

Tentative Agenda
Kalamazoo City Planning Commission
February 7, 2019
Regular Meeting

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

7:00

- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes (January 3, 2019)
- E. Communications and Announcements
- F. Public Hearings:
 - 1. P.C. #2018.29: Request from the Community Planning & Economic Development Department and the Oakwood Neighborhood Association to approve the Oakwood Neighborhood Plan. **[Recommendation: motion to approve the Plan and recommend to the City Commission to confirm the approval of the Plan as an amendment to the 2025 Master Plan.]**
- G. Unfinished Business
- H. New Business:
 - 1. P.C. #2018.30: Parks and Recreation Master Plan 2019-2023: Imagine Fun! **[Recommendation: vote to offer support for the Plan.]**
<https://www.dropbox.com/s/34af96l0avqorzz/KZOO-ImagineFun-DRAFT-012919.pdf?dl=0>
<https://www.dropbox.com/s/vt5ldleqpusc8e0/KZOO-ImagineFun-EXECUTIVE-SUMMARY-012919.pdf?dl=0>
- I. Citizens' Comments
- J. City Commission Liaison Comments
- K. City Planner's Report:
 - 1. Flood work update
 - 2. Training opportunities

L. Miscellaneous Comments by Planning Commissioners

M. Adjournment

City of Kalamazoo
PLANNING COMMISSION
Minutes
January 3, 2019
DRAFT

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

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

Members Excused: Derek Wissner

City Staff: Christina Anderson, City Planner; Robert Bauckham, Senior Development Planner; Beth Cheeseman, Code Administration Clerk/Cashier; Clyde Robinson, City Attorney; Jennifer Gutierrez, Community Investment Secretary; Katie Reilly, Neighborhood Activator

A. CALL TO ORDER

Commissioner Hughes-Nilsson called the meeting to order at 7:02 p.m.

B. ROLL CALL

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

C. ADOPTION OF FORMAL AGENDA

Planner Anderson informed Commissioners that P.C. # 2018.30, the Parks and Recreation Master Plan, will be postponed to the February Meeting.

Commissioner Greenman Wright, supported by Commissioner Vyas, moved approval of the January 3, 2019 Planning Commission agenda as amended. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES

Commissioner Greenman Wright, supported by Commissioner Baartman, moved approval of the December 6, 2018 Planning Commission minutes. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

P.C. #2018.24: Request from the Kalamazoo Community Mental Health and Substance Abuse Services to vacate Cooley Street between W. Kalamazoo Avenue and the Amtrak Railroad property. (Postponed from the December 6, 2018 meeting.)

Planner Bauckham reported that this section of Cooley Street dead-ends at the Amtrak Railroad property. The applicant (KCMH) owns the property on both sides of this portion of Cooley Street. If this vacation is approved, they would pay fair market value and could receive all of the property. KCMH would then like the street to be combined with their properties on either side to serve as the main driveway entrance. Kalamazoo Downtown Partnership (formerly DKI), and staff from the Public Safety and Public Services Departments have reviewed the request and have no objections to it. Public Services staff have requested an easement to access the utilities under this street section for maintenance purposes. Planner Bauckham stated that notices were mailed to the neighbors, and no comments were received regarding the request. He went on to review maps and zoning for the area. Planner Bauckham shared the rationale for the City's approval: the street is not needed by the City; access to utilities would still be available for maintenance; this would help the applicant with parking needs. He said the request meets the requirements of the City's street vacation policy. Approval of the request was recommended with the condition of the easement provided for access to the utilities.

Mr. David Anderson, Director of facilities for KMCH and Substance Abuse Services, came forward to speak to the request. He shared that parking is a high priority in that area right now as the county had to give up a paved lot adjacent to the county administration building. This street vacation would help with the parking issue.

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

No one came forward.

Commissioner Coss, supported by Commissioner Pitts, moved to close the public comment portion of the hearing. A voice vote was taken and passed unanimously.

Commissioner Greenman Wright asked for information about the assessed fair market value of the property. Planner Bauckham stated that the City Assessor is working on it, but he did not have a value at that time.

Commissioner Milliken, supported by Commissioner Greenman Wright, moved to recommend approval of the vacation of this segment of Cooley Street between W. Kalamazoo Avenue and the railroad property with the condition that an easement be provided to the City for access to and maintenance of the underground utilities in this street segment.

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

P.C. #2018.27: Request from the Lift Foundation to rezone 216, 220, 302, 302 (rear), 308, and 308 Lake Street (rear), and 205 and 209 E. Stockbridge Avenue from Zones M-1, CC, and CN-1 to Zone RM-36. **[Recommendation: recommend to the City Commission to approve the rezoning request.]**

Commissioner Milliken reported that he would abstain from this item due to his employer owning some of the property in and around the area for the rezoning.

Planner Bauckham stepped forward to do the staff report. He reported that all the parcels in the request area are vacant and undeveloped. The applicant would like to rezone the parcels from M-1, CC, and CN-1 to the RM-36 zone to allow an affordable housing complex to be built on them. Planner Bauckham said the applicant has options in place to purchase each of the parcels. The proposed housing complex would have approximately 90 units with 1-3 bedrooms in each of them. He said 80% of the units would be considered affordable for those with 30%, 50%, or 80% of AMI and 20% would be market rate. The applicant has also applied for a variance through the Zoning Board of Appeals to have a commercial daycare on the property. Planner Bauckham stated that the number, size, locations, and design of the buildings and facilities has not yet been finalized. The north portion of this site is in the flood plain for Portage Creek. The MDEQ and Public Services Department would need to approve any construction in the flood plain. The applicant would need to raise elevations on the site for the buildings that will be in the flood plain, and will then need to compensate for that loss of flood storage by reducing elevations in other areas of the site. They would need to demonstrate that this project would not increase flooding issues in the area or for neighboring homes. He shared that the applicant plans to apply to MSHDA for funding and to the City Commission for a PILOT (Payment in Lieu of Taxes).

Planner Bauckham shared that the applicant distributed fliers, went door to door, and attended a neighborhood meeting on the request. Residents of the neighborhood raised the following concerns: flooding increase; removal of trees; bright lighting and noise in the area; having an apartment complex adjacent to single family homes; the complex renting to criminals and sex offenders; a liquor store nearby; and what other sites were looked at for the project. Planner Bauckham reminded the Commission that there are ordinances regarding tree removal and re-landscaping, and light and noise levels for such projects. He also assured the Commission that the location of the buildings has not been determined, and set-backs would be needed between the new buildings and the property lines. The applicant said they will screen their tenants. Planner Bauckham stated that the project needs to be near the downtown area, on a bus route, and close to other services. He said for efficiency and economics, this is best choice. There are other properties available that are much more expensive.

Planner Bauckham reviewed maps and zoning for the area. He gave the rationale for City support of the request: the rezoning is supported by the Future Land Use plan; it supports the goals of Shared Prosperity, Complete Neighborhoods, Strength Through Diversity, and Economic Vitality in the Master Plan and Strategic Vision; the rezoning would prevent more intensive uses that are currently allowed in this area such as factories, bars, and dog kennels.

Commissioner Espinosa asked what percentage of this property is in the flood plain and how that would affect the project. Planner Bauckham responded that approximately 60% of the north portion is in flood plain. Depending on where they put the buildings, they would need to raise those areas up – resulting in lost flood storage. They have to create new flood storage space elsewhere on the site. If the zoning is approved, they would need to submit a site plan and would also need approval from the MDEQ. They would need to design the facility to assure no additional flooding occurs.

Commissioner Espinosa asked what would happen if the MDEQ not approve the project. Planner Bauckham said they would need to modify their plan. He said 40% of the site is not in flood plain, so the applicant could build in that area without the need for MDEQ approval.

Mr. David Anderson, Chair of the Lift Foundation, stepped up to speak about the about rezoning. He believes it makes sense for the property to be rezoned. Mr. Anderson gave some information about the Lift Foundation, saying their mission is to create, own, and maintain affordable housing. Mr. Anderson pointed out that this is consistent with the City's noted need for safe and affordable housing.

Mr. Anderson shared that they will be applying to MSHDA for low-income tax credits. Mr. Anderson indicated that to receive as many points as possible for the application, such projects need to be close to places to walk – like downtown, and also be adjacent to a large employer. He said that when you receive the tax credits, it is expected you will serve individuals who make up to 80% of AMI. Mr. Anderson stated that they are looking very carefully to see how many units they can have at this site. They are looking for an amenity rich piece of property that will allow walking paths, picnic areas, playgrounds, and a daycare on site. He said this project is intended to be a workforce housing project with a range of affordable units.

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

Mr. Richard Stewart, resident, spoke in opposition to the request. He stated that these parcels are the last natural watershed they have in a known flood area. He added that it is their only green space in the area with deer and owls. He reminded the Commissioners that if the zoning is changed to high-density residential, then it is permanent. Mr. Stuart said he is the organizer for the Southtown Neighborhood, and they are asking as a group for more time to get to the bottom of some of this. Mr. Stuart said the City has a moratorium on developing green space until July. He shared that the Southtown neighborhood plan is in process and they do not want high-density residential for this spot. They want to maintain the green space. He ended by saying they have a flooding problem in this area and planned improvements to the existing infrastructure has not been addressed.

Mr. David Greely, Ms. Vickie Vanas, Ms. Tina McClinton, Mr. Sean Salamun, Mr. Jacob Lamphere, Ms. Pamela Green, residents, all came forward in opposition to the rezoning and project. While they were in favor of additional low-income housing in Kalamazoo, they did not believe this is the right spot for the project. They cited their experiences in the area with flooding problems and sanitary sewer back-ups. They believe an apartment complex at this spot will add more stress to the problem and that the sewer issue would affect the new tenants as well. Mr. Greely noted that a 90-unit building will require a parking lot with 180 parking spots.

Mr. Mike Fleckenstein mentioned that the infrastructure is not capable of handling the flooding and sewage as it is. He doesn't believe it will be solved with this project.

Mr. Ben Wales, Mr. Matt Smith, and Mr. Brendan Molony came forward in support of the rezoning and housing project. Mr. Wales indicated there are checks and balances in place that will make the applicant work out the flooding issues. He believes this area could really use some development. Mr. Smith asked that the income band the applicant talked about for affordable housing be lowered to 20-60% AMI. Mr. Smith also reminded the Commissioners and the applicant that from an equity standpoint, they should be willing to rent to criminals. Mr. Molony indicated there are great benefits to having a more dense urban population. He stressed the need for transparency behind DEQ looking into the project.

Ms. Tobi Hanna-Davies came forward as a former co-chair of the Ann Arbor Affordable Housing Commission and the current co-chair of the Isaac Housing Taskforce. She emphasized that mixed-income housing has a record of being very good for property values and for the neighbors. Ms. Davies pointed out that Lift is a local non-profit that exists because it cares about this community. She encouraged the Commissioners to go to the Lift Foundation website, look at photos, and then go look at the properties to see how well they are maintained. She believes that Lift is very responsible to the community.

Mr. Andrew Chopana, housing specialist, came forward in support of Lift. He said they see the need for affordable housing every day and this project could help solve that issue. Mr. Chopana stated that he does have some concerns over the nature of the parcels, but believes the concept of allowing affordable housing should be considered. He said he supports the project with reservations.

Ms. Kathy Cooney, resident, came forward saying she is a very strong advocate for affordable housing in Kalamazoo County, but she is not sure this is the right property. She already had concerns about Kalamazoo tearing down more trees. Hearing the concerns about flooding and sewage has made her believe they need to do more research and consider other sites.

Mr. John Davis recounted the flooded basements he used to walk through on Lake Street as a meter reader. He asked why people with low-incomes can't live in the Exchange Building or 300 S. Rose? Why are they forced to live in a swamp? He cited other places in the City with vacant land that do not flood and encouraged the Commissioners to build up the City in those places with bus routes and businesses. Mr. Davis said he is in support of low-income housing, but he doesn't think this is the place for it.

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

Planner Anderson clarified some things that were mentioned during the public comment portion of the hearing. She noted that the Natural Features Protection moratorium is through June 3. She said this property is not in the moratorium. Planner Anderson let the Commissioners know that funds have been allocated and released for the dredging of the Crosstown Ponds, which will help with future flooding. She clarified that on the City maps, this property technically falls in the Edison neighborhood. Planner Anderson said that the Edison Neighborhood Plan expresses a desire for a wider mix of housing with the understanding that it may increase density to allow for that mix. She also stated that the income band for affordable housing in this project will be discussed specifically with the PILOT resolution.

Commissioner Coss asked if the City could address concerns of capacity for the existing infrastructure. Planner Bauckham responded that engineering is concerned about the area flooding and that is why they are dredging Crosstown ponds. They are looking at capacities of storm water systems throughout the City and what can be done to improve them. Planner Bauckham stated that as far as a flood plain site, you can't infiltrate on the site. This project will go to the MDEQ and if they are not convinced the project will not increase flooding, then it will not be approved. Planner Bauckham reminded them that the rezoning and the housing project are two different issues. He stated that the rezoning meets the Master Plan and community wishes for the future. It is possible for them to approve the zoning request, and have the specific project denied or modified during the process. If the rezoning and the variance for the daycare

are approved, the applicant would still have to go through the site plan process and obtain approval through Public Services and MDEQ.

Commissioner Greenman Wright recalled that there has been a discussion of creating a greenway along the flood plain. She wondered how this project interacted with that plan. Planner Anderson explained that the City was looking at how to use FEMA funds to purchase properties and restore them to a natural state to provide a cushion for flooding. The City is working with FEMA and property owners on this. It is a voluntary program, and only certain properties are approved for it. Planner Anderson said she didn't know if these parcels qualify for the program, but none of these properties had been contacted regarding the program.

Commissioner Espinosa asked about the reason for rezoning to RM-36. Planner Anderson responded that the current zoning for these parcels would not allow residential on the ground floor. Multi-family would be permitted, but no new residential on the ground floor. In the manufacturing zone, no residential is permitted at all. Commissioner Espinosa asked for confirmation on where the flooding occurs. Planner Bauckham clarified that it is the north part of the site that floods – closest to Lake Street. Planner Anderson added that as the zoning exists now, a residential project such as this could not happen on the parcels. She also clarified that the City of Kalamazoo changed parking standards to 1-space per unit, so the proposed project would require closer to 90 spaces - not the 180 as stated.

Commissioner Greenman Wright asked about the difference in impervious surface allowed for commercial versus RM-36? Planner Anderson responded that 50% is the maximum impervious coverage allowed for apartment uses in RM-36, and 80% is the maximum allowed for uses in the CC and M-1 zones. The CN-1 zone allows up to 65% impervious surface.

Commissioner Greenman Wright asked if it is possible for the Lift Foundation to have property reviewed first by the MDEQ, and then go to the Planning Commission if a rezoning is needed. Planner Anderson stated that an MDEQ review is typically requested during the site plan process, and it would probably be difficult for them to give an answer before the site plan process is completed. Planner Bauckham added that MDEQ would not give a priority to a project that was only speculative. Planner Anderson shared that from a staff perspective, the rezoning is appropriate. The details of project would then be scrutinized via site plan review, and they would still have to go through MDEQ and be reviewed based on their rules.

Commissioner Coss, supported by Commissioner Vyas, moved to recommend to the City Commission to approve the rezoning request for P.C. #2018.27 from the Lift Foundation to rezone 216, 220, 302, 302 (rear), 308, and 308 Lake Street (rear), and 205 and 209 E. Stockbridge Avenue from Zones M-1, CC, and CN-1 to Zone RM-36.

Commissioner Coss stated that as much as he would like to weigh in on the issues of affordable housing as well as the concerns of the neighborhood, they are deciding on a zoning issue. He believed the flooding issues will be dealt with in the planning process and with the MDEQ. He indicated that more communication from the City throughout the process would be good. Commissioner Coss stated that he would be voting yes.

Commissioner Vyas stated that she will be voting yes because it is a rezoning request. She supports having the zoning changed from the Manufacturing district. She shared that the comment that stuck with

her was why low-income housing ends up at the bottom of the valley. Commissioner Vyas stated they need to think about why they put housing where it is and how to build more equity. She did encourage the Commissioners and the public to think about personal responsibility with environmental questions. She suggested doing what they could to help protect their own land and homes - like planting a rain garden.

Commissioner Espinosa stated that as a rezoning, the request makes sense. He said that for the project proposed and the unknowns in the process, it doesn't make a lot of sense. He indicated that none of them would like to deal with such flooding and sewage at their own homes, and this may add more problems to the area. Commissioner Espinosa stated that the flooding issues are well known, but he did not hear of a plan in place to address the flooding issues. He is in support of affordable housing, but he doesn't believe this is the right location for this project.

Commissioner Greenman Wright also expressed that she still has a lot of concerns. She was wondering if rezoning the area would make sure it gets the attention it needs. Commissioner Greenman Wright hoped the MDEQ would have wisdom to say whether this is a good land use. She was also struck by the notion that low-income families live in the flood areas, and that is something they really need to highlight. She believes they shouldn't put vulnerable families in the most vulnerable areas. Commissioner Greenman Wright stated she was inclined to vote yes just because she wants the MDEQ to pay attention to this area. She encouraged other Commissioners to share their thoughts.

Commissioner Hughes-Nilsson stated that this is a rezoning issue, but they have to look at the property itself and what it can bear. She stated that her concern is the density of zoning in this area. Commissioner Hughes-Nilsson said she doesn't think they can fit the desired number of units on this site because of the MDEQ requirements. She said the MDEQ has a voice in this, and can be part of the relief valve, but she believes they tend to look at the property itself without looking at the wider area. She wondered about groundwater storage with the issues of higher density, impervious cover, and the groundwater table right at the surface. Commissioner Hughes-Nilsson said she thinks it is less likely that anything will happen there if it remains in the current zoning. She believes there are other properties that would fit the need that would not have these issues. She stated she would vote no on the request.

Commissioner Pitts stated agreement with the need for low-income housing. However, he said he was looking at what the neighbors will have to endure and his own experiences of trying to get from one side of town to the other during a flood event. Commissioner Pitts did not feel the request makes a lot of common sense, so he would be voting no.

A roll call vote was taken with Commissioners Baartman, Greenman Wright, Hughes-Nilsson, Espinosa and Pitts voting no. Commissioners Coss and Vyas voted yes. The motion was denied.

P.C. #2018.28: Request from the Community Planning & Economic Development Department and the Edison Neighborhood Association to approve the Edison Neighborhood Plan 2019. **[Recommendation: motion to approve the Plan and recommend to the City Commission to confirm the approval of the Plan as an amendment to the 2025 Master Plan.]**

Ms. Katie Reilly, Neighborhood Activator, gave the staff report. She said the Edison Neighborhood Association included in this plan recurring topics/items from previous Neighborhood Plans. They created a survey and distributed it in their newsletter. On the annual flower day for the neighborhood, they required people to complete the survey to get flowers. Survey responses were also taken and confirmed at

the National Night Out event with the residents. The Neighborhood Association also had conversations with City departments and additional stakeholders on elements for the plan. A draft was created and given to residents at the Holiday in the Square Event, and fliers with links to the plan were posted throughout the commercial district. Ms. Reilly reviewed the top three goals of the Neighborhood Plan - promoting home ownership and rehabilitation; improving the Portage corridor with streetscaping and improving facades; and supporting youth in neighborhood.

Ms. Tammy Taylor, Executive Director of the Edison Neighborhood, came forward to answer questions.

Commissioner Vyas made the comment that she enjoyed reading the history of the Edison neighborhood and was glad it was in the plan. Commissioner Coss expressed appreciation for all involved in the process. He knows the effort takes a great deal of energy and time.

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

No one came forward.

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

Commissioner Milliken stated there were a lot of great ideas, services, and visions identified in the Plan. He suggested some prioritization of items so that nothing gets lost. He also suggested that to create the market they desire, there may be a need for greater density. Commissioner Milliken encouraged them to take advantage of their two tremendous assets in the neighborhood - Portage Road, and a great existing fabric in the neighborhood.

Commissioner Coss, supported by Commissioner Pitts, moved to approve P.C. #2018.28 the Edison Neighborhood Plan 2019, and to recommend to the City Commission to confirm the approval of the Plan as an amendment to the 2025 Master Plan.

Commissioner Coss said it was great work and Commissioner Greenman Wright said she was really impressed with how unique and individualized the plan is to the neighborhood.

Commissioner Espinosa expressed a concern about having a cost associated with the projects. He wondered how they determine the cost, and if changes to the Plan come to the Commission. Planner Anderson stated any changes to the Plan would not need to come back to the Commission. A range of costs for the projects is estimated for information purposes. She said it is more of a tool to understand the intensity level.

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

G. UNFINISHED BUSINESS

None

H. NEW BUSINESS

1. P.C. #2018.30: Parks and Recreation Master Plan/10-year Strategic Vision. [**Recommendation: offer support for the Strategic Vision.**]

This item was postponed to the next meeting.

2. **2019 Planning Commission meeting schedule**

Planner Anderson reviewed changes in the 2019 meeting schedule. No concerns were voiced.

A voice vote was taken and the meeting schedule was approved unanimously.

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

None

J. CITY COMMISSION LIAISON COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham said in 2018 there were 60 projects that went through the site plan process compared to 54 for 2017. In the past year, they had a new process, new software, and a new pre-application stage for each project. Planner Bauckham stated they had 17 projects from 2018 which are still awaiting site plans. He also reported that the Planning Commission had 30 requests come before them in 2018 as compared to 20 in 2017.

Planner Anderson encouraged Commissioners to attend the City Commission meeting on January 7, 2019. She said the Complete Streets policy and Crosswalk ordinance would go before them that day. She also said there would be a budget discussion in which they may be interested.

Planner Anderson asked the Commissioners to complete and share the Downtown parking survey she sent to them. She also said she sent them an article about affordable housing and placement.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Greenman Wright stated she thought this was one of the better discussions they had and she enjoyed hearing from everyone.

Planning Commission

January 3, 2019

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M. ADJOURNMENT

Commissioner Greenman Wright, supported by Commissioner Espinosa, moved to adjourn the meeting. A voice vote was taken and passed unanimously. The meeting was adjourned at 9:05 pm.



Planning Commission Staff Report

City of Kalamazoo

Project Address: Oakwood Neighborhood

Case #: P.C. #2018.29

Request: **Approval of the sub plan and recommendation for the CC to confirm approval.**

Meeting Date: February 7, 2019

Applicant: Community Planning & Economic Development Department

Owner: Various

Public Hearing: Yes

Date Legal Ad Published: January 23, 2019

Project Summary:

The Oakwood Neighborhood has completed their neighborhood plan as outlined in the 2025 Master Plan and is asking the Planning Commission to review it as a sub plan to the Master Plan.

Recommendation:

It is recommended that the Planning Commission vote to approve the sub plan, and recommend to the City Commission to confirm the approval as an amendment to the Master Plan, to be known as the 2019 Oakwood Neighborhood Plan.

Community Planning & Development Department

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

Staff Contact Information:

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

ANALYSIS

Description of Neighborhood Plan:

The Oakwood Neighborhood Plan is the culmination of feedback from the Imagine Kalamazoo 2025 engagement process, an analysis of existing conditions, and almost a year of community engagement. This plan identifies key topics that residents brought forward including Housing, Community, Parks and Sustainability, Connectivity, Youth, Commercial, and Seniors. Some of the top priorities identified in the plan include supporting seniors so they can age in place, creating a safe and accessible pedestrian network, strengthening and growing the Neighborhood Association, and increasing access to green spaces.

To address the goals set forth in the Oakwood Neighborhood Plan, the plan focuses on collaborative actions that neighborhood residents, the Neighborhood Association, the City, and other community partners can implement. This was done to promote collective ownership as well as help move projects forward more quickly. Some of the actions in this plan include changing current zoning to allow for accessory dwelling units, and to encourage walkable development in the commercial node. The plan also calls for building strong relationships within the area to collectively address big goals such as storm water mitigation and stewardship of the natural environment.

Community Engagement:

Starting in March of 2018, the neighborhood began engagement of the citizens to complete the plan. The Oakwood Neighborhood Association (ONA) formed a planning committee made up of board members who were also Oakwood residents. The planning committee used a variety of tactics including community meetings, surveys, pop-up engagement, focus groups, and special events. A series of focus groups with partners and service providers was conducted based on major themes in the plan; Connectivity and Parks, Youth and Seniors, Housing, Community and Food Access, and Capacity Building for ONA. At these focus groups, goals of the neighborhood were discussed as well as opportunities to achieve them. Engagement opportunities were promoted in the neighborhood newsletter, through flyers, and online using the Imagine Kalamazoo and the Oakwood Neighborhood Association Facebook pages.

The Neighborhood hosted a “trunk or treat” Halloween event where the final plan was made available and residents confirmed that it captured their priorities. The Neighborhood Association also advertised their January 2019 board meeting as a final opportunity to hear about the plan before it was finalized. Both opportunities were advertised in the newsletter, on ONA’s website, and through Next Door.

2025 Master Plan & Imagine Kalamazoo 2025 Alignment:

Imagine Kalamazoo 2025 calls for the creation of neighborhood plans through a collaborative effort between the neighborhood, City, and other stakeholders. ONA worked closely with City staff to engage residents and stakeholders to understand the neighborhoods' vision and goals, and to develop actions to achieve them. The Oakwood Neighborhood Plan has goals and actions that align with the following Strategic Vision goals; Shared Prosperity, Connected City, Inviting Public Places, Safe Community, Youth Development, Complete Neighborhoods, Strength through Diversity, Environmental Responsibility, Economic Vitality, and Good Governance.

RECOMMENDED ACTION

It is recommended that the Planning Commission vote to approve the sub plan, and recommend to the City Commission to confirm the approval of the sub plan as an amendment to the Master Plan known as the Oakwood Neighborhood Plan 2019.

Attachments:

1. Oakwood Neighborhood Plan



Oakwood

Neighborhood Plan 2018



OAKWOOD NEIGHBORHOOD
ASSOCIATION



THE CITY OF KALAMAZOO

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Acknowledgments

Many people throughout Kalamazoo gave time and expertise to the creation of this plan.

Youth & Seniors Focus Group

- Cindy Green, Kalamazoo Public Schools
- Tamica Frison, Kalamazoo Public Schools
- Ashton Anthony, City of Kalamazoo Parks & Recreation
- Christina Anderson, City of Kalamazoo CPED
- Chad Wendt, City of Kalamazoo Parks & Recreation
- Meg Blinkiewicz, KYD Network

Housing Focus Group

- Bob Mcnutt, City of Kalamazoo CPED
- Sharon Ferraro, City of Kalamazoo CPED
- Cecilia Ringo, City of Kalamazoo CPED
- Ben Leverette, LISC
- Venessa Collins Smith, City of Kalamazoo CPED

Community & Food Access Focus Group

- Margaret Von Steinan , WMU
- Dwayne Powell Jr., City of Kalamazoo CPED
- Rachel Bair, KVCC Food Innovation Center
- Kevin Ford, City of Kalamazoo CPED
- Vernon Coakley, City of Kalamazoo KDPS
- Gaby Gerken, Peoples Food Coop/ Farmers Market

Parks & Connectivity Focus Group

- Kathy Schultz, Metro
- Colten Hutson, Metro
- Venessa Collins Smith, City of Kalamazoo CPED
- Patrick McVerry, City of Kalamazoo Parks & Recreation
- Steve Czitterberg, City of Kalamazoo Parks & Recreation
- Orrin Dorr, City of Kalamazoo Public Services
- Pam Burpee , Disability Network Southwest Michigan
- Jean Talanda, City of Kalamazoo Public Services
- Chris Bovid , Woods Lake Asociation / ONA Attorney

Capacity Building Focus Group

- Matt Lechel, OnePlace
- Ragan Savara, OnePlace
- Vickie Edwards, WMU
- Laura Huth-Rhoades, Do Good Consulting
- Christina Anderson, City of Kalamazoo CPED
- Deb Droppers, The Event Company

Oakwood Neighborhood Association Board

- Executive Director - Cheryl Lord
- President - Marcia Wallace
- Vice President - Alfonso Espinosa
- Treasurer - A.J. Srmek
- Secretary - Jan Sneddon
- Ellen Tober
- Rachael Grover
- Patricia Lyons Olsen
- Cheri Norton
- Karin Larsen

Oakwood Residents

Thank you to all of the residents who helped inform this plan.

City of Kalamazoo

- Kathleen Reilly, Neighborhood Activator
- Amanda Cockroft, Neighborhood Projects Coordinator, LISC AmeriCorps Member



Oakwood Neighborhood History

By Pat Henry

The Oakwood Neighborhood, located in the southwest corner of Kalamazoo, celebrated its 110 year anniversary in 2018. The Barnard and Stevens families originally settled the land around 1830 and the area grew into a thriving rural district. The Barnards donated land for schools and in 1884, an amusement park was established on farmland belonging to the Barnards bordering Woods Lake.

Marion Barnard purchased Isaac Stevens' farmland and in turn sold it to Samuel McCain in 1908. McCain divided the land into 50 foot lots which sold quickly given the established rural school and a trolley car that traveled to and from the city of Kalamazoo. After Marion's death the rest of her land became part of Oakwood.

Very community minded, a group of residents formed to help with things that the neighborhood and school would need, asking for taxes to improve the neighborhood and school and serving as the school board. In 1943, the group formalized to become Oakwood Youth Incorporated (OYI) and focused on benefiting the youth of the neighborhood. A beach area was established on the lake for use by Oakwood children and adults along with a memorial park at the top of the hill honoring service men and women of the two World Wars.

The Oakwood Neighborhood Association (ONA) was formed in 1947 and is still in existence today. In 1957, Oakwood voted to become a part of the city of Kalamazoo and the school board voted to join the Kalamazoo School District. school system also in the same year.

To support the community-oriented neighborhood, the ONA runs youth and senior programming, operates a food pantry, and hosts many annual neighborhood events including a Halloween Trunk or Treat, a Holiday Party, and an annual reunion picnic the last Sunday in June. A monthly newsletter is mailed out to about 900 businesses and residences.

Fun Fact

The Oakwood Neighborhood also contains the childhood homes of James McDivitt, Jack Moss and Don Seeyle.

Introduction

During the Imagine Kalamazoo 2025 (IK2025) planning process, neighborhood plans were identified as a need. Neighborhood plans allow the neighborhood to focus on their neighborhood vision and realize the community's Strategic Vision with small-scale or focused planning work. This resident driven process allows neighborhoods to take control of their future. The neighborhood planning process as laid out in the 2025 Master Plan does not have a required focus beyond aligning with the Strategic Vision and 2025 Master Plan goals. Through this process residents are encouraged to think about everything that impacts their daily wellbeing and futures. The resulting plans are comprehensive and leverage collaboration to achieve results.



Oakwood Demographics

Source: ACS 2016 5 year Estimates



1,533 Total Population



\$41,750

Median Household Income

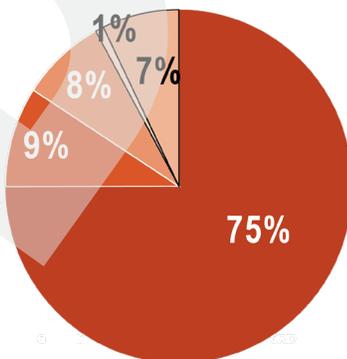


755

Total Housing Units

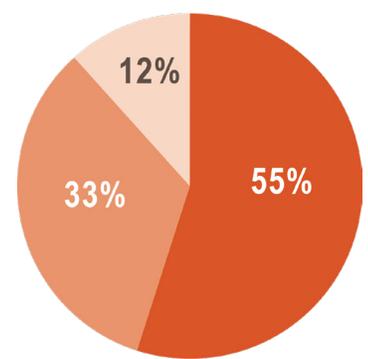
Racial Make-up

- White
- Asian
- Hispanic
- Black
- Other



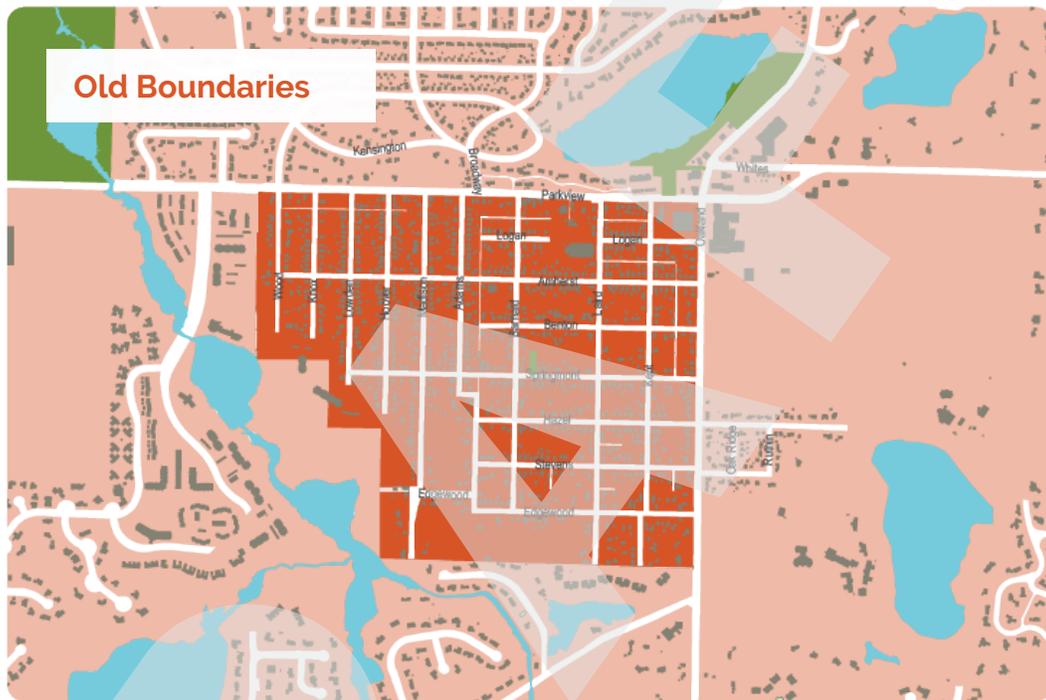
Housing Types

- Owner Occupied
- Renter Occupied
- Vacant



Oakwood Neighborhood Boundaries

Early on in the neighborhood planning process Oakwood Neighborhood Association (ONA) noticed a discrepancy in the neighborhood boundary shown in City of Kalamazoo maps and their neighborhood boundary as defined by their bylaws. Through engagement Oakwood Neighborhood Association confirmed that residents and businesses in the areas in question both currently felt they were part of the Oakwood Neighborhood, and wished to continue to be served by the Neighborhood Association. ONA also engaged the surrounding neighborhoods in this process to ensure everyone was in agreement. The map below shows the changes that will be made to all City of Kalamazoo maps moving forward.



Planning Process



1 Review previous plans & engagement

Oakwood Neighborhood began the planning process by reviewing feedback gathered during Imagine Kalamazoo 2025 engagement. The Oakwood Neighborhood Association strategic plan from 2006 was also referenced for additional background.

2 Engage community to create neighborhood vision

Engagement was kicked off by a survey that was distributed in the neighborhood newsletter and door-to-door. The results of that survey informed the creation of six focus groups to further discuss the recurring themes of Youth, Seniors, Housing, Parks, Streets, and the Neighborhood Association. Additional feedback was gathered through pop-up engagement at an Open House at Kazoo Books and at the Annual Neighborhood Reunion.

Oakwood Neighborhood Association
2018 Planning Survey

*Thank you in Advance for doing this survey.
Your answers will help the Oakwood Neighborhood Association develop a neighborhood plan for the newly updated Master Plan of the City of Kalamazoo.*

Please complete this survey to be eligible for a May 1st 2018 drawing for a \$25.00 D&W gift certificate.

Name: _____ email: _____

Address: _____

How long have you lived in our neighborhood? _____

Number of children in your home _____ and ages _____

Do you have children, who walk to an elementary school? Yes ___ No ___

Would you like to have your K-3 student attend school in our neighborhood? _____

1. What type of businesses or services would you like to see come to the Oakwood area?

2. What needs the most improvement in Oakwood? (Please list in order of priority 1-9)

_____ Trees or bushes that need trimming	_____
_____ Sidewalks that need repair or where they do not exist and are needed	_____
_____ Poor lighting	_____
_____ Bike Lanes	_____
_____ Traffic/or speed control.	_____
_____ Streets flooding or roads in need of repair	_____
_____ Deer over population problems	_____
_____ Unsafe area or dilapidated housing	_____
_____ Other neighborhood concerns that need to be addressed?	_____

3. Where do you take the Metro bus to?

What is one thing that would make it easier to take the bus?

4. Where do you bike to?

What is one thing that would make biking safer or easier?

3 Draft goals & neighborhood plan

Combining all past information and new input heard from residents during engagement, goals and actions were drafted. The goals were drafted to be Specific, Measurable, Achievable, Realistic, and Timely (S.M.A.R.T.) and align with the Strategic Vision. The goals and actions were then structured into a draft of the neighborhood plan.



4 Confirm goals & neighborhood plan

The goals and actions of the plan were confirmed by residents at an Open House at the Neighborhood Association, during the Trunk or Treat event in late October, and at the November Oakwood Neighborhood Association Board meeting.



5 Neighborhood plan goes to Planning Commission

Once the Oakwood Neighborhood Plan 2018 is finalized by the neighborhood, the plan will go to the Planning Commission and City Commission to seek approval as an amendment to the Imagine Kalamazoo 2025 Master Plan.



6 Complete action steps to turn the vision into reality!

Upon approval the Oakwood Neighborhood Association, residents, the City, and other partners will get to work on carrying out the actions in the plan including a Quick Win Project.



Strategic Vision Alignment



Imagine Kalamazoo Strategic Vision Alignment

Strategic Vision Goal	Shared Prosperity	Connected City	Inviting Public Places	Environmental Responsibility	Safe Community	Youth Development	Complete Neighborhoods	Strength Through Diversity	Economic Vitality	Good Governance
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Oakwood Neighborhood Plan Goals

Connectivity

Improve Connections and Walking Conditions with in and outside of the Neighborhood		●	●		●		●		●	
Improve Street and Intersection Design to Promote Traffic Safety		●	●		●		●			
Make Bicycling Safer In and Around the Neighborhood		●	●		●		●			
Improve Existing Transit Infrastructure and Fill Gaps in Services	●	●		●	●		●			

Parks + Environment

Improve Existing Parks and Work Toward Everyone Being Within a 1/4 Mile of a Park or Green space			●	●	●	●				
Address Flooding Issues in the Neighborhood				●	●					
Protect Natural Assets in the Neighborhood				●						
Maintain Deer Population at Safe Levels and Remediate Externalities From Deer Population in Neighborhood and Surrounding Area				●	●					

Development

Encourage Walkable Commercial Development and Uses that Meet Neighborhood Needs			●	●	●		●		●	●
Create a Vibrant Commercial Node through Supporting Local Entrepreneurs and Placemaking	●		●				●	●	●	



Strategic Vision Goal	Shared Prosperity	Connected City	Inviting Public Places	Environmental Responsibility	Safe Community	Youth Development	Complete Neighborhoods	Strength Through Diversity	Economic Vitality	Good Governance
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Community

Increase Access to Fresh, Affordable, and Healthy Food						●	●			
Create a Sustainable Organization and Center that Will Continue to Be An Asset for Years to Come	●		●		●	●	●			●
Promote Collaboration and Open Lines of Communication with Schools, Businesses, and other partners										●
Increase Access and Enjoyment of the Arts			●			●	●	●		
Support Affordable Housing in the Neighborhood	●			●	●		●	●	●	

Youth + Seniors

Create More Enrichment Opportunities for Youth	●				●	●				●
Support Seniors in the Neighborhood	●				●		●			●

Goal & Action Tables Legend

Costs

Costs follows the same breakdown as the master plan. Where possible, funding sources are listed.

\$ - Low Cost

\$\$ - Moderate Cost

\$\$\$ - Significant Project Cost

\$\$\$\$ - Significant Planning & Construction Cost

Timeline

Timeline is based on whether a project is in motion, planned, or not started. If it is in motion or planned a year for completion is listed (2019, 2020, etc.). If an action is new from this plan it may have Short, Mid, or Long instead of a date. The years reference how long the project is likely to take from start to finish. If something is a project that doesn't necessarily have an end date it is listed as ongoing

Short - approximately between 0-2 years

Mid - approximately between 3-5 years

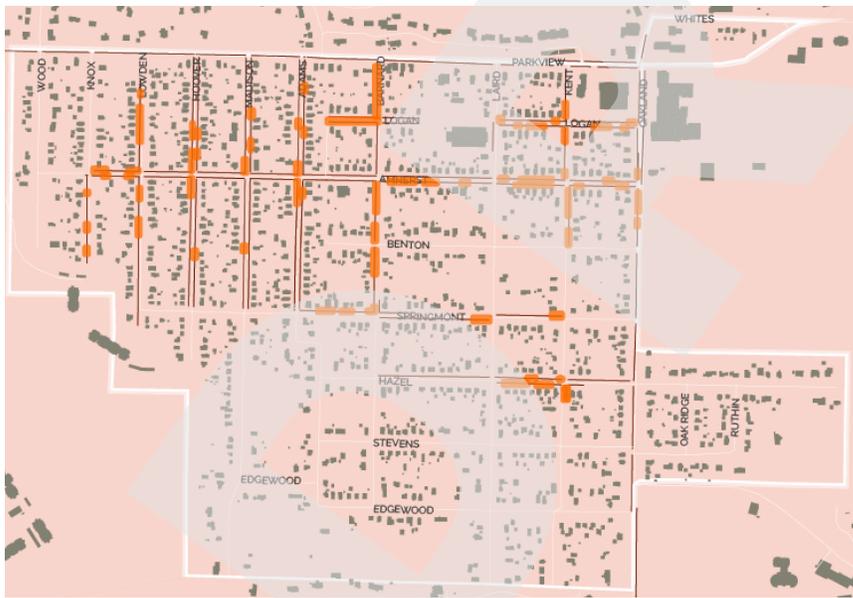
Long - approximately between 5+ years

Connectivity

Oakwood neighborhood became a part of the City of Kalamazoo in the 1950's. When the neighborhood was annexed it had existing conditions that make sidewalk and other infrastructure projects challenging. One of these existing conditions is that the right-of-ways that are between 50-60', which is considerably smaller than the standard right-of-way size. The smaller right-of-way paired with housing built closer to the road and topography make infrastructure projects challenging in Oakwood neighborhood resulting in higher costs and longer project timelines.

This chapter puts forth goals and key connections the neighborhood would like to see addressed while recognizing that due to the unique circumstances of the neighborhood origins and lay out it will take longer than average for projects to be completed.

Sidewalks in Need of Repair



1

Improve Walking Conditions in the Neighborhood

Being able to connect to neighborhood amenities including James McDivitt Springmont Tot Lot, and the Oakwood Neighborhood Center. It is also a top priority for residents to be able to safely access amenities outside of the neighborhood boundaries regardless of physical ability. In order to achieve this goal residents identified where existing infrastructure needs improvement and where additional, new infrastructure needs built. See figure x for more information.

Amenities Outside of Oakwood's Boundaries

- ONA Memorial Beach
- Woods Lake Beach
- Oakwood Plaza
- Woods Lake Elementary
- Oakland Drive Winchell Neighborhood
- Parkview Hills Neighborhood
- Asylum Lake
- Oakwood Bible Church
- Nature Center's Stryker Property

Complete Neighborhood Study

A study completed by Kalamazoo College students found that approximately **53%** of the neighborhood has sidewalks. Of the existing sidewalk the study found that **65%** was damaged in some way.

2

Improve Street and Intersection Design to Promote Traffic Safety

Residents would like to see improvements to streets and intersections to be able to safely drive in and out of the neighborhood. They would also like to see designs to slow speeding traffic on key corridors. See figure X for more information.

3

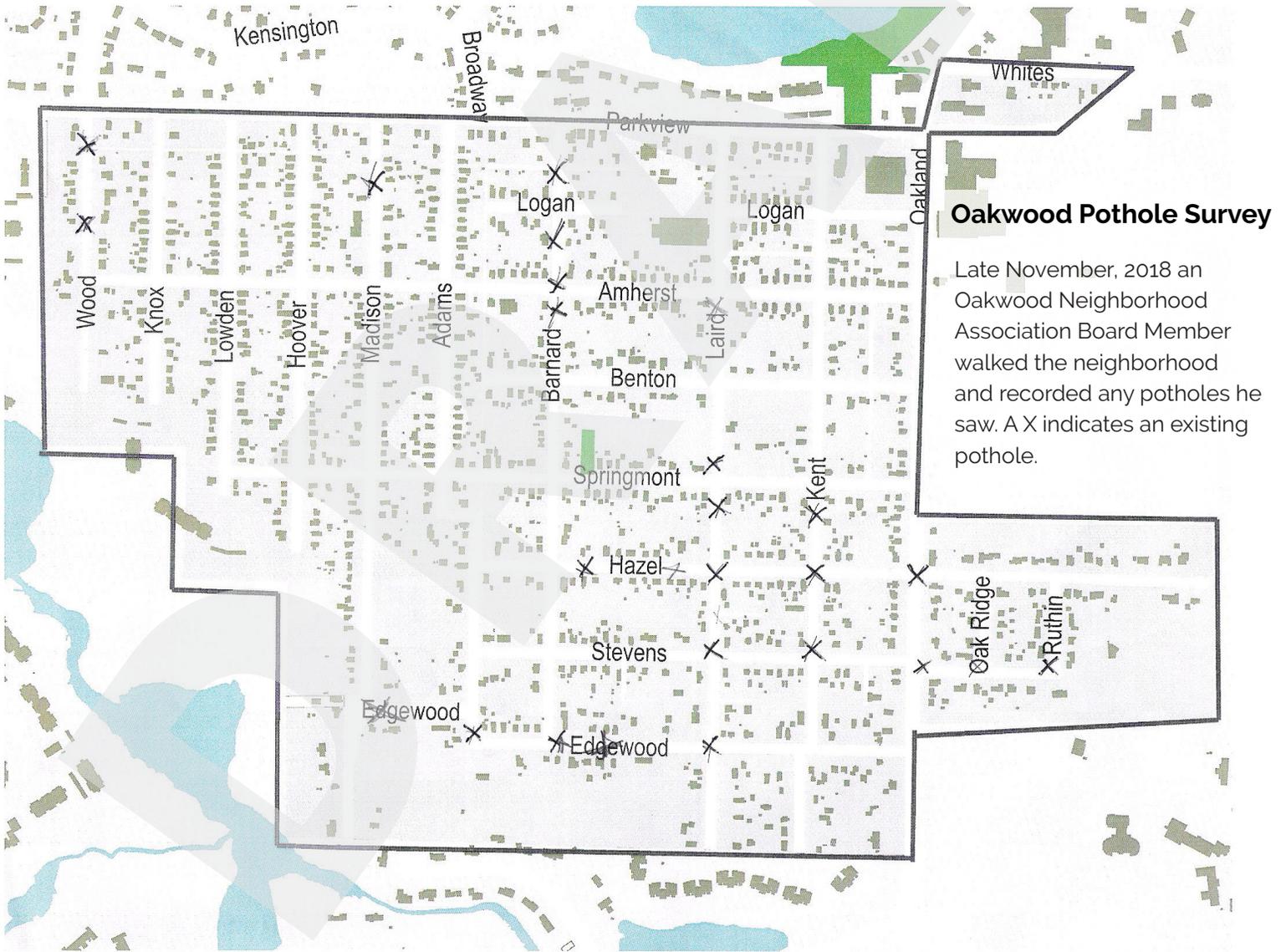
Make Bicycling Safer In and Around the Neighborhood

Many in the neighborhood will bike to nearby amenities such as Asylum Lake preserve and other nearby trails.

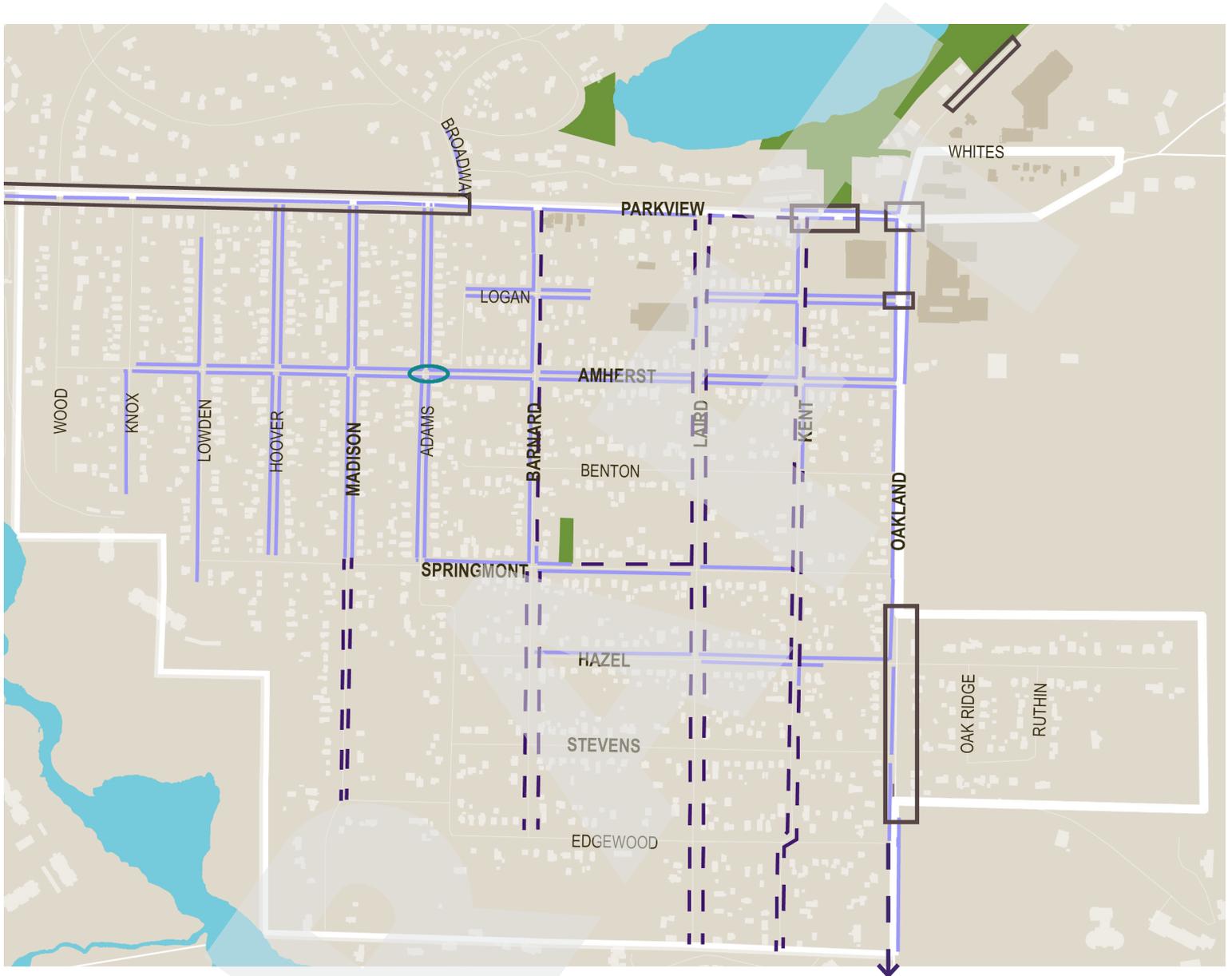
4

Improve Existing Transit Infrastructure and Fill Gaps in Service

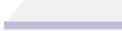
Oakwood would like to ensure that all residents have mobility and access to affordable transportation options. In order to do this residents identified improving existing stops, making sure there is sidewalk and crosswalk to access the existing system, and determining ways to expand or create new service into the neighborhood.



Oakwood Pedestrian Priorities



LEGEND

-  PRIORITY for NEW SIDEWALK
-  EXISTING SIDEWALK
-  CURB RAMPS NEED REPAIR
-  PRIORITY FOR NEW OR IMPROVED PEDESTRIAN CROSSINGS
-  NEIGHBORHOOD AMENITY

The neighborhood would like to see safer pedestrian connections made to amenities to south including the Nature Center's Stryker property and the Oakwood Bible Church. The Oakwood Bible Church also serves as the neighborhood's voting precinct increasing the need for safe access to the south.

Resident Input

Residents noted that sidewalks in the neighborhood are narrow causing many pedestrians to walk in the street even when sidewalks are present. Where ever possible residents would like to see existing sidewalks updated to meet ADA standards.

Oakwood Traffic + Street Priorities



Residents have noted that while this area does not flood, it collects water which sits stagnant. This leads to mosquitoes and other pests

LEGEND

-  TRAFFIC SAFETY ISSUES
-  PRIORITY FOR RESURFACING
-  PRIORITY INTERSECTIONS
-  FLOODING ISSUES
-  NEIGHBORHOOD AMENITY

Resident Input

Residents have observed that visibility is often obstructed along roadways due to overgrown weeds and grass. Trimming trees, shrubs, and tall grass away from street lights, street signage, particularly at the intersections identified above, would improve safety throughout the neighborhood.

Connectivity Goals & Actions

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Improve Walking Conditions in the Neighborhood					
Close gaps in existing sidewalk network with priority given to connections to the Oakwood Plaza, Memorial Beach, Woods Lake Elementary, James McDivitt Springmont Tot Lot, and Oakwood neighborhood Center	<ul style="list-style-type: none"> Assist City with resident outreach and discussions about easements, trees, fences, and sidewalk projects. Support sidewalk projects and explore grants to fund sidewalk projects faster. 		<ul style="list-style-type: none"> Install sidewalks in identified areas including around amenities and sidewalks identified in priority map. Keep and open line of communication with neighborhood on process and barriers to sidewalk projects. As much as possible, work to install sidewalk with road projects 	Long	\$\$\$\$
Repair sidewalk that is heaved or deteriorated	<ul style="list-style-type: none"> Report damaged sidewalks to the City 		<ul style="list-style-type: none"> Repair sidewalks during road projects. Work to repair the following sidewalks: Kent and curb cuts at Adams and Amherst 	Mid	\$\$\$
Keep sidewalks clear and well lit so pedestrians of all abilities can use them safely.	<ul style="list-style-type: none"> Assist with outreach and education about property owners responsibility. Organize volunteers to help clear sidewalks at season changes and throughout the winter. Explore grants to help fund the work. 		<ul style="list-style-type: none"> Enforce sidewalk clearing ordinance Ensure all City sidewalks are cleared. Trim trees blocking street lights throughout the neighborhood. 	Short	\$
Create safe, dedicated pedestrian space in the right-of-way throughout the neighborhood			<ul style="list-style-type: none"> Determine option available for sidewalk alternatives, such as a painted and buffered multi-use path, considering street size, right-of-way size, and existing conditions. Once option(s) are determined work with neighborhood to install 	Long	\$\$\$

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Improve Walking Conditions in the Neighborhood Continued					
Ensure there are safe crossings to major neighborhood amenities (Oakwood Plaza, Memorial Beach, Woods Lake Elementary)	<ul style="list-style-type: none"> Work with partners to create Safe Routes to School (SRTS) to Woods Lake. Along with infrastructure improvements, SRTS programming includes things such as walking buses or crossing guards. 	<ul style="list-style-type: none"> Work with partners to create Safe Routes to School (SRTS) to Woods Lake. Along with infrastructure improvements, - KPS 	<ul style="list-style-type: none"> Study SRTS to ensure students and parents can safely access Woods Lake Elementary. Consider implementations such as school zone signs, and crosswalks with signage, Study pedestrian crossings to place or enhance infrastructure in common crossing locations (ex. residents often cross Oakland in front of Oakwood Plaza near Woods Lake) 	Mid	\$\$\$
Improve Street and Intersection Design to Promote Traffic Safety					
Slow traffic on key neighborhood streets	<ul style="list-style-type: none"> Keep the conversation going with education and outreach about traffic and pedestrian safety. Work with partners to create lawn signs that promote safe driving. 		<ul style="list-style-type: none"> Create process to propose and install traffic calming measures on neighborhood streets. Study Amherst to determine design options to slow traffic and improve safety at intersections. 	Mid	\$\$\$
Study Parkview and Oakland to determine ways to slow traffic			<ul style="list-style-type: none"> Study corridors to determine ways to slow traffic. Particular focus on intersection of Parkview and Oakland for traffic, bicycle, and pedestrian safety.- Public Services Determine ways to enforce speed limit in the short term. - KDPS 	Long	\$\$\$\$

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Improve Street and Intersection Design to Promote Traffic Safety					
Study Parkview and Broadway intersection for pedestrian, bike, and vehicle travel			<ul style="list-style-type: none"> Study intersection for feasibility of a traffic light or develop alternatives for easier turning movements. Study pedestrian movements along Parkview to determine feasibility and placement of a crossing between Oakland and Greenleaf 	Long	\$\$\$\$
Repave neighborhood streets with priority on Barnard, Laird, eastern part of Amherst, Hazel, Madison, Woods, Hoover, and Stevens	<ul style="list-style-type: none"> Report potholes or poor road conditions to the City. Inform residents of different reporting options. 		<ul style="list-style-type: none"> Prioritize these streets for repaving and whenever possible install or repair sidewalk, or take steps to make sidewalk installation easier in the future Explore the potential of creating a "service area" around reported potholes in which other conditions issues would be addressed. 	Mid	\$\$\$
Make Bicycling Safer In and Around the Neighborhood					
Provide safety training for youth and interested community members	Partner to organize and promote event	<ul style="list-style-type: none"> <i>Reach out to Open Roads to partner in event</i> 	<ul style="list-style-type: none"> Partner in event to provide trainings and to help promote. 	Short	Time
Work to provide helmets to all youth	Engage local groups for donations or purchasing helmet	<ul style="list-style-type: none"> <i>Reach out to Bronson and Borgess to participate in activity</i> 		Short	\$
Study Parkview and Oakland to determine ways to increase bike lane size	Partner with area neighborhood to advocate for improved infrastructure on those roads	Partner with area neighborhood to advocate for improved infrastructure on those roads- ODWN, Parkview Hills, Woods Lake Association	Study roads to determine feasibility of wider or buffered bike lanes	Mid	\$\$\$

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Imrpove Existing Transit Infrastructure and Fill Gaps in Services					
Ensure existing bus stops are accessible and comfortable for riders		<ul style="list-style-type: none"> • Improve bus stops with benches, lighting, and shelters where needed. • Install signage with route and schedule information. • Work with City to ensure there are sidewalk connections to stops. - Metro 	Continue to support ADA improvements to bus stops and work to close gaps in sidewalk network	Mid	\$\$\$
Provide regular rides to key destinations. Engage seniors to determine demand for this type of service, ideal destinations, and what an affordable rate would be.	Determine locations, volunteers to train, and what an affordable rate would be for the service with the goals of paying drivers.	<ul style="list-style-type: none"> • Determine locations, volunteers to train, and what an affordable rate would be for the service with the goals of paying drivers. - Area Churches • Provide trainings and vehicles - Metro 		Long	\$\$\$
Continue to communicate interest in having a bus route and stop within the neighborhood	<ul style="list-style-type: none"> • Advocate with Metro for bus route. Continue to have conversation understanding funding is a limitation 	<ul style="list-style-type: none"> • Continue to communicate with neighborhood and seek ways to increase transportation for all residents - Metro 		Ongoing	Time

Parks + Sustainability

1

Improve Existing Parks and Work Toward Everyone Being Within a Quarter Mile of a Park or Open Space

Currently Oakwood has one public park, James McDivitt Springmont Tot Lot. Oakwood Neighborhood Association also owns beach property open to the public just outside neighborhood boundaries along Woods Lake. Ensuring there are safe connections and appropriate amenities at these parks is important to residents. As well as working to fill the gap leveraging relationships with the Land Bank or utilizing City property.

2

Address Flooding Issues in the Neighborhood

The southern half of Madison frequently floods and some areas in the southern part of the neighborhood experience flooding or their driveways and property is frequently washed out by storm water. Improving infrastructure and the water system will help to lessen the impact of these occurrences.

3

Protect the Natural Assets of the Neighborhood

A common response when asked what they like about the neighborhood most, second only to the people, is the nature. The neighborhood would like to work to become better stewards of their great natural assets and protect them for years to come.

4

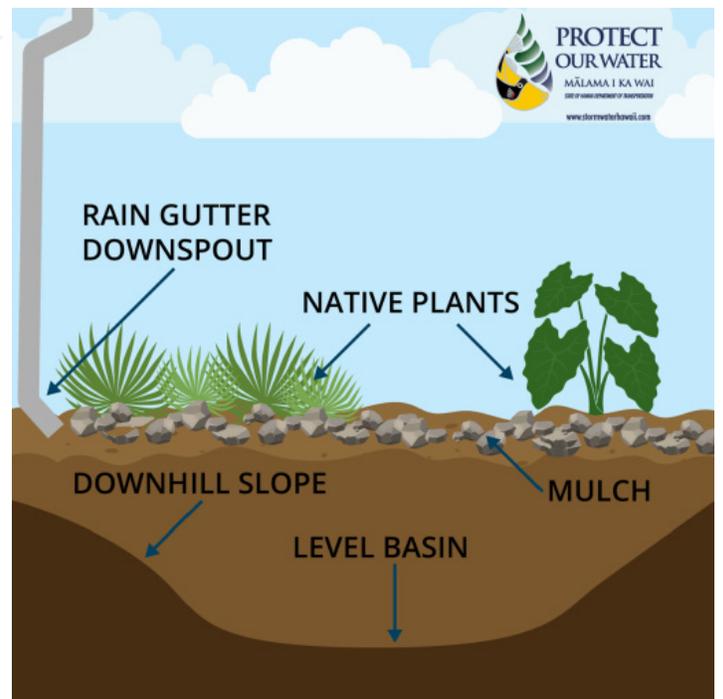
Maintain deer populations at safe levels and remediate externalities from high populations in the neighborhood

Oakwood and other area neighborhoods have been experiencing an increase in deer population. Residents are currently split on how they feel about deer with some loving their presence, and others feeling the negative impacts. While a long term solution is worked towards, the neighborhood would like pursue education to promote safety and help neighbors guard against some of the negative impacts of the deer.

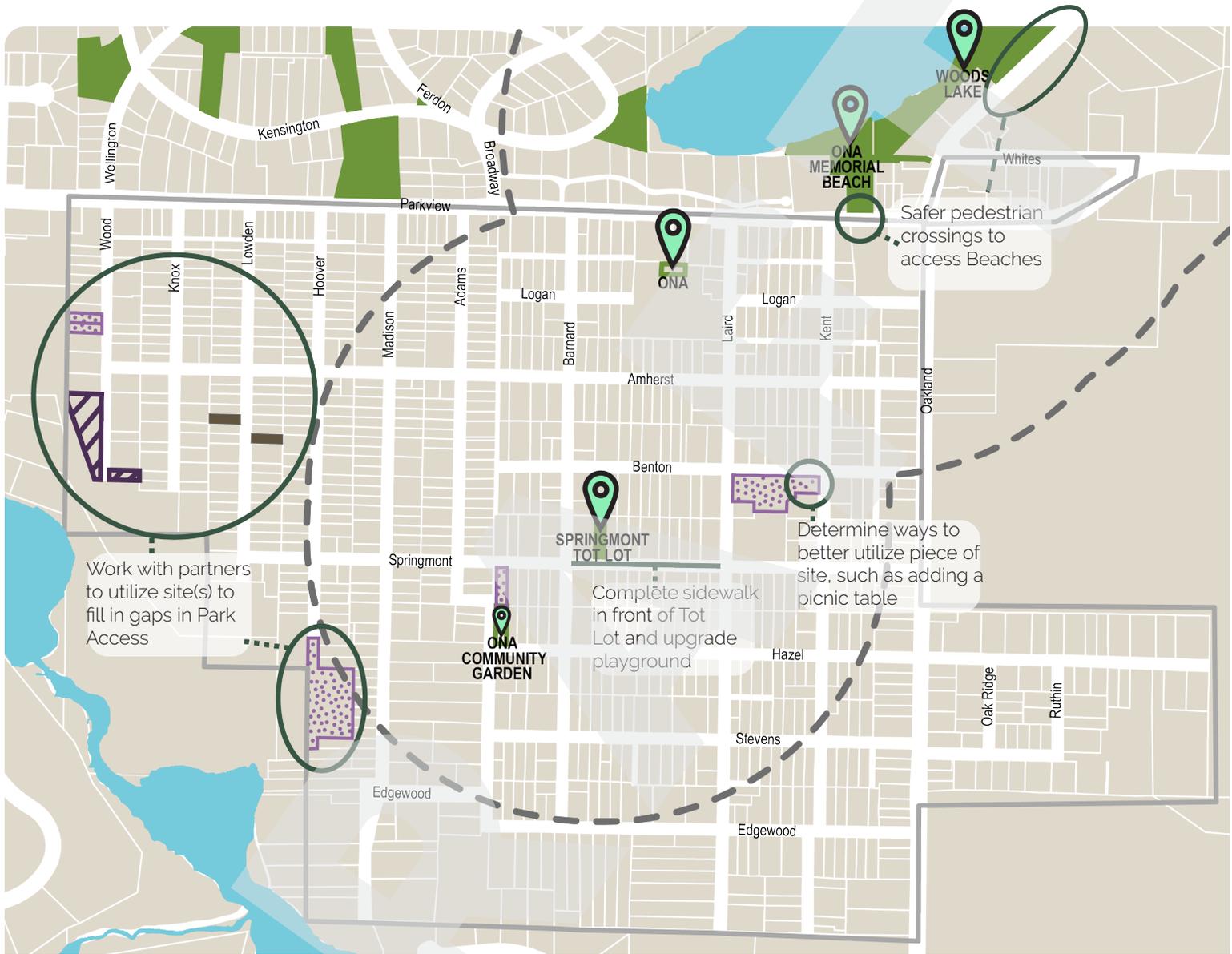
Rain Gardens

Rain gardens are an easy way to help divert stormwater from entering the City's system. They often use native plant species and can be paired with disconnecting downspouts, another way to divert water from the City's system. Detroit Future City's Field Guide to Working with Lots provides many examples of different uses of land to promote a healthier environment. The Field Guide can be found at dfc-lots.com

Photo Source: <http://www.stormwaterhawaii.com/latest-news/tips/how-to-build-a-rain-garden/>



Oakwood Parks + Open Space Priorities

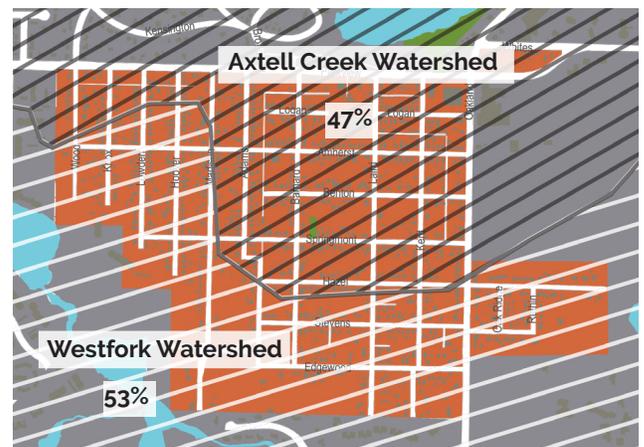


LEGEND

-  ONA Owned Property
-  City Owned Property
-  Land Bank Owned Property
-  1/4 Mile Park Access

Oakwood Watersheds

53 % of Oakwood neighborhood is in the Westfork Watershed which is associated with Asylum Lake. The remaining 47% is in the Axtell Creek Watershed.



Parks + Sustainability Goals and Actions

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Improve Existing Parks and Work Toward Every Being Within a Quarter Mile of a Park or Open Space					
Create New Park(s) and Green Space in Oakwood	<ul style="list-style-type: none"> Advocate for the use of KCLBA property as parks get resident feedback to ensure park serves resident needs 	<i>Contact KCLBA to partner in using one or more of their properties for this need</i>	Work to create new park in the neighborhood	Long	\$\$-\$\$\$
Utilize Recharge Sites to Create Passive Park Areas	<ul style="list-style-type: none"> Help reach out for volunteers to help plant gardens, Provide feedback on passive park ideas and needs 		<ul style="list-style-type: none"> Create passive park uses at recharge sites such as a walking path with native or pollinator garden, picnic tables, or dog runs Include neighborhood in plantings or building benches/tables 	Mid	\$\$-\$\$\$
Address Flooding in the Neighborhood					
Install curbs where flooding regularly occurs in streets causing damage to driveways and homes			Re-install Kent Curb along Madison. If flooding continues to be an issue, study are for potential leeching basins.	Mid	\$\$\$
Clean gutters of debris to prevent back-ups	Organize volunteers to assist in proper disposal of lawn waste during season changes		Continue to clean and maintain gutters, continue to street sweep	Short	\$
Mitigate flooding in Oakwood by addressing issues with existing system			Repair the culvert at Angling to improve overall system flow and function	Long	\$\$\$\$
Protect the Natural Assets in the Neighborhood					
Join with surrounding neighborhoods to develop educational campaign to promote sustainable practices in the area	Work with partners to develop priorities and joint programs to help neighbors be environmentally sustainable	Partner to develop educational materials and trainings - Parkview Hills, ODWNA, KNC, WMU, Woods Lake Association	Provide information on City policies and ordinances related to sustainability	Short	\$

ACTION	Neighborhood Association	Partners	CITY	TIMELINE	COSTS
Protect the Natural Assets in the Neighborhood (Continued)					
Detach downspouts to help mitigate stormwater run-off. Diverted water can be captured in rain barrels or directed to rain gardens.	Partner to provide information and resources such as rain barrels	Partner to provide information and resources such as rain barrels - WMU		Short	-\$-\$
Evaluate benefit of permeable pavings	<ul style="list-style-type: none"> Install permeable paving treatments in driveways and other surfaces to support the absorption of water into the soil Partner to educate residents on the benefits of permeable pavings 	<i>Reach out to WMU to have students support effort and create educational materials</i>	<ul style="list-style-type: none"> Allow permeable paving in zoning ordinance Assist with review process to transition paved non-permeable areas to permeable 	Long	\$\$\$
Plant rain gardens to help mitigate stormwater run-off	<ul style="list-style-type: none"> Help to organize an event to build and plant rain gardens throughout the neighborhood including on ONA property Work with local groups to gather donations and volunteers 	Support rain garden plantings through donations, helping to organize volunteers and event, or providing how to trainings - Greenhouses, Master Gardeners, KNC, Parkview Hills, ODWNA, WMU, Building Blocks, Kalamazoo River Watershed Council, Woods Lake Association	<ul style="list-style-type: none"> Help navigate ordinances to make sure plantings are allowed and not considered nuisances Allow volunteers to plant in the curb lawn and other city owned property in the neighborhood as long as it doesn't create safety hazards 	Short	\$\$
Increase knowledge and awareness of native and invasive plant species. Work to eliminate native species while encouraging the use of more native plants.	<ul style="list-style-type: none"> Work with partners to provide informational material and organize trainings. Work with City to organize neighborhood walk through to identify areas with invasives and inform homeowners of ordinances and how to remove them 	Assist in developing informational materials and how to's on invasives - Master Gardeners, KNC, Parkview Hills, ODWNA, WMU, Woods Lake Association	Provide information on invasive species and City policies. Participate in neighborhood walk to let residents know if they have invasives, if they are in violation of City ordinances, and how to remove them.	Short	\$

ACTION	Neighborhood Association	Partners	CITY	TIMELINE	COSTS
Protect the Natural Assets in the Neighborhood (Continued)					
Advocate for completion of the Natural Feature Protection ordinance to protect neighborhood and City natural assets	<ul style="list-style-type: none"> Provide City with information on areas believed to be natural features in the neighborhood Participate in engagement around policy creation 		<ul style="list-style-type: none"> Complete the Natural Feature Protection Ordinance Engage community to ensure all eligible natural features are protected 	Short	Time
Maintain Deer Population at Safe Levels and Remediate Externalities from High Populations in the Neighborhood					
Work with surrounding neighborhoods to stop residents from feeding the deer	Promote information on why feeding deer is exacerbating the issue and attracting more deer	Work with neighbors to halt the feeding of deer - Parkview Hills, ODWNA, Woods Lake Association	If issue continues evaluate the need for formal ordinance language about feeding wildlife	Short	\$
Provide information on deer repellent plantings and other treatments with a focus on native plants	Work with partners to provide information, a training or meeting and potentially plants	Partner to provide information and to host a training or meeting, and potentially plants - KNC, Local Green Houses, Master Gardeners, Parkview Hills, ODWNA, Woods Lake Association	Publish information in a View from the Curb	Short	\$
Advocate for regional approach to maintaining the deer population	Partner to advocate with MDNR to study urban deer population and develop plan for herd maintenance. Participate in any engagement	<i>These partners still need to be contacted to determine actions: MDNR, WMU, KNC, ODWNA, Parkview Hills, Woods Lake Association</i>	Advocate with MDNR to initiate study and regional effort to develop method for maintaining a healthy deer population	Long	Time



Separate Water Systems

The City of Kalamazoo has a Separate Sewer System meaning that sewage and stormwater are diverted into different pipes. According to the EPA benefits of a separate system include :

- Reduction of basement and street flooding
- Reduction or elimination of sanitary discharges to receiving waters
- Decreased impacts to aquatic species and habitat
- Decreased contact risk with pathogens and bacteria from domestic sewage in the receiving water

Development

1

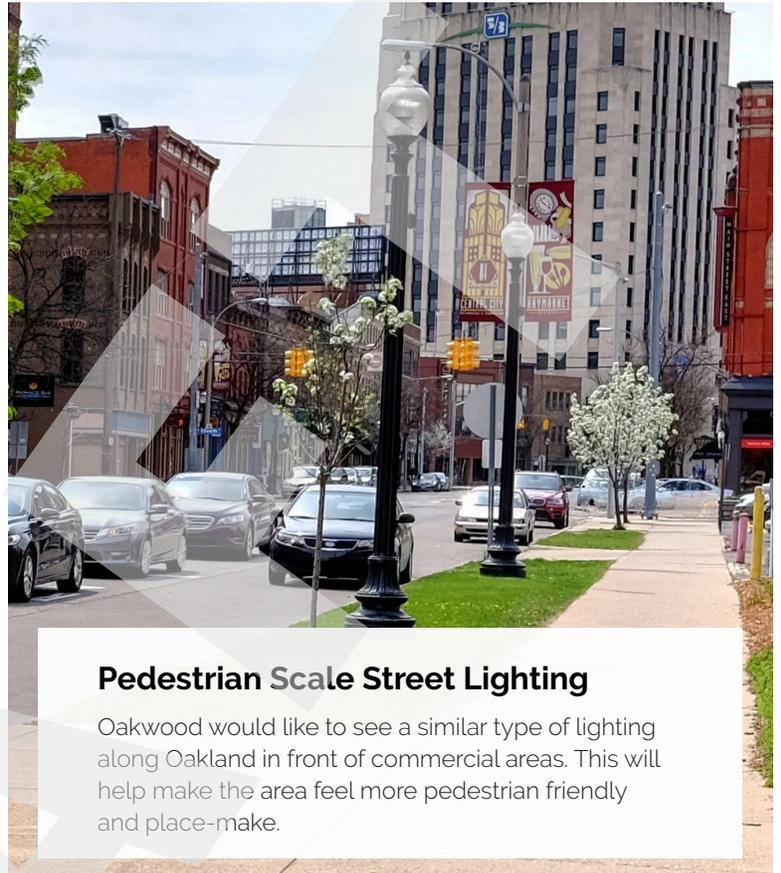
Encourage Walkable Commercial Development and Uses that Meet Neighborhood Needs

Oakwood would like to see the commercial areas enhanced to be more pedestrian friendly. While new development is encouraged the neighborhood also wants to ensure that residents are kept up-to-date as development happens.

2

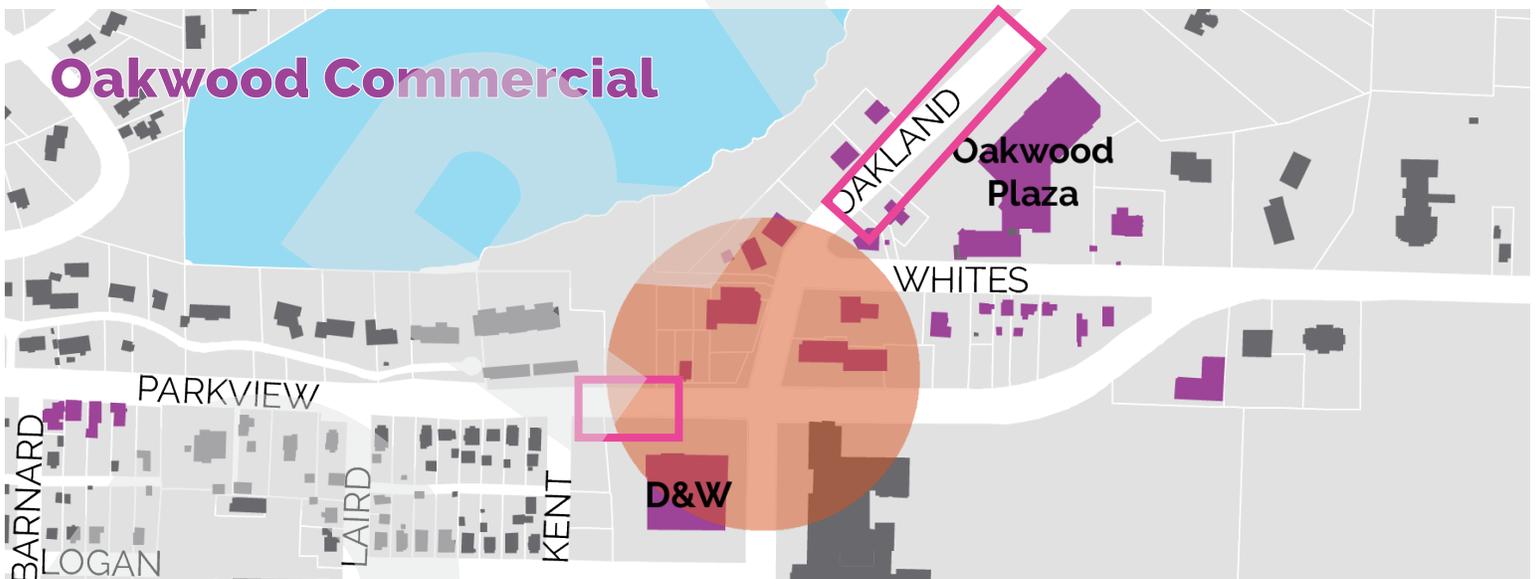
Create a Vibrant Commercial Node through Supporting Local Entrepreneurs and Placemaking

Oakwood would like to promote locally owned business and increase support for neighborhood entrepreneurs including artists. ONA hopes to help facilitate symbiotic relationships between businesses and artists to enhance the commercial node and further encourage development.



Pedestrian Scale Street Lighting

Oakwood would like to see a similar type of lighting along Oakland in front of commercial areas. This will help make the area feel more pedestrian friendly and place-make.



Oakwood Commercial

LEGEND

 Priority for improved or new crossings



Commercial Use



Neighborhood Node

Development

ACTION	Neighborhood Association	Partners	CITY	TIMELINE	COSTS
Encourage Walkable Commercial Development and Uses that Meet Neighborhood Needs					
<p>Regularly Communicate with Nearby Neighborhoods to Discuss Developments in the Area</p>	<p>Work with partners to establish open lines of communication and set-up neighborhood meetings about developments when appropriate</p>	<p>Work with partners to establish open lines of communication and set-up neighborhood meetings about developments when appropriate - ODWNA, Parkview Hills, Woods Lake Association</p>	<ul style="list-style-type: none"> Continue to inform neighborhoods about developments and share site plans as they become available Evaluate existing site plan review process and determine where and when in the process to require developer to engage the neighborhood 	<p>Ongoing</p>	<p>Time</p>
<p>Work To Make Oakwood Plaza And Commercial Node More Pedestrian Friendly And Feel Like A Vibrant Business Destination</p>	<ul style="list-style-type: none"> Work with partners to create safe pedestrian connections from sidewalk to the storefronts in Oakwood Plaza Help connect businesses with the facade grant program - ONA, Oakwood Business Association 	<p>Work collectively to advocate for safe pedestrian connections through the parking lot of Oakwood Plaza - ODWNA, Parkview Hills, Woods Lake Association</p>	<ul style="list-style-type: none"> Consider streetscaping improvements on Oakland, Parkview and Whites Install decorative street lighting along Oakland in the curb lawn in front of Oakwood Plaza and commercial node Improve bus stop and crosswalk at Oakwood Plaza Ensure zoning promotes pedestrian friendly development Provide support for facade improvements in the commercial node 	<p>Mid</p>	<p>\$\$- \$\$\$</p>

ACTION	Neighborhood Association	Partners	CITY	TIMELINE	COSTS
Create a Vibrant Commercial Node through Supporting Local Entrepreneurs and Placemaking					
Support Businesses in the Neighborhood	<ul style="list-style-type: none"> • Invite Economic Development staff to attend Oakwood Business Association meetings to hear ideas, needs, and/or concerns of local businesses • Explore ways to promote businesses • Invite small business service providers to attend Business Association Meetings 	Attend Oakwood Business Association Meetings- SCORE, SBDC, LISC	<ul style="list-style-type: none"> • Attend Oakwood Business Association meetings to hear needs and ideas of neighborhood business owners • Help connect businesses to resources 	Short	\$
Utilize Local Talent to Create a Vibrant and Attractive Commercial Node	<ul style="list-style-type: none"> • Work with local artists and neighborhood businesses to create partnership to design projecting signs • Work with surrounding neighborhoods to determine best funding source • Explore ways to connect commercial spaces throughout the area with branding and signage 	Partner to explore way to fund projecting signs and promote wayfinding and commercial corridor branding - PVH, ODWNA, Kalamazoo Artists Collective, WMU	<ul style="list-style-type: none"> • Ensure zoning allows for projecting signs in the commercial node • Help shepherd signs through the review process • Provide guidance on any wayfinding signage requirements, assist in approval and installation 	Mid	\$-\$\$

Community

1

Increase Access to Fresh, Affordable, and Healthy Food

Oakwood Neighborhood Association currently runs a food bank and community garden. The Oakwood Neighborhood Garden is located at Adams and Springmont. Working with partners to determine ways to promote, grow, and maintain the garden as well as expand the food bank program, will help increase access to food for the neighborhood.

2

Create a Sustainable Organization and Center that Will Continue to Be An Asset for Years to Come

Many residents identify the Oakwood Neighborhood Center as an asset to the community. The Oakwood Neighborhood Association provides many different programs out of the Center. Oakwood Neighborhood Association will strive to make continuous improvements to the Center to be able to continue to effectively provide those programs and to grow its services. Long term the Association would like to build a new center in the neighborhood.

3

Promote Collaboration and Open Lines of Communication

In order to achieve many of the goals and actions identified in the planning process the neighborhood is going to need to build and maintain partnerships with residents, other neighborhoods, other organizations, and the City.

4

Increase Access and Enjoyment of the Arts

ONA has worked to bring art classes into the neighborhood for youth. The neighborhood would like to continue to build on these efforts and support local arts helping to promote local talent while also enhancing the public space in the neighborhood.

5

Support Affordable Housing in the Neighborhood

A majority of residents in Oakwood own their home. The neighborhood would like to continue to support homeownership and housing maintenance. The neighborhood has also prioritized housing options that allow seniors to age in place and continue to be a part of the community.



Oakwood Neighborhood Center



Oakwood Neighborhood Garden

Community

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Increase Access to Fresh, Affordable, and Healthy Food					
Provide Classes on Nutrition and Cooking	<ul style="list-style-type: none"> Upgrade kitchen at ONA, consider renting kitchen space Partner to provide classes on nutrition and cooking 	Work with partners to provide classes - KVCC, WMU		Mid	\$\$\$
Expand ONA Capacity To Store Food And Food Pantry Program	<ul style="list-style-type: none"> Identify grants and partners to assist in upgrading refrigeration systems and storage capacity Work with partners to determine options for expanding program 	Work with partners to determine best options for expanding food pantry - PFC/ Farmers Market, KVCC Food Innovation Center, Gibbs House		Long	\$\$\$
Bring More Fresh Affordable Food Options to the Neighborhood using tools such as a Neighborhood CSA, Mobile Farmer's Market, and/or Expanding the Community Garden	<ul style="list-style-type: none"> Work with partners determine best options, develop program, and execute the program Work with partners to implement best practice in community garden for outreach, maintenance, and potential expansion 	<ul style="list-style-type: none"> Work with partners determine best options, develop program, and execute the program - PFC/ Farmers Market, KVCC Food Innovation Center, Gibbs House Work with partners to implement best practice in community garden for outreach, maintenance, and potential expansion - KVCC 		Mid	\$\$
Create a Sustainable Organization and Center That Will Continue to be an Asset for Years to Come					
Install Signage That Makes the Center More Visible to Visitors and Residents	Determine desired sign design and work with City to ensure design meets zoning regulations		Assist with review and permitting process	Short	\$
Renovate Center Including Accessibility, Kitchen, Bathrooms, Fixtures, and Windows	Identify grants to fund building upgrades and work to establish strong relationships with funders in Kalamazoo	Provide support through student work in research and grant writing - WMU	Assist with review and permitting process	Mid-Long	\$\$\$
Create plan for a new building including design, site selection, and funding	<ul style="list-style-type: none"> Work with partners to identify site for new Center Develop site plan and fundraising plan 	<i>Reach out to KCLBA to discuss potential of using one of their sites in the neighborhood</i>	<ul style="list-style-type: none"> Assist with finding a site Help usher site plan through review process 	Short	\$

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Create a Sustainable Organization and Center That Will Continue to be an Asset for Years to Come (Continued)					
Build Organization Capacity and Sustainability	Work to create plans and materials (marketing, fundraising, strategic, etc.) that will help to understand what is needed to become sustainable long term	Work with partners to develop needed plans and materials - WMU, ONE Place	<ul style="list-style-type: none"> Continue to provide funding support Help connect to resources in the City that can assist in organizational capacity 	Ongoing	\$
Work to Have Additional Staff (part and/or full time)	<ul style="list-style-type: none"> Work with partners to have student volunteers work in the office Work with partners to identify opportunities for low-cost staff (LISC Americorps) 	<ul style="list-style-type: none"> Work with partners to have student volunteers work in the office - WMU, KVCC, K College Work with partners to identify opportunities for low-cost staff- LISC 		Ongoing	\$
Understand What Data Resources are Available and How to Use Them	<ul style="list-style-type: none"> Work with partners to train staff and board members on how to use data resources available, including Census data Promote completing the 2020 Census survey with residents to try to attain the most accurate data possible 	Work with partners to train staff and board members on how to use data resources available, including Census data - WMU, ONE Place	Support efforts to increase participation in 2020 Census through informational materials and other outreach	Short	\$
Promote Collaboration and Open Lines of Communication					
Increase Opportunities to Meet With City Staff and Provide City Updates	<ul style="list-style-type: none"> Invite appropriate City staff to board meetings as needed Work with partners to identify meeting locations, ideal meeting times, and to promote event 	Work with partners to identify meeting locations, ideal meeting times, and to promote event - ODWNA, Parkview Hills, Woods Lake Association	<ul style="list-style-type: none"> Engage in ONA board meetings when invited Establish a rotating town hall where staff from various departments will provide updates and speak with residents about any concerns or ideas they may have 	Short	\$
Promote "Coffee with a Commissioner" or similar event to increase access and opportunities to communicate with City Commissioners	Advocate with City Commission to establish an informal opportunity to connect with elected officials	Advocate with City Commission to establish an informal opportunity to connect with elected officials - ODWNA, Woods Lake Association	When appropriate, assist Commissioners in establishing event and advertising	Short	\$

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Promote Collaboration and Open Lines of Communication (Continued)					
Work to Establish Open Lines of Communication Between Public Schools and the Neighborhood	<ul style="list-style-type: none"> Maintain communication between ONA, Woods Lake, and Alternative Learning Program Encourage residents to participate in School Board Invite school representative to join Neighborhood Board 	Maintain communication between ONA and neighborhood schools - KPS (Woods Lake Elementary and Alternative Learning Program)		Short	Time
Create Clear and Effective Communication With Residents	<ul style="list-style-type: none"> Work with partners to engage residents to understand best methods of outreach and communication. Work to update existing marketing and communication materials to meet needs 	<ul style="list-style-type: none"> Work with partners to engage residents to understand best methods of outreach and communication - WMU Work to update existing marketing and communication materials to meet needs - WMU 		Short	\$
Establish Relationships With Other Neighborhoods	<ul style="list-style-type: none"> Reach out to other neighborhood groups in the City Maintain relationship and share information about what the organization is doing 	Maintain relationship and share information about what the organization is doing - ENA, ODWNA, Parkview Hills, Woods Lake Association, ANA, KENA, NACD, VNA, WMH, Parker Duke, WNA, MNW and Milwood Commons, SARA	Continue to host quarterly All Neighborhood meetings for neighborhoods to meet one another and hear updates from City staff	Short	Time
Increase Access and Enjoyment of the Arts					
Work with Local Artists to create public art installations	<ul style="list-style-type: none"> Collaborate with Artists and youth to create public art (sculptures, murals, and other installations) 	Collaborate to help artists and youth create public art installations - KIA, Kalamazoo Artists Collective	Provide information on relevant requirements, and help to identify spaces as necessary	Short	\$
Work to Bring Performances to the Area such as Plays or Instrumental performances	<ul style="list-style-type: none"> Work with partners to identify performers Work with Parks and Rec to access Woods Lake Gazebo Work collaboratively to promote events Work with partners to develop opportunities to showcase talent 	<ul style="list-style-type: none"> Work with partners to identify performers Work collaboratively to promote events Work with local businesses and churches to determine additional performance locations - WMU, Civic and other Theater Companies, PVHNA, ODWNA, Local Artists, Local Businesses 	Work with neighborhood to determine partnership to use space at Woods Lake Beach	Short	Time

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Support Affordable Housing in the Neighborhood					
Change zoning to allow for more housing options while still maintaining the neighborhood character	Provide feedback on appropriate housing types and considerations, assist in outreach to residents for feedback		Work to allow for a mix of housing types in the neighborhood that will support all residents needs while still maintaining neighborhood character	Short	Time
Assist residents with home repairs	Provide information about existing programs, help residents connect to the right service	Provide information on existing programming - Community Homeworks, Habitat	Assist neighborhood in identifying and connecting with service providers	Short	Time-\$
Promote Energy Saving Improvements and Programs that Assist in Installation	<ul style="list-style-type: none"> • Work with partners to connect residents to programs that help make homes more energy efficient • Partner to distribute information on how energy efficiency is not only good for the environment but also helps reduce costs related to owning a home 	Partner to provide information on programs - Community Homeworks, Consumers	Explore ways to assist with energy efficient home improvements	Mid	\$\$
Promote Home Maintenance	<ul style="list-style-type: none"> • Work with partners to provide classes on different home maintenance topics • Work with partners to plan block clean-up parties to assist with exterior property maintenance and build community 	Work with partners to provide classes on different home maintenance topics - Habitat, Community Homeworks Work with partners to plan block clean-up parties to assist with exterior property maintenance and build community - Building Blocks	Support creation of classes and block parties	Mid	\$\$

Youth + Seniors

1

Create More Enrichment Opportunities for Youth

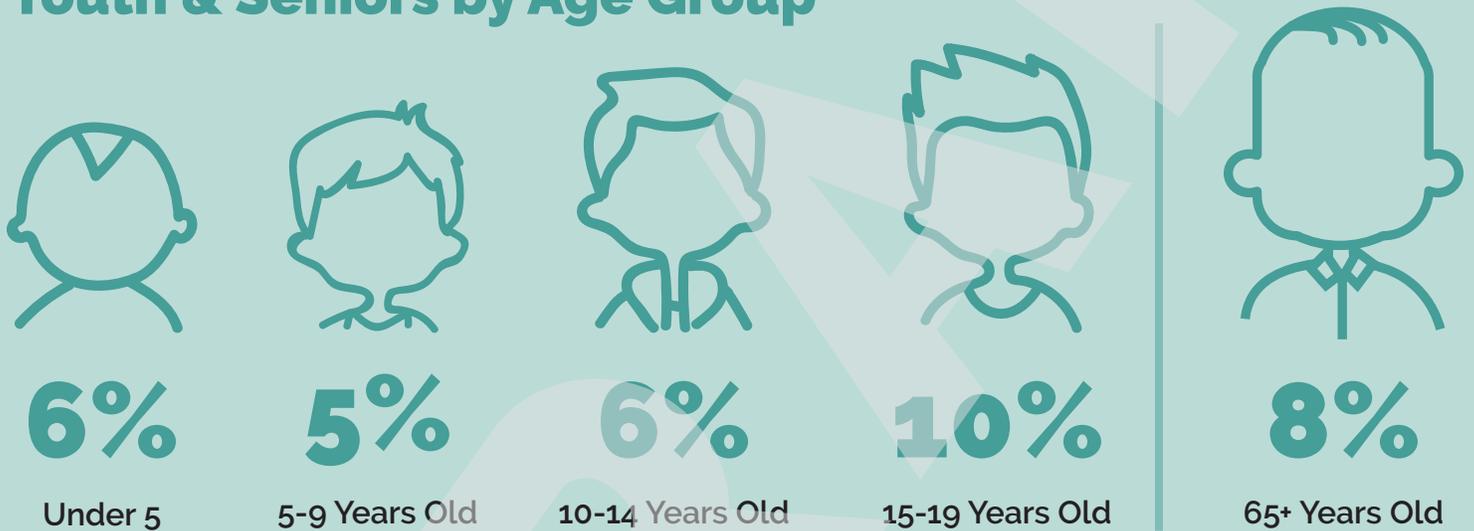
Approximately 27% of Oakwood's population is under 20 years old. The neighborhood would like to find ways to better promote existing and create new opportunities for youth to learn and engage with the community.

2

Support Seniors in the Neighborhood

As the population of Oakwood continues to age, the neighborhood wants to make sure there are opportunities for seniors to age in place and continue to engage with the community.

Percentage of Total Neighborhood Population of Youth & Seniors by Age Group



Oakwood Neighborhood Schools



Within Oakwood Neighborhood is KPS' Alternative Learning Program located near the Neighborhood Center. Just outside of Oakwood's boundaries is Woods Lake Elementary. Woods Lake is where a majority of youth in Oakwood go to school.

Legend



Youth + Seniors Goals & Actions

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Create More Enrichment Opportunities For Youth					
Create Leadership or Decision Making Opportunities for Youth	<ul style="list-style-type: none"> Establish two youth seats on the ONA Board or Establish an Oakwood Youth Advisory Board Support volunteer to attend and lead Youth Advisory Board activities 	Continue to provide trainings and support for the establishment and management of youth advisory boards - KYDNet	Consider establishing a Youth Advisory Board for Parks and Rec with youth representatives from all over the City	Short	Time
Increase awareness of existing opportunities for youth	Promote existing opportunities to residents through the newsletter, facebook, website, and next door	Work with partners to understand what programs or other opportunities are available - KYDNet, KNC	Work to create informational materials in formats easily shared on social media platforms	Short	Time
Understand and develop solutions to Oakwood youth participation in programs and school	Work collaboratively to understand existing data, develop tools to fill in gaps in data, and address the barriers uncovered. This could include providing programming for all ages, transportation, food, etc	Work collaboratively to understand existing data, develop tools to fill in gaps in data, and address the barriers uncovered. This could include providing programming for all ages, transportation, food, etc. - KYDNet, Kalamazoo Public Schools, neighborhood Churches		Mid	\$
Create safe access to K-3 programming	<ul style="list-style-type: none"> Encourage residents to participate in School Board Work collaboratively to provide Safe Routes to School for neighborhood youth Explore partnerships to utilize school spaces for additional programming 	<ul style="list-style-type: none"> Work collaboratively to provide Safe Routes to School for neighborhood youth Explore partnerships to utilize school spaces for additional programming - Kalamazoo Public Schools 	Support Safe Routes to School efforts	Mid	\$\$\$

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Create More Enrichment Opportunities For Youth (Continued)					
Engage Oakwood youth in developing programming for youth	Engage the Oakwood youth board members to determine how to approach program development. Engage partners in the process to develop joint programming whenever possible	Partner to assist in discussions- WMU, KPS, KYD Net	Participate in programming discussions and development	Short	Time
Engage teens and young adults in a high quality service learning project(s)	Provide space for teens to meet to develop and implement the project	Provide guidance on how to manage high quality service learning projects - KYDNet	Support project the youth develop as needed - this will vary based on project	Mid	\$
Develop programming for Moms and Tots	Organize a monthly play date and encourage Mom's to take over management of the monthly meetings and any additional programming they may want to develop	Work with ONA to provide enrichment opportunities for Moms and Tots - Ready 4s, Great Start, WMU		Short	Time
Provide free tutoring at times accessible to youth who may have family responsibilities	Partner to provide tutors	Partner to provide tutors - WMU, Area Churches		Short	Time
Provide safe activities and lunch to youth during Winter Break	Partner to develop programming and house activities	Partner to develop programming and house activities - WMU, K College, KPS, KYD Net	Support program development, if possible assist in staffing or identifying possible organizations that could help	Short	\$\$
Host a Neighborhood event on a yearly basis such as Movie in the Park	Work to identify partner to organize and run the event in off years for Parks and Rec	<i>TBD potential partners maybe local movie theaters, WMU, The Event Company</i>	Create a set schedule so neighborhoods know when they will get a Movie in the Park from Parks and Rec	Short	-\$-\$

ACTION	NEIGHBORHOOD ASSOCIATION	PARTNERS	CITY	TIMELINE	COSTS
Support Seniors in the Neighborhood					
Pilot a program pairing WMU geriatrics students with neighborhood seniors	Jointly develop program to match seniors with students to help seniors stay in their homes and students find affordable housing and course credits	Jointly develop program to match seniors with students to help seniors stay in their homes and students find affordable housing and course credits - WMU	Assist with any permitting or other regulatory issues that arise in program development	Long	\$\$
Assist seniors in home repairs and modifications	Provide information about existing programs, help residents connect to the right service	Provide information on existing programming - Community Homeworks, Habitat	Create informational material to assist Neighborhood in connecting seniors to programs related to HUD dollars	Short	Time-\$
Provide technological trainings to seniors and take steps to make using computers easier for them	Work to program computers for Seniors so it is difficult to damage the software and easy to navigate	Partner to support efforts - Senior Services, WMU, Area Agency on Aging		Ongoing	Time
Create a senior social calendar that seniors can use to know when events, classes, and other resources will be available	Work with partners to develop calendar	Work with partners to develop calendar - Senior Services, Area Agency on Aging, WMU, KVCC, K College		Short	Time
Assist seniors with snow removal	Work with partners to have volunteers help shovel driveways, sidewalks, and steps	Help organize volunteers to assist seniors with shoveling - WMU		Short	Time
Create more senior opportunities/ programming	Engage seniors to understand what type of activities or programming they would like to see. Partner with WMU to have geriatrics students provide the programming	Partner to have geriatrics students provide the programming - WMU		Short	Time

**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.
2018.6	590 W. Maple Street	Co-location on cell tower	AT&T	12/12/2018	12/19/2018	12/19/2018	12/19/2018	\$385.00	1/9/2019	N/A	Final approval provided	1/9/2019	N/A	
2018.59	2839 Millcork	Co-location on cell tower	AT&T	11/20/2018	11/28/2018	11/28/2018	12/5/2018	\$385.00	1/2/2019	N/A	Final approval provided	1/2/2019	N/A	
2018.58	427 E. Alcott Street	New building	Dept. Health & Human Services	11/16/2018	11/21/2018	11/21/2018	11/28/2018	\$762.00	12/19/2018	N/A	Final approval provided	1/14/2019	40 trees, 166 shrubs	
2018.57	710 Howard Street	Re-use building for school	Montessori School	5/22/2018	5/30/2018	5/30/2018	11/14/2018	\$193.00	12/5/2018	N/A	Final approval provided	1/7/2019	11 trees, 51 shrubs	
2018.56	2009 Whites Road	Building addition	Oakwood Animal Hospital	10/11/2018	10/17/2018	10/17/2018	11/14/2018	\$351.30	12/5/2018	N/A	Final approval provided	12/10/2018	2 trees, 21 shrubs	
2018.55	5303 Portage Road	Re-use for dispensary	Hydra Elevated Wellness	9/26/2018	10/3/2018	10/3/2018	11/7/2018	N/A	11/28/2018	N/A	Final approval provided	12/6/2018	3 trees	
2018.54	802 Portage Street	Re-use site for car sales	Akeem Abimbowo	5/21/2018	5/23/2018	5/23/2018	10/31/2018	N/A	11/21/2018	DDRC	Final approval provided	12/17/2018	4 planter boxes	
2018.53	229 Mills Street	Add equipment to cell tower	Sprint/SBA Communications	10/10/2018	10/17/2018	10/17/2018	10/31/2018	\$385.00	11/21/2018	N/A	Final approval provided	11/27/2018	N/A	
2018.52	3650 Alvan Road	New building	Refine Michigan	10/3/2018	10/10/2018	10/10/2018	10/31/2018	\$354.00	11/21/2018	N/A	Project under review			
2018.51	1609 Whites Road	New storage building	Kalamazoo Country Club	5/8/2018	5/16/2018	5/16/2018	10/31/2018	\$193.00	11/21/2018	N/A	Project under review			
2018.5	3406 Stadium Drive	Re-use building for truck leasing	Enterprise Leasing	9/28/2018	10/3/2018	10/3/2018	10/24/2018	N/A	11/14/2018	N/A	Project under review			
2018.49	2734 Miller Road	Re-use building	Greenwave Naturals, LLC	9/26/2018	10/3/2018	10/3/2018	10/24/2018	N/A	11/14/2018	N/A	Project under review			
2018.48	4200 Davis Creek Ct.	Building additions	Schupan Aluminum	9/28/2018	10/3/2018	10/3/2018	10/17/2018	\$827.28	11/7/2018	N/A	Final approval provided	11/29/2018	18 trees	
2018.47	4120 S. Sprinkle Road	New buildings	Heartwood Pharms	9/20/2018	9/26/2018	9/26/2018	10/17/2018	\$690.00	11/7/2018	N/A	Final approval provided	11/13/2018	9 trees, 13 shrubs	
2018.46	1400 N. Drake Road	New pool building addition	Friendship Village	8/13/2018	8/22/2018	8/22/2018	10/17/2018	\$378.00	11/7/2018	N/A	Final approval provided	11/13/2018	9 trees, 9 shrubs	
2018.45	900 Hatfield Avenue	Add equipment to cell tower	AT&T Wireless	9/13/2018	9/19/2018	9/19/2018	10/10/2018	\$385.00	10/31/2018	N/A	Final approval provided	10/29/2018	N/A	
2018.44	1122 E. Crosstown	Building addition	Kamps Pallets	1/19/2018	1/24/2018	1/24/2018	10/10/2018	\$349.00	10/31/2018	N/A	Final approval provided	12/5/2018	N/A	
2018.43	202 E. Kalamazoo	Building addition	United Building	8/28/2018	9/5/2018	9/5/2018	10/10/2018	\$408.00	10/31/2018	DDRC	Project under review			
2018.42	763 E. Vine Street	New building	Lewis C. Howard	7/24/2018	8/1/2018	8/1/2018	10/3/2018	\$414.00	10/24/2018	N/A	Final approval provided	11/20/2018	4 trees, 9 shrubs	
2018.41	3400 Covington Road	Parking lot expansion	Schupan Holdings	5/29/2018	6/6/2018	6/6/2018	10/3/2018	N/A	10/24/2018	N/A	Final approval provided	10/23/2018	1 tree, 13 shrubs	
2018.4	401 S. Burdick Street	Building addition	Bronson Hospital Group	9/13/2018	9/19/2018	9/19/2018	9/26/2018	\$705.41	10/17/2018	DDRC approved	Final approval provided	1/10/2019	27 trees, 38 shrubs	
2018.39	1738 N. Westnedge	Building addition	H & H Painting Co.	8/15/2018	8/22/2018	8/22/2018	9/19/2018	\$193.00	10/10/2018	N/A	Final approval provided	11/1/2018	N/A	
2018.38	1313 Edgemoor Avenue	Add equipment to the water tank	Verizon Wireless	9/12/2018	9/12/2018	9/12/2018	9/12/2018	N/A	10/3/2018	N/A	Winthdrawn by applicant 9/28/18	N/A	N/A	N/A
2018.37	401 N. Sage Street	Change use to medical marihuana dispensary	Compassionate Care by Design	8/14/2018	8/22/2018	8/22/2018	9/5/2018	N/A	9/26/2018	N/A	Final approval provided	10/4/2018	2 trees, 10 shrubs	
2018.36	525 E. Ransom Street	New mixed-use project	Harrison Circle	8/7/2018	8/15/2018	8/15/2018	9/5/2018	\$810.00	9/26/2018	Riverfront	Project under review			
2018.35	333 E. Alcott Avenue	New apartment complex	Republic Development, LLC	7/30/2018	8/15/2018	8/15/2018	8/29/2018	\$636.00	9/19/2018	N/A	Project on hold 9/14/18	On hold		
2018.34	900 Hatfield Avenue	New generator	AT&T	8/8/2018	8/8/2018	8/8/2018	8/29/2018	\$385.00	9/19/2018	N/A	Final approval provided	9/18/2018	N/A	
2018.33	1101 Portage Street	New mixed-use building	Hollander Development Corp.	4/24/2018	5/14/2018	5/14/2018	8/15/2018	\$576.00	9/5/2018		Project under review			
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	Approved 8/29/18	Final approval provided	8/30/2018	37 trees, 227 shrubs	
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	8/30/2018	N/A	
2018.3	450 N. Burdick Street	Building addition	Kalamazoo Gospel Mission	7/17/2018	7/25/2018	7/26/2018	8/3/2018	\$193.00	8/29/2018	Approved	Final approval provided	8/30/2018	2 shrubs	
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	Final approval provided	8/16/2018	N/A	
2018.28	1381 S. Drake Road	Use change to pawn store	TNT Pawn	6/20/2018	6/27/2018	6/27/2018	7/18/2018	N/A	8/8/2018	N/A	Final approval provided	8/17/2018	8 shrubs	
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	3/27/2018	4/4/2018	4/4/2018	5/23/2018	N/A	6/13/2018	N/A	Final approval provided	7/3/2018	4 trees, 63 shrubs	

**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.
2018.24	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	6/19/2018	6/19/2018	6/20/2018	6/20/2018	\$385.00	7/11/2018	N/A	Withdrawn by applicant	9/28/2018	N/A	N/A
2018.22	4605 Lilac Lane	Clubhouse addition	Village of Kalamazoo Apts.	3/22/2018	3/22/2018	3/27/2018	6/13/2018	\$193.00	7/11/2018	N/A	Final approval provided	8/16/2018	59 trees, 500 shrubs	
2018.21	1503 E. Michigan	Eastside Small Homes	Kalamazoo County Land Bank	5/23/2018	5/30/2018	5/30/2018	6/13/2018	\$372.00	7/11/2018	N/A	Final approval provided	7/17/2018	22 trees, 126 shrubs	
2018.2	713 N. Church Street	Duplexes	NACD	5/14/2018	5/16/2018	5/16/2018	5/23/2018	\$354.00	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	4/20/2018	4/25/2018	4/25/2018	5/16/2018	N/A	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	2/16/2018	2/21/2018	2/21/2018	5/9/2018	\$1,140.00	5/30/2018	DDRC approved	Final approval provided	6/22/2018	62 trees, 321 shrubs	
2018.16	205 W. Ransom Street	Parking lot expansion	CCTA	5/9/2018	5/14/2018	5/14/2018	5/9/2018	N/A	5/30/2018	N/A	Final approval provided	12/10/2018	2 trees, 168 shrubs	
2018.15	212 E. Cork Street	Building addition	RCI	3/22/2018	3/28/2018	3/28/2018	5/2/2018	\$193.00	5/23/2018	N/A	Final approval provided	5/29/2018	6 shrubs	
2018.14	2725 E. Kilgore Road	Building addition	Pepsi Company	3/21/2018	3/28/2018	3/28/2018	5/2/2018	N/A	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	4/4/2018	4/11/2018	4/11/2018	4/25/2018	N/A	5/16/2018	N/A	Final approval provided	5/17/2018	6 shrubs	
2018.12	3300 Research Way	Building addition	Newell Rubbermaid	3/28/2018	4/4/2018	4/4/2018	4/11/2018	\$542.00	5/2/2018	WMU approved	Final approval provided	9/11/2018	51 trees, 192 shrubs	
2018.11	828 S. Burdick Street	New building	Hospitality House	4/4/2018	4/11/2018	4/11/2018	4/18/2018	\$410.40	5/9/2018	DDRC approved	Final approval provided	5/16/2018	3 trees, 18 shrubs	
2018.1	3500 Covington Road	New building	Schupan & Sons	3/20/2018	3/29/2018	3/29/2019	4/11/2018	\$348.00	5/2/2018	N/A	Final approval provided	5/7/2018	5 trees, 26 shrubs	10/29/2018
2018.09	514 Denway	Use change for fireworks store	Black Diamond Fireworks	3/22/2018	3/28/2018	3/28/2018	4/4/2018	N/A	4/25/2018	N/A	Final approval provided	4/26/2018	6 shrubs	
2018.08	333 Portage Street	New parking lot	Zoetis	3/8/2018	3/21/2018	3/21/2018	4/4/2018	N/A	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	3/20/2018	3/28/2018	3/28/2018	4/4/2018	N/A	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	1/29/2018	1/29/2018	1/29/2018	3/13/2018	N/A	4/4/2018	N/A	Final approval provided	4/24/2018	N/A	
2018.05	412 Howard Street	Midtown Marketplace	Westnedge Investment Group	3/18/2018	3/18/2018	3/18/2018	3/21/2018	N/A	4/11/2018	N/A	Final approval provided	4/17/2018	45 trees, 313 shrubs	
2018.04	1601 Henderson Court	Henderson Tot Lot improvements	Parks & Recreation Department	2/7/2018	2/14/2018	2/14/2018	2/14/2018	N/A	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	2/2/2018	2/6/2018	2/6/2018	2/7/2018	N/A	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	1/12/2018	1/12/2018	1/12/2018	1/24/2018	N/A	2/14/2018	N/A	Applicant placed on hold	--	N/A	N/A
2018.01	4400 Canterbury	Frays Park improvements	Parks & Recreation Department	1/8/2018	1/8/2018	1/8/2018	1/17/2018	N/A	2/7/2018	N/A	Final approval provided	2/8/2018	12 trees	
								\$15,912.05						

