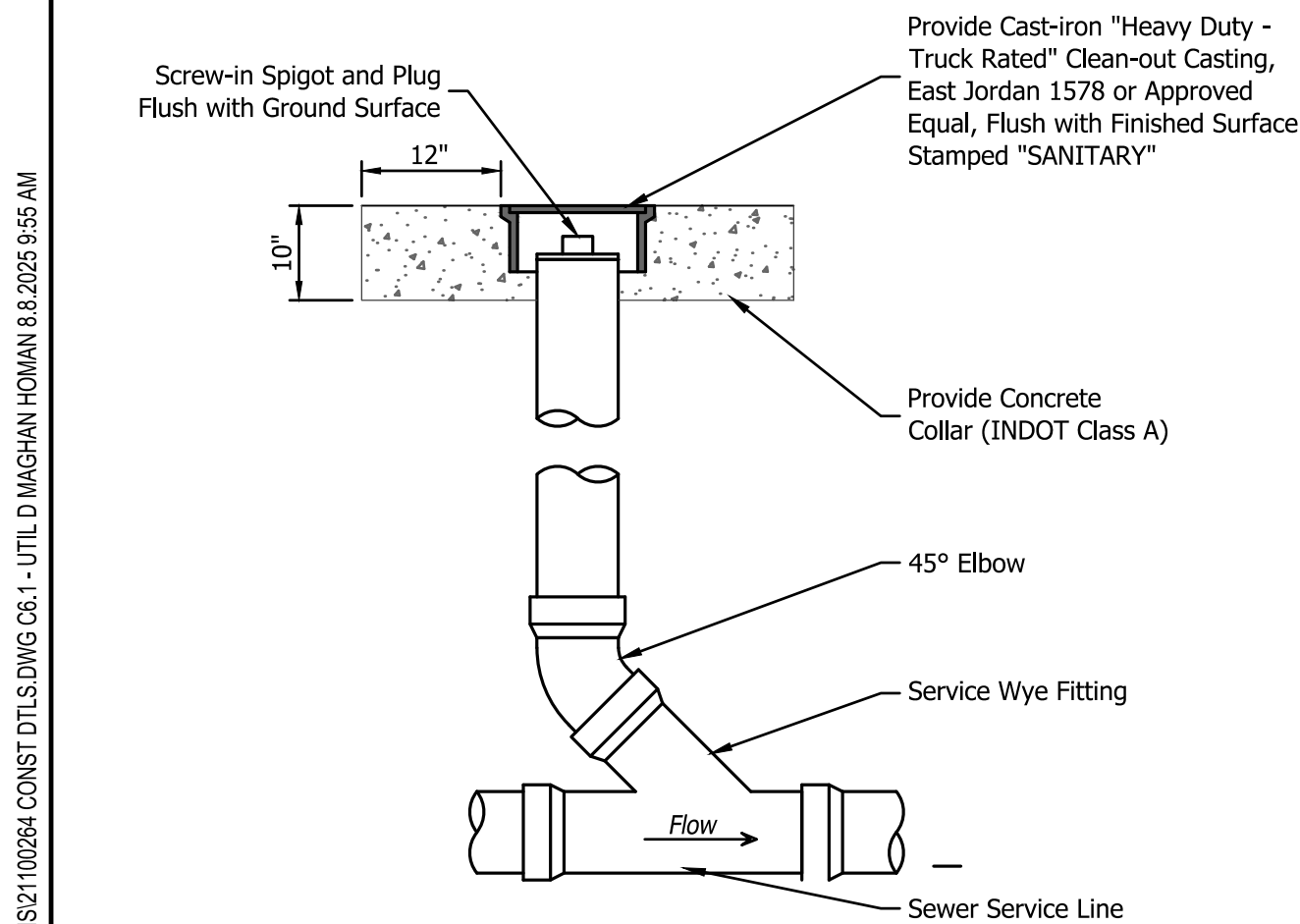
- NOTES:
- CROSSING SHALL BE ARRANGED SO THAT SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM EXTER LINE JOINTS.
  - CROSSING MUST BE MADE AT A MINIMUM OF 45 DEGREES MEASURED FROM THE CENTER LINES OF THE MAINS.
  - THE SANITARY SEWER AND WATER MAIN ARE NOT IN CONTACT.
  - THE SANITARY SEWER MEETS ALL PRESSURE TESTING REQUIREMENTS OF WATER MAIN.
  - THE SANITARY SEWER AND WATER MAIN ARE LAID ON SEPARATE TRENCH SHELVES.
  - ANY SANITARY SEWER JOINTS ARE A COMPRESSION TYPE JOINT THAT ARE PLACED EQUIDISTANTLY FROM THE WATER MAIN.
  - ALL STORM AND SANITARY SEWER PIPES SHALL HAVE A MINIMUM OF 18" SEPARATION FROM WATER MAIN. IF 18" SEPARATION IS NOT PRACTICAL, THEN STORM OR SANITARY SEWER PIPE SHALL BE WATER MAIN GRADE QUALITY PIPE.
  - PROVIDE ADEQUATE SUPPORT IF THE OBSTACLE IS IN PLACE BEFORE THE WATER MAIN IS CONSTRUCTED.
  - MINIMUM RESTRAINED JOINT LENGTH REQUIRED FOR THE GIVEN PIPE SIZE, DEPTH, MATERIAL, SOIL, CONDITION, ETC., USE 1.5:1 SAFETY FACTOR & 150 PSI TEST PRESSURE, TYPICAL EACH SIDE.



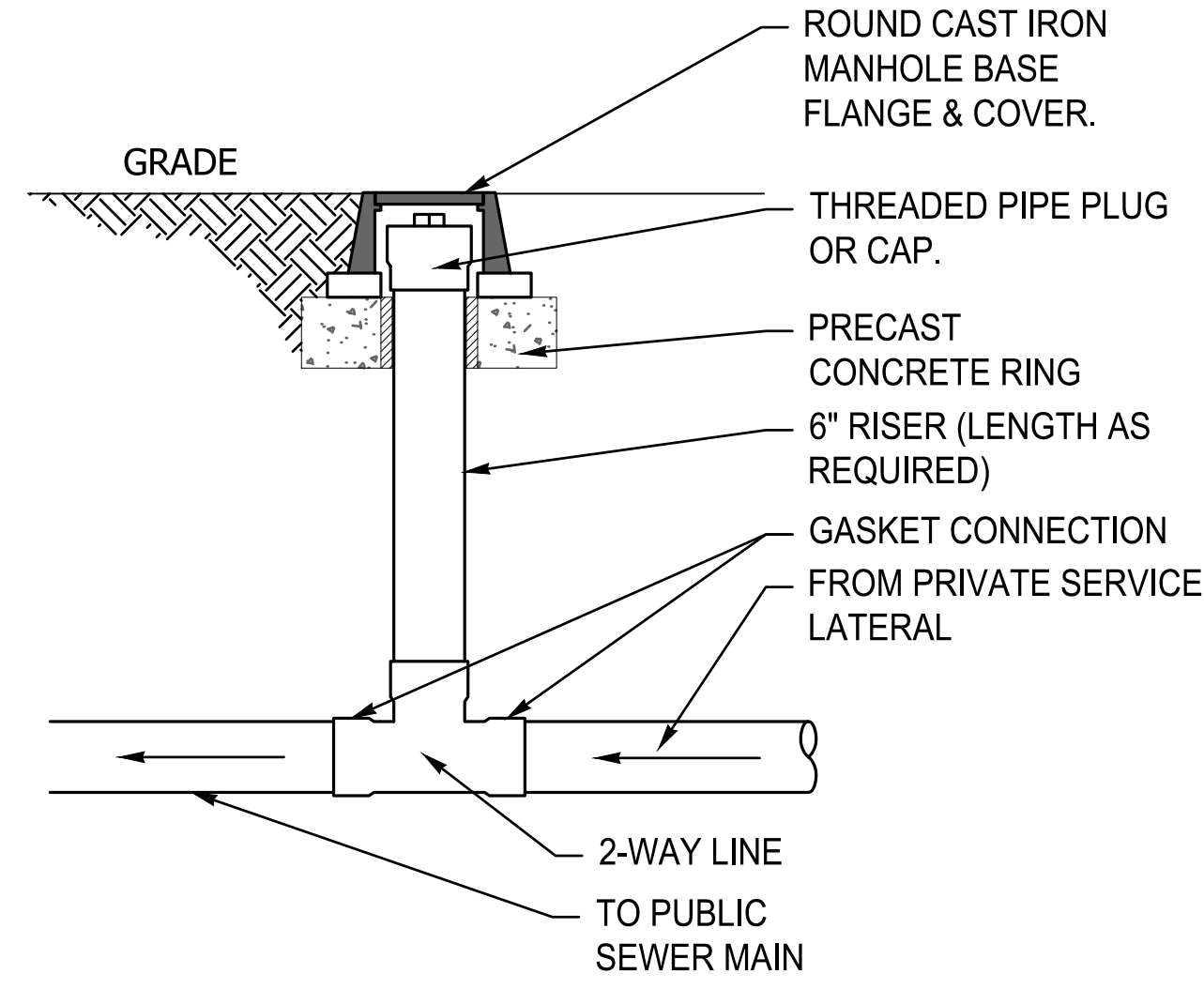
**PRESSURE PIPE CONFLICT CROSSING PROFILE**  
(NOT TO SCALE)



**SANITARY SEWER CLEAN OUT**  
(NOT TO SCALE)



**SANITARY SEWER CLEAN-OUT**  
(NOT TO SCALE)



**TWO-WAY SANITARY CLEANOUT**  
(NOT TO SCALE)

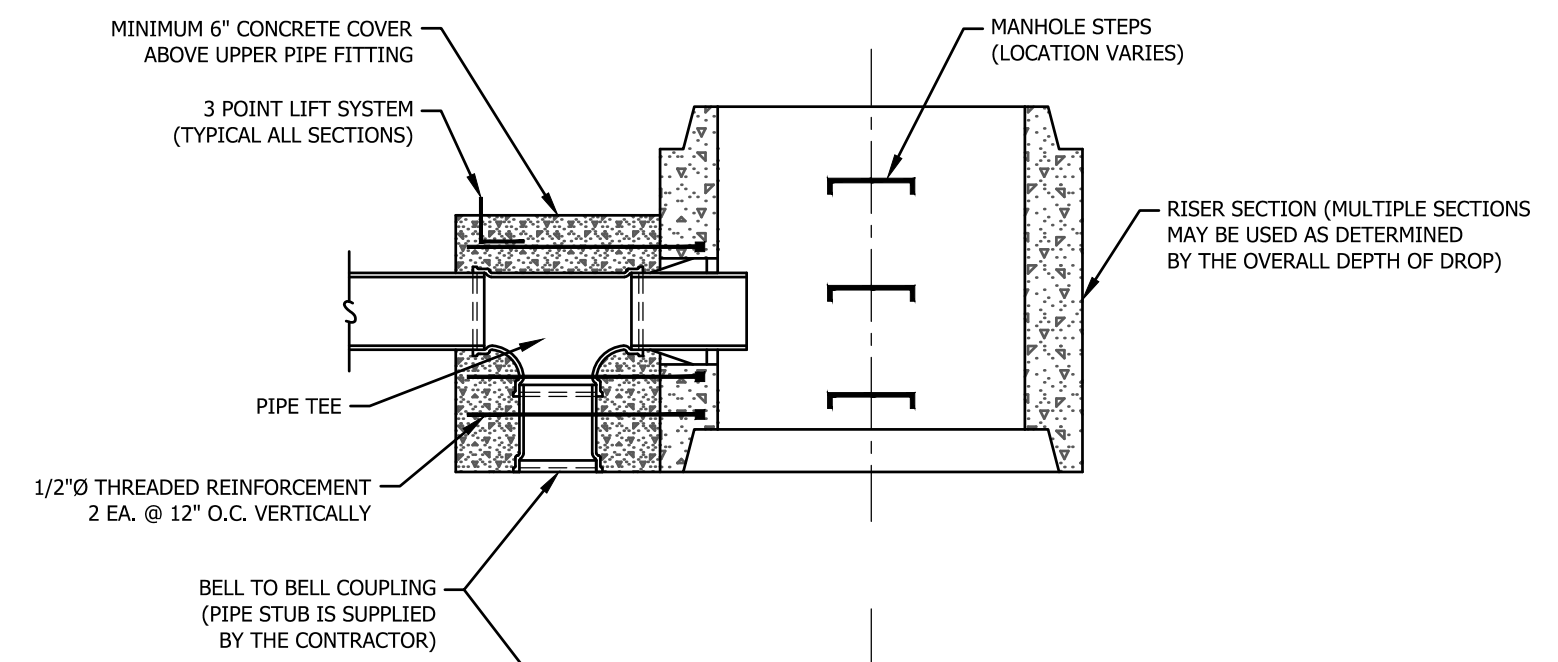
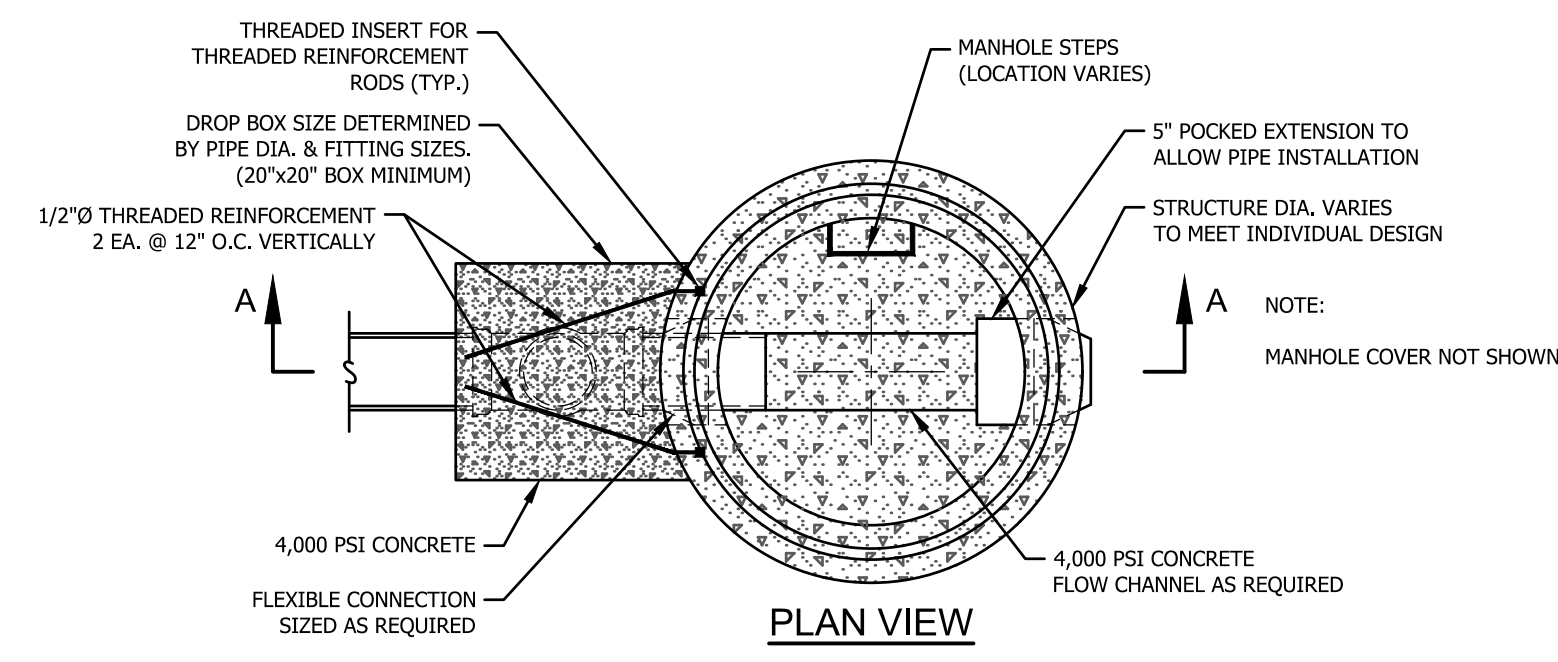
APPROX. BOX WEIGHTS (PER LINEAR FOOT)

STRUCTURE DIA.	48"	60"	72"	84"	96"
BOX SIZE **	410#	415#	420#	425#	425#
20" x 20"	575#	590#	595#	600#	605#
20" x 30"	770#	790#	805#	810#	820#
32" x 32"	1,020#	1,055#	1,075#	1,090#	1,100#
36" x 36"	N/A	1,260#	1,295#	1,315#	1,330#
48" x 48"	N/A	1,525#	1,575#	1,605#	1,630#

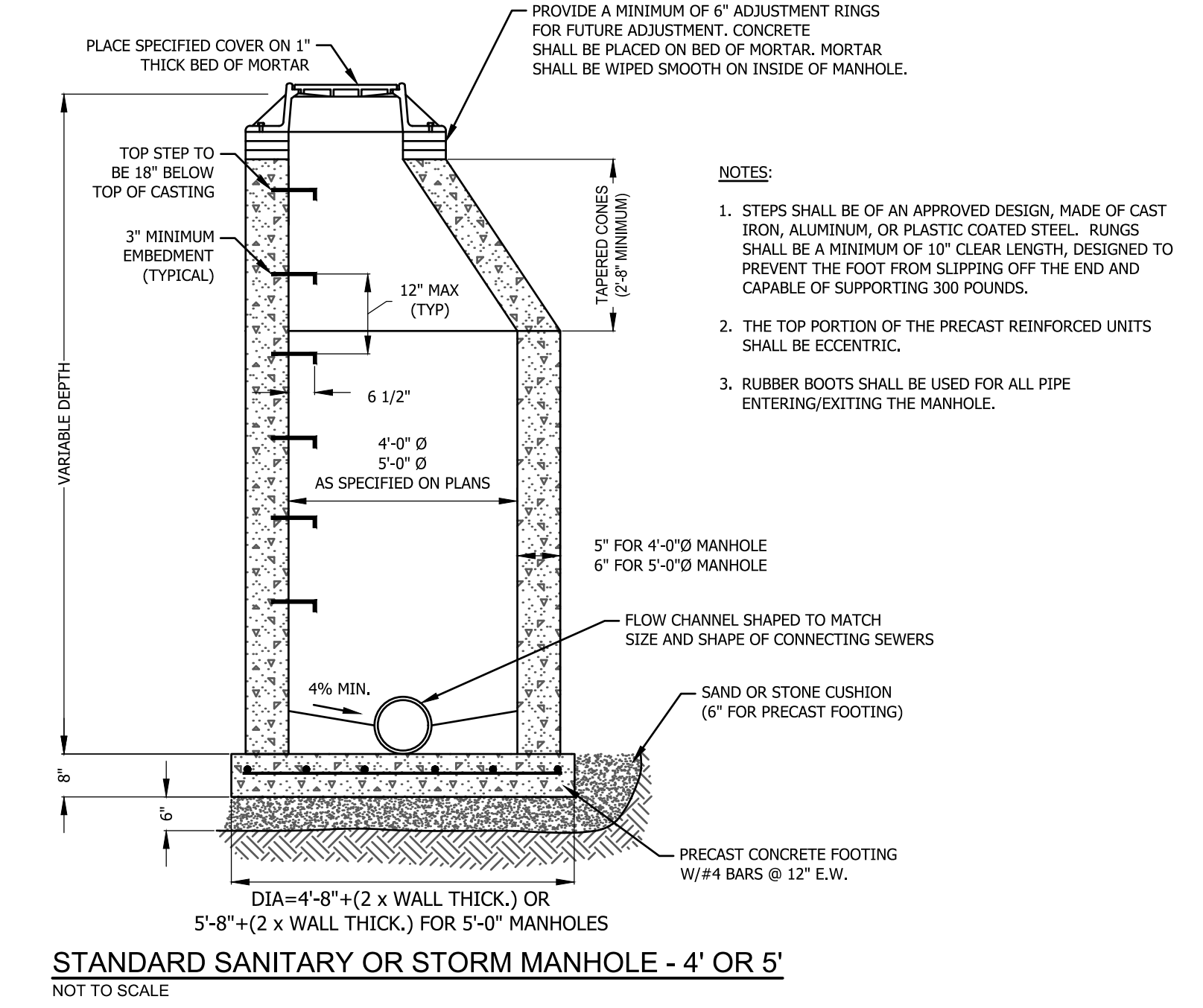
\*ADDED TO INITIAL BASE AND/OR RISER WEIGHTS  
\*\*DROP BOX SIZE DETERMINED BY PIPE DIA. AND FITTING SIZES

NOTE:  
DROP PIPE IS TIED TO REINFORCING RODS TO MAINTAIN PROPER PIPE ALIGNMENT WHEN THE CONCRETE BOX IS POURED.

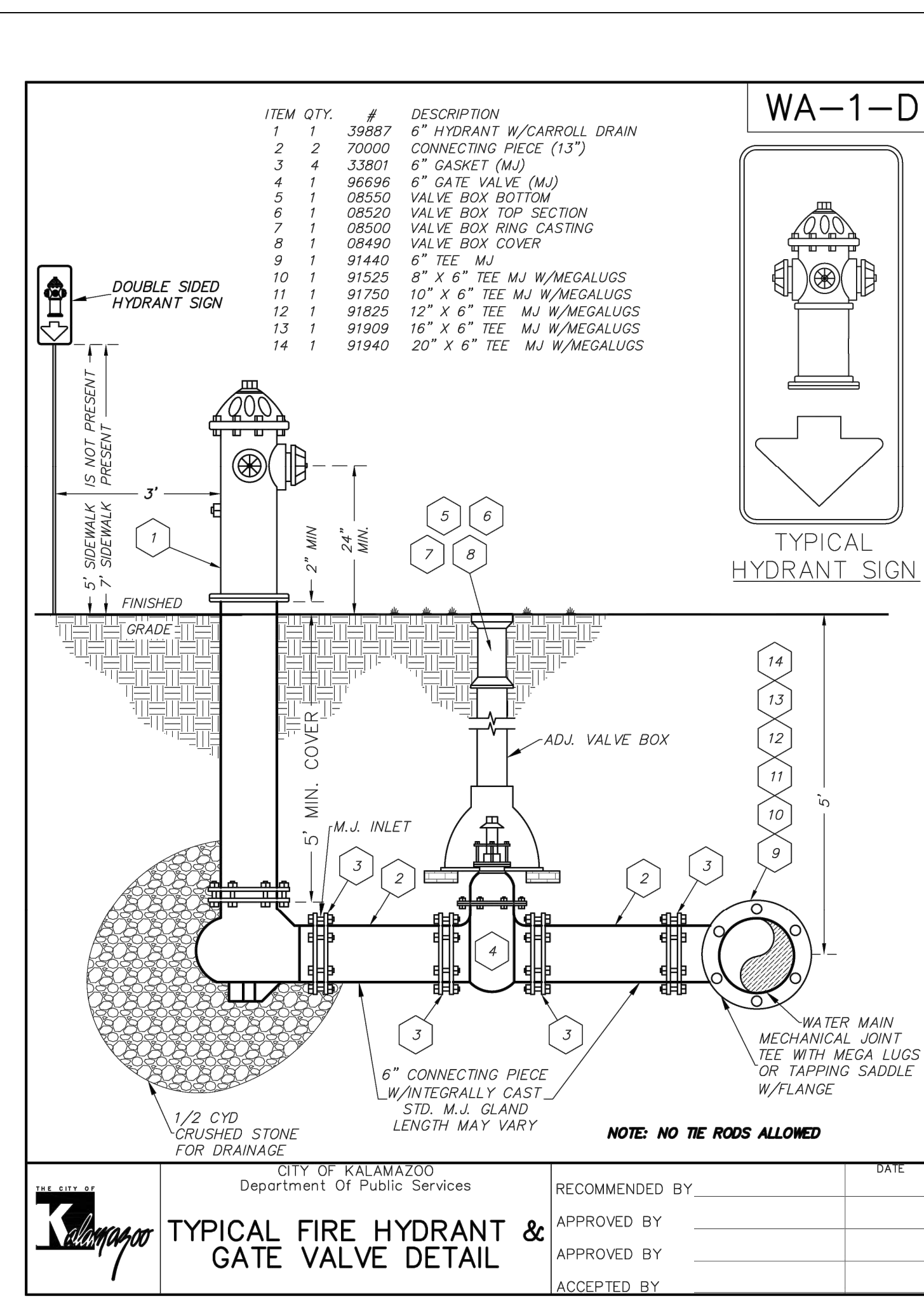
NOTE:  
DO NOT VIBRATE BOX. CONCRETE IS TO BE HAND TAMPED DURING POUR TO INSURE PROPER COMPRESSION STRENGTH. HAND TROWEL EXTERNAL SURFACES AFTER BOX FLOW IS REMOVED.



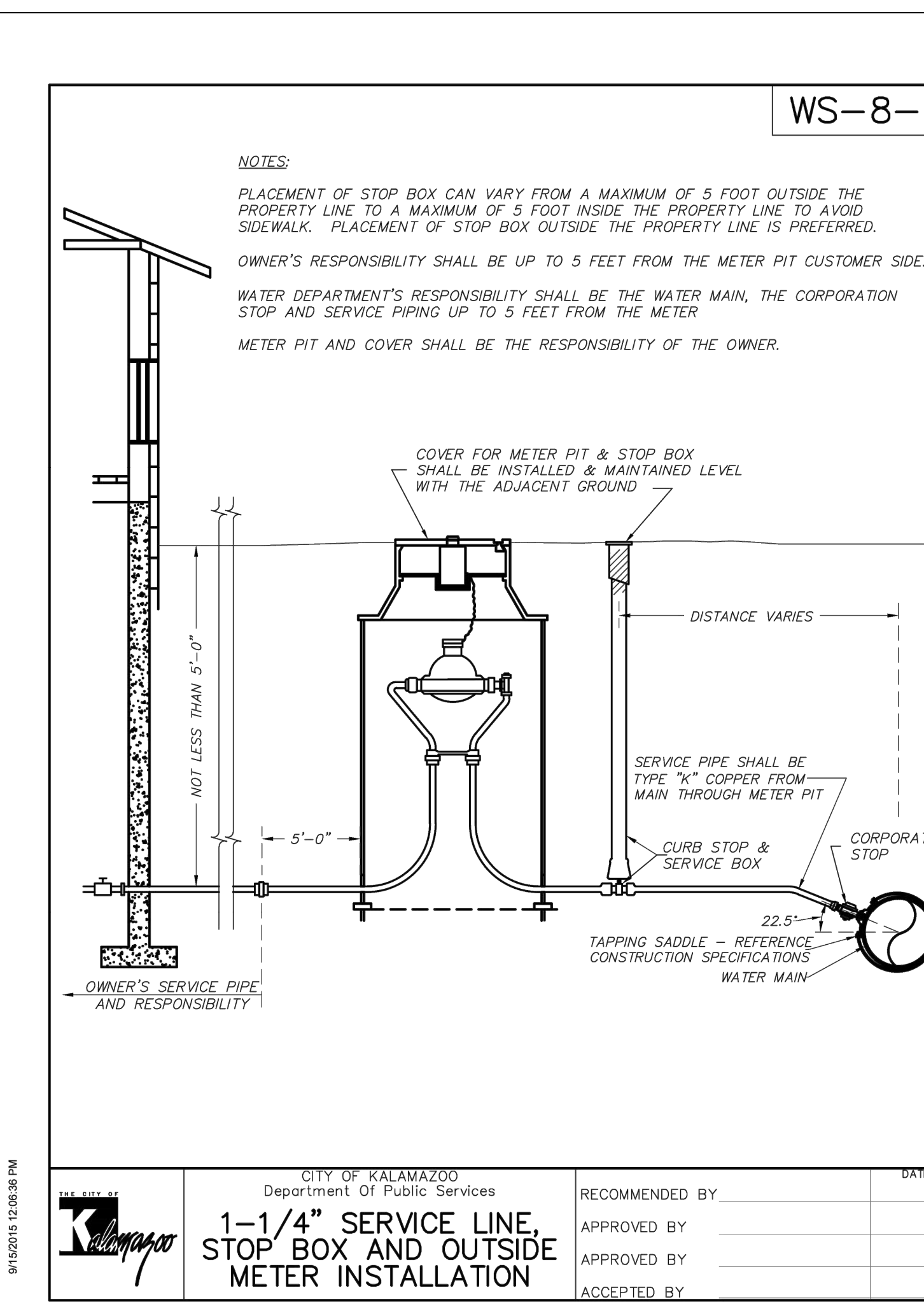
**PRECAST EXTERNAL DROP MANHOLE**  
(NOT TO SCALE)



**STANDARD SANITARY OR STORM MANHOLE - 4' OR 5'**  
(NOT TO SCALE)



**TYPICAL FIRE HYDRANT & GATE VALVE DETAIL**

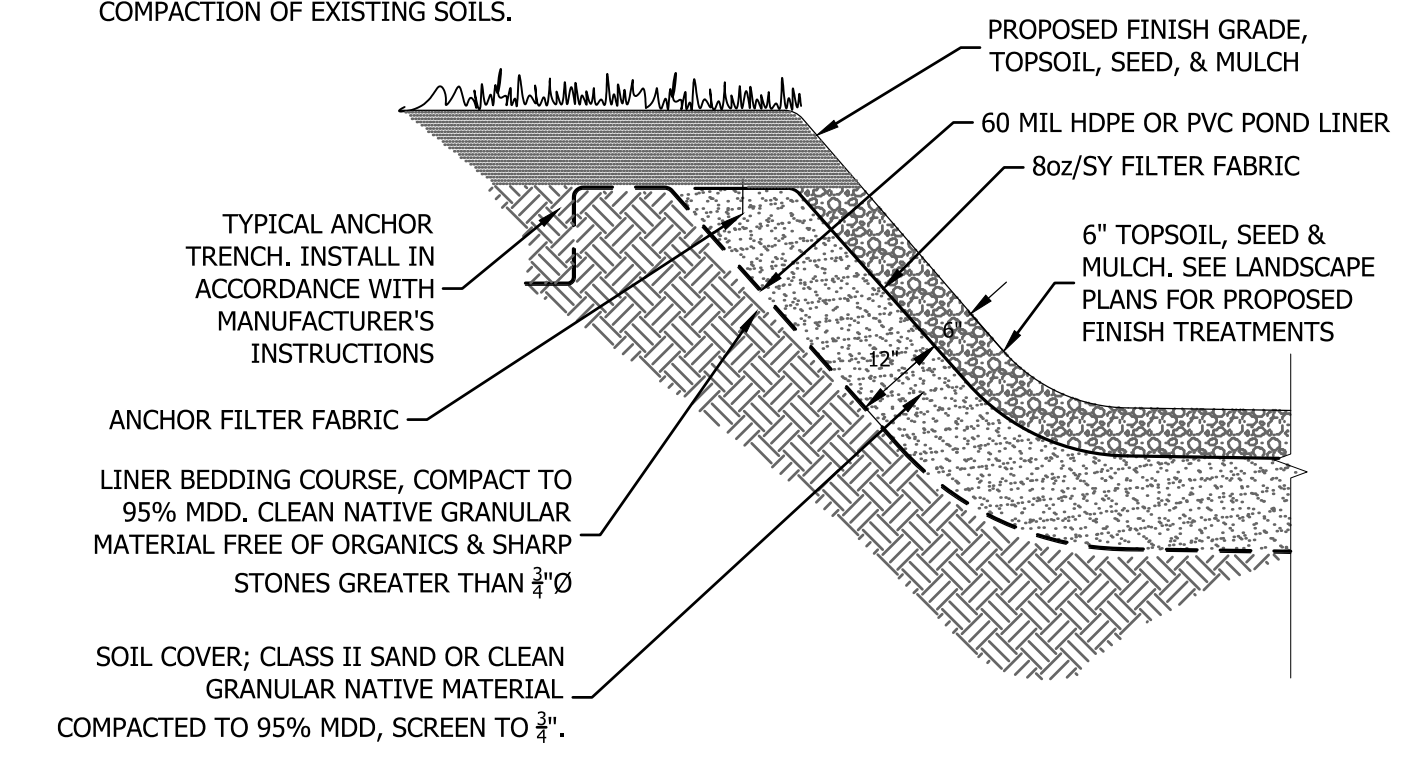


**1-1/4\"/>**

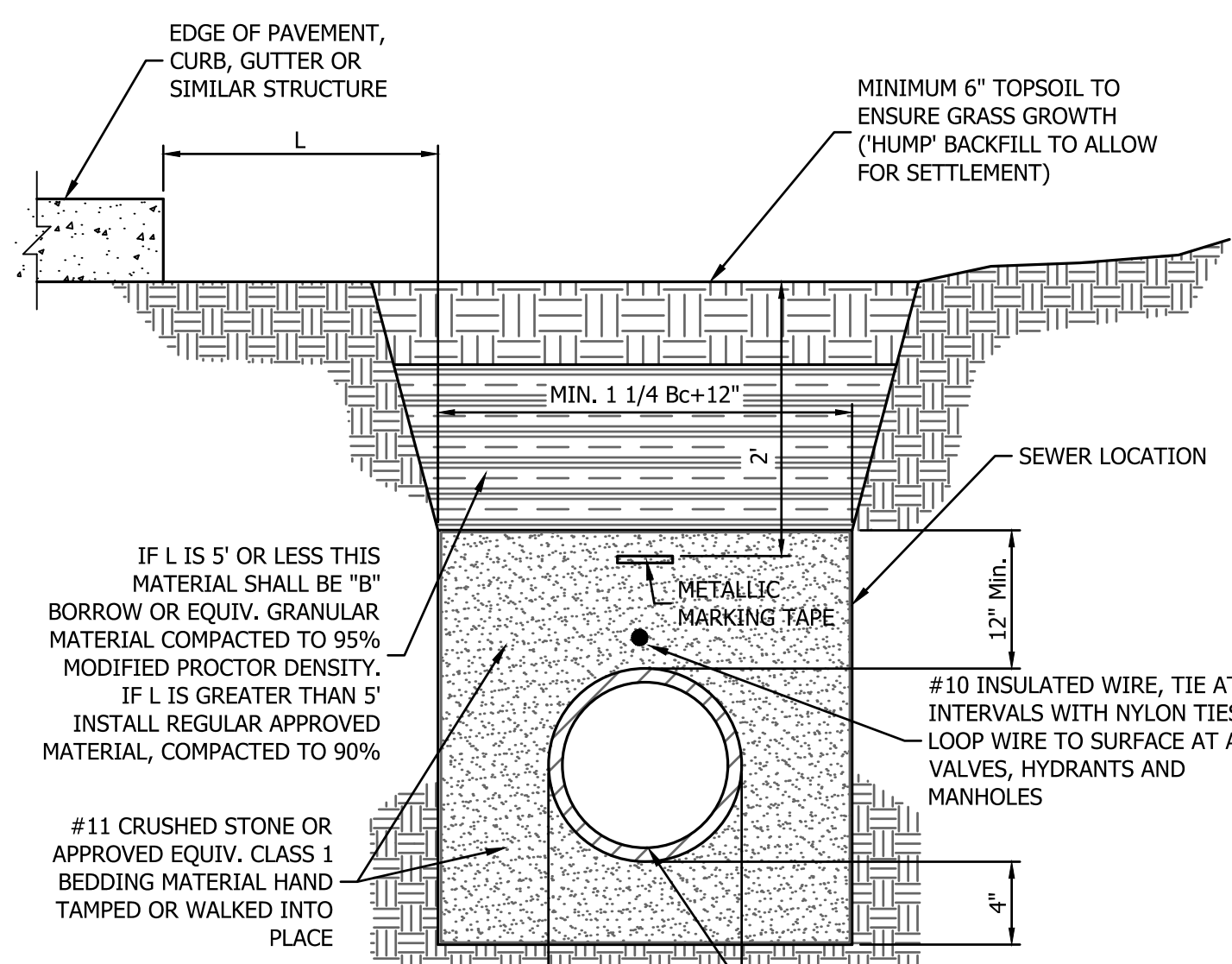
C:\PROJECTS\2023\12\10084 KALAMAZOO RECOVERY HOUSING DEVELOPMENT\DRAWINGS\PLAN\82110084 CONST DTLS.DWG (3) - UTILITY (MAGHAN HOWAN) 8.8.2025 5:55 AM

**BASIN NOTES:**

1. THE PROPOSED DRAINAGE BASIN SHALL BE EXCAVATED TO PLAN ELEVATIONS AND NOT OVER-EXCAVATED ACROSS THE BOTTOM OR BANKS FOR FILL MATERIAL. THE BOTTOM AND BANKS SHALL REMAIN EXISTING UNDISTURBED SOIL. TOPSOIL, TREE TRUNKS, BRANCHES, ORGANICS, ETC. SHALL NOT BE BURIED WITHIN THE DRAINAGE BASIN.
2. CONTRACTOR SHALL IMMEDIATELY STABILIZE THE NEWLY GRADED BANKS WITH SEED MIXTURE AND MULCH. IF EROSION OCCURS ON THE BANKS, EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION GUIDELINES.
3. ANY TOPSOIL OR SILT MATERIAL PRESENT AT THE BOTTOM OF THE DRAINAGE BASIN AFTER CONSTRUCTION IS COMPLETED SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO ACCEPTANCE BY THE OWNER AT NO ADDITIONAL EXPENSE TO THE OWNER. THE BOTTOM OF THE BASIN SHALL BE FREE OF CONSTRUCTION SILT AND DRAIN FREELY. CONSTRUCTION TRAFFIC SHALL BE LIMITED ACROSS THE BOTTOM TO PREVENT COMPACTION OF EXISTING SOILS.



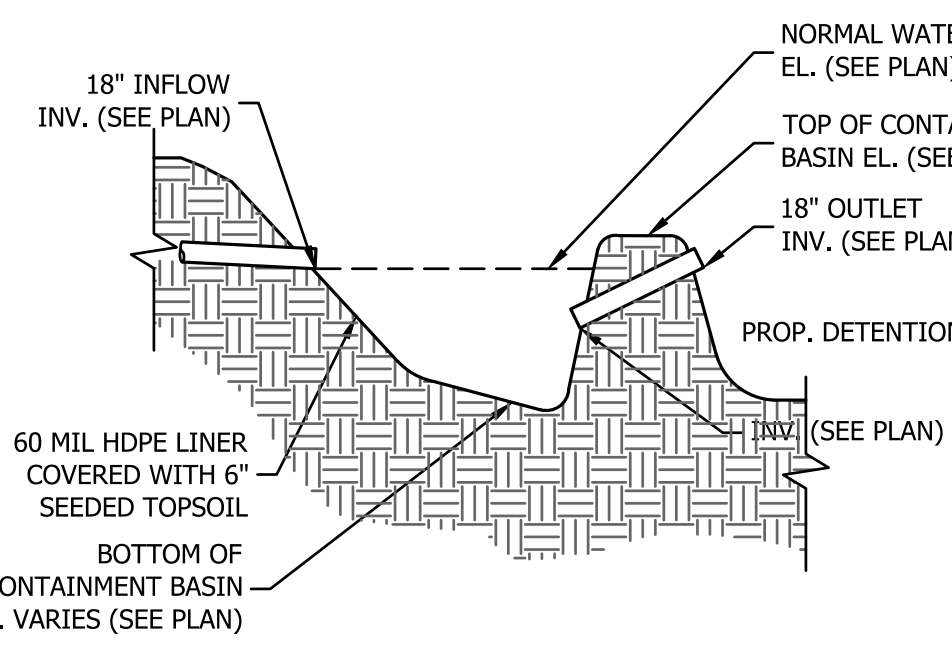
**RETENTION BASIN BANK**  
(NOT TO SCALE)



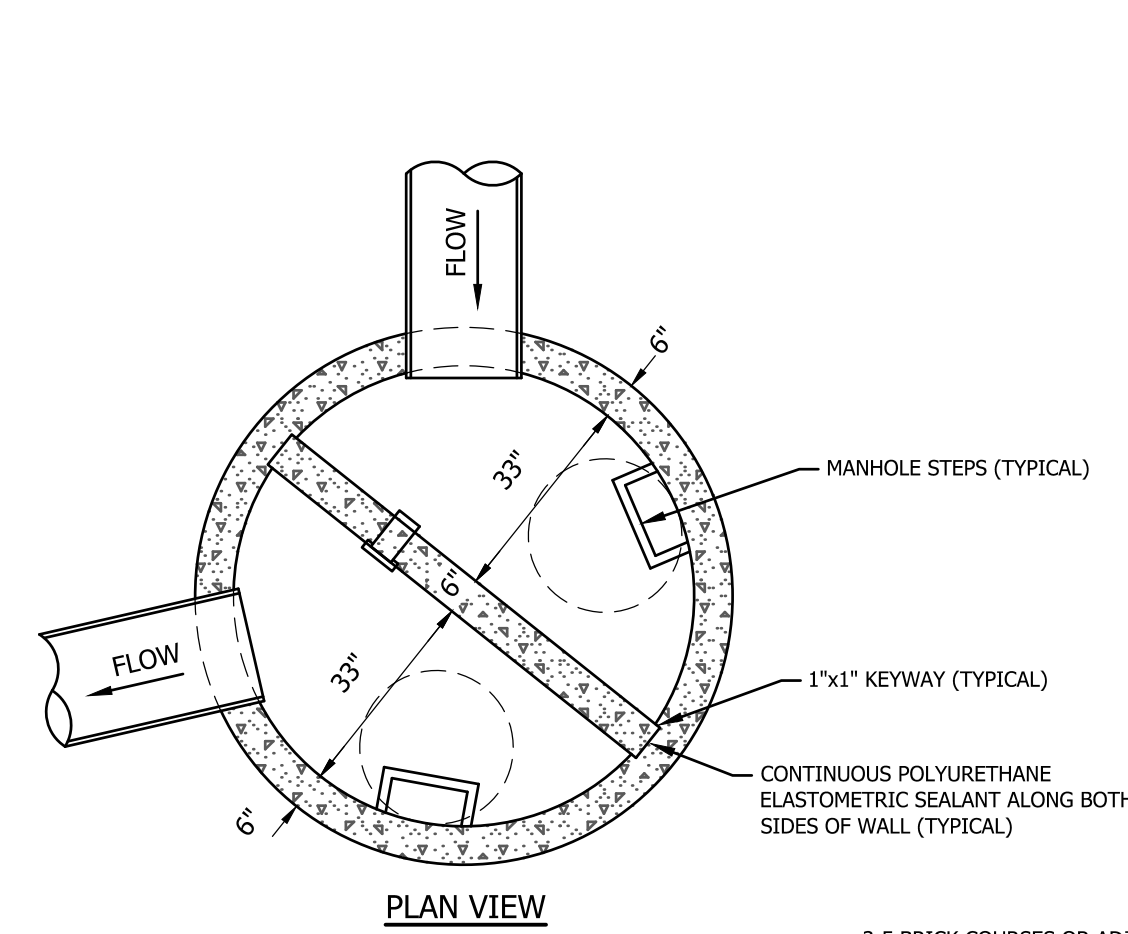
**RETENTION BASIN BANK**  
(NOT TO SCALE)

- Notes:**
1. ALL BEDDING AND INITIAL BACKFILL SHALL BE INSTALLED IN 6" LIFTS
  2. MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF INSTALLED PIPE

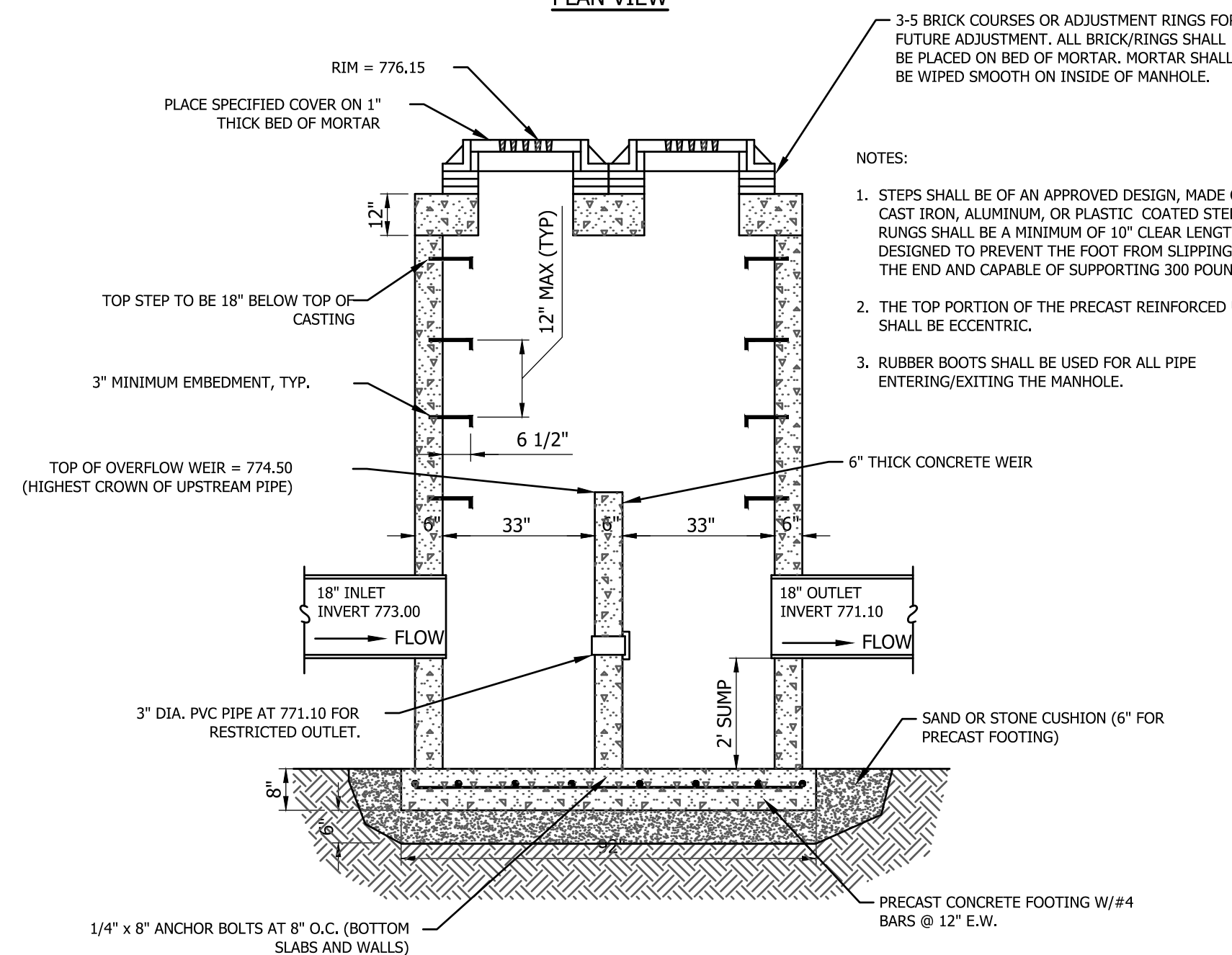
**PVC/HDPE PIPE TRENCH**  
(NOT TO SCALE)



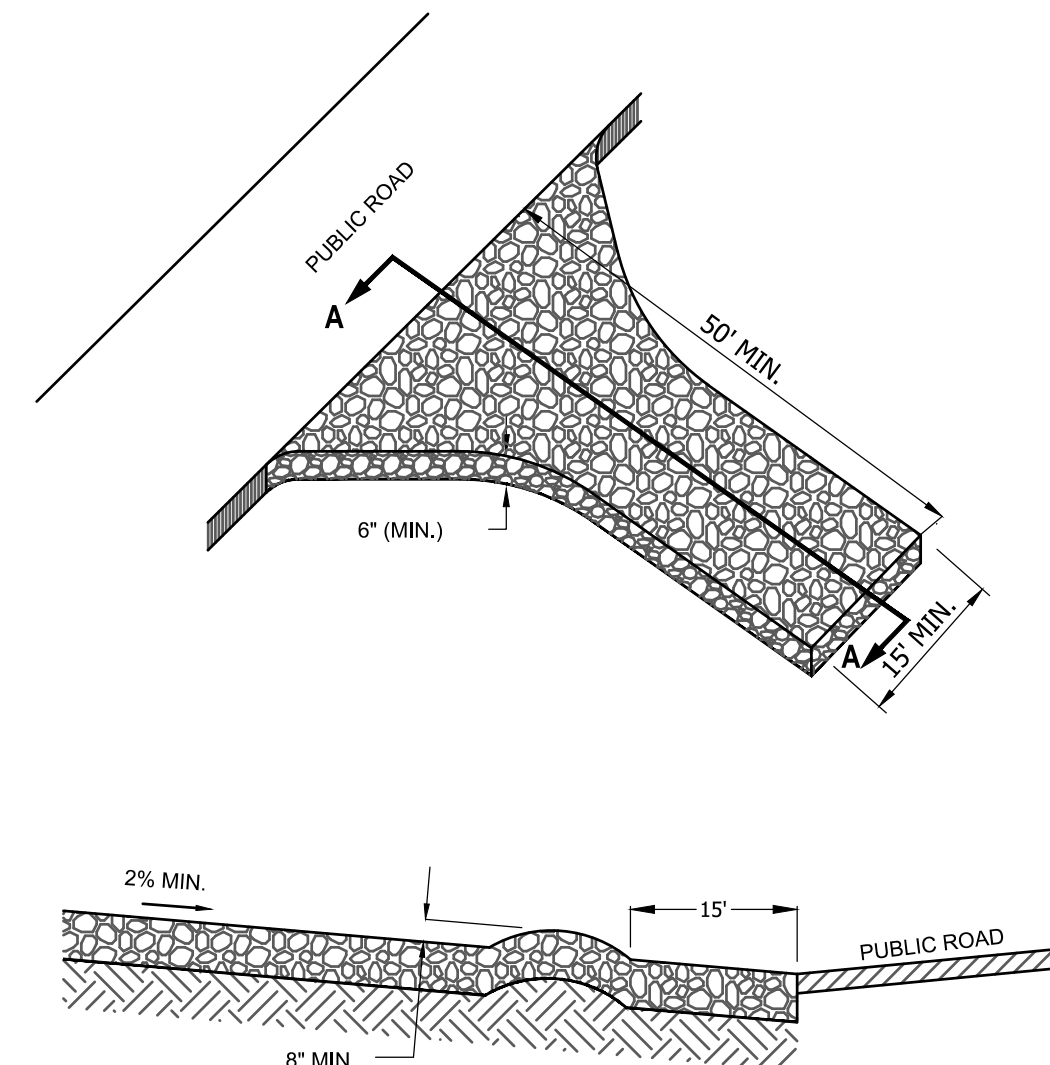
**CONTAINMENT BASIN OUTLET PIPE**  
(NOT TO SCALE)



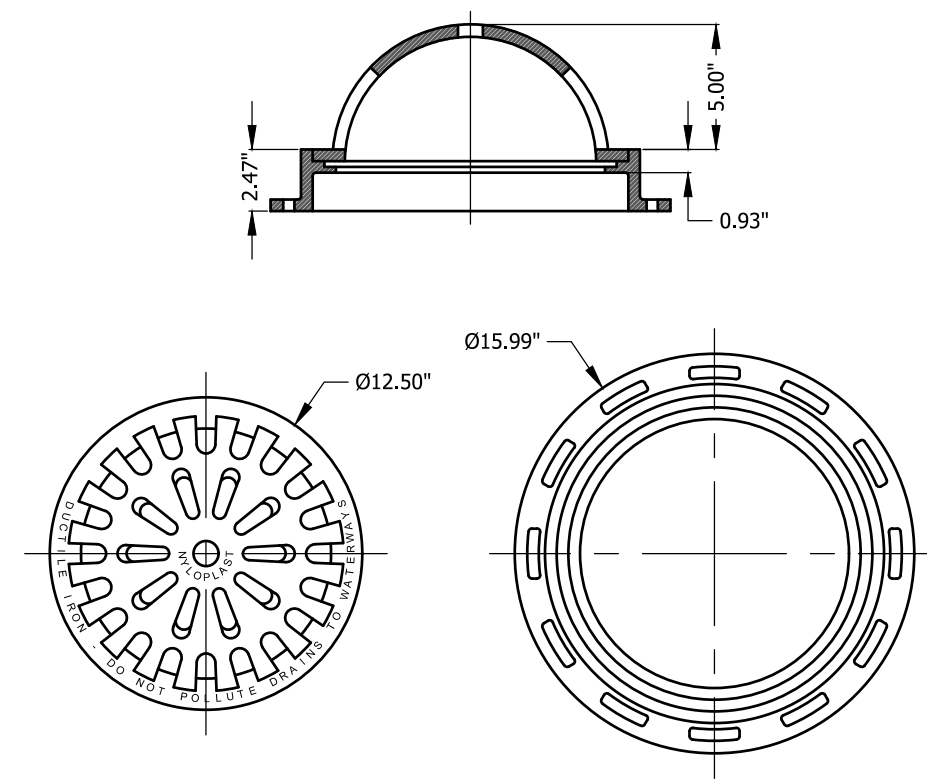
**PLAN VIEW**



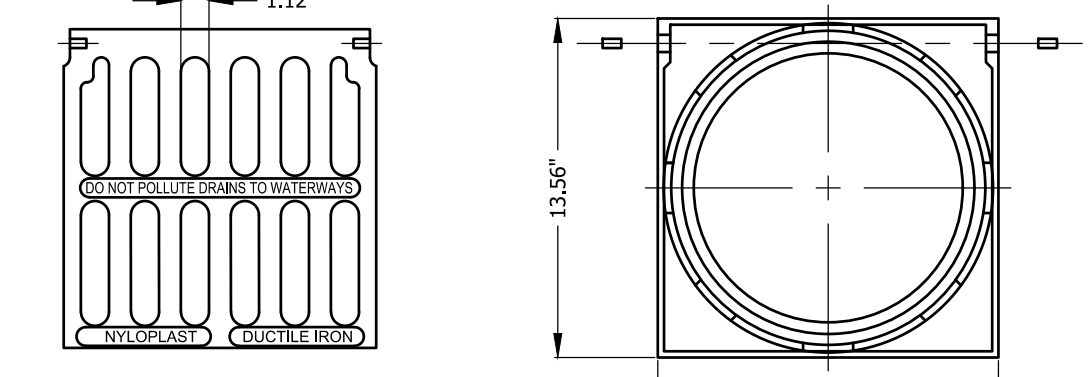
**OUTLET CONTROL STRUCTURE (6' DIA.) DETAIL**  
(NOT TO SCALE)



**TEMPORARY GRAVEL ACCESS DETAIL**  
(NOT TO SCALE)

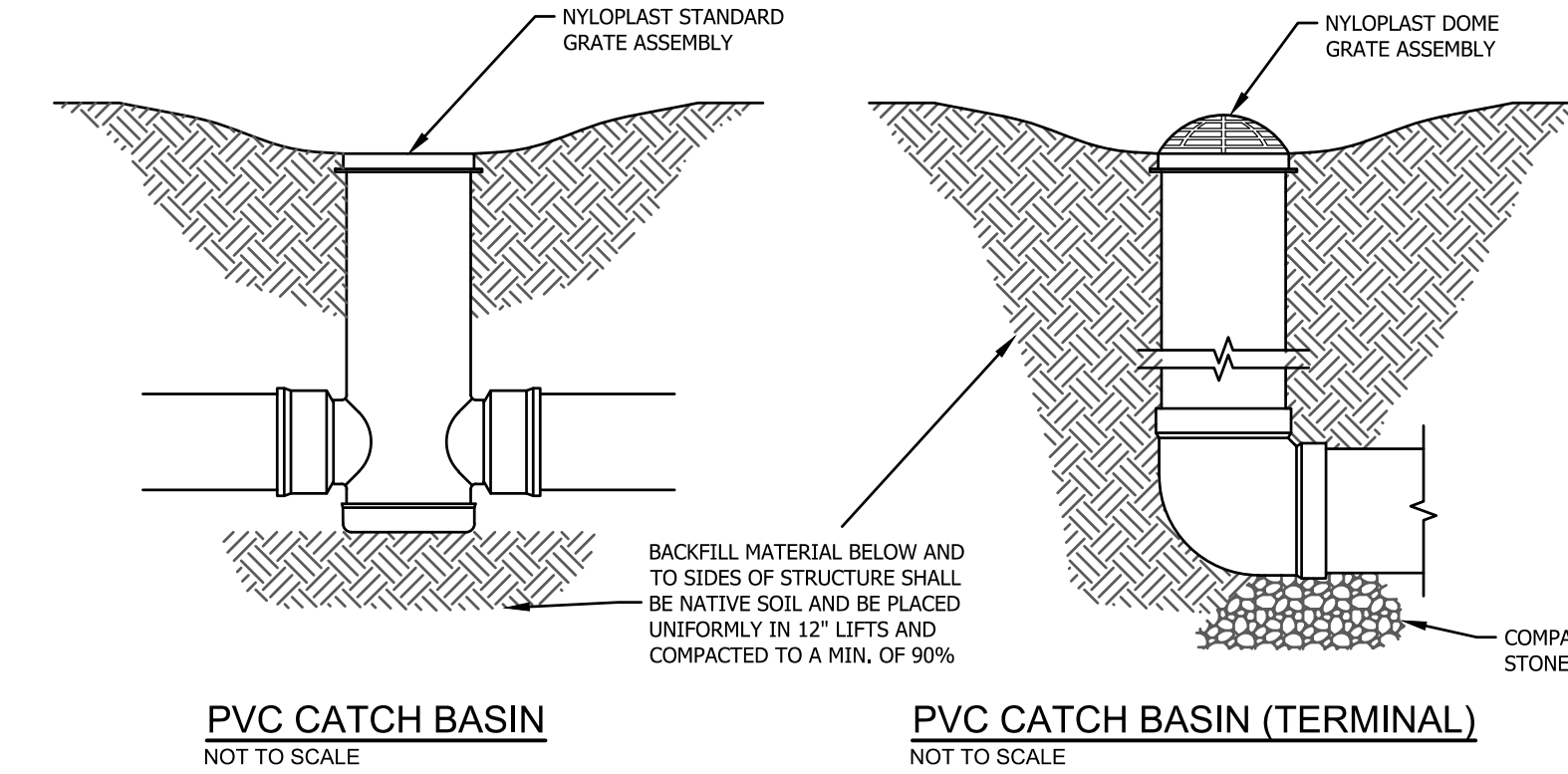


**NYLOPLAST 12 INCH DOME GRATE ASSEMBLY**  
(NOT TO SCALE)



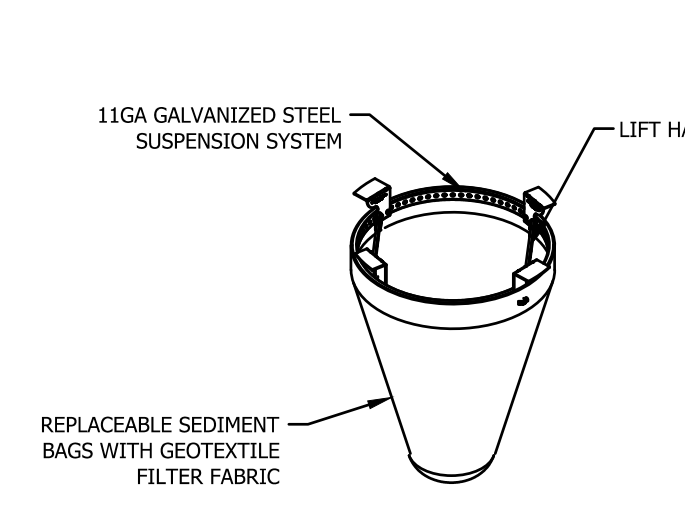
**NYLOPLAST 12 INCH STANDARD GRATE ASSEMBLY**  
(NOT TO SCALE)

**NON-TRAFFIC INSTALLATION**

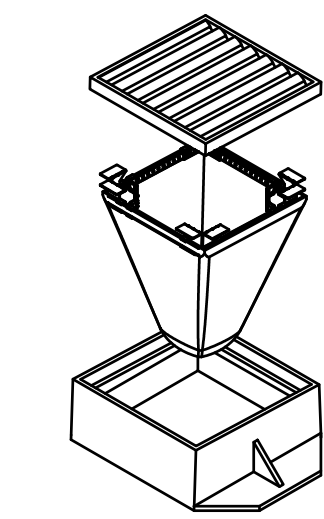


**PVC CATCH BASIN**  
(NOT TO SCALE)

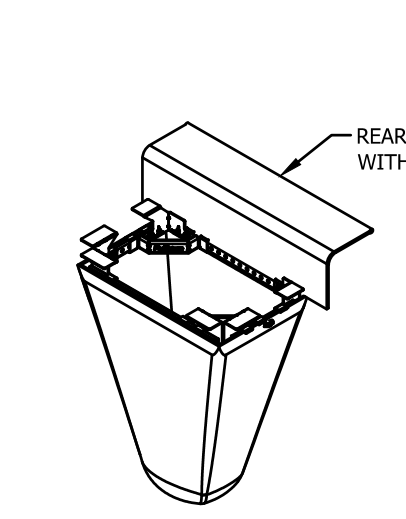
**PVC CATCH BASIN (TERMINAL)**  
(NOT TO SCALE)



**TYPICAL ROUND INLET FILTER**

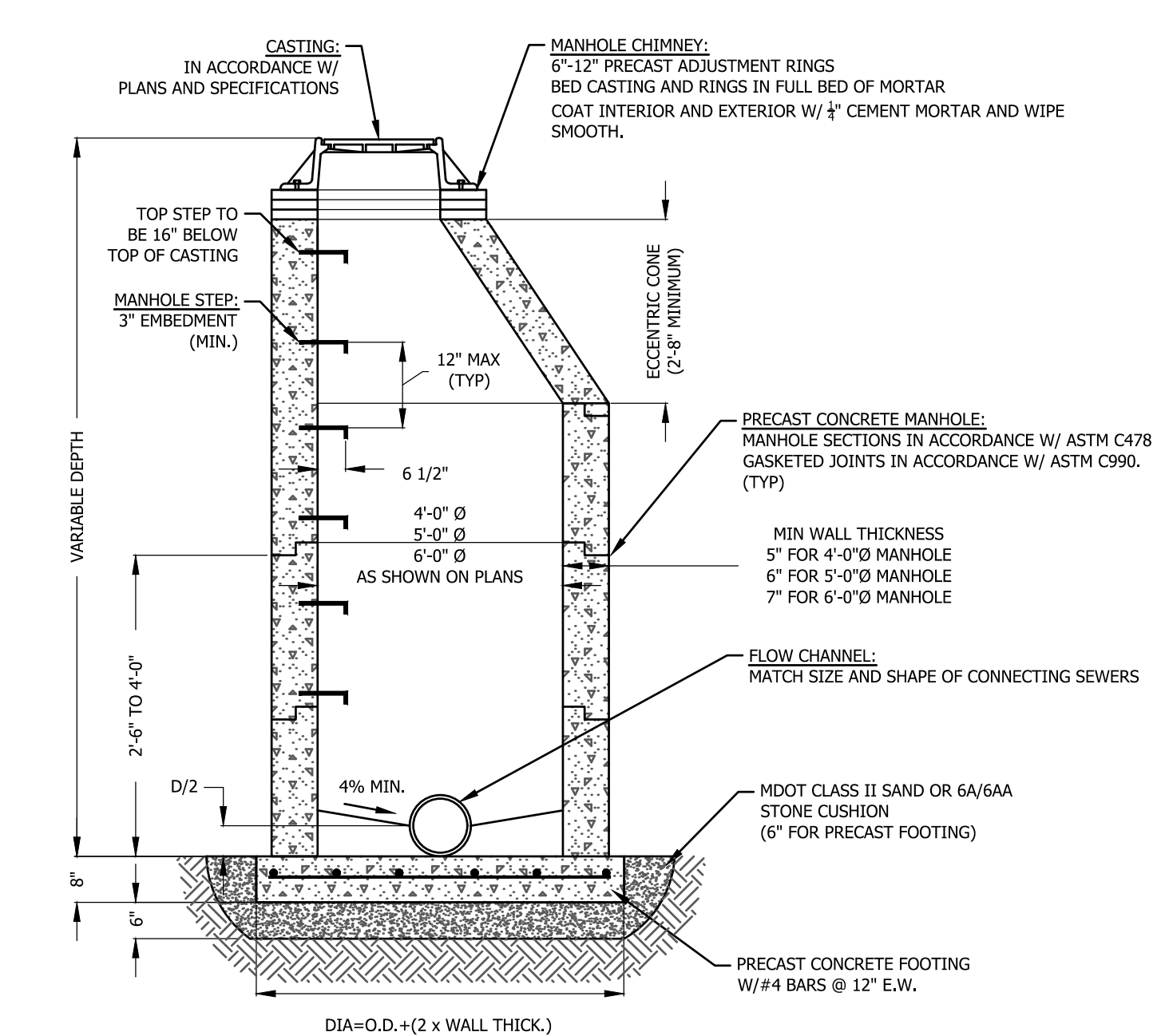


**STANDARD RECTANGULAR INLETS**



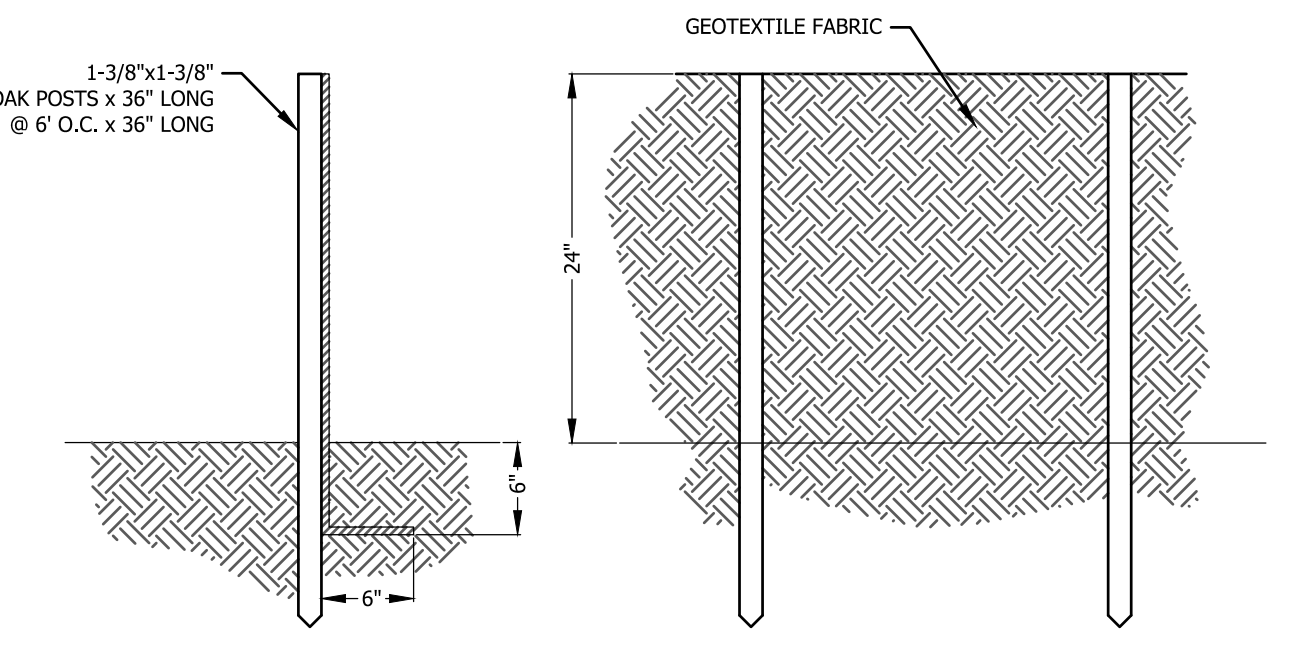
**COMBINATION INLET FILTER FOR CURB HOODS**

- INSTALLATION:**
1. REMOVE GRATE
  2. DROP INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
  3. REPLACE GRATE

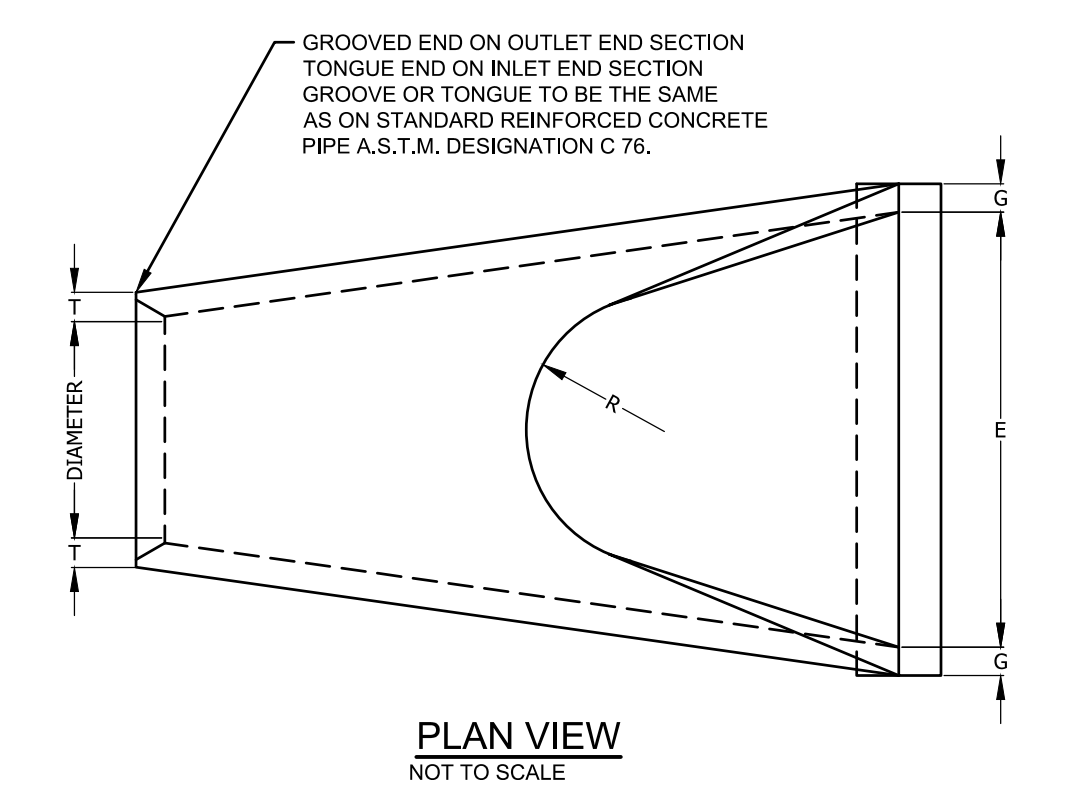


- MANHOLE NOTES:**
1. STEPS SHALL BE OF AN APPROVED DESIGN, MADE OF POLYMER-COATED STEEL. RUNGS SHALL BE A MINIMUM OF 10" CLEAR LENGTH, DESIGNED TO PREVENT THE FOOT FROM SLIPPING OFF THE END AND CAPABLE OF SUPPORTING 300 POUNDS.
  2. PROVIDE RESILIENT CONNECTIONS FOR ALL PIPE ENTERING/EXITING THE MANHOLE.
  3. SEAL ANNULAR SPACE AT PIPE CONNECTIONS WITH MORTAR (R-2)

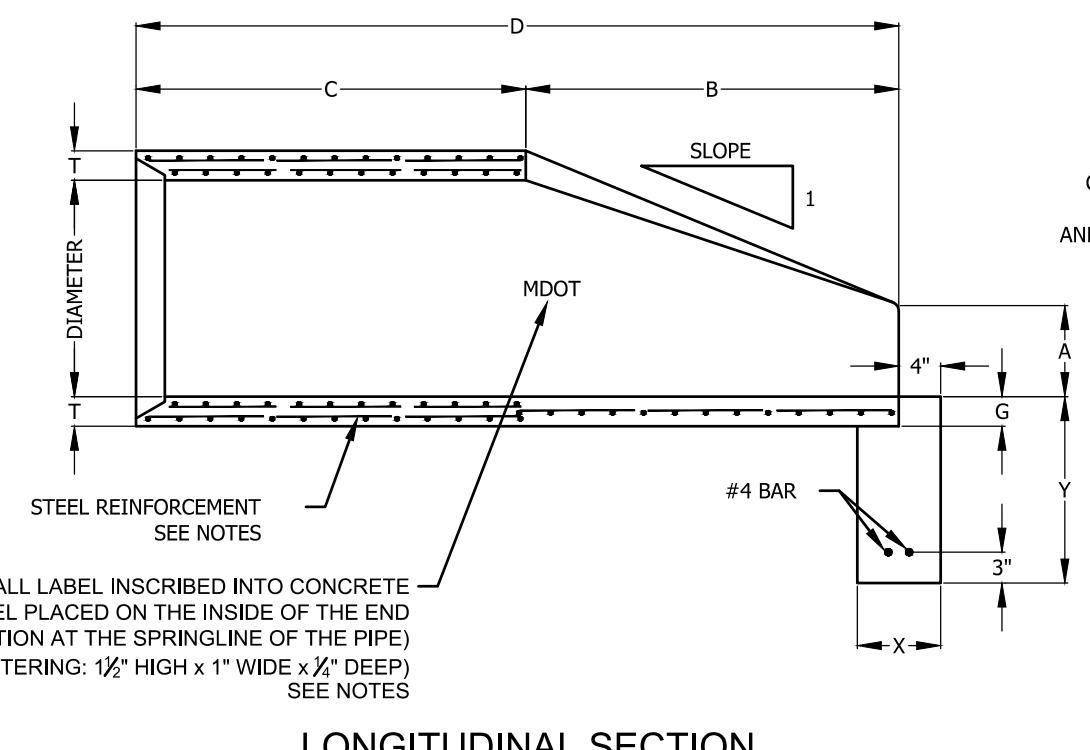
**STANDARD STORM MANHOLE**  
(NOT TO SCALE)



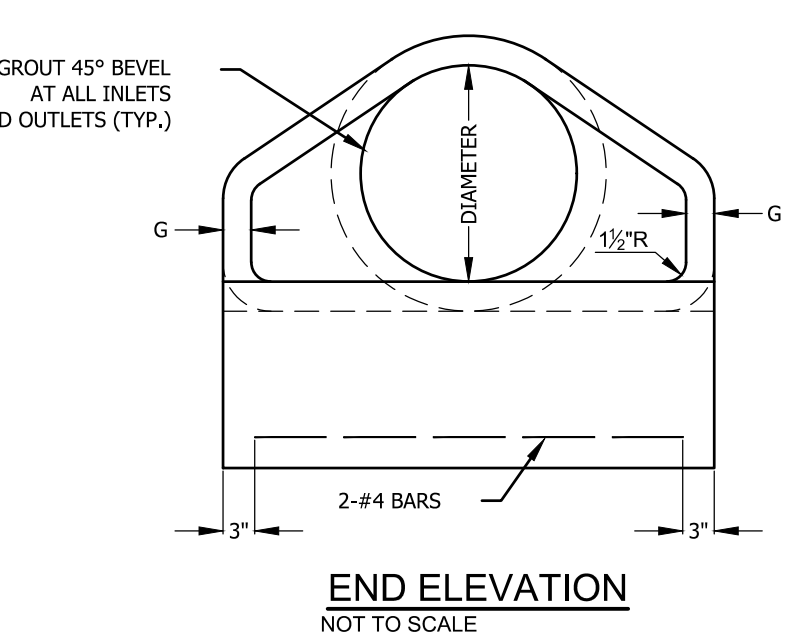
**SILT FENCE**  
(NOT TO SCALE)



**PLAN VIEW**  
(NOT TO SCALE)

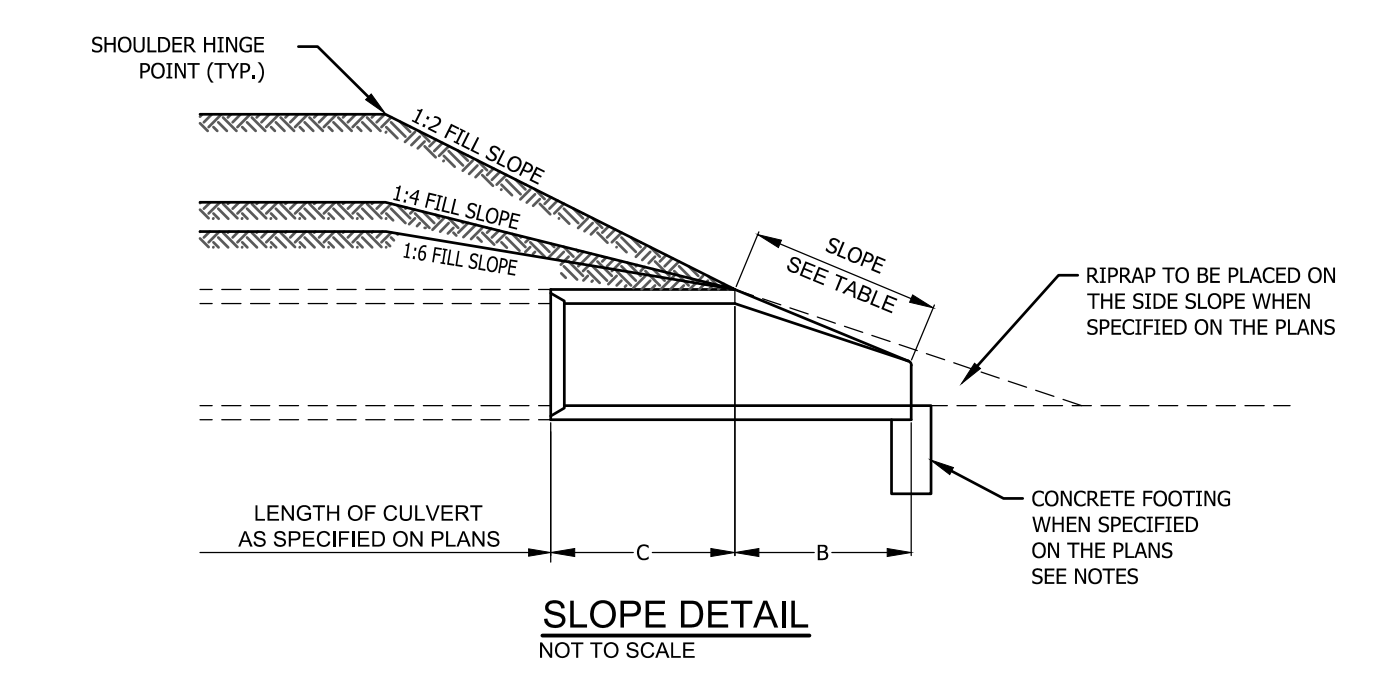


**LONGITUDINAL SECTION**  
(NOT TO SCALE)



**END ELEVATION**  
(NOT TO SCALE)

**PRECAST CONCRETE END SECTION & INLET SECTION FOR PIPE CULVERT**  
(NOT TO SCALE)



**SLOPE DETAIL**  
(NOT TO SCALE)

PIPE DIAMETER (INCHES)	APPROX. SLOPE	T (INCHES)	A (INCHES)	B (INCHES)	C (INCHES)	D (INCHES)	E (INCHES)	G (INCHES)	R (INCHES)	X (INCHES)	Y (INCHES)
12	2.4 TO 1	2	4	24	48	72	24	3	5	8	18
15	2.4 TO 1	2 1/2	6	27	48	72	30	3 1/2	11	8	18
18	2.3 TO 1	2 1/2	9	27	48	72	36	2 1/2	12	8	18
21	2.4 TO 1	2 1/2	9	36	37 1/2	72	42	2 1/2	13	8	18
24	2.5 TO 1	3	9 1/2	43 1/2	39 1/2	72 1/2	48	3	14	8	18
27	2.5 TO 1	3 1/2	10 1/2	49 1/2	24 1/2	72 1/2	54	3 1/2	14 1/2	8	18
30	2.5 TO 1	3 1/2	12	54	19 1/2	72 1/2	60	3 1/2	15	8	18
36	2.5 TO 1	4	15	63	34 1/2	92 1/2	72	4	20	8	18
42	2.5 TO 1	4 1/2	21	63	35	98	78	4 1/2	22	10	24
48	2.5 TO 1	5	24	72	26	98	84	5	22	10	24
54	2.0 TO 1	5 1/2	27	65	33 1/2	98 1/2	90	5 1/2	24	10	24
60	1.9 TO 1	6	35	60	39	99	96	6	24	12	24
66	1.7 TO 1	6 1/2	30	72	27	99	102	6 1/2	24	12	24
72	1.8 TO 1	7	36	78	21	99	108	7	24	12	24
78	1.8 TO 1	7 1/2	36	90	21	111	114	7 1/2	24	12	24
84	1.6 TO 1	8	36	90 1/2	21	111 1/2	120	8	24	12	24

\* AS FURNISHED BY THE MANUFACTURER

**NATURAL FEATURES PROTECTION :**

**WATER RESOURCES**

1. ALL PROPOSED DEVELOPMENTS SHALL MAINTAIN A MINIMUM 25 FT SETBACK FROM PORTAGE CREEK WATER RESOURCE.
2. NATURAL VEGETATION WITHIN THE WATER RESOURCE SETBACK MUST REMAIN UNDISTURBED DURING AND AFTER CONSTRUCTION ACTIVITIES.
3. SUPPLEMENTAL PLANTING OR SEEDING WITHIN WATER RESOURCE SETBACK SHALL COMPLY WITH NATIVE SPECIES REQUIREMENT OF NATURAL FEATURES PROTECTION ORDINANCE.
4. VEGETATED BUFFER MUST BE PROTECTED FROM SOIL EROSION AND SEDIMENTATION AND INCLUDED IN THE STORMWATER OPERATION AND MAINTENANCE AGREEMENT.

**TREES**

1. A TREE SURVEY HAS BEEN PERFORMED BY ARBORIST SERVICES TO CONFIRM NO WOODLANDS RESIDE ON SUBJECT PROPERTY.
2. TREES ON THE PROTECTED TREE LIST IN TABLE 6.2-4 OR GREATER THAN 24" DBH ARE CONSIDERED PROTECTED. ALL SPECIAL STATUS TREES HAVE BEEN IDENTIFIED ON ATTACHED PLAN AS DETERMINED BY TREE SURVEY.
3. ALL EXISTING SPECIAL INTEREST TREES IN GOOD CONDITION ARE PROPOSED TO REMAIN AND SHALL BE PROTECTED WITH TREE PROTECTION FENCING FOR ENTIRE DURATION OF CONSTRUCTION PERIOD.

**SLOPES**

1. SLOPES ADJACENT PORTAGE CREEK ARE PROTECTED. EXISTING SLOPES ARE ROUGHLY +23% AND WITHIN 500 FT OF WATER RESOURCE.
2. SETBACK REQUIRED FROM TOP AND TOE OF SLOPE EQUAL TO HALF THE HEIGHT OF THE SLOPE OR 10 FT WHICHEVER IS GREATER. HEIGHT OF SLOPE ESTIMATED AT 13.5 FEET THUS 10 FT SETBACK SHALL BE MAINTAINED FROM TOP OF SLOPE AT ALL TIMES.

**LANDSCAPE NOTES:**

1. LANDSCAPE PLANS SHALL BE IN COMPLIANCE WITH ALL CITY OF KALAMAZOO ZONING ORDINANCE REQUIRED LANDSCAPE COMPONENTS.
2. ALL EXISTING TREES AND VEGETATION OUTSIDE THE CONSTRUCTION LIMITS SHALL BE SAVED & PROTECTED DURING CONSTRUCTION ACTIVITY. CONTRACTOR SHALL REPAIR AND RESTORE ANY DAMAGE OUTSIDE THE LIMITS OF WORK TO ORIGINAL CONDITION.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING OF PLANTINGS FOR ENTIRE DURATION OF MAINTENANCE PERIOD UP TO FINAL ACCEPTANCE.
4. ALL PLANT MATERIALS SHALL BE HARDY AND NATIVE TO THE AREA, FREE OF DISEASE & INSECTS AND IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND HEALTHY ROOT SYSTEMS. TREE STOCK SHALL BE WELL FORMED WITH UNIFORM STRAIGHT TRUNKS.
6. PLANT DURING SPRING OR FALL PLANTING SEASON AS NOTED IN SPECIFICATIONS. COORDINATE PLANTING PERIODS WITH INITIAL MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
7. FINAL SHRUB SELECTIONS FOR RIGHT-OF-WAY LANDSCAPE REQUIREMENTS SHALL BE IN COMPLIANCE WITH CITY OF KALAMAZOO LANDSCAPE STANDARDS.
8. APPLY MIN. 4" TOPSOIL, SEED & MULCH TO ALL DISTURBED LAWN AREAS.
9. PLACE FINE SHREDDED HARDWOOD MULCH AT 3" MINIMUM DEPTH AT THE BASE OF ALL TREE PLANTINGS (APPROX. 5 FT DIAM.) NOT RESIDING WITHIN DESIGNATED PLANTING BED AREA.
10. IF DEVELOPMENT NECESSITATES THE REMOVAL OF EXISTING RIGHT OF WAY TREES SUCH REMOVAL SHALL BE APPROVED BY THE CITY TREE COMMITTEE PRIOR TO REMOVAL.
11. ALL PLANTINGS, INCLUDING FOUNDATION PLANTINGS, SHALL BE NATIVE IN ACCORDANCE WITH CITY OF KALAMAZOO NATURAL FEATURES PROTECTION OVERLAY ORDINANCE REQUIREMENTS.

**SPECIAL INTEREST TREE SCHEDULE**

DBH SIZE & SPECIES	CONDITION	ACTION
① 23" BLACK OAK	GOOD	PROTECT
② 36" SILVER MAPLE	POOR	REMOVE & REPLACE
③ 10" NORTHERN HACKBERRY	GOOD	PROTECT
④ 30" SILVER MAPLE	POOR	REMOVE & REPLACE
⑤ 42" SILVER MAPLE	POOR	REMOVE & REPLACE
⑥ 19" NORTHERN HACKBERRY	GOOD	PROTECT
⑦ 33" NORTHERN HACKBERRY	GOOD	PROTECT
⑧ 10" NORTHERN HACKBERRY	GOOD	PROTECT
⑨ 11" NORTHERN HACKBERRY	GOOD	PROTECT

**NOTE:**  
SPECIAL STATUS TREES PROPOSED TO BE SAVED SHALL PROTECTED FOR ENTIRE DURATION OF CONSTRUCTION PERIOD WITH TREE PROTECTION FENCING IN ACCORDANCE WITH CITY NFP STANDARDS.  
SPECIAL STATUS TREES IN POOR CONDITION THAT MAY POSE THREAT TO FUTURE PROPERTY USE SHALL BE REMOVED AND REPLACED WITH NATIVE SPECIMEN IN ACCORDANCE WITH NFP STANDARDS. IT IS RECOMMENDED TO REMOVE (3) SILVER MAPLES. ALL THREE HAVE LOST MORE THAN 50% OF CROWN WOOD AND FOLIAGE, AND WILL CONTINUE TO DECLINE. SILVER MAPLES ARE WEAK WOODS DUE TO THEIR RAPID GROWTH RATE AND PRONE TO LIMB LOSS FROM WIND OR ICE STORMS. ALL THREE TREES ARE IN CLOSE PROXIMITY TO WALKWAYS AND OVERHEAD POWER LINES.

**LANDSCAPE DATA:**

**PARKING PERIMETER LANDSCAPING:**  
5' MINIMUM WIDTH  
(1) TREE / 35' FRONTAGE  
(1) SHRUB / 6' FRONTAGE  
BELFORD FRONTAGE: 648' = 19 TREES 108 SHRUBS (19 TREES PROVIDED) 108 SHRUBS PROVIDED)

36" HIGH DECORATIVE METAL FENCE ADJACENT TO PARKING

**PARKING LOT INTERIOR LANDSCAPE:**  
PARKING AREA : 20,777 SF  
TOTAL REQUIRED INTERNAL ISLANDS: 1,030 SF  
TOTAL PROPOSED INTERNAL ISLANDS: 1,230 SF  
(1) TREE / 300 SF LANDSCAPE AREA  
1030 / 300 = 4 TREES

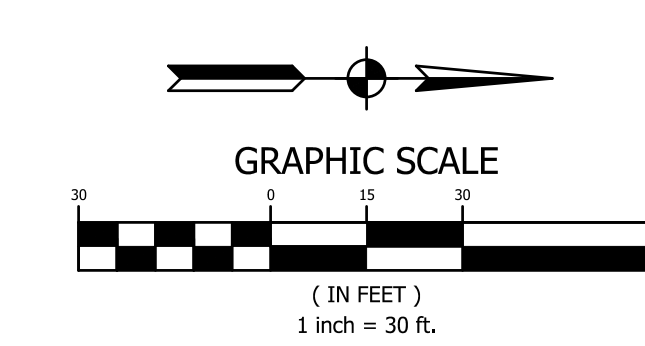
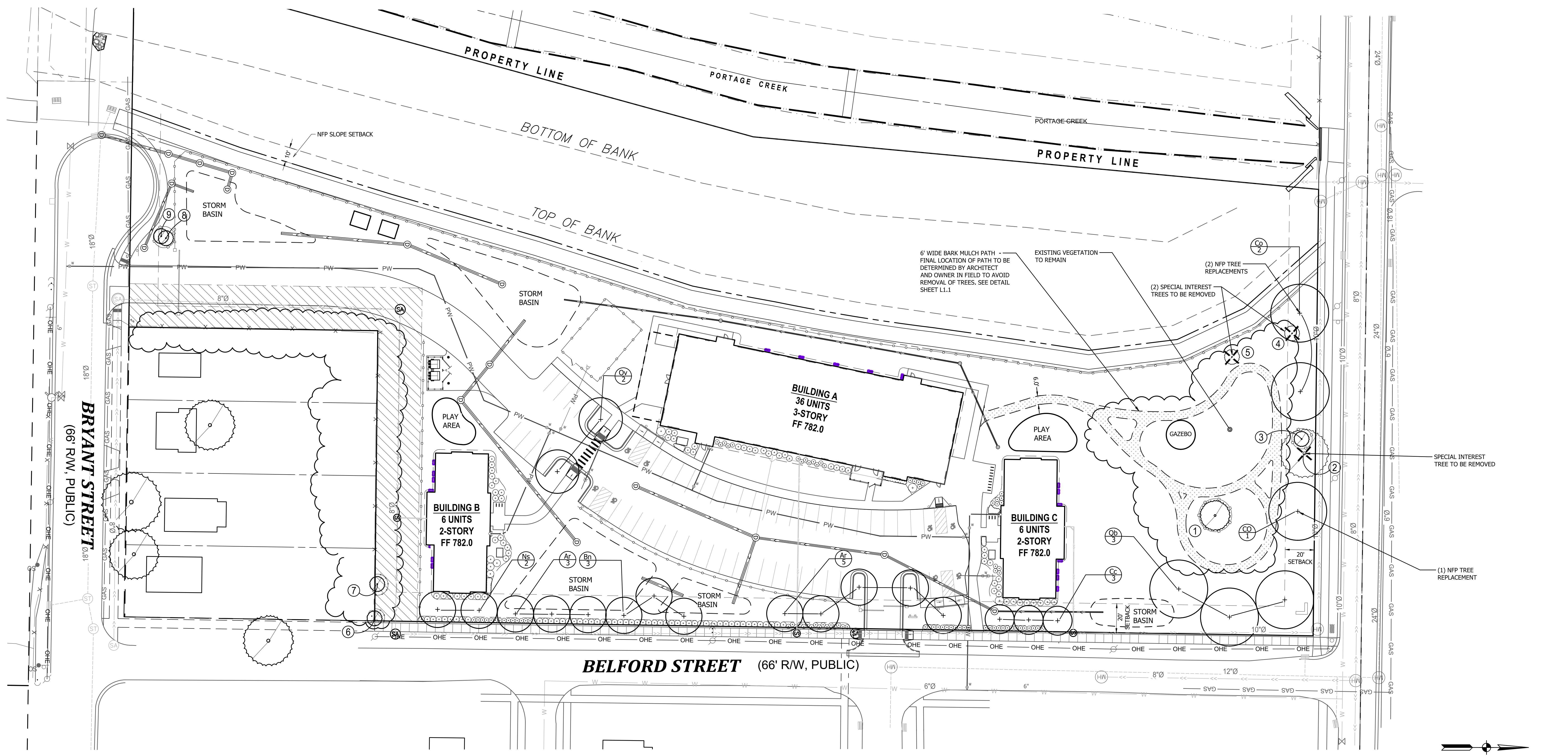
**BUILDING PERIMETER LANDSCAPE:**  
(1) SHRUB / 5 LF FACADE FACING ROW OR PRIMARY ENTRANCE  
BUILDING A: 200 LF = 40 SHRUBS (41 SHRUBS PROVIDED)

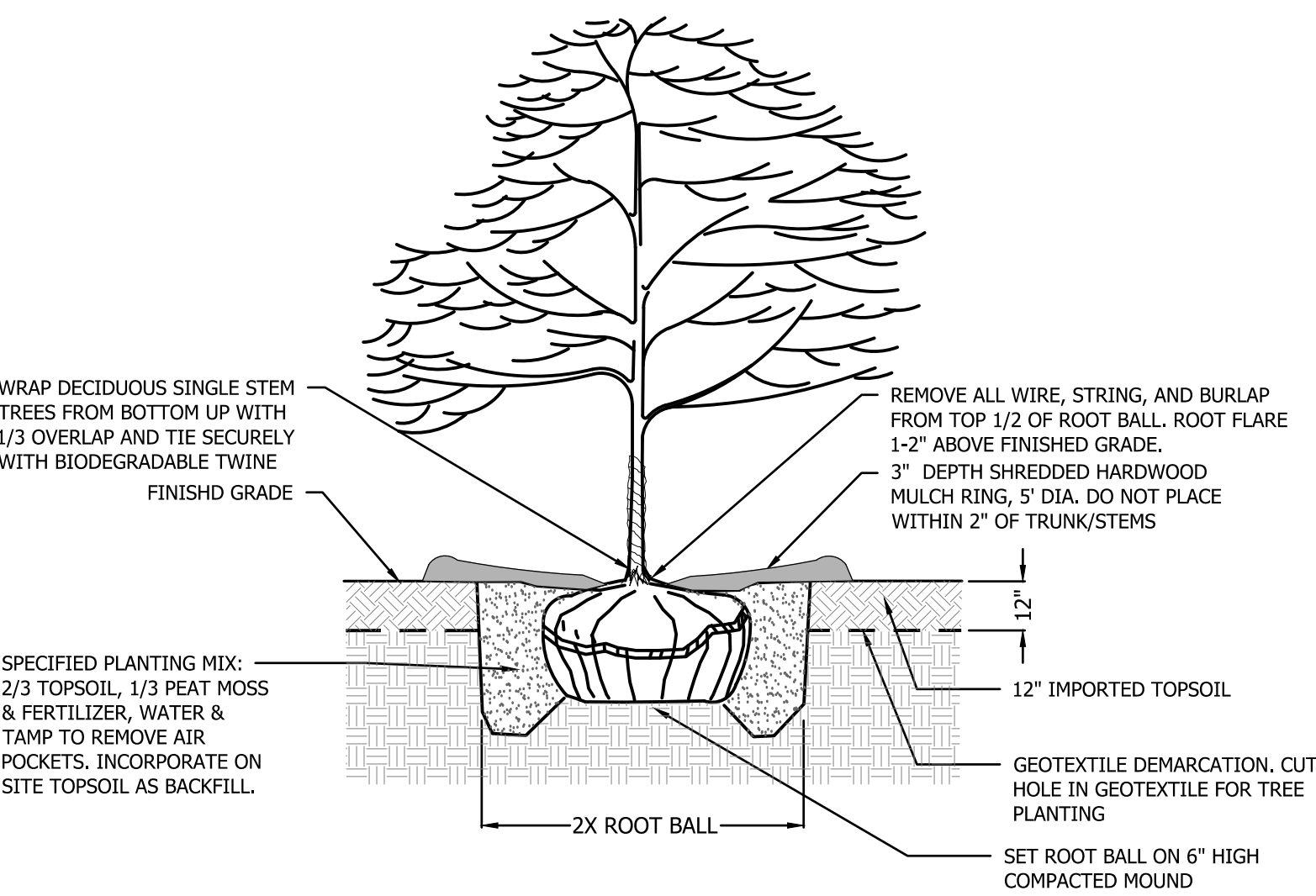
BUILDING B: 95 LF (NORTH) = 19 SHRUBS (20 SHRUBS PROVIDED)  
37 LF (EAST) = 8 SHRUBS (8 SHRUBS PROVIDED)

BUILDING C: 95 LF (SOUTH) = 19 SHRUBS (20 SHRUBS PROVIDED)  
37 LF (EAST) = 8 SHRUBS (8 SHRUBS PROVIDED)

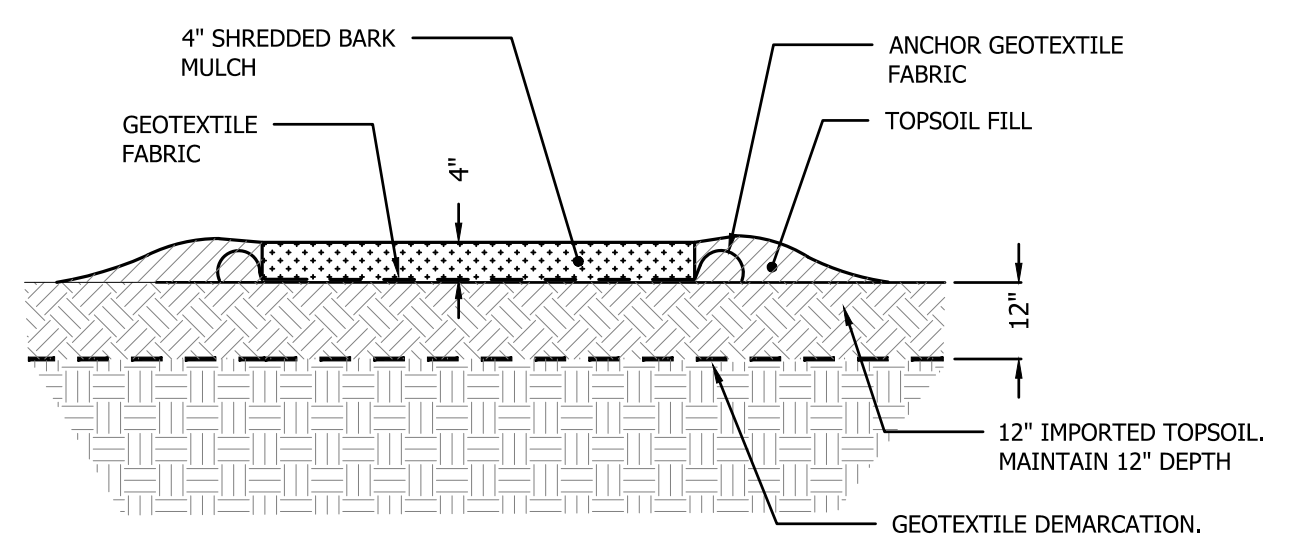
**PLANT SCHEDULE SHEET L1.0**

DEC SHADE TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
Ar	Acer rubrum	Red Maple	2.5" Cal.	B&B	25' O.C.	
Bn	Betula nigra	River Birch	8-10" Ht.	B&B	25' O.C.	
Co	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	As Shown	
Cc	Cercis canadensis	Eastern Redbud	2.5" Cal.	B&B	20' O.C.	Single Stem
Ov	Ostrya virginiana	American Hophornbeam	2.5" Cal.	B&B	As Shown	
Ns	Nyssa sylvatica	Black Gum	2.5" Cal.	B&B	As Shown	
Ob	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	40' O.C.	

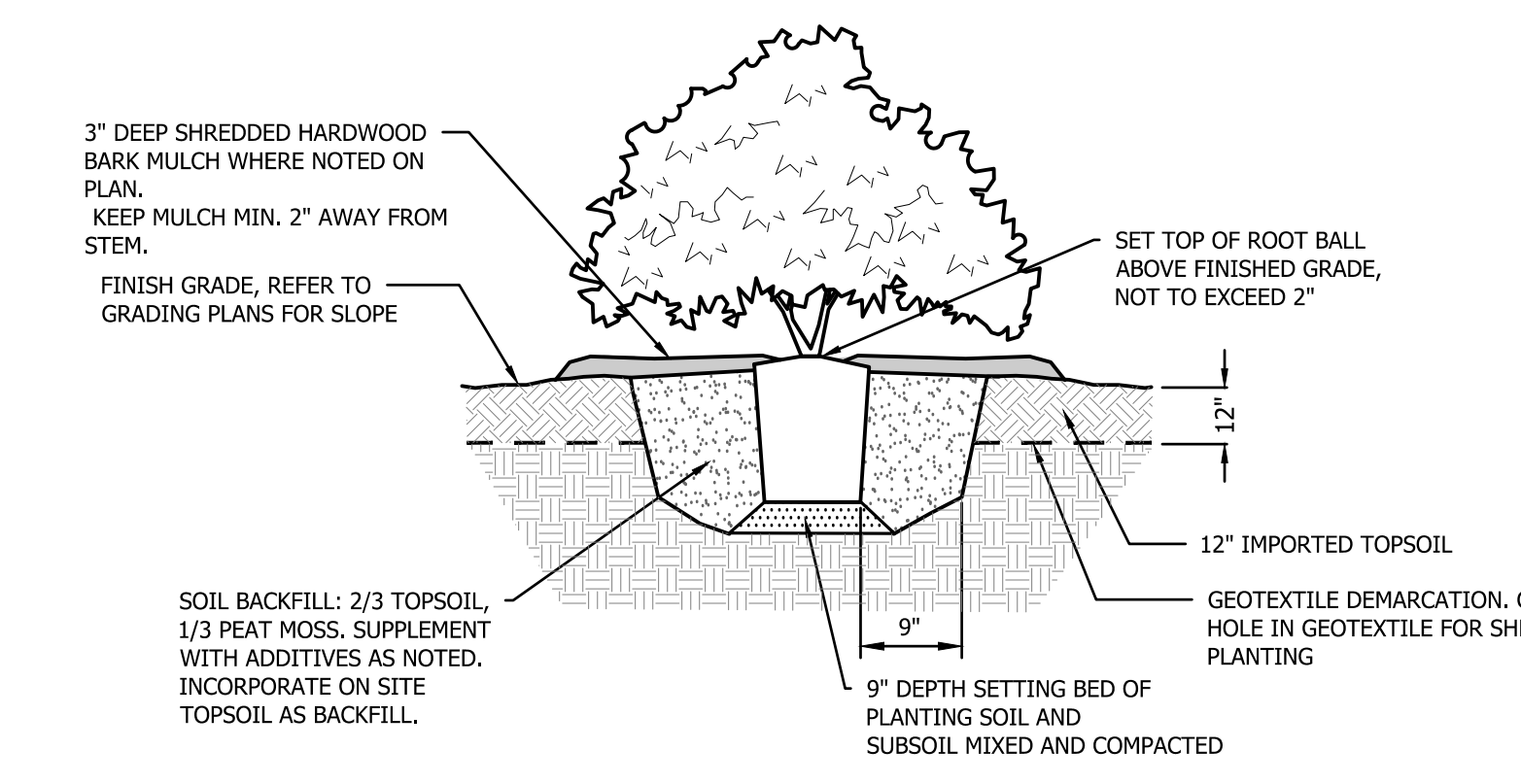




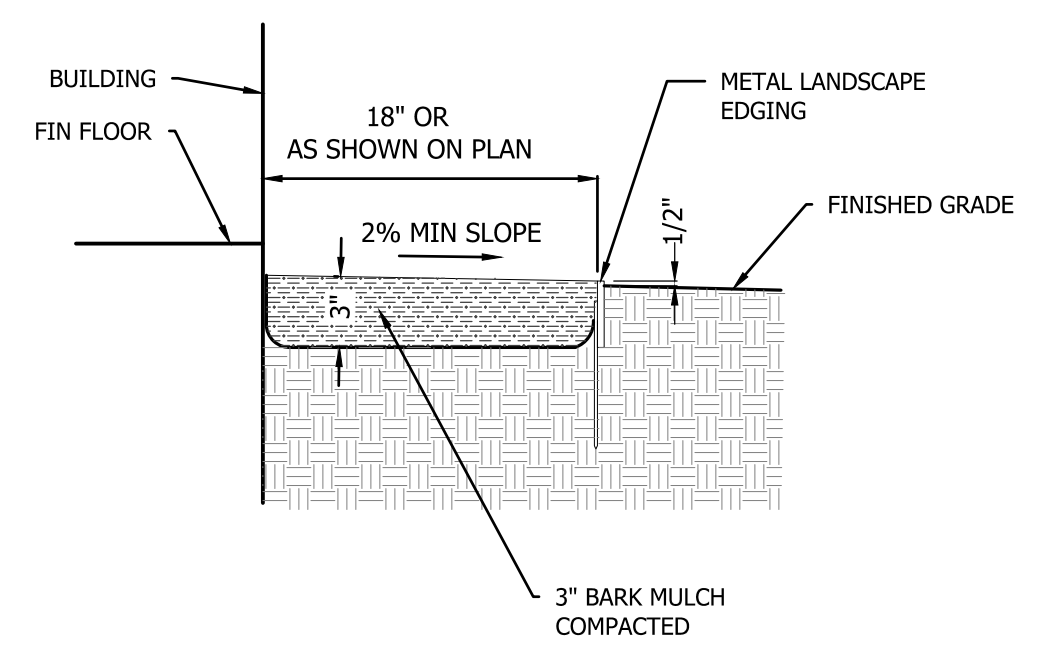
**TREE PLANTING**  
NOT TO SCALE



**BARK MULCH PATH DETAIL**  
NOT TO SCALE



**SHRUB PLANTING**  
NOT TO SCALE



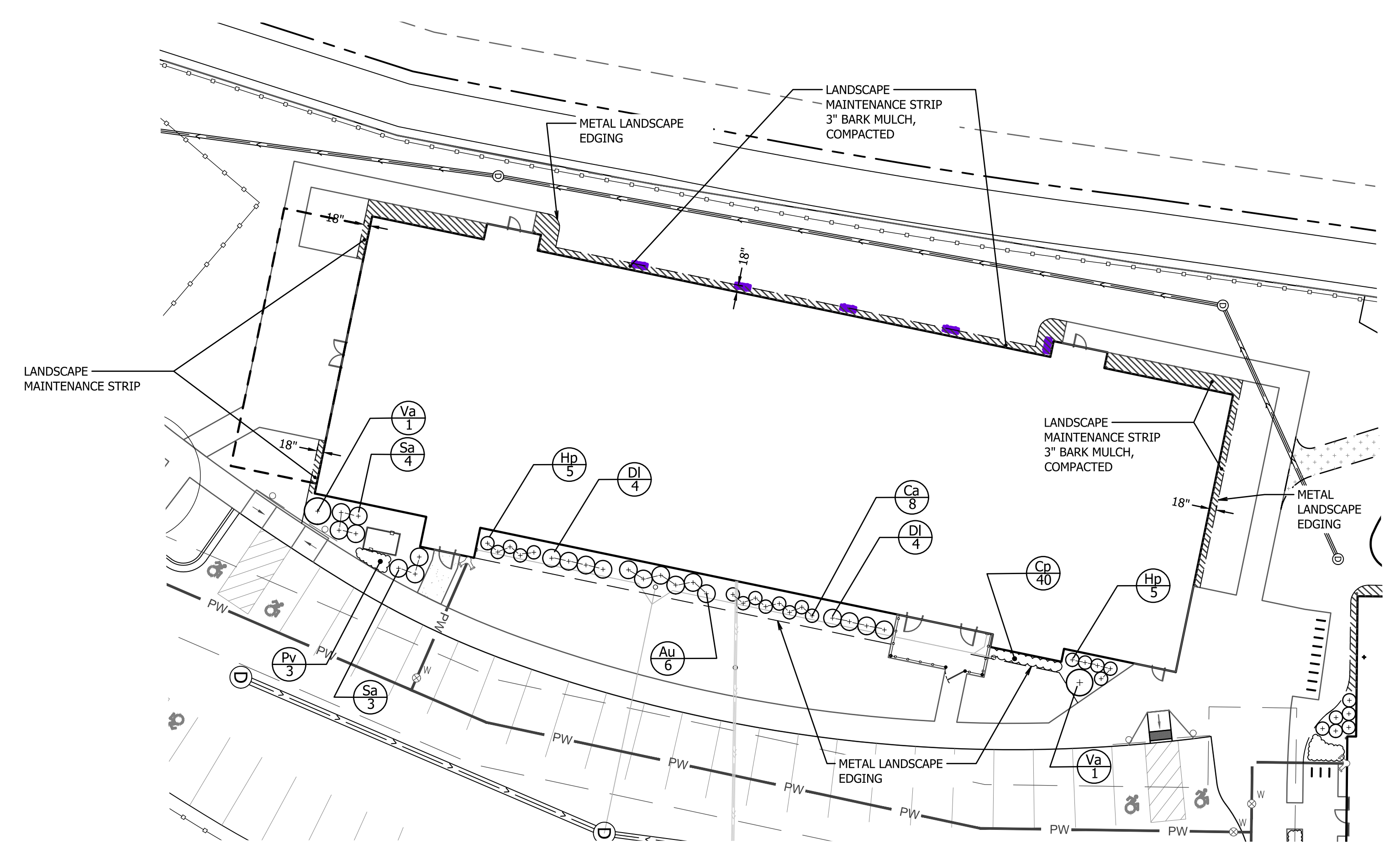
**LANDSCAPE MAINTENANCE STRIP**  
NOT TO SCALE

**PLANT SCHEDULE SHEET L1.1**

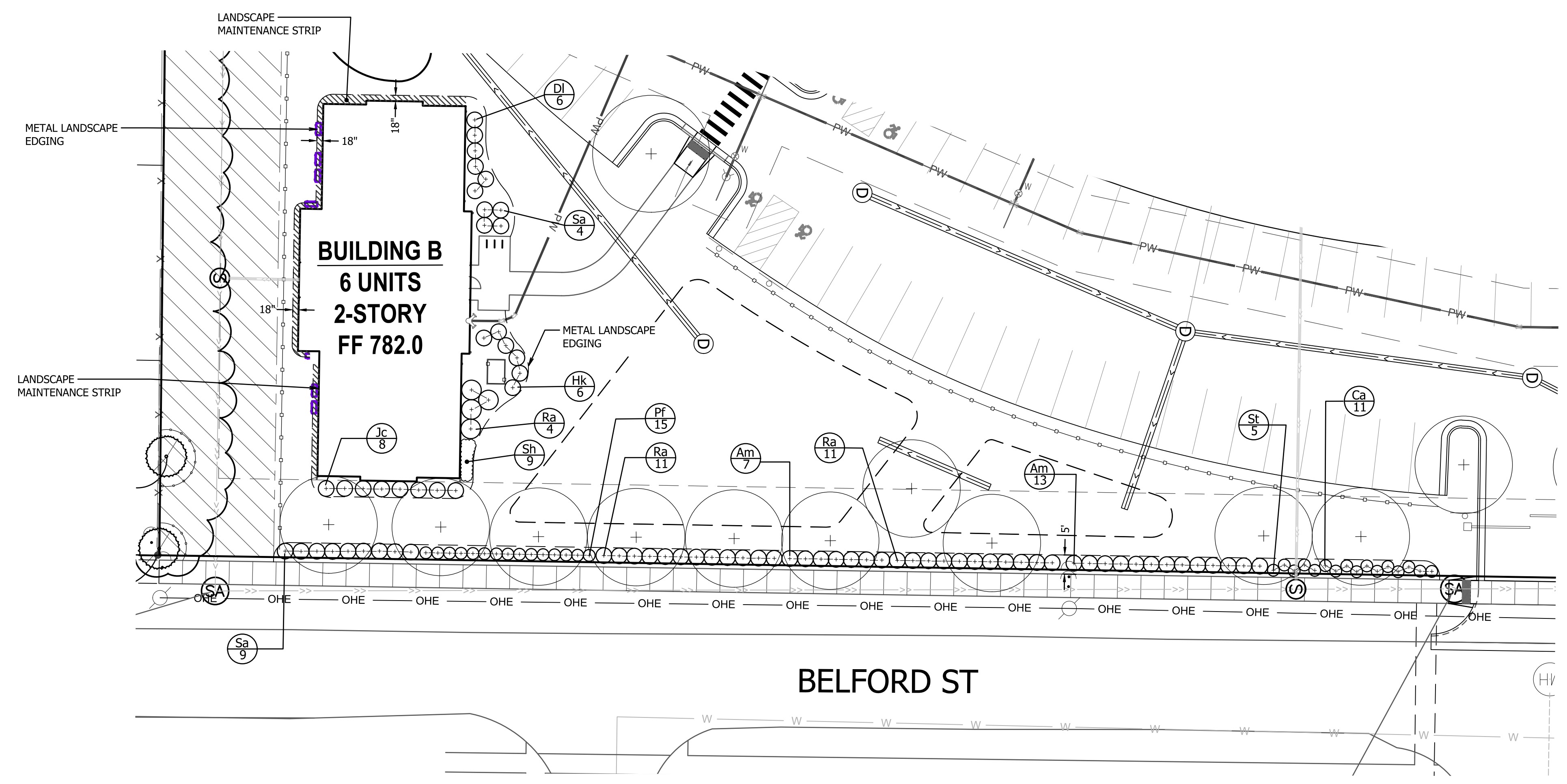
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
Ac	Amorpha canescens	Lead Plant	15" Ht.	cont.	3' O.C.
Am	Aronia melanocarpa	Black Chokeberry	24" Ht.	cont.	4' O.C.
Au	Actosiphyllos viviparus	Bearberry	24" Spread	cont.	4' O.C.
Ca	Ceanothus americana	New Jersey Tea	15-18" Ht.	cont.	3' O.C.
Di	Diervilla lonicera	Bush Honeysuckle	18" Ht.	cont.	4' O.C.
Hk	Hypericum kalmianum	Kalm St. Johns Wort	18" Ht.	cont.	3' O.C.
Hp	Hypericum prolificum	Shrubby St. Johns Wort	18" Ht.	cont.	3' O.C.
Jc	Juniperus communis var. depressa	Canadian Juniper	24" Spread	cont.	5' O.C.
Jh	Juniperus horizontalis	Creeeping Juniper	24" Spread	cont.	5' O.C.
Pf	Potentilla fruticosa	Shrubby Cinquefoil	18" Ht.	cont.	3' O.C.
Ra	Rhus aromatica	Fragrant Sumac	24" Spread	cont.	4' O.C.
Sa	Spiraea alba	White Meadowsweet	18" Ht.	cont.	4' O.C.
St	Spiraea tomentosum	Steeplebush	18" Ht.	cont.	3' O.C.
Va	Viburnum acerfolium	Maple leaf Viburnum	24" Ht.	cont.	3' O.C.

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
Cp	Carex pennsylvanica	Pennsylvania Sedge	No. 1 pot	cont.	16" O.C.
Pv	Panicum virgatum	Switch Grass	No. 2 pot	cont.	30' O.C.
Ss	Schizachyrium scoparium	Little Blue Stem	No. 1 pot	cont.	24" O.C.
Sh	Sporobolus heterolepis	Prairie Dropseed	No. 1 pot	cont.	24" O.C.

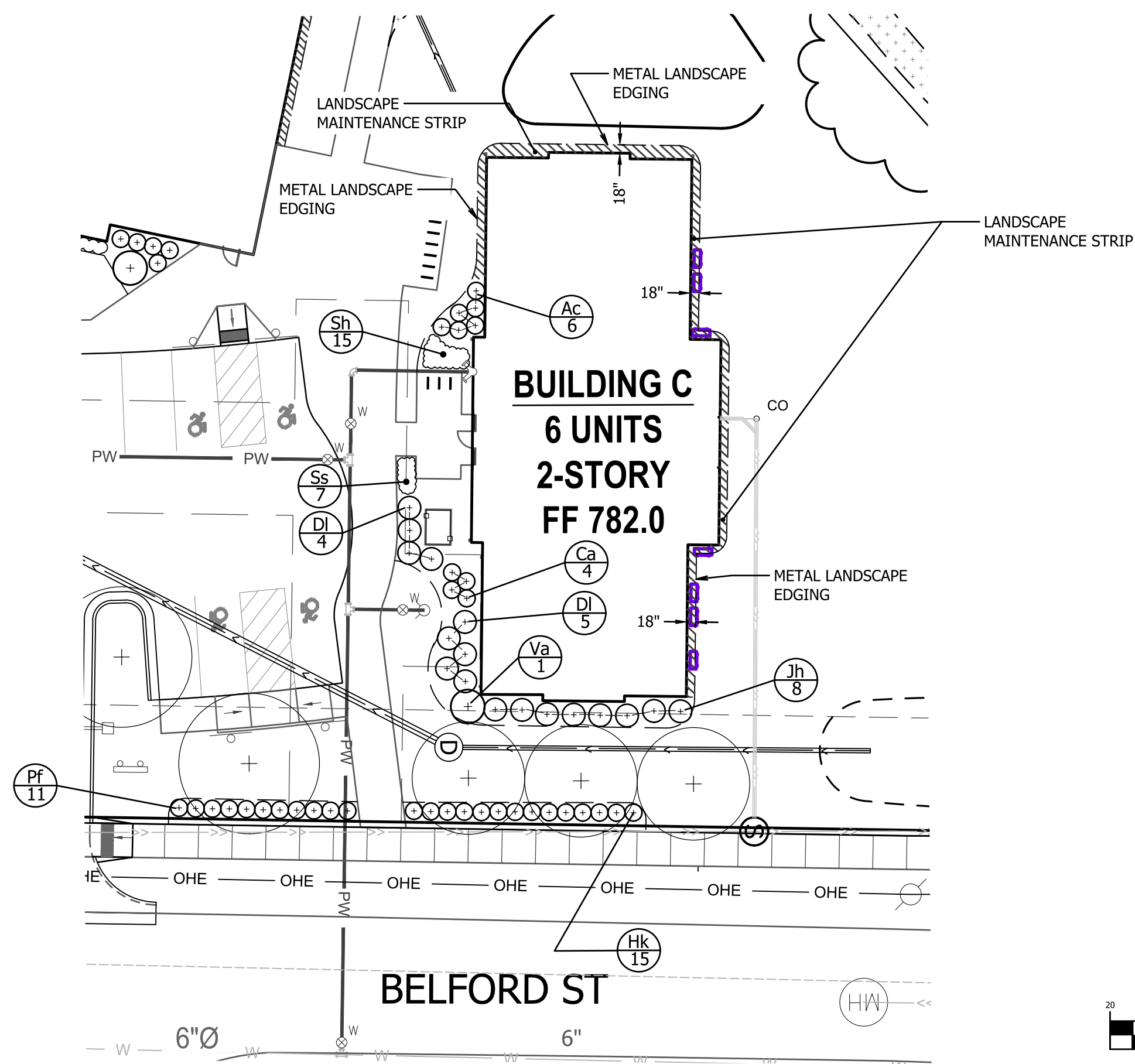


**BUILDING A**  
SCALE: 1" = 20'



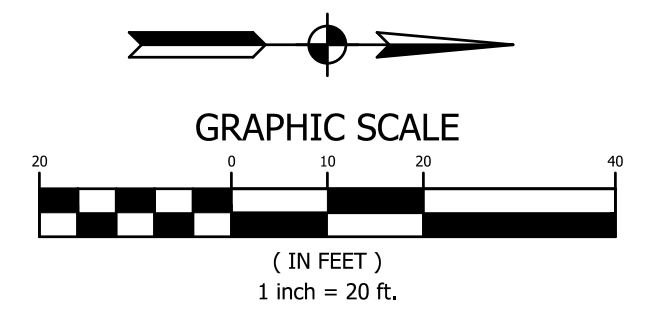
**BELFORD ST**

**BUILDING B**  
SCALE: 1" = 20'

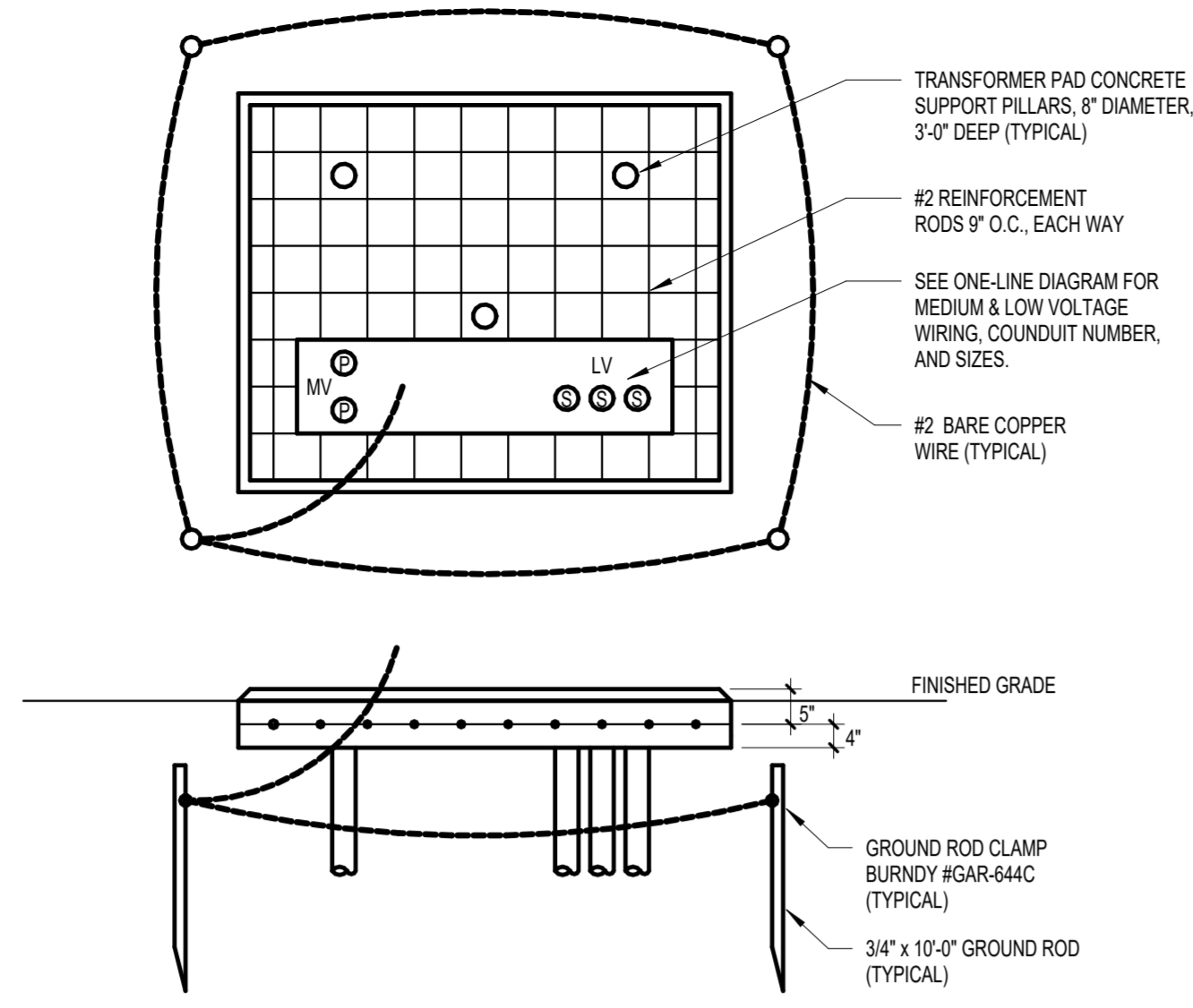


**BELFORD ST**

**BUILDING C**  
SCALE: 1" = 20'

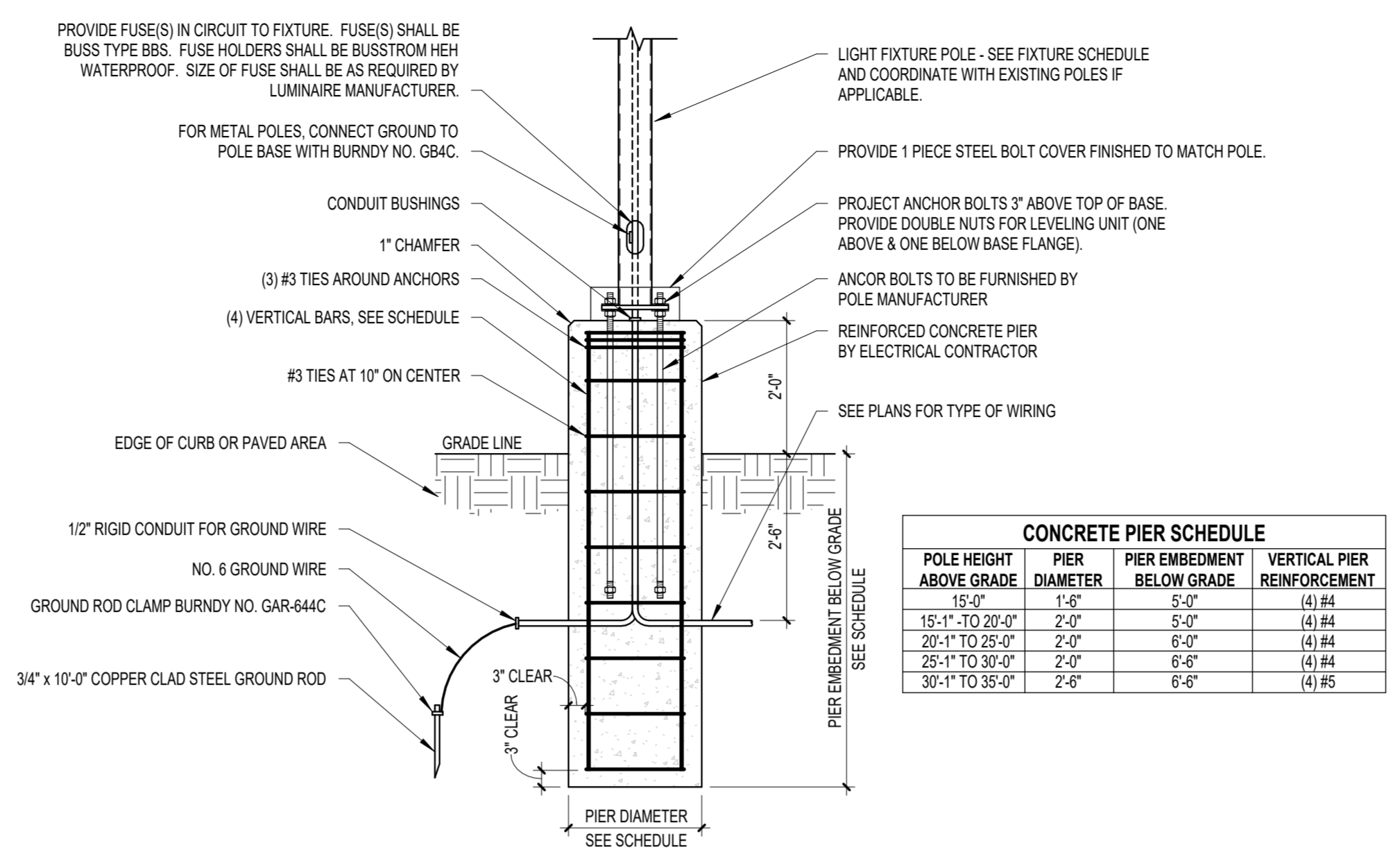


C:\PROJECTS\2021\21100264 KALAMAZOO RECOVERY HOUSING DEVELOPMENT\LANDSCAPE DEVELOPMENT\DRAWINGS\LANDSCAPE\21100264 LANDSCAPE.DWG L1.1 - LANDS MAGHAN HOSAIN 8.2025 9:56 AM



1. TRANSFORMER PAD TO BE 12" LONGER AND WIDER THAN TRANSFORMER BASE DESCRIBED IN SHOP DRAWINGS.
2. GROUND RODS TO BE A MINIMUM OF 10'-0" LONG.
3. PROVIDE A MINIMUM OF 4 GROUND RODS PER PLAN. SPACE AT A MINIMUM DISTANCE OF 10'-0" AND INCREASE THE NUMBER AND/OR LENGTH OF RODS TO PROVIDE A RESISTANCE OF LESS THAN 25 OHMS (MAXIMUM).

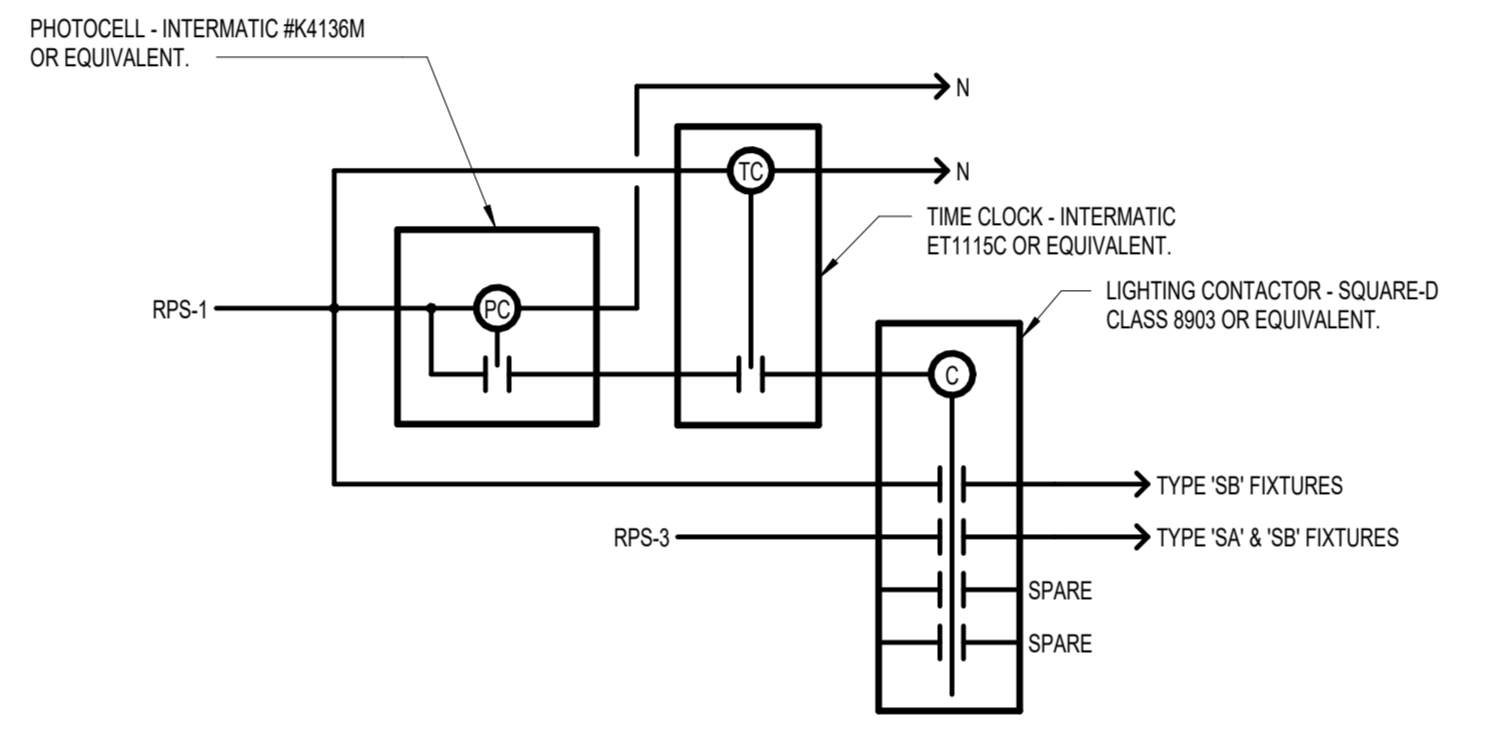
**4 TRANSFORMER PAD INSTALLATION AND GROUNDING**  
 CE1.0  
 SCALE: NONE



POLE HEIGHT ABOVE GRADE	PIER DIAMETER	PIER EMBEDMENT BELOW GRADE	VERTICAL PIER REINFORCEMENT
15'-0"	1'-6"	3'-0"	(4) #4
15'-1" TO 20'-0"	2'-0"	3'-0"	(4) #4
20'-1" TO 25'-0"	2'-0"	6'-0"	(4) #4
25'-1" TO 30'-0"	2'-0"	6'-0"	(4) #4
30'-1" TO 35'-0"	2'-0"	6'-0"	(4) #5

\*\*\* VERIFY BASE SIZE WITH MANUFACTURER/SUPPLIER TO ACCOMMODATE POLE FIXTURE(S) LOADING PER IES RECOMMENDATIONS.

**3 LIGHT FIXTURE POLE INSTALLATION DETAIL**  
 CE1.0  
 SCALE: NO SCALE



**2 EXTERIOR LIGHTING CONTROL DETAIL**  
 CE1.0  
 SCALE: NONE

MARK	SYMBOL	LAMPS		MANUFACTURER	MTG.	REMARKS
		WATTS	TYPE			
SA	[Symbol]	138 W	LED	LITHONIA: #DSX1-P5-30K-80CRI-T2M-MVOLT-RPA-HS-DBLXD POLE: #R5S-18-48-DM19AS-DBLXD OR EQUIVALENT	18'-0" POLE ON 2'-0" BASE	SITE POLE LIGHT W/ HOUSE SHIELD. 3000K COLOR TEMPERATURE. 16728 DELIVERED LUMENS.
SB	[Symbol]	138 W	LED	LITHONIA: #DSX1-P5-30K-80CRI-T2M-MVOLT-RPA-HS-DBLXD POLE: #R5S-18-48-DM19AS-DBLXD OR EQUIVALENT	18'-0" POLE ON 2'-0" BASE	SITE POLE LIGHT W/ HOUSE SHIELD. 3000K COLOR TEMPERATURE. 17288 DELIVERED LUMENS.

CONDUITS AND OUTLETS BY	INSTALLED BY	PROVIDED BY	WIRED BY	E - ELECTRICAL M = MECHANICAL X = OTHERS	SYMBOL	DESCRIPTION	M. H. TO GENER
E	E	E	E	E	EVSE	ELECTRIC VEHICLE SERVICE EQUIPMENT. RACEWAYS, BOXES, AND WIRING FOR DUAL CHARGING STATION.	

Location: LAUNDRY 27		Voltage: 208Y/120V		A.I.C. Rating:									
Supply From: SWBD		Phases: 3		Mains Rating: 400 A									
Mounting: SURFACE		Wires: 4		Mains Type: MAIN LUGS ONLY									
CKT	Description	Type	Trip	Poles	A	B	C	Poles	Trip	Type	Description	CKT	
1	LTG - EAST SITE	20 A	1	1	954 VA	500 VA			1	20 A	MONUMENT SIGN	2	
3	LTG - WEST SITE	20 A	1	1		954 VA	500 VA		1	20 A	GATE ENTRANCE	4	
5	ELECTRIC VEHICLE	20 A	2		3325 VA	3325 VA		3325 VA	3325 VA	2	40 A	ELECTRIC VEHICLE	6
7	SUPPLY EQUIPMENT							3325 VA	3325 VA	2	40 A	SUPPLY EQUIPMENT	8
9	ELECTRIC VEHICLE	40 A	2					3325 VA	3325 VA	2	40 A	ELECTRIC VEHICLE	10
11	SUPPLY EQUIPMENT							3325 VA	3325 VA	2	40 A	SUPPLY EQUIPMENT	12
13	ELECTRIC VEHICLE	40 A	2		3325 VA	3325 VA				2	40 A	ELECTRIC VEHICLE	14
15	SUPPLY EQUIPMENT							3325 VA	3325 VA	2	40 A	SUPPLY EQUIPMENT	16
17	ELECTRIC VEHICLE	40 A	2		3325 VA	3325 VA		3325 VA	3325 VA	2	40 A	ELECTRIC VEHICLE	18
19	SUPPLY EQUIPMENT							3325 VA	3325 VA	2	40 A	SUPPLY EQUIPMENT	20
21	ELECTRIC VEHICLE	40 A	2		3325 VA	3325 VA		3325 VA	3325 VA	2	40 A	ELECTRIC VEHICLE	22
23	SUPPLY EQUIPMENT							3325 VA	3325 VA	2	40 A	SUPPLY EQUIPMENT	24
25	ELECTRIC VEHICLE	40 A	2		3325 VA	3325 VA				2	40 A	ELECTRIC VEHICLE	26
27	READY (FUTURE)							3325 VA	3325 VA	2	40 A	READY (FUTURE)	28
29	ELECTRIC VEHICLE	40 A	2		3325 VA	3325 VA		3325 VA	3325 VA	2	40 A	ELECTRIC VEHICLE	30
31	READY (FUTURE)									2	40 A	READY (FUTURE)	32
33												34	
35												36	
37												38	
39												40	
41												42	

Load Classification	Connected Load	Demand Factor	Demand Load	Panel Totals	
Lighting	1328 VA	100.00%	1328 VA	Total Connected Load:	96008 VA
Receptacle	1080 VA	100.00%	1080 VA	Total Demand Load:	96008 VA
Motor	500 VA	100.00%	500 VA	Total Connected Current:	266 A
Other	93100 VA	100.00%	93100 VA	Total Demand Current:	266 A

NOTES: (BLANK) - STANDARD BREAKER, (S) - GROUND FAULT CIRCUIT INTERRUPTOR, (A) - ARC FAULT CIRCUIT INTERRUPTER, (S) - SHUNT TRIP, (C) - 100% CONTINUOUS RATED

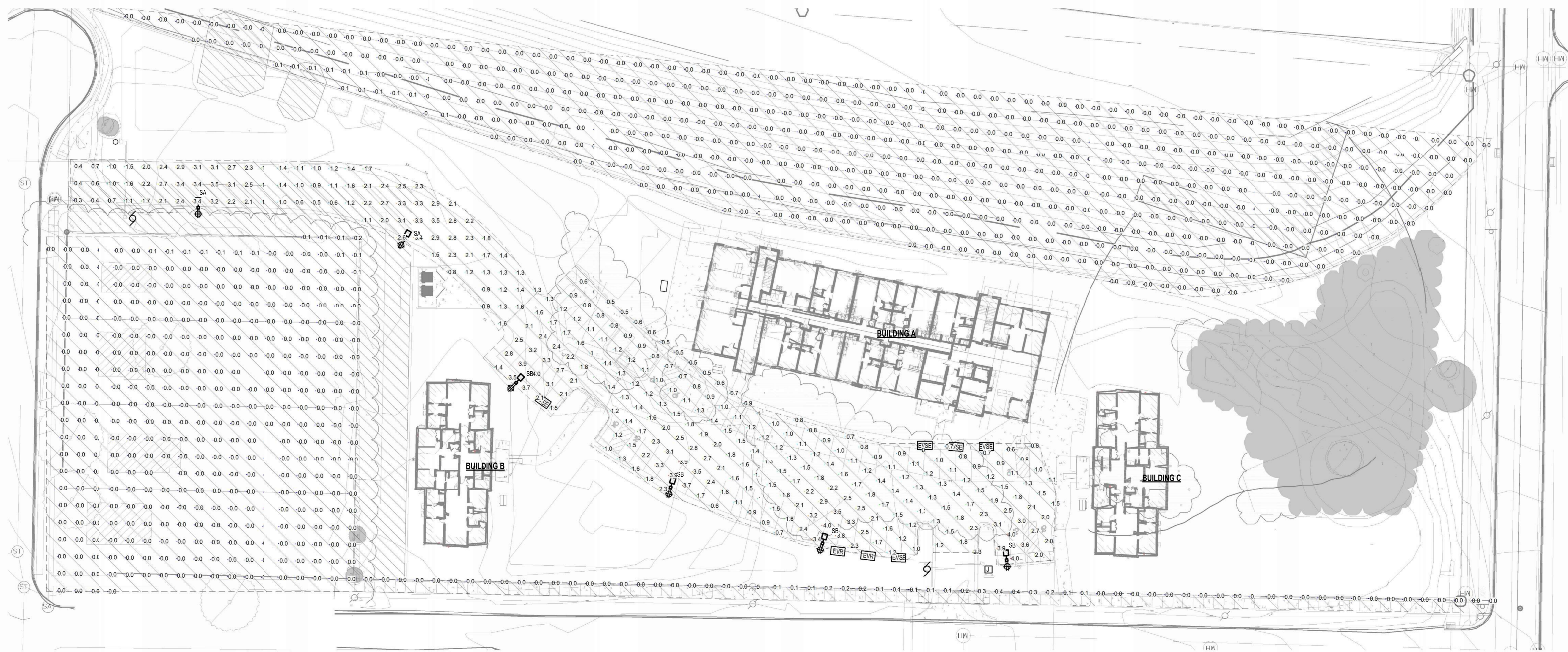


**ELECTRICAL SITE PLAN**  
 SCALE: 1" = 30'-0"

MULTI-FAMILY HOUSING DEVELOPMENT  
**KALAMAZOO RECOVERY HOUSING - SITE**  
 1900 BELFORD ST. KALAMAZOO, MI 49001  
**ELECTRICAL SITE PLAN**

NOT FOR CONSTRUCTION  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

ISSUE DATE: 09/20/24  
 PM: QA / QC:



SITE PHOTOMETRIC CALCULATIONS				
Calculation Points Name	Average	Maximum	Minimum	Max/Min
SITE - BEYOND PROPERTY LINE	0.6 fc	0.1 fc	0.0 fc	092.0
SITE - BUILDING & SIDEWALK	0.6 fc	0.4 fc	0.0 fc	2354.7
SITE - DRIVE WAY	1.9 fc	3.5 fc	0.3 fc	13.5
SITE - PARKING LOT	1.7 fc	4.0 fc	0.5 fc	8.4

MULTI-FAMILY HOUSING DEVELOPMENT  
**KALAMAZOO RECOVERY HOUSING - SITE**  
 1900 BELFORD ST., KALAMAZOO, MI 49001  
**SITE PLAN PHOTOMETRICS**

NOT FOR CONSTRUCTION  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

ISSUE DATE: 09/20/24  
 PM: QA/QC:

**SITE PLAN PHOTOMETRICS**  
 SCALE: 1" = 30'-0"

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



1. Southern Property Boundary – Facing North



2. Portage Creek Floodplain West of Trail – Southern Portion

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



3. Portage Creek and Floodplain – Southern Portion



4. Floodplain – Central Portion

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



5. Floodplain – Northern Portion



6. Portage Creek and Floodplain – Facing South

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



7. Trail Bisecting Site – Facing South with Floodplain on the Right and Upland Areas to the Left (East)



8. Northeast Corner of Subject Property – Facing Southwest

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



9. Eastern Property Boundary – Facing South  
Along Belford Street



10. Eastern Portion of Site Subject to  
Redevelopment – Facing East

**Photo Log**

1900 Belford Street, Kalamazoo, Michigan  
November 21, 2025



11. Eastern Portion of Site Subject to Redevelopment – Facing East



12. Southern Portion of Bisecting Trail – Facing Northeast

## Kalrecovery Cost Summary - "Bricks & Mortar"

Uses	Cost	Per Unit	%	Notes
Land	27,500	573	0.14%	
Construction Hard Costs	14,145,208	294,692	71.29%	
Professional Fees	844,868	17,601	4.26%	Architecture, engineering, legal, etc.
Interim Construction	887,585	18,491	4.47%	Insurance, construction loan interest, taxes, etc.
Permanent Financing Fees	91,181	1,900	0.46%	
Other Costs	412,025	8,584	2.08%	Market studies, appraisal, environmental due diligence, etc.
Equipment and Furnishings	335,507	6,990	1.69%	Includes full furnishings for some units to serve residents transitioning out of homelessness
Construction Contingency	707,260	14,735	3.56%	5.00% construction contingency
Start Up & Organization	242,786	5,058	1.22%	MSHDA and LIHTC syndication costs
Real Estate Reserves	314,193	6,546	1.58%	Operating reserves required by debt and equity partners
Solar Array	334,950	6,978	1.69%	
Developer Fees and Overhead	1,500,000	31,250	7.56%	
<b>Total Uses</b>	<b>19,843,063</b>	<b>413,397</b>	<b>100.00%</b>	

Variance from S&U

(0)

Sources	Amount	Per Unit	%	Notes
Freddie Mac First Mortgage	3,234,057	67,376	16.30%	First position mortgage
Other	-	-	0.00%	
Low Income Housing Tax Credit Equity	10,202,460	212,551	51.42%	
\$48 Energy Tax Credit Equity	140,679	2,931	0.71%	Includes 50% DoE boost which has already been secured
Other	-	-	0.00%	
Kalamazoo County Housing Millage (New Construction)	1,076,000	22,417	5.42%	Subordinate loan
Kalamazoo County ARPA	500,000	10,417	2.52%	Subordinate loan
City of Kalamazoo ARPA	700,000	14,583	3.53%	Subordinate loan
Kalamazoo County Opioid Settlement	2,000,000	41,667	10.08%	Subordinate loan
FHLBI AHP Grant	-	-	0.00%	Grant. Will reapply for \$1 million in 2026
EGLE Grant	880,000	18,333	4.43%	Grant. Request pending.
City of Kalamazoo HOME/FFE	750,000	15,625	3.78%	Subordinate loan
Deferred Developer Fee	359,868	7,497	1.81%	
<b>Total Sources</b>	<b>19,843,063</b>	<b>413,397</b>	<b>100.00%</b>	

Surplus/(Gap)

0

0

If a gap exists it is the amount needed to proceed with project

Funding Breakdown	Amount	Per Unit	%	Notes
Private Investment	13,937,063	290,355	70.24%	Freddie Mac first mortgage, tax credit equity, developer equity, FHLBI AHP, and deferred fees
Kalamazoo County	3,576,000	74,500	18.02%	Combination of Homes for All housing millage, ARPA, and opioid settlement funds
Philanthropy	-	-	0.00%	Kalamazoo Community Foundation second mortgage
State of Michigan*	880,000	18,333	4.43%	EGLE grant pending, see note regarding MSHDA contribution
City of Kalamazoo	1,450,000	30,208	7.31%	
Other	-	-	0.00%	
<b>Total Investment</b>	<b>19,843,063</b>	<b>413,397</b>	<b>100.00%</b>	

\*Note: State funding does not show the considerable value of MSHDA LIHTC and PBVs, which total approximately \$25 million over the life of the project



# BRA Board of Directors Staff Report

City of Kalamazoo

**TO:** Brownfield Redevelopment Authority Board of Directors

**FROM:** Antonio Mitchell, Director of Community Planning and Economic Development  
Prepared by: Jamie McCarthy, Staff Liaison

**DATE:** February 19, 2026

**SUBJECT:** Authorize Staff, in Coordination with the Board Chair and Legal Counsel, to Negotiate and Finalize an Agreement Establishing Site Control for the Property at 1900 Belford, including but not Limited to a Lease, Lease with Option to Purchase, or Modified Disposition Structure, with Terms Aligned as Closely as Practicable to the Previously Approved Purchase Option, and Authorize the Board Chair to Sign the Final Agreement following Review as to Form by Legal Counsel.

## RECOMMENDATION:

It is recommended the BRA authorize staff, BRA chair, and legal counsel to negotiate a final agreement establishing site control for the property at 1900 Belford Street. Agreement structures may include but are not limited to a lease, lease with option to purchase, or modified disposition structure, with terms aligned as closely as practicable to the previously approved purchase option.

## BACKGROUND:

The property at 1900 Belford Street is part of the former Performance Paper site owned by the Authority and subject to a previously approved purchase option with Kalrecovery I LDHALP. During coordination with EGLE regarding environmental grant administration, questions arose concerning the applicability of a recorded Declaration of Restrictive Covenants affecting the larger parent parcel.

Following review by Authority legal counsel, staff was advised that the covenant requires the designated Restoration Area to remain in public ownership and restricts conveyance of the parcel as currently described under the option agreement. Because the approved development parcel includes a portion of this Restoration Area, the Authority may be unable to convey fee title consistent with the existing structure.

In response, the developer and legal counsel have discussed alternative approaches that would maintain compliance with the covenant while allowing the project to proceed. These may

include a long term ground lease, a lease with option to purchase, or other modifications to parcel configuration or transaction structure. Each option presents different legal, timing, and entitlement considerations that require further negotiation and documentation.

Given the time sensitive nature of the project financing and entitlement schedule, staff is requesting authorization to work with the Authority Chair and legal counsel to negotiate a compliant agreement framework and finalize documentation prepared by developer counsel, rather than returning to the Authority for multiple interim approvals.

**FISCAL IMPACT:**

Final financial terms will be aligned as closely as practicable with those established in the previously approved purchase option. Fiscal impacts will depend on the negotiated structure but are anticipated to be similar in value to the originally contemplated agreement. The sale price in the original agreement reflects the BRA's current incentive policy pricing format.



# BRA Board of Directors Staff Report

City of Kalamazoo

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**TO:** Brownfield Redevelopment Authority Board of Directors

**FROM:** Antonio Mitchell, Director of Community Planning and Economic Development  
Prepared by: Jamie McCarthy, BRA Staff Liaison

**DATE:** February 19, 2026

**SUBJECT:** Adoption of a Resolution Approving the Sale of 707 N. Westnedge Avenue and Authorizing the Board Chair to Execute a Purchase and Sale Agreement, Subject to Approval as to Substance in Alignment with Term Sheet by Board Chair and Approval as to Form by Legal Counsel.

## RECOMMENDATION:

It is recommended BRA adopts a resolution approving the sale of 707 N. Westnedge Avenue to Hope Thru Navigation for the development of affordable housing, in accordance with the BRA incentive policy. Approval of this action would authorize execution of a purchase and sale agreement (to be drafted by legal counsel following this approval and signed by the Board Chair) based on the terms outlined in the attached term sheet.

## BACKGROUND:

The proposed project will develop affordable tiny homes with supportive services for individuals experiencing homelessness and substance-use disorder. The Board previously considered a policy adjustment to allow a lower sale price; however, it is recommended the board proceed under the current incentive policy, which provides a 75% discount from the property's fair market value.

The Executive Committee reviewed and endorsed the term sheet reflecting policy-based pricing and key transaction terms. The sale price is \$14,250, based on a fair market value of approximately \$57,000. A 10% deposit (\$1,425) is due at signing of the purchase and sale agreement, with the balance due upon closing.

It is recommended the board chair sign a Purchase and Sale Agreement that allows a one-year period for closing that allows the project to secure the remaining funding necessary to complete the purchase. Other financing options, including applicable City programs or loans, may also be explored by the buyer. Additional terms, including closing responsibilities, affordability requirements, and supportive service commitments, are outlined in the attached term sheet.

**FISCAL IMPACT:**

The sale price reflects the adopted 75% discount under the BRA’s incentive policy. The transaction will provide an upfront deposit and generate proceeds into the BRA’s local fund while supporting the delivery of affordable housing in alignment with City priorities. Expenses from the sale of the property will be taken for the sale proceeds. The sale of the property will generate up to \$14,250, less closing costs.

**CITY OF KALAMAZOO BROWNFIELD  
REDEVELOPMENT AUTHORITY**

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A  
PURCHASE AND SALE AGREEMENT RELATING TO 707 N WESTNEDGE**

Boardmember \_\_\_\_\_, supported by Boardmember \_\_\_\_\_, moved the adoption of the following resolution:

1. Whereas, on December 2, 2019, the Brownfield Redevelopment Authority (BRA) and City of Kalamazoo entered into a Purchase and Sale Agreement with the Northside Association for Community Development (NACD) for 447 W North Street to support the first phase of the Tiny Houses of Hope project; and
2. Whereas, NACD transferred the property to HOPE thru Navigation, LLC, (“HOPE”) the project developer and service provider; and
3. Whereas, in 2024, HOPE completed construction of three tiny homes on this site; and
4. Whereas, a fourth and final structure, located along W North Street and intended for wraparound resident services, remains planned and is currently in the fundraising stage; and
5. Whereas, HOPE is actively fundraising for the second phase of Tiny Houses of Hope, which would expand residential units onto 707 N Westnedge (Phase 2); and
6. Whereas, in October 2025, the Kalamazoo County Housing Millage awarded \$450,000 to support Phase 2 on this site; and
7. Whereas, on March 3, 2025, the City Commission adopted a Brownfield Plan including both 447 W North and 707 N Westnedge; and
8. Whereas, the BRA previously approved a series of agreements with HOPE for 707 N Westnedge including two amendments; and
9. Whereas, HOPE is now requesting that the BRA enter into a new Purchase and Sale Agreement for the Phase 2 site at 707 N Westnedge; and
10. Whereas, the intent is to secure site control in support of continued fundraising and project development.

**RESOLVED:**

1. That a Purchase and Sale Agreement between the Authority and the HOPE for 707 N Westnedge consistent with the Terms and Conditions in the Term Sheet, attached hereto and incorporated herein by reference, is approved; and

2. That the Chairperson of the Board of Directors of the Authority is authorized and directed to execute a Purchase and Sale Agreement consistent with the attached Term Sheet, approved as to substance by the Chairperson and as to form by BRA legal counsel, for and on behalf of the Authority; and
3. That all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

YEAS: Boardmembers \_\_\_\_\_

NAYS: Boardmembers \_\_\_\_\_

ABSTAIN: Boardmembers \_\_\_\_\_

ABSENT: Boardmembers \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED.**

Dated: \_\_\_\_\_  
 \_\_\_\_\_, Secretary

**CERTIFICATION**

I, the undersigned duly qualified and acting Secretary of the City of Kalamazoo Brownfield Redevelopment Authority, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Directors of the Brownfield Redevelopment Authority at a meeting held on February 18, 2026, and that public notice of said meeting was given pursuant to, and in accordance with, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: \_\_\_\_\_  
 \_\_\_\_\_, Secretary

**TERM SHEET**  
**Purchase and Sale of**  
**707 N. Westnedge Avenue, Kalamazoo, MI (Parcel ID: 06-16-289-105)**

**Seller:** City of Kalamazoo Brownfield Redevelopment Authority (BRA)

**Purchaser:** Hope Thru Navigation, LLC

**Property:** 707 N. Westnedge Avenue, Kalamazoo, MI 49007 (Parcel ID: 06-16-289-105)

**Legal Description:** Commencing on the west line of North Westnedge Avenue at the south line of WARREN C DEWEY'S ADDITION; thence West 5.5 Rods on said south line; thence South 8 Rods to the north line of West North Street; thence East 5.5 Rods along the north line of West North Street to the west line of North Westnedge Avenue; thence North 8 Rods along the west line of North Westnedge Avenue to beginning, excluding from the southeast corner of above described parcel, a triangle parcel being 30ft along the west line of North Westnedge Avenue and 30ft along the north line of West North Street.

**Purchase Price:** \$14,250

(based on an assumed fair market value of \$57,000, representing a 75% discount in alignment with BRA incentive policy for affordable housing). Purchaser to provide documentation supporting eligibility for discount at closing.

**Deposit/Earnest Money:** 10% of purchase price (\$1,425) payable at execution of the Purchase and Sale Agreement.

**Closing:** Within 365 days of execution of the Purchase and Sale Agreement, at a title company mutually agreed to by the parties.

**Financing Documentation:** Purchaser shall provide proof of project financing to Seller at least 30 days prior to closing.

**Closing Costs:** Purchaser and Seller to share closing costs equally (50/50).

**Project Commencement:** Purchaser agrees to commence project activities, including obtaining permits and beginning site preparation, within 180 days of closing.

**Key Obligations:**

- Property is being sold “as-is, where-is” with all faults.
- Purchaser is responsible for obtaining a title insurance policy.
- All environmental review, inspections, and due diligence are the responsibility and risk of Purchaser.
- Purchaser is responsible for obtaining any and all approvals and meeting all requirements related to the project, including but not limited to, all land use and zoning requirements and approvals. By entering into this purchase and sale agreement, Seller makes no representations or warranties relating to the intended use of the property.

**Contingencies:** To be included in the definitive Purchase and Sale Agreement; may include BRA approvals, financing, or other conditions precedent.

**Defaults and Remedies:** To be provided in the definitive Purchase and Sale Agreement in standard industry form.

**Notes:** This term sheet is a non-binding summary of principal terms intended to guide the preparation of a formal Purchase and Sale Agreement. It does not create binding obligations except for confidentiality, exclusivity (if applicable), or other limited provisions agreed by the parties.

4919-4337-6520 v1 [105916-1]