

Tentative Agenda  
Kalamazoo City Planning Commission  
August 21 2018  
Special Meeting

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

7:00 p.m.

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- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes (August 2, 2018)
- E. Communications and Announcements
- F. Public Hearings:
  - 1. P.C. #2018.13: Request from Republic Development, LLC and Hollander Development Corporation to rezone a portion of 333 E. Alcott Street from Zone M-1 (Manufacturing, Limited District) to Zone RM-24 (Residential, Multi-Dwelling District). **[Recommendation: motion to recommend to the City Commission to approve the rezoning request.]**
- G. Unfinished Business
- H. New Business:
  - 1. P.C. #2018.14: Request to confirm that 925 Grant Street is not a City park and is not considered a park under the City's 2025 Master Plan. **[Recommendation: motion to affirm that the parcel is not a City park or identified as a park in the Master Plan.]**
- I. Citizens' Comments
- J. City Commission Liaison Comments
- K. City Planner's Report
- L. Miscellaneous Comments by Planning Commissioners
- M. Adjournment

City of Kalamazoo  
PLANNING COMMISSION  
Minutes  
August 2, 2018  
*DRAFT*

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

Members Present: Rachel Hughes-Nilsson, Chair; Gregory Milliken, Vice Chair; Sakhi Vyas; Derek Wissner; Charley Coss; Jack Baartman; James Pitts

Members Excused: Alfonso Espinosa; Emily Greenman Wright

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

**A. CALL TO ORDER**

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

**B. ROLL CALL**

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

**C. ADOPTION OF FORMAL AGENDA**

**Commissioner Vyas, supported by Commissioner Baartman, moved approval of the August 2, 2018 Planning Commission agenda. With a voice vote, the motion carried unanimously.**

**D. APPROVAL OF MINUTES**

**Commissioner Coss, supported by Commissioner Wissner, moved approval of the July 19, 2018 Planning Commission minutes. With a voice vote, the motion carried unanimously.**

**E. COMMUNICATIONS AND ANNOUNCEMENTS**

None

**F. PUBLIC HEARINGS**

**P.C. #2018.12: Request from the Community Planning & Economic Development Department to approve the 2018 Northside Neighborhood Plan as a sub plan and an**

**amendment to the 2025 Master Plan. [Recommendation: motion to approve the request, and recommend to the City Commission to affirm the approval.]**

Christina Anderson gave an introduction of the proposed Northside Neighborhood Plan. She stated the creation of such neighborhood plans are noted in the Master Plan as an important action step for the City in implementing the principles of Imagine Kalamazoo and the Strategic Vision. Staff is using that lens to look at each neighborhood in the City. The first plan in this process is from the Northside neighborhood. She indicated this plan will be different than some coming up because the Northside neighborhood has done many planning efforts over the last few years and their plan builds on these previous efforts.

Mattie Jordan-Woods, Executive Director, Northside Association for Community Development (NACD), gave a presentation outlining the Northside Neighborhood Plan to the Commissioners. She also presented an overview of the history of the NACD and the makeup of the NACD Board. Ms. Jordan-Woods said they have done other neighborhood planning efforts in 2005, 2009 and 2015. She stated that many of the same issues kept coming up in each planning effort, and there were no financial resources to put toward implementation of the plans. One thing they discovered through this process was that portions of their neighborhood are zoned in a way that would cause residents to be unable to rebuild their homes if they were severely damaged in a fire. She said their planning strategies are helping to ensure that people who want to remain in their neighborhood can do so.

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

Mr. Aquile Jordan, Ms. Kenaujene Shepherd-Friday and Ms. Ke'aujanaa Shepherd-Friday each stated they plan to own businesses in the Northside community. They indicated that with a little support and a little push, they can accomplish that goal.

Ms. Kamaria Hampton-Friday came forward and talked about her brother who would like to own his own technology business. She said he is good with fixing things. She said he is currently attending KVCC studying film production. She is in support of the plan.

Ms. Gwendolyn Hooker, Resident and Northside business owner, came forward in support of the plan. She said if there could be an agreement to promote Northside businesses and make it equitable for everyone, it would increase the economy and eliminate the stigma associated with living on the Northside. She strongly urged Commissioners to support the proposal as well as any that come along later. Ms. Hooker said several people have been helped by the small business development courses offered through the NACD. She believes if this is supported and promoted by the City, it will be valuable to the citizens on the Northside and the City as a whole.

Ms. Mildred Smith, Chair of NACD and a Northside resident, asked the Commissioners to approve the request as well as to recommend it to the City Commission. She said their belief and investment in the plan will bring about results. Ms. Smith cited recent results in business development, new housing, and a renewed sense of community and community identity in the neighborhood. She also said it would result in a tangible vision for youth where they see all is possible.

Mr. Ricky Thrash, resident and business owner, said he is looking forward for it to be approved. He spoke about a salon he owns and that he is waiting on the City to approve a new outdoor café he is working on. He desires to help make the Northside and business district beautiful. Mr. Thrash said the proposed site of the café is a distressed piece of land the City owns. He wants to make it beautiful. He said he looks forward to sitting out there when it is complete and looking at the beautiful city.

Mr. James Lipsey indicated he grew up on the northside and moved back to Kalamazoo about three years ago. He said Ms. Jordan-Woods allowed him to work with her at the NACD. Since that he has implemented a business expo, helped work with kids for a new literacy park, and helped develop the Business Plan Training Center. Mr. Lipsey said he and Ms. Jordan-Woods have worked together through a lot of different things. He views this as an opportunity to transform the community. Mr. Lipsey believes if they are able to move forward, it will have a major impact on the community as a whole and especially the Northside.

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

Commissioner Wissner asked staff to address the zoning change referenced by the applicant.

Planner Anderson responded that staff plans to address zoning standards on the Northside. Several blocks are used for active residential uses, but are zoned either commercial or manufacturing which is not appropriate for the area. She stated the second piece staff will look at is the main corridors within the Northside Cultural Business District and making sure the zoning standards allow a flexible use of businesses.

Commissioner Wissner asked if there was any conflict between the City and the Northside neighborhood regarding desired zoning. Planner Anderson and Ms. Jordan-Woods agreed there was no conflict in the desired zoning. Both the City and the Neighborhood desire to have the area rezoned.

Commissioner Milliken stated that when zoning requests come in, they use the Master Plan as their guideline. He inquired if they should now be using the maps in the neighborhood plan instead. Planner Anderson stated that Commissioners should use the information in the Master Plan and also reference the Neighborhood Plan. The two documents should not be in conflict. She said if there is some conflict, there will be language included for further clarification.

Commissioner Coss said the plan is thorough, but he noticed the Strategic Vision goal of Good Governance was not checked. He suggested that be changed because the plan is so comprehensive. Planner Anderson and Ms. Jordan-Woods expressed no objections to the change.

**Commissioner Pitts, with support from Commissioner Wissner, moved to approve the request from the Community Planning & Economic Development Department to approve the 2018**

**Northside Neighborhood Plan and amendment to the 2025 Master Plan, and to recommend to the City Commission to affirm the approval.**

Commissioner Coss stated that in the past there have been communication issues with neighborhoods. He said the City and neighborhoods are doing a great job in working the process and making sure that loop is closed.

Commissioner Milliken said he loves the enthusiasm and engagement and seeing everyone at the meeting tonight. He said he loved the discussion and hopes they don't have to have it again - as it sounds like they've had it several times in the past. He encouraged everyone to stay engaged in this process and stay focused on the immediate action items.

Commissioner Vyas said she was terribly proud of how thorough and well thought out this plan is. This Neighborhood Association has set a phenomenal example for other neighborhoods.

Commissioner Pitts stated he said he watched everyone work really hard with the City to put this plan together. He was proud to see how people showed up for it. He also encouraged the young people who would like to start businesses on the Northside to stay engaged and keep striving. He believes they will find freedom and independence in doing so.

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

Planner Anderson stated that this will go to the first City Commission meeting in September, which will be Tuesday the 4<sup>th</sup>. That meeting is one day later than normal due to the holiday. She also stated that the public hearing for the creation of the Northside Cultural Business District Authority will also take place at that meeting. She encouraged everyone to come out and express support as it is one of the first actions specified in the new plan.

**G. UNFINISHED BUSINESS**

None

**H. NEW BUSINESS**

None

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

Mr. Markus Johnson, President of Young Kings and Queens Inc, came forward to speak. He brought up a couple of different issues he sees in Kalamazoo. He stated that there are a lot of people who work in the city that do not get taxed like those who live in the city. He said these people get their pay from employers within the city, but pay taxes somewhere else. He also cited certain repairs that are needed in

Kalamazoo. Mr. Johnson also said other residents have complained to him that there is not one speed sign on Rose Street.

Planner Anderson said she will bring up the speed sign issue at the next traffic board meeting.

Commissioner Coss encouraged Mr. Johnson to address the difference in property/ income tax with the City Commission.

#### **J. CITY COMMISSION LIAISON COMMENTS**

None

#### **K. CITY PLANNER'S REPORT**

Planner Bauckham presented the recent updates to the site plan review spreadsheet. They have added columns regarding the pre-application process and the design review. There have been 30 site plan projects so far this year. Number 30 is a small addition to the Kalamazoo Gospel Mission.

Planner Bauckham highlighted the following projects.

- Lot 9 Project on N. Edwards Street – recently approved and will begin in near future.
- 400 Rose project at Lovell and Rose Streets – approved and there have been several meetings on construction scheduling and work in the ROW.
- Midtown Market project on S, Howard Street – the grocery store opening is imminent. They are continuing to complete site and building improvements.
- Several projects under construction were identified: new building for the Vine Shops on S. Westnedge Avenue, new building for Carriage Green Apartments on W. Main, Walden Woods Phase IV work on Arboretum Parkway, Parkway Flats Apartments on Arboretum Parkway, the Exchange Building work is commencing on the ninth floor of the structure.

He stated there are 14 pre-applications for site plan projects in various stages of review.

Planner Bauckham indicated there will be two requests for the special meeting on August 21<sup>st</sup>. One request is for the rezoning of a portion of 333 E. Alcott to allow a residential use. The second request is for an official affirmation that 925 Grant, owned by Parks & Recreation Department, is not a park.

Planner Anderson said they are thinking the rezoning request for the Northside neighborhood in connection with the Neighborhood Plan will likely be at the September meeting. Commissioner Milliken asked if this will be a rezoning or written zoning standards. Planner Anderson told him that it is both. There will be a text amendment to the zoning code to add some new districts, and a rezoning of certain properties to the new districts. Commissioner Milliken expressed some concern about reviewing written code and map applications in the same meeting. Planner Anderson stated that the Commission would not necessarily have to act on the requests at that meeting. She said staff doesn't take this situation lightly. There was a lot of time spent reviewing the existing land uses, and testing the new district regulations. Planner Anderson said they can either table action or split the request into two pieces. They could vote on the text amendment at the September meeting and not on the rezoning.

**L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS**

Commissioner Coss stated that he works with the City as an election inspector. He said they are always looking for more poll workers and November will be a big election. Commissioner Coss encouraged people to check with the Clerk's office to volunteer.

**M. ADJOURNMENT**

**Commissioner Wissner, supported by Commissioner Vyas, moved to adjourn the meeting. A voice vote was taken and passed unanimously. The meeting was adjourned at 8:15 pm.**



# Planning Commission Staff Report

City of Kalamazoo

**Project Address:** 333 E. Alcott Street (portion)

**Case #:** P.C. #2018.13

**Request:** Rezone the east 2.5 acres of the parcel from Zone M-1 (Manufacturing, Limited District) to Zone RM-24 (Residential, Multi-Dwelling District)

**Meeting Date:** August 21, 2018

**Applicant:** Republic Development, LLC and Hollander Development Corporation

**Owner:** City Brownfield Redevelopment Authority

**Public Hearing:** Yes

**Date Legal Ad Published:** August 6, 2018

**Project Summary:**

The request is to rezone the east 2.5 acres of 333 E. Alcott Street from Zone M-1 (Manufacturing, Limited District) to Zone RM-24 (Residential, Multi-Dwelling District)

**Recommendation:**

It is recommended that the Planning Commission recommend approval of the rezoning request to the City Commission.

***Community Planning & Development Department***

415 Stockbridge Avenue  
Kalamazoo, MI 49001  
(269) 337-8044  
(269) 337-8513 [fax]  
[www.kalamazoocity.org](http://www.kalamazoocity.org)

Staff Contact Information:

Christina Anderson, AICP, City Planner  
Robert Bauckham, AICP, Senior Development Planner

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## **ANALYSIS**

### Property Size:

2.5 acres

### Description of Current Use of Property:

The parcel is vacant and undeveloped and part of the Brownfield Redevelopment Authority. It formerly contained facilities for the Performance Paper Company. The Bryant Paper Company was the first business located on the site beginning operations there in 1895. Other paper manufacturers operated on the site during the following 102 years including Allied Paper and Performance Paper. All manufacturing operations ceased on the site in 1997 and the facilities sat dormant until 2004. Between 2004 and 2011, the State of Michigan demolished and removed all of the buildings and facilities. The exception was the former Illinois Envelope building located at 400 Bryant Street, at the west-central portion of the overall property. This building was recently redeveloped for offices for the Kalamazoo County Health Department. The City Brownfield Redevelopment Authority is marketing the overall site for re-use.

### Current Zoning District:

Zone M-1 (Manufacturing, Limited District).

### 2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The 2025 Master Plan Future Land Development Plan denotes the parcel to be included in both the Neighborhood Edge and R-2 land use categories. The Neighborhood Edge category is intended to encourage a mix of small-scale development in areas that serve as transitions along more intensive commercial development. It can include a variety of uses and building types. Low and medium-density residential uses are permitted in the category, such as for the proposed project. The R-2 land use category is intended for medium intensity residential development. The proposed rezoning and housing project are in harmony with the scope and intent of these two categories.

The rezoning and proposed housing project also addresses the Economic Vitality goal of the Strategic Vision by redeveloping a vacant site that formerly contained a paper manufacturing plant. The project will meet a need in the community for permanent supportive housing for individuals recovering from addictions and will create jobs.

### Surrounding Zoning and Land Uses:

North: Zone M-1 – Vacant former paper company land  
East: Zone RS-5 – Homes  
South: Zone M-1 – Homes and vacant former paper company land

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West: Zone M-1 – Kalamazoo County Health Department/vacant land

Project Description:

The applicant is requesting to have the east 2.5 acres of the parcel at 333 E. Alcott Street rezoned from the M-1 district to the RM-24 district. The intent is to construct two, three story buildings on the parcel containing a total of 51 apartment units for the permanent supportive housing for individuals and families recovering from substance abuse disorders. Emphasis will be placed on serving those individuals struggling with opioid and heroin addictions. The applicant is working with the Michigan Association of Treatment Court Professionals (MATCP), which is promoting this project for housing individuals referred by and participating in the Michigan Treatment Courts. It is not considered a transitional housing facility as the residents would have the opportunity to remain in the facility permanently.

The apartments would be affordable to the residents with subsidies provided to them by MATCP. A community room, fitness area, laundry facilities, and staff offices would be available to the residents in addition to the apartment units. Counseling and other services would be provided to the residents both within the new facility and at off-site agencies. MATCP plans to apply for funding for the project from MSHDA in October of this year through the Low Income Housing Tax Credit Program. If successful, MATCP would operate and maintain the facility.

The RM-24 zoning district allows up to 24 residential units per acre. The parcel is sufficient in size to accommodate the proposed number of units. If the rezoning is approved, the applicant will need to submit a site plan for the project for review and approval. A concept plan has been provided and it depicts the buildings at the north and south sides of the parcel with parking in the middle. Access to the property would be from Belford Street to the east. A storm water detention area would be located at the southwest corner. A copy of the concept plan is attached.

Community Outreach

The applicant has spoken with the director of the Edison Neighborhood Association regarding the rezoning and proposed housing project. The applicant has also spoken with many neighbors surrounding the subject parcel. An informational meeting is planned for Thursday, April 16<sup>th</sup> at the Edison Neighborhood Association. A report on the results of this outreach effort will be provided at the Planning Commission meeting. Notices were mailed to all property owners and occupants located within 300 feet of the subject parcel regarding the rezoning request and inviting them to the Planning Commission meeting. A notice of the meeting was also published in the Kalamazoo Gazette.

Findings:

Staff has made the following findings regarding this request:

1. The rezoning is needed to support the proposed housing project. The use is not permitted in the existing zone.
2. The rezoning is supported by the Future Land Use Plan of the 2025 Master Plan, and supports the Economic Vitality goal of the Strategic Vision.

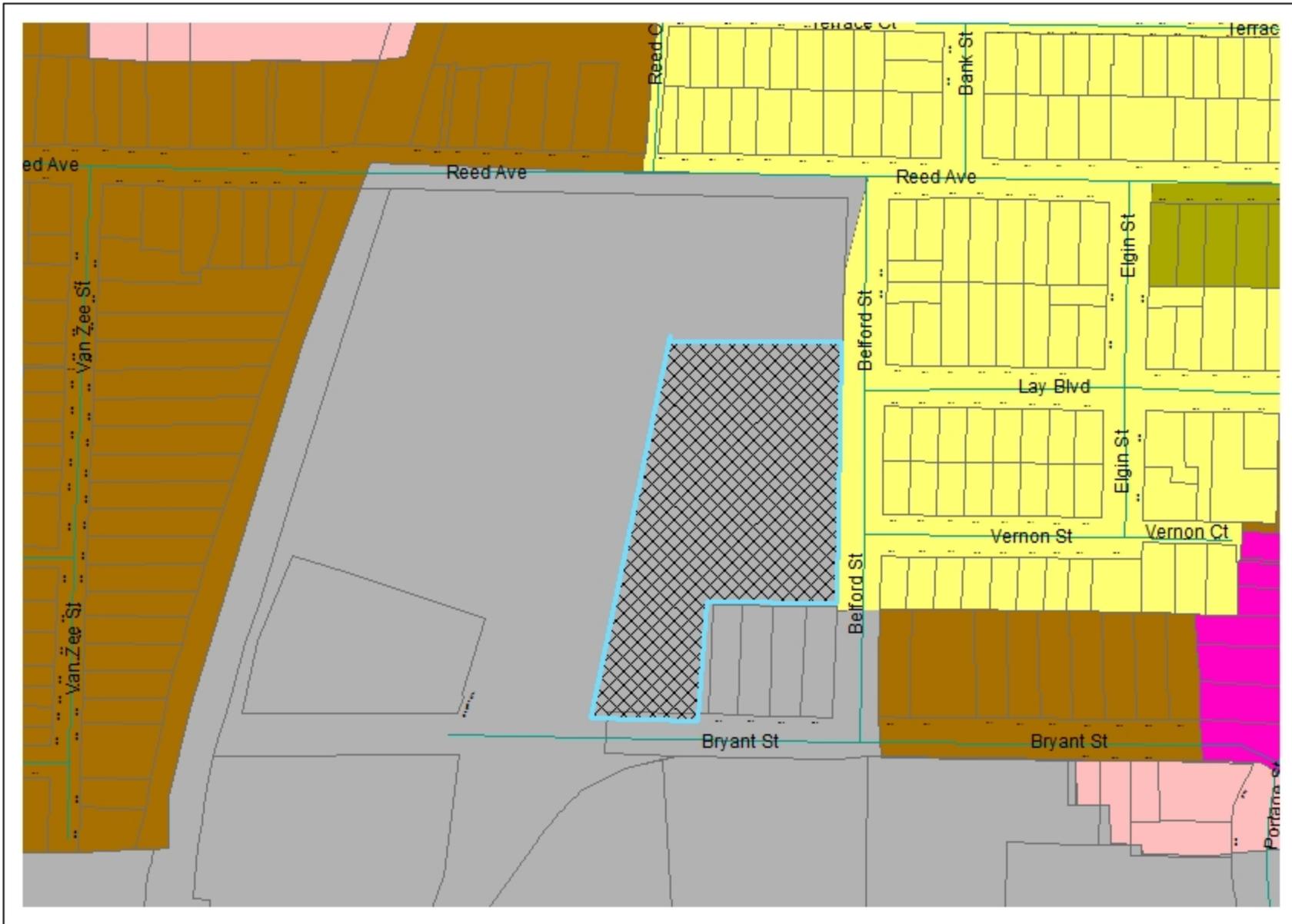
**RECOMMENDED ACTION**

The Planning Division recommends that the Planning Commission recommend to the City Commission to approve the rezoning of the east 2.5 acres of the subject parcel from Zone M-1 to Zone RM-24.

*Attachments:*

1. Existing Zoning Map
2. Proposed Zoning Map
3. Aerial Map
4. Existing Land Use Map
5. Future Land Use Map
6. Concept plan

P. C. #2018.13 - 333 East Alcott Avenue  
Rezone East 2.5 acres  
from Zone M-1 to Zone RM-24.

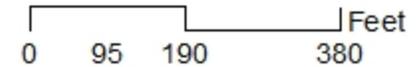


**Current Zoning**

- CC
- CN-1
- M-1
- RD-19
- RM-15
- RS-5



REZONE FROM M-1 TO RM-24



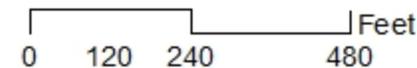
P. C. #2018.13 - 333 East Alcott Avenue  
 Rezone East 2.5 acres  
 from Zone M-1 to Zone RM-24.

**PROPOSED ZONING**

- CBTR
- CC
- CCBD
- CMU
- CN-1
- CO
- IC
- M-1
- M-2
- PUD
- RD-19
- RM-15
- RM-15C
- RM-24
- RM-36
- RMU
- RS-5
- RS-7



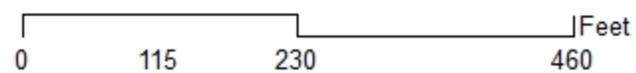
REZONE FROM M-1 TO RM-24



P. C. #2018.13 - 333 East Alcott Avenue  
Rezone East 2.5 acres  
from Zone M-1 to Zone RM-24.



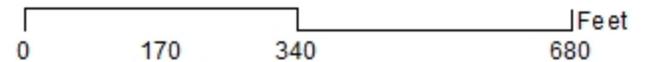
REZONE FROM M-1 TO RM-24



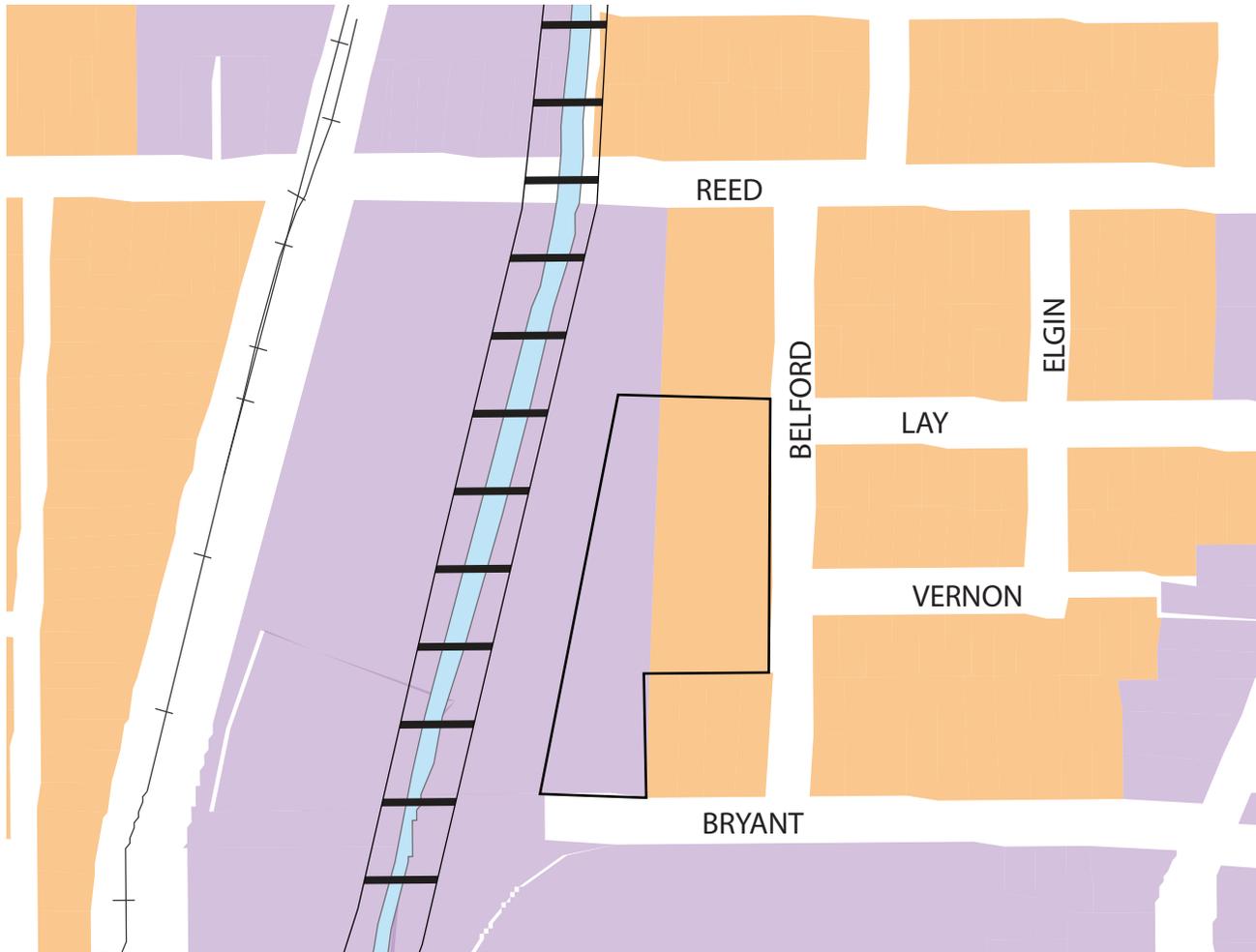
P. C. #2018.13 - 333 East Alcott Avenue  
Rezone East 2.5 acres  
from Zone M-1 to Zone RM-24.



REZONE FROM M-1 TO RM-24

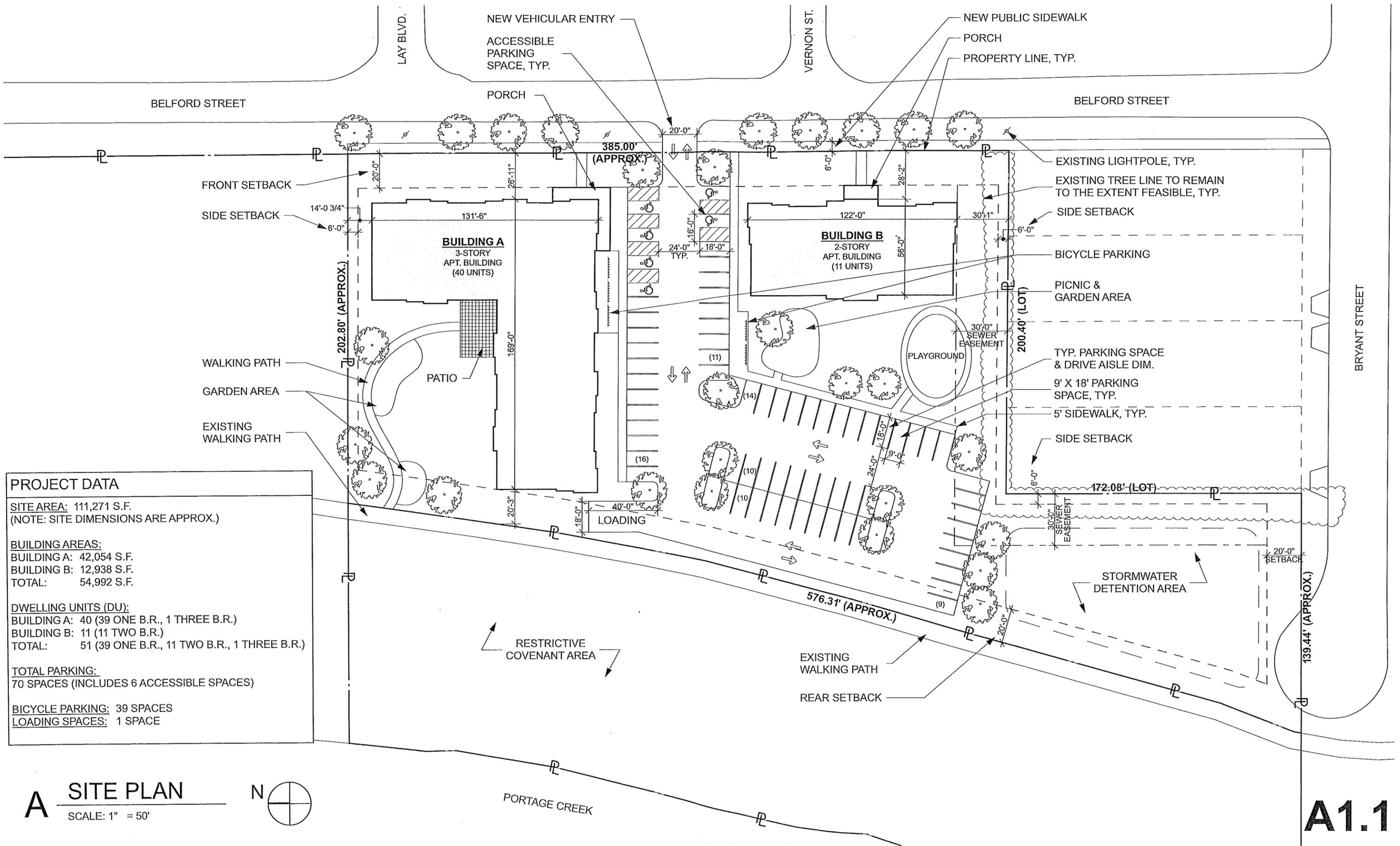


P.C. #2018.13- 333 E. Alcott Avenue  
Rezone East 2.5 acres  
from Zone M-1 to Zone RM-24



FUTURE LAND USE

-  R2-Residential
-  Neighborhood Edge
-  Natural Feature Protection



PROJECT DATA	
SITE AREA: 111,271 S.F. (NOTE: SITE DIMENSIONS ARE APPROX.)	
BUILDING AREAS:	
BUILDING A:	42,054 S.F.
BUILDING B:	12,938 S.F.
TOTAL:	54,992 S.F.
DWELLING UNITS (DU):	
BUILDING A:	40 (39 ONE B.R., 1 THREE B.R.)
BUILDING B:	11 (11 TWO B.R.)
TOTAL:	51 (39 ONE B.R., 11 TWO B.R., 1 THREE B.R.)
TOTAL PARKING:	
70 SPACES (INCLUDES 6 ACCESSIBLE SPACES)	
BICYCLE PARKING: 39 SPACES	
LOADING SPACES: 1 SPACE	

**A SITE PLAN**  
SCALE: 1" = 50'



**A1.1**

DRAFT-NOT FOR CONSTRUCTION

**333 ALCOTT STREET**

333 E. Alcott Street  
Kalamazoo, MI 49001  
7/24/18

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**WORN JERABEK WILTSE ARCHITECTS, P.C.**  
401 West Superior St, Suite 400  
Chicago, IL 60654



# Alcott Recovery Housing - Community Info Meeting

Thursday, August 16 at 5:30pm

**Where:**

Edison Neighborhood Association  
816 Washington Ave  
Kalamazoo, MI 49001

**Contact:**

Hollander Development Corp.  
(269) 388-4677  
alcott@hollanderdevelopment.com



## **333 E. Alcott Recovery Housing Project Executive Summary**

### **Introduction**

Prescription opiate and heroin abuse have reached epidemic proportions in Michigan and increasing numbers of people with prescription opiate and heroin use disorders are finding their way into Michigan's Criminal Justice System. Michigan's Treatment Courts have proven themselves to be effective in addressing the addictions of offenders and have reduced criminal recidivism, but a major barrier to recovery for individuals participating in Court programs is a lack of long-term recovery housing.

To address this problem, the Michigan State Housing Development Authority (MSHDA) has added recovery housing as a new permanent supportive housing category in its Qualified Allocation Plan for the Low Income Housing Tax Credit (LIHTC) Program. The Michigan Association of Treatment Court Professionals (MATCP) and others are working to develop two pilot projects for submission in MSHDA's October 1, 2018 LIHTC funding round. Each will create a community consisting of fifty units of Permanent Supportive Housing serving individuals with substance use disorders who are referred from and participating in Michigan's Treatment Courts. Kalamazoo and Jackson have been selected as the pilot locations, and both will focus on opioid use disorders.

MATCP and Cinnaire Corporation, a Lansing-based, multi-state community development financial institution, have retained Portage-based Hollander Development Corporation (HDC) to develop a 51-unit pilot project in Kalamazoo. The development team includes Cinnaire, Worn Jerabek Wiltse Architects of Chicago, and Oakwood Construction of Okemos. HDC is working with the City of Kalamazoo to locate the project in a new collaborative health campus near the former Bryant Mill Pond.

Kalamazoo-based Community Healing Centers will coordinate on-site services for individuals referred to the community from Kalamazoo's Treatment Courts. MATCP will oversee a research and program evaluation component to measure the success of the recovery housing pilot projects in the treatment of opioid use disorders.

### **The Prescription Pain Killer Opiate/Heroin Epidemic**

As noted in the report of the Michigan Prescription Drug and Opioid Abuse Task Force, prescription drug abuse has reached epidemic proportions.<sup>1</sup> While U.S. residents constitute less than 5% of the world population, they consume 80% of the global opioid supply.<sup>2</sup> Statistics show that 44 people die in the U.S. every day from an overdose of prescription pain killers, more than cocaine and heroin combined.<sup>3</sup> The U.S. Center for Disease Control finds that between 1999 and 2010, opioid overdose deaths increased by 265% among men and 400% among women.<sup>4</sup> Michigan Automated Prescription System data reveals that more than 21 million prescriptions for controlled substances were written in Michigan in 2014, roughly 4 million more than were written in 2007.<sup>5</sup>

The Michigan Prescription Drug and Opioid Abuse Task Force also found that a surge in heroin use disorders is closely related to the growing prescription drug epidemic.<sup>6</sup> Like prescription pain killers, heroin is an opioid. An all too frequent pattern has emerged where individuals become addicted to prescription pain killers, then transition to heroin

because it is cheaper and easier to obtain.

It is not surprising that increasing numbers of people with prescription opioid and heroin use disorders are finding their way into Michigan's Criminal Justice System. They come before the courts not only on drug possession and distribution charges but on theft, property and prostitution offenses, as people seek the means to pay for their drugs and to cover the most basic expenses of lives that are spinning out of control.

## **Michigan's Treatment Court System**

There are 179 Treatment Courts in Michigan including Adult Drug Courts, Veteran Treatment Courts, Sobriety Courts, Family Dependency and Juvenile Drug Courts. These programs focus on addressing the underlying substance use disorders of offenders, utilizing a team approach which includes: judges, prosecutors, defense lawyers, treatment providers and probation officers. Offenders participating in these programs undergo risk/needs assessments, and are placed in substance abuse and/or mental health treatment programs designed to meet their individual needs.

In the early stages of participation, the participant will be required to report to the judge at least biweekly. Other conditions are also imposed including treatment, case management, regular drug testing, etc. Following a period of successful participation-which could last as little as 90 days or more than that -those conditions can be altered, including the frequency of visits to a judge in court. At any time a participant who is in the program can be summoned back to the court if the treatment "team" concludes that they are not participating successfully. After such a visit to the judge, The participant may face a modification of their treatment plan, including-possibly-a brief stay in jail. At all times throughout their program, participants are seen regularly by their case manager.

Michigan's Treatment Courts have proven to be very successful in working with offenders with substance use disorders. Traditionally, less than ten percent of these offenders successfully complete their treatment programs when placing themselves in treatment voluntarily. The Michigan Supreme Court reports between October 1, 2013 and September 30, 2015 sixty-two percent of individuals entering Michigan's Treatment Courts successfully completed their programs.<sup>7</sup> Furthermore, The Supreme Court reports that adult participants in Michigan Treatment Courts have much lower recidivism rates than do similar offenders who do not participate in one of these programs.<sup>8</sup>

## **The Need for Recovery Housing**

The membership of the MATCP report increasing numbers of offenders entering their programs with prescription pain killer and heroin use disorders. Significant numbers of these offenders lack safe, decent and sober housing. They sleep in their vehicles, on the streets, on the couches of a revolving network of friends and in households comprised of other opiate and heroin users. It is very difficult for treatment programs to be successful when most of the participant's time is spent adrift in a subculture where prescription pain killer and heroin use is encouraged and many, if not most of their associates are actively using these drugs.

The obvious answer is to remove people with prescription opiate and heroin use disorders from their using environment. A significant percentage of these individuals have long since burned their bridges to their families and have no close connections to the straight world. Housing people with prescription opiate and heroin use disorders in jails or prisons over extended periods is very expensive. Jails are frequently overcrowded and the public is becoming increasingly disenchanted with the incarceration of nonviolent addicted offenders. Placement of these offenders in residential treatment programs can be very beneficial, but such placement is also extremely expensive. Long term care runs between \$48.00 and \$90.00 per day while short term care runs between \$88.33 and \$167.00 per day. Even with money available it is unusual for a participant to live in a "traditional" residential treatment facility for more than three months (stays are often as short as 18 days).

The sad reality is that after a few weeks or months, people with substance use disorders must come out of the jails, prisons or residential treatment programs and all too frequently have no place to go other than the using environment from which they came.

## **Permanent Supportive Housing Apartment Communities**

Permanent Supportive Housing (PSH) is broadly defined as long-term affordable housing combined with on-site

services. Once admitted to a PSH development a resident may live there permanently. To be successful, PSH must include three components: below market rate capital financing; rental subsidies; and on-site social services.

**Below Market Rate Financing:** Michigan has a long history of utilizing the PSH model to develop safe, long term housing for vulnerable populations, including but not limited to: homeless veterans, homeless mothers and their children, people with physical disabilities and others. Capital funding for such projects comes from a number of federal programs that are allocated by MSHDA such as LIHTCs. The majority of funding will come from private sector investors who gain a strong rate of return for investing in affordable housing in exchange for tax credits.

**Rental Subsidies:** Most residents of the communities developed under the PSH Model are poor. A key aspect of the PSH model is that tenants typically qualify for project based housing vouchers or Section 8 housing assistance. The tenants qualifying for housing assistance pay that portion of the rent equaling 30% of their income (even if their income is zero, in which case they pay nothing). The availability of project-based vouchers creates a unique opportunity for impoverished members of the identified vulnerable population to be able to afford a decent place to live.

A tenancy in an apartment community developed under the PSH model, with housing assistance, provides the member of the identified vulnerable population with safe housing, and access to necessary treatment and other services. Participants are powerfully motivated to complete their treatment programs as this is typically a condition for them to remain in their housing units.

**On-Site Social Services:** Critical to the PSH model is the development of a Service Plan designed to meet the needs of the members of the identified vulnerable population. The Service Plan must include the identification of services required, the providers capable of providing those services, and the means of funding . In the Kalamazoo project Community Healing Centers will be the primary coordinator of on-site social services with the oversight of the drug court program.

## **The Marriage of the MATCP to the Permanent Supportive Housing Model as Part of the Process of Addressing the Prescription Pain Killer Opiate/Heroin Epidemic**

Permanent Supportive Housing communities are developed as privately owned partnerships utilizing monies raised in the public and private sector. It is unlawful for governmental entities, like courts, to maintain supervisory/ ownership interests in privately held entities. As a 501 (c)(4) organization, MATCP is not a governmental entity, representing the team members working in the Treatment Courts, rather than the Courts themselves, and can therefore be considered to have a potential supervisory interest in the proposed Permanent Supportive Housing communities.

MATCP is uniquely positioned relative to the teams working in Michigan's Treatment Courts to coordinate and supervise the provision of services for individuals with substance use disorders in the proposed PSH projects. The cost of providing these services can be reduced by relying on the funding currently available through the Treatment Courts, utilizing the treatment providers serving as members of the Treatment Court Teams. The structure provided to the individuals with substance use disorders participating in the Treatment Courts should enhance the positive impact of the individual's experience in their tenancies in the PSH communities. The types of services available participants in Michigan's Treatment Courts can include:

**Risk and Needs Assessments:** These instruments typically consist of a series of items used to collect data on behaviors and attitudes that research indicates relate to risks of recidivism and underlying needs of the individual. These assessments are used to help determine what programs might be most appropriate for the individual.

**Registration for Healthy Michigan:** Individuals who qualify are assisted in signing up for the expanded Medicaid program in Michigan as a means of helping to meet the cost of treatment.

**Intensive Outpatient Treatment:** A combination of group, individual, didactic and family counseling provided to the individual for at least 9 hours per week.

**Group Treatment:** Group counseling sessions where members talk about a variety of issues including exploring relationships, improving self-esteem and enhancing coping skills.

**Individual Treatment:** Using individual counseling process through which clients work one-on-one with a trained therapist in a safe, caring and confidential environment to address mental health and/or substance use disorder needs..

**Gender Specific Groups:** Gender specific group therapy brings women together with women and men together with men to work through issues related to substance use disorders and recovery. These groups have proven to be effective in helping individuals open up and connect with each other.

**Co-Occurring Therapy:** Treatment aimed at persons with both substance use and mental health disorders to manage symptoms caused by mental health disorders without abusing drugs and worsening symptoms allowing an untreated mental health disorder to increase the urge to get high.

**Mental Health Treatment:** The treatment of mental and emotional disorders through the use of psychological techniques designed to encourage communication of conflicts and insight into problems, with the goal being relief of symptoms, changes in behavior leading to improved social and vocational functioning and personality growth.

**Cognitive Behavioral Therapy (CBT):** An evidence based psychotherapy practice that addresses the way that individuals perceive a situation. CBT helps clients change their unhelpful thinking and behavior that leads to enduring improvement in their mood and functioning.

**12 Step Meetings:** A fellowship of people helping other people with a substance use disorder or compulsive behavior to obtain abstinence.

**Recovery Coaches:** A form of strength based support provided by persons in recovery for persons in recovery.

**Education/Psycho-education:** A psychoeducational group is focused on providing a person with information about specific topics to give additional resources and information. The intention is to enhance a participant's knowledge about a topic and to explore how that topic relates to the participant.

**Vocational Rehabilitation:** A process which enables persons with functional, psychological, developmental, cognitive and emotional impairments or health disabilities to overcome barriers to accessing, maintaining or returning to employment.

**Independent Living Skills:** Training courses to help people with disabilities gain skills that would enable them to live more independently; courses may include such things as using public transportation, managing a personal budget and dealing with the general public.

**Relapse Prevention Groups:** Relapse Prevention is a cognitive-behavioral approach with the goal of identifying and preventing high-risk situations such as substance abuse, compulsive behavioral, obesity and depression.

**Physical Health Care Services:** Medical assessment and treatment for co-occurring physical health problems, including prescribing medications.

**Family Education and Counseling:** Psycho-educational groups and family counseling to address relationship and family issues either with other family members or family counseling sessions with the person or family members.

**Recreational Activities and Leisure/Fitness:** Availability of recreational and leisure activities, as well as physical fitness activities to develop alternatives to drug use.

**Trauma Informed Treatment:** Treatment framework that involves understanding, recognizing and responding to the effects of all types of trauma.

**Medical Assisted Treatment:** In cooperation with appropriate medical professionals.

**Anger Management Groups:** Group process to learn to recognize signs that a person is becoming angry, and taking action to calm down and deal with the situation in a positive way.

**Drug Testing:** The analysis of biological specimens to determine the presence or absence of specified parent drugs or their metabolites.

**Laboratory Services:** Test on clinical specimens to obtain information about the health of the person pertaining to the diagnosis, treatment and prevention of disease.

The Kalamazoo and Jackson pilot projects will serve individuals with substance use disorders who are referred from and participating in Michigan's Treatment Courts, with a focus on opiate disorders. A Memorandum of Understanding (MOU) will be created for each project where the Treatment Courts in the region surrounding the project will refer individuals in need of permanent housing to the project. Services and funding for services will be provided through the Treatment Court system and other sources as needed. MATCP will undertake other supervisory and

administrative functions as are found to be appropriate.

## **Kalamazoo Pilot Project Overview**

Hollander Development Corporation proposes to develop a 51-unit permanent supportive housing community for individuals with substance use disorders referred by Kalamazoo-area treatment courts. The proposed site is located near the western boundary of the historic Edison neighborhood, within walking distance of public transportation and numerous amenities including grocery, schools, parks, and medical facilities (see Project Location Map).

The site of a former paper mill, 333 E. Alcott Street is part of a larger redevelopment of an extensive brownfield site. Revitalization began with a new, \$15 million, 50,000sf Family Health Center less than 1/10th of a mile from the project site. The Michigan Health Department recently purchased two parcels adjacent to the health center for a 70,000sf facility and Kalamazoo County Health and Community Services is moving 160 staff members into a newly renovated building next door at 311 E. Alcott. Kalamazoo Community Mental Health and Substance Abuse Services is next door to the Family Health Center at the corner of Alcott Street and Portage Street. Goodwill Industries and Housing Resources, Inc. are located across Alcott Street, rounding out a major new collaborative health campus.

The community would consist of one or two buildings consisting of one-bedroom units for individuals, two-bedroom units for families, and a single three bedroom unit for the resident manager. Aside from the resident manager's unit, all units would be affordable housing with LIHTC rent and income restrictions. The site would include adequate surface parking for residents and on-site service providers.

The design of the building(s) would be residential in character with gabled roofs, clapboard siding, porches, and other architectural elements consistent with surrounding single family homes. The maximum height would be three stories. The development would be fully sprinkled, and the project would certify under LEED for Homes, Enterprise Green Communities, or National Green Building Standard.

Residents would be able to come and go freely, but security for this population is of particular concern. Therefore, the complex would include secure entries with a 24-hour security guard and community-wide camera surveillance.

The development would include a community room, fitness area, laundry rooms, and other typical apartment complex amenities. Additional amenities would include service provider offices and treatment rooms. Other than the proposed Jackson pilot facility, the development team is unaware of any similar projects in the country. Therefore, other amenities may be added as the team uncovers new best practices in this area (i.e. a nondenominational chapel, expanded fitness facilities, nature trails, meditation grove, etc.).

The section of the Kalamazoo River Valley Trail (KRVT) connecting Reed Street to Alcott Street runs along the Western boundary of the site. It may be possible to pave this section of trail at no cost to the public as part of the overall construction project. Hollander Development did this previously at a project in Cadillac, Michigan and was able to finance the construction of 1/4 mile of the White Pine Trail.

## **Conclusion**

Without urgent action we will continue to lose ground against the nation's growing opioid epidemic. Michigan's Treatment Courts have proven to be an innovative and effective model for reducing substance use disorders and criminal recidivism, but we need to provide further support to people in our communities who are desperately seeking to piece their lives back together.

## Notes

**General Note:** Portions of this document were copied in part or in whole from a November 14, 2016 open letter from Judge Harvey J. Hoffman (ret.), Legislative Director of the Michigan Association Of Treatment Court Professionals and Judge Linda Davis, Chairperson of the Opiate and Substance Abuse Commission to Governor Rick Snyder.

1. Report of Findings and Recommendations for Action. Michigan Drug Abuse Task Force, 2015, Page 6.
2. Id. at page 7.
3. Id.
4. Id. at page 8
5. Id. at page 10
6. Id. at page 14
7. Michigan Supreme Court. Problem Solving Courts Saving Lives: 2015 Performance Measures and Outcomes, page 11.
8. Id. at page 21.

### Contact

  
**HOLLANDER**  
DEVELOPMENT  
1822 W Milham Ave, Suite 2  
Portage, MI 49024  
(269) 388-4677  
[alcott@hollanderdevelopment.com](mailto:alcott@hollanderdevelopment.com)



## **333 Alcott Street Recovery Housing FAQ**

**Q:** What is the mission and vision of Kalamazoo's treatment court system?

**A:** To offer men, women, and youths convicted of nonviolent crimes an opportunity to restore their lives, renew relationships with loved ones, and refresh their outlook for a healthy, productive future.

**Q:** What are the goals of this project?

**A:** To create stable, long-term, sober housing for participants in Kalamazoo-area treatment courts; to save taxpayers thousands of dollars annually; to return productive and healthy citizens back to society (85% of all Drug Treatment Court graduates are successful and do not re-enter the court system); and to save lives through meaningful action against Kalamazoo's growing opioid crisis.

**Q:** Who is developing this project?

**A:** The Michigan Association of Treatment Court Professionals (MATCP), Kalamazoo treatment courts, Hollander Development, Cinnaire, and Community Healing Centers are the key project partners.

**Q:** Who will live in this community?

**A:** Individuals with substance use disorders who have been referred by a drug treatment court because they have been charged with, or convicted of, an eligible non-violent offense.

**Q:** Will this community accept registered sex offenders or violent felons?

**A:** No.

**Q:** What is a substance use disorder?

**A:** A substance use disorder (SUD) occurs when the recurrent use of alcohol and/or drugs causes clinically and functionally significant impairment, such as health problems, disability, and failure to meet major responsibilities at work, school, or home. (Source: Substance Abuse and Mental Health Services Administration)

**Q:** What is a drug treatment court?

**A:** A drug treatment court is a program which diverts from jail or prison into a court supervised treatment program. There are two ways to get into a treatment court: after an arrest for an eligible offense, but before a conviction; and, secondly, following a conviction as a condition of probation. In the case of the former route, participation in the treatment court program would be a condition of bond; in the latter it would be a condition of being on probation. Failure in either circumstance could lead to conviction and a disposition which could result in a prison or jail sentence.

In the early stages of participation, participants are required to report to their judge at least biweekly. Other conditions are also imposed including treatment, case management, regular drug testing, etc. Following a period of successful participation-which could last as little as 90 days or more than that -those conditions can be altered,

including the frequency of visits to a judge in court. At any time a participant who is in the program can be summoned back to the court if the treatment “team” concludes that they are not participating successfully. After such a visit to the judge, the participant may face a modification of their treatment plan, including-possibly-a brief stay in jail. At all times throughout their program, participants are seen regularly by their case manager.

Q: How large is this project?

A: The community will consist of 51 apartments and will include a resident manager’s unit, treatment/services rooms, offices, and residential amenities.

Q: Will there be on-site security?

A: Yes. The community will have a secure entry, a 24-hour guard, and security cameras. There will also be a resident manager who lives on-site.

Q: Will this be a detention center?

A: No. This will be an apartment complex. Residents will be free to come and go as they please.

Q: Is this a halfway house?

A: No. Individuals will be referred to the community by the courts and residents will sign one-year leases. Residents who successfully complete their treatment programs will be allowed to continue renting their apartment indefinitely.

Q: What happens if people break the rules?

A: Treatment courts have a high success rate compared to other forms of recovery programs. Participants are frequently drug tested and monitored closely by the courts. That said, some people do not succeed. If a treatment court finds that a resident has “failed out” of their court-ordered program, the resident will be required to move or face eviction. Residents who have graduated from their treatment court program will be subject to standard lease terms and apartment community rules.

Q: Why was this location selected for recovery housing?

A: First, Kalamazoo was selected for this project to locate prospective residents close to existing treatment courts, which will enable them to conveniently report to case managers and the court itself. Second, the specific area along Portage Creek between Alcott and Reed Streets was selected because it is part of a new collaborative health campus which will include several important recovery services.

In 2017 Family Health Center opened a brand new, \$15 million, federally qualified health center at 505 East Alcott Street. Kalamazoo County Health and Human Services is moving into 400 Bryant Street after a \$9 million+ renovation, and the Michigan Department of Health and Human Services will soon begin construction of a 70,000 square foot facility at 409/427 East Alcott Street. Kalamazoo Community Mental Health and Substance Abuse Services has a location at 2030 Portage Street and both Housing Resources, Inc. and Goodwill Industries of Southwest Michigan are at 420 East Alcott Street. All of these important services are within a 5-minute walk from the proposed recovery housing project.

Q: How much will this cost and who is paying for it?

A: This is a \$10.5 million project and will be privately financed.

Q: Where will these people come from?

A: Referrals from the treatment courts may include referrals from the eighth district court or the ninth circuit court.

Q: Where will residents go after they complete their court-ordered program?

A: Residents may continue to live in the sober, supportive housing community or they may move elsewhere.

For more information contact Hollander Development at (269) 388-4677 or [alcott@hollanderdevelopment.com](mailto:alcott@hollanderdevelopment.com)

# 333 E. Alcott Recovery Housing Project Location Map

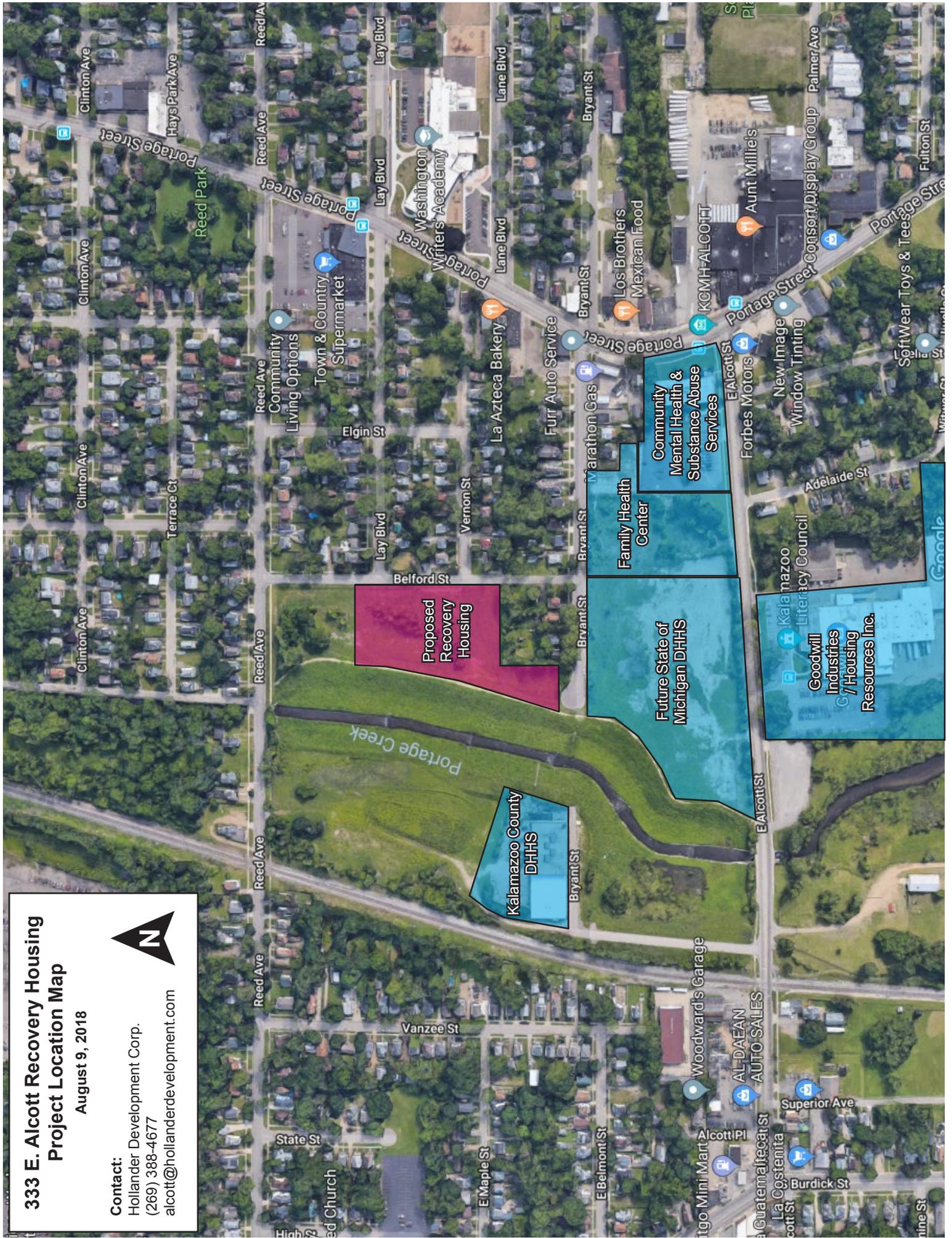
August 9, 2018

**Contact:**

Hollander Development Corp.

(269) 388-4677

[alcott@hollanderdevelopment.com](mailto:alcott@hollanderdevelopment.com)





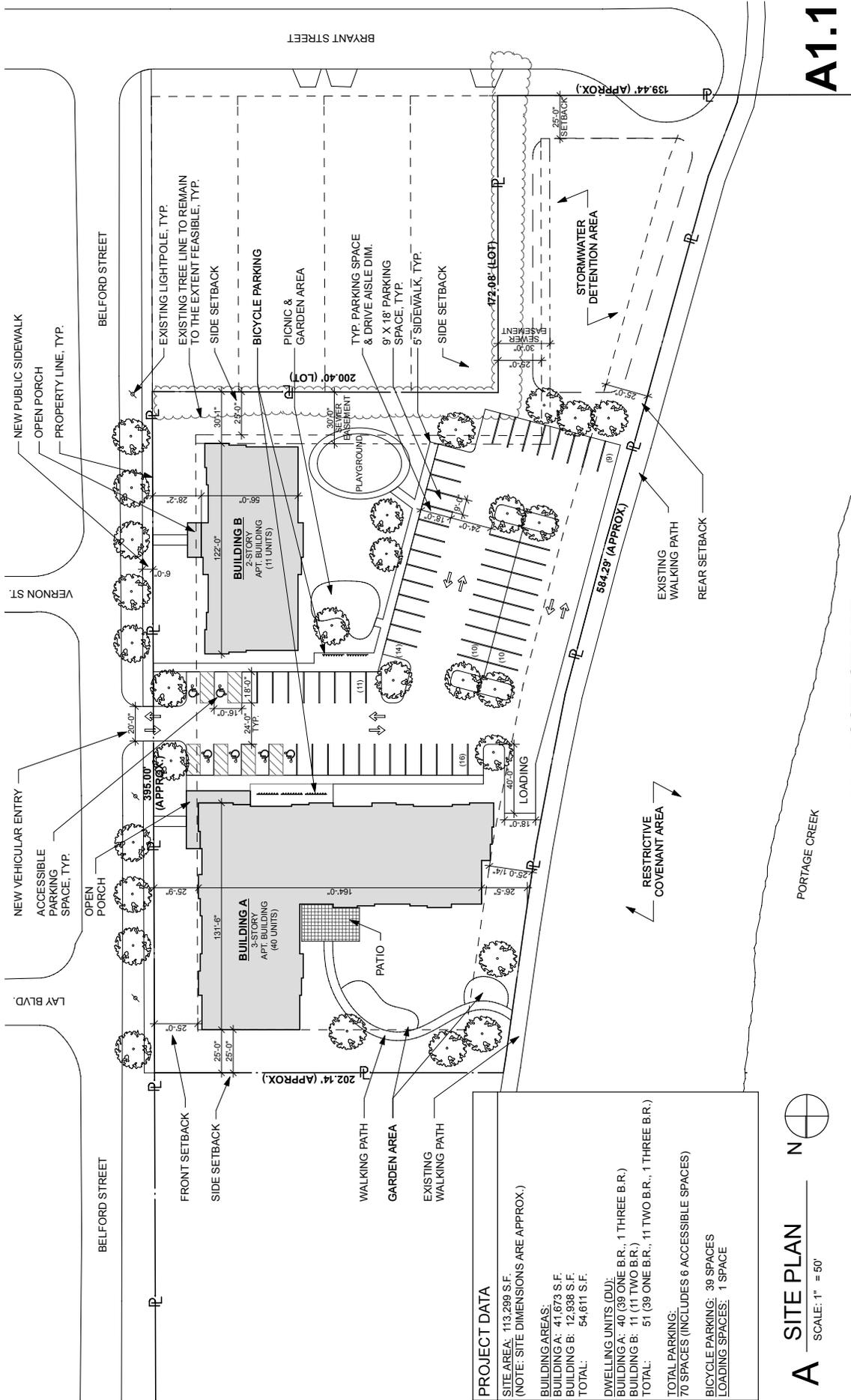
BUILDING A FRONT VIEW (LOOKING NORTH WEST)

DRAFT-NOT FOR CONSTRUCTION

**333 ALCOTT STREET**

333 E Alcott Street  
Kalamazoo, MI 49001  
7/24/18

© 2018 WORN, JERABEK, WILTSE ARCHITECTS, P.C.  
**WORN, JERABEK, WILTSE ARCHITECTS, P.C.**  
401 West Superior St, Suite 400  
Chicago, IL 60654



**A1.1**

**333 ALCOTT STREET**

333 E. Alcott Street  
Kalamazoo, MI 49001  
7/30/18

© 2018 WORN JERABEK WILTSE ARCHITECTS, P.C.  
**WORN JERABEK WILTSE ARCHITECTS, P.C.**  
401 West Superior St. Suite 400  
Chicago, IL 60654

<b>PROJECT DATA</b>	
SITE AREA:	113,299 S.F. (NOTE: SITE DIMENSIONS ARE APPROX.)
<b>BUILDING AREAS:</b>	
BUILDING A:	41,673 S.F.
BUILDING B:	12,938 S.F.
TOTAL:	54,611 S.F.
<b>DWELLING UNITS (DU):</b>	
BUILDING A:	40 (39 ONE B.R., 1 THREE B.R.)
BUILDING B:	11 (11 TWO B.R.)
TOTAL:	51 (39 ONE B.R., 11 TWO B.R., 1 THREE B.R.)
TOTAL PARKING:	70 SPACES (INCLUDES 6 ACCESSIBLE SPACES)
BICYCLE PARKING:	39 SPACES
LOADING SPACES:	1 SPACE

**A SITE PLAN**  N  
SCALE: 1" = 50'

DRAFT--NOT FOR CONSTRUCTION



# Planning Commission Staff Report

City of Kalamazoo

**Project Address:** 925 Grant Street

**Case #:** P.C. #2018.14

**Request:** Affirm that the parcel is not a City park

**Meeting Date:** August 21, 2018

**Applicant:** City Parks and Recreation Department

**Owner:** City of Kalamazoo

**Public Hearing:** No

**Date Legal Ad Published:** N/A

## **Project Summary:**

The request is to affirm that 925 Grant Street is not a City park to allow the Parks and Recreation Department to sell the parcel for construction of a new house.

## **Recommendation:**

It is recommended that the Planning Commission affirm that 925 Grant Street is not a City park and is not designated as a park in the 2025 Master Plan.

### ***Community Planning & Development Department***

415 Stockbridge Avenue  
Kalamazoo, MI 49001  
(269) 337-8044  
(269) 337-8513 [fax]  
[www.kalamazoocity.org](http://www.kalamazoocity.org)

#### Staff Contact Information:

Christina Anderson, AICP, City Planner  
Robert Bauckham, AICP, Senior Development Planner

---

## **ANALYSIS**

### Property Size:

1.5 acres+/-

### Description of Current Use of Property:

The subject parcel is wooded and undeveloped.

### Current Zoning District:

Zone RM-15 (Residential, Multi-Family District)

### 2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

The 2025 Master Plan Future Land Development Plan denotes the parcel to be included in the R-2 land use category. The proposed residential development would be in compliance with the category. The request also addresses the Complete Neighborhoods goal of the Strategic Vision pertaining to the provision of additional and new housing in the neighborhood on vacant land.

### Surrounding Zoning and Land Uses:

North: Zone RM-15 & RM-36 - Homes  
East: Zone RS-5 – Homes  
South: Zone RM-15 – Homes  
West: Zone RM-15 – Homes

### Project Description:

The parcel for this request contains approximately 1.5 acres of wooded and undeveloped land located in the Vine neighborhood. The site contains a significant grade change of approximately 30 feet from the east border to the west border. The City of Kalamazoo owns the parcel, and it is controlled by the Parks and Recreation Department. The Parks Department has no plans to develop the parcel into a park or other recreational site. The City's Davis Creek Park is located 250 feet to the east of this parcel; it provides the park/recreation opportunity those residents within ¼ mile.

A citizen has expressed interest in purchasing the parcel in order to build a house on it. The Parks Department has no objections to the sale and residential development of the parcel. Selling property developed for or intended to be utilized for a City park requires a vote of the citizens. Since the parcel is not a park, such a vote is not needed. The request is for the Planning Commission to affirm that the parcel is not a park so that it can be sold.

### Community Outreach

The applicant has spoken with the director of the Vine Neighborhood Association regarding the sale of the parcel for a new house. The director had no objection to the request. The applicant also spoke with the property owners adjacent to the parcel informing them of the request. As of the date of this report, no objections have been received to the request. A public hearing is not required for this type of request, so notices were not mailed out to the neighborhood or published in the Kalamazoo Gazette.

### Findings:

Staff has made the following findings regarding this request:

1. The parcel is not a City park or other planned recreational use, and it is not needed by the City for a new park.
2. The sale and development of the parcel with a new house is supported by the Future Land Use Plan of the 2025 Master Plan, and meets the Complete Neighborhoods goal of the Strategic Vision.

### **RECOMMENDED ACTION**

The Planning Division recommends that the Planning Commission affirm that the parcel is not a City park, and is not designated as a park in the 2025 Master Plan.

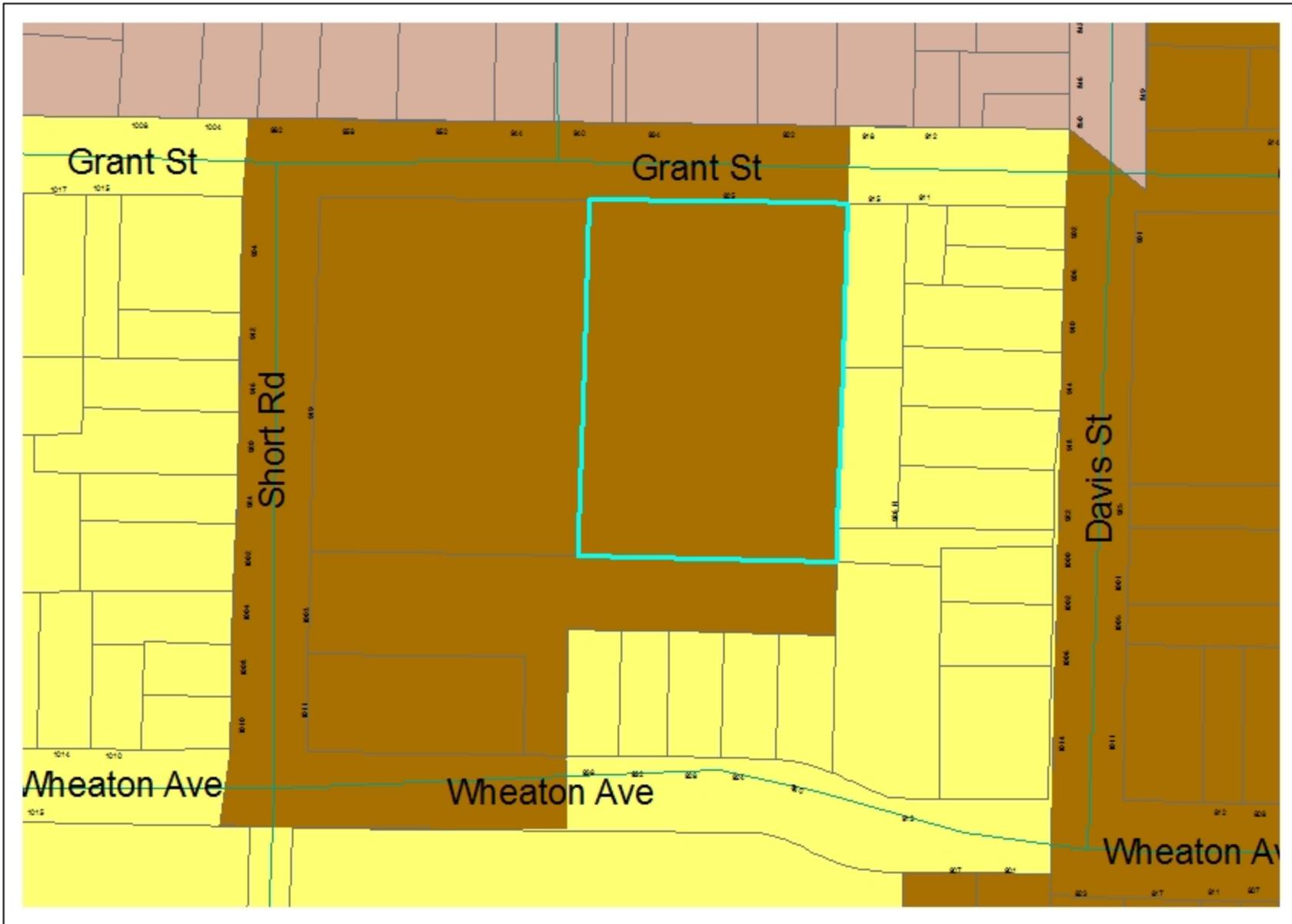
### *Attachments:*

1. Existing Zoning Map
2. Aerial Map
3. Existing Land Use Map
4. Future Land Use Map

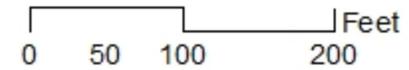
P. C. #2018.14 - 925 GRANT STREET  
AFFIRMATION THAT 925 GRANT STREET IS NOT A CITY PARK.

**Current  
Zoning**

- RM-15
- RM-36
- RS-5



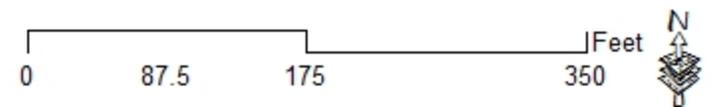
P. C. #2018.14 - 925 GRANT STREET  
AFFIRMATION THAT 925 GRANT STREET IS NOT A CITY PARK.



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AFFIRMATION THAT 925 GRANT STREET IS NOT A CITY PARK.

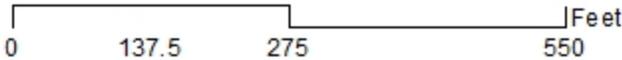


**EXISTING  
LAND USE**

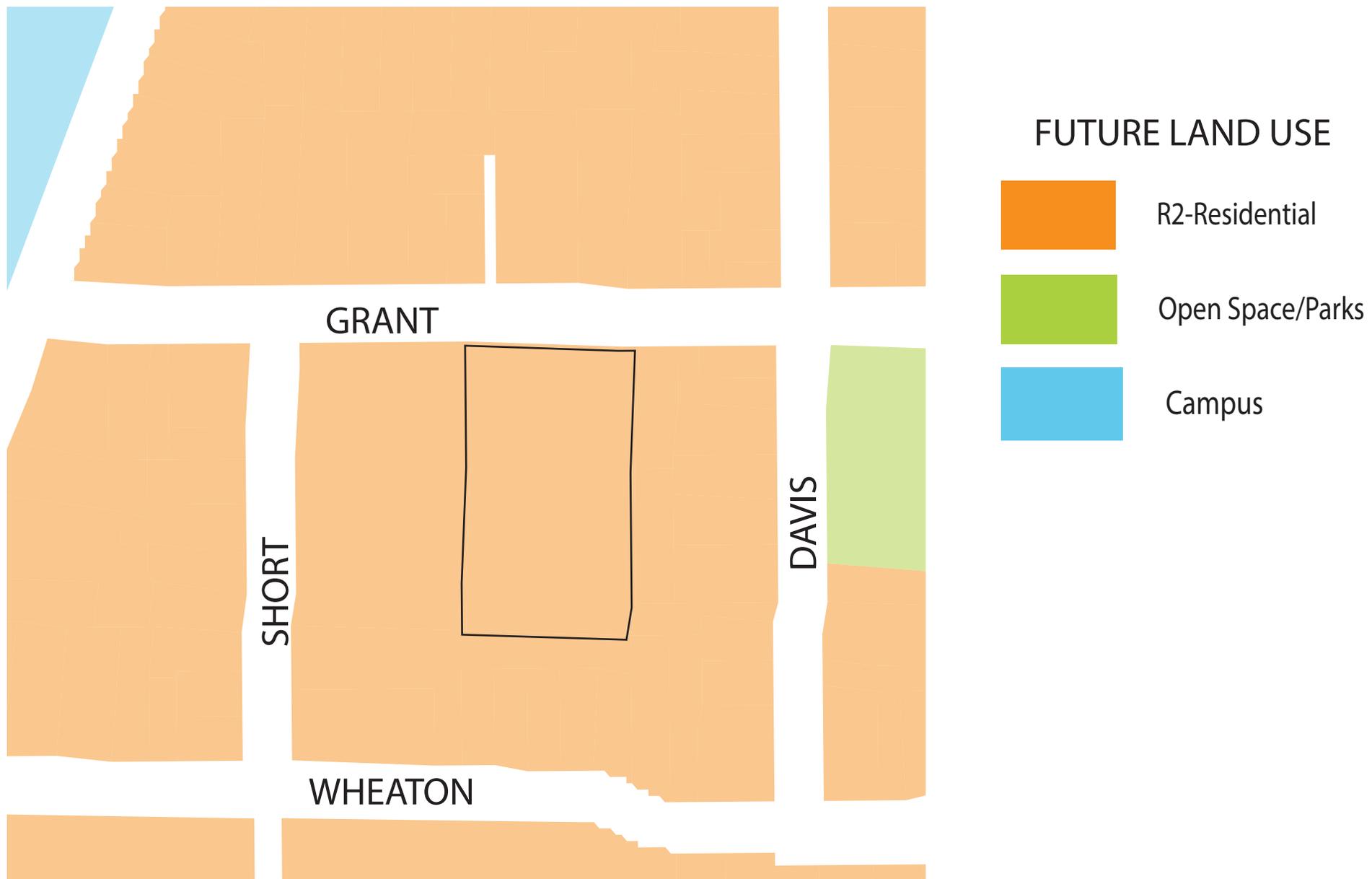
- COMMERCIAL
- VACANT
- TAX EXEMPT
- INDUSTRIAL
- RESIDENTIAL



P. C. #2018.14 - 925 GRANT STREET  
AFFIRMATION THAT 925 GRANT STREET  
IS NOT A CITY PARK.



P.C. #2018.14- 925 GRANT STREET  
AFFIRMATION THAT 925 GRANT STREET IS NOT A CITY PARK



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

Year 2018	Project Address	Project Description	Applicant	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Landscaping	Final Inspect.
2018.32	908 John Street	New parking lot	Bronson Healthcare Group	7/11/2018	7/18/2018	7/18/2018	8/8/2018	N/A	8/29/2018	N/A	Project under review			
2018.31	3401 Nazareth Road	Park development	Bow In The Clouds	7/17/2018	7/25/2018	7/25/2018	8/8/2018	N/A	8/29/2018	N/A	Project under review			
2018.3	450 N. Burdick Street	Building addition	Kalamazoo Gospel Mission	7/17/2018	7/25/2018	7/26/2018	8/3/2018		8/29/2018		Project under review			
2018.29	3100 Stadium Drvie	Add equipment to cell tower	Sprint/SBA Communications	6/28/2018	7/11/2018	7/25/2018	7/25/2018	\$385.00	8/15/2018	N/A	Project under review	--		
2018.28	1381 S. Drake Road	Use change to pawn store	TNT Pawn				7/18/2018	N/A	8/8/2018	N/A	Project under review	--		
2018.27	118 W. North Street	New outdoor café	Ricky Thrash	5/16/2018	5/23/2018	5/23/2018	7/18/2018	N/A	8/8/2018	N/A	Site plan approved	8/9/2018	2 trees, 12 shrubs	
2018.26	303 N. Rose Street	New Hilton Downtown	Plazacorp	2/7/2018	2/7/2018	2/7/2018	7/11/2018	\$642.50	8/1/2018		Project under review	--		
2018.25	1710 Cobb Avenue	New parking lot	House of Prayer Church				5/23/2018	N/A	6/13/2018	N/A	Final approval provided	7/3/2018	4 trees, 63 shrubs	
2018.24	431 E. South Street	Use change to a bar	Tin Can Bar	5/3/2018	5/9/2018	5/9/2018	6/27/2018	N/A	7/18/2018	Approved 7/30/18	Final approval provided	7/30/2018	5 shrubs	
2018.23	1313 Edgemoor Avenue	Add equipment to water tank	Verizon Wireless				6/20/2018		7/11/2018	N/A	Applicant changing scope of work - will re-submit 7-23-18	--		
2018.22	4605 Lilac Lane	Clubhouse addition	Village of Kalamazoo Apts.				6/13/2018		7/11/2018	N/A	Revisions under review	--		
2018.21	1503 E. Michigan	Eastside Small Homes	Kalamazoo County Land Bank				6/13/2018		7/11/2018	N/A	Final approval provided	7/17/2018	22 trees, 126 shrubs	
2018.2	713 N. Church Street	Duplexes	NACD				5/23/2018		6/13/2018	N/A	Final approval provided	6/25/2018	6 trees, 74 shrubs	
2018.19	139 N. Edwards Street	Lot 9 project	Catalyst Development	4/20/2018	4/25/2018	4/25/2018	5/23/2018	\$989.16	6/13/2018	Approved 6/27/18	Final approval provided	8/1/2018	31 trees, 179 shrubs	
2018.18	2001 S. Westnedge	Crane Park improvements	Parks & Recreation Department				5/16/2018		6/6/2018	N/A	Final approval provided	7/17/2018	25 trees, 48 shrubs	
2018.17	418-424 S Rose & 215 W. Lovell	Mixed-use building	400 Rose, LLC				5/9/2018		5/30/2018		Final approval provided	6/22/2018	62 trees, 321 shrubs	
2018.16	205 W. Ransom Street	Parking lot expansion	CCTA				5/9/2018		5/30/2018		Applicant revising scope	--		
2018.15	212 E. Cork Street	Building addition	RCI				5/2/2018		5/23/2018	N/A	Final approval provided	5/29/2018	6 shrubs	
2018.14	2725 E. Kilgore Road	Building addition	Pepsi Company				5/2/2018		5/23/2018	N/A	Final approval provided	5/29/2018	4 trees, 10 shrubs	
2018.13	711 W. North Street	Use change to store and food trailer	Kelly's Retail Store				4/25/2018		5/16/2018	N/A	Final approval provided	5/17/2018	6 shrubs	
2018.12	3300 Research Way	Building addition	Newell Rubbermaid				4/11/2018		5/2/2018	N/A	Waiting on final plan	--		
2018.11	828 S. Burdick Street	New building	Hospitality House				4/18/2018		5/9/2018		Final approval provided	5/16/2018	3 trees, 18 shrubs	
2018.1	3500 Covington Road	New building	Schupan & Sons				4/11/2018		5/2/2018	N/A	Final approval provided	5/7/2018	5 trees, 26 shrubs	
2018.09	514 Denway	Use change for fireworks store	Black Diamond Fireworks				4/4/2018		4/25/2018	N/A	Final approval provided	4/26/2018	6 shrubs	
2018.08	333 Portage Street	New parking lot	Zoetis				4/4/2018		4/25/2018	N/A	Final approval provided	5/7/2018	16 trees, 29 shrubs	
2018.07	251 Mills Street	New storage building	Parks & Recreation Department				4/4/2018		4/25/2018	N/A	Final approval provided	4/26/2018	N/A	
2018.06	2315 Angling Road	Use change to education and trail facilities	Kalamazoo Nature Center				3/13/2018		4/4/2018	N/A	Final approval provided	4/24/2018	N/A	
2018.05	412 Howard Street	Midtown Marketplace	Westnedge Investment Group				3/21/2018		4/11/2018	N/A	Final approval provided	4/17/2018	45 trees, 313	
2018.04	1601 Henderson Court	Henderson Tot Lot improvements	Parks & Recreation Department				2/14/2018		3/7/2018	N/A	Final approval provided	3/8/2018	5 trees, 7 shrubs	
2018.03	1106 Trimble	Rockwell Park improvements	Parks & Recreation Department				2/7/2018		2/28/2018	N/A	Final approval provided	3/8/2018	6 trees, 26 shrubs	
2018.02	760 E. Vine Street	Building addition	Lewis C. Howard				1/24/2018		2/14/2018	N/A	Applicant placed on hold	--	N/A	N/A

CITY OF KALAMAZOO  
SITE PLAN REVIEW PROJECT LIST

Year 2018	Project Address	Project Description	Applicant	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Landscaping	Final Inspect.
2018.01	4400 Canterbury	Frays Park improvements	Parks & Recreation Department				1/17/2018		2/7/2018	N/A	Final approval provided	2/8/2018	12 trees	
											<b>Total:</b>	\$778,209.00		

