



West Stockbridge Avenue

STOCKBRIDGE DEVELOPMENT

CITY OF KALAMAZOO

AGENDA

Housing Plan and Studies

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

Site Study and Nearby Opportunities

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

Development Concepts

- Framework
- Option A
- Option B



BUILDING USE AND DENSITY RECOMMENDATIONS

PROGRESSIVE
COMPANIES

EDISON NEIGHBORHOOD PLAN ALIGNMENT

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



Imagine the Possibilities



Neighborhood Plan 2019

BUILDING USE & DENSITY

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

Kalamazoo County Housing Plan

July 2022

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



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

MARKET ANALYSIS

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

28% are households with children

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

72% of households do not have children

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



American Community Survey, S1101

KALAMAZOO PRE-APPROVED PLANS



Carriage House

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



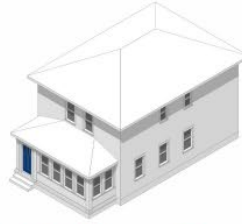
Cottage

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



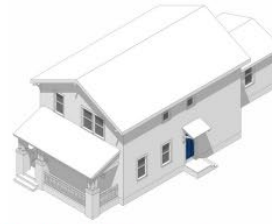
Narrow House - 2

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



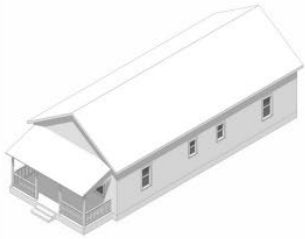
Standard House - 3

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



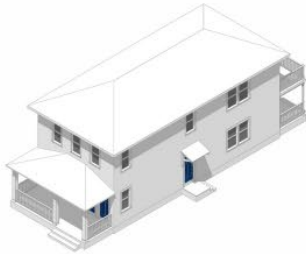
Standard House - 4

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



Duplex - Front-to-Back

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



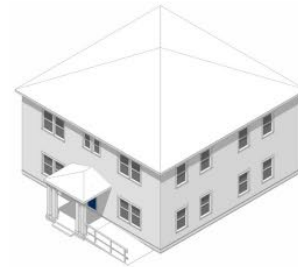
Duplex - Stacked

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



Duplex - Side by Side

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



Four-plex

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

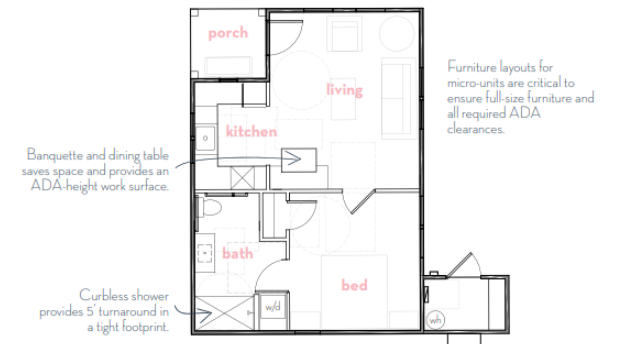
September 18, 2024

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520 SF | 1 Bedroom



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

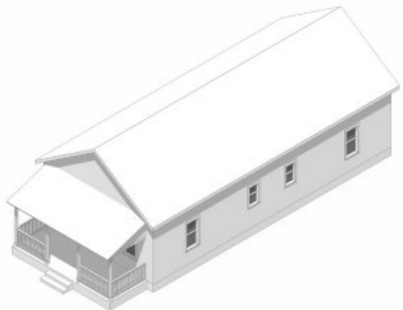


Conditioned utility space allows units to be considered "duplex townhomes," a narrow zoning exception that allows for 1800 SF individual lots.

THE POWER OF THE DUPLEX

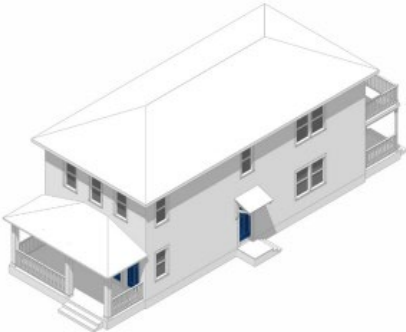
Duplexes are great ways for new homeowners to build wealth.

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



Duplex - Front-to-Back

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



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American Community Survey, S1101

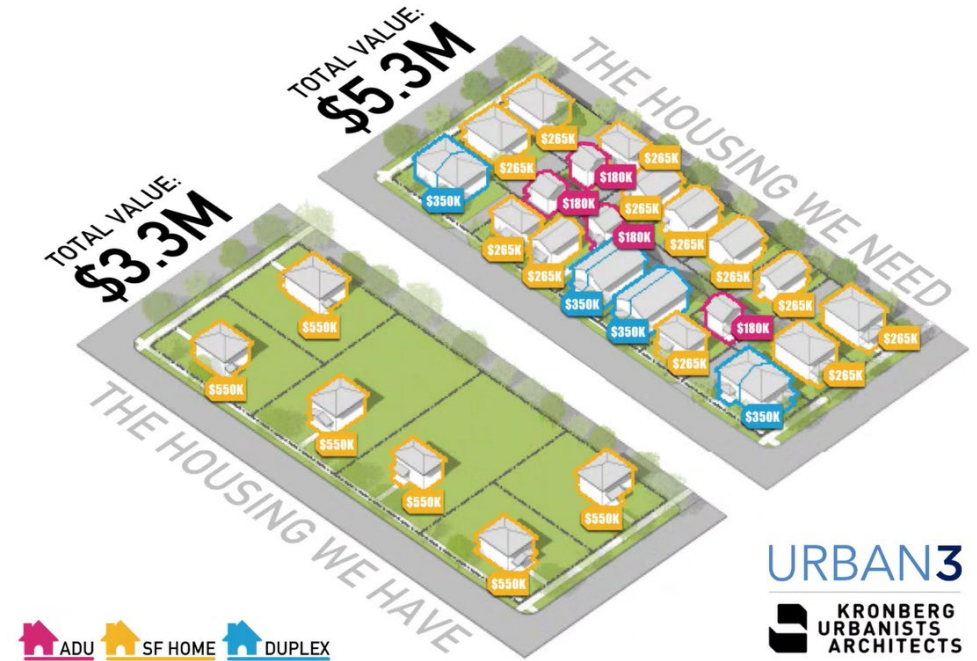


SITE STUDY AND OPPORTUNITIES

DEVELOPMENT GOALS

WHAT WE'VE HEARD SO FAR

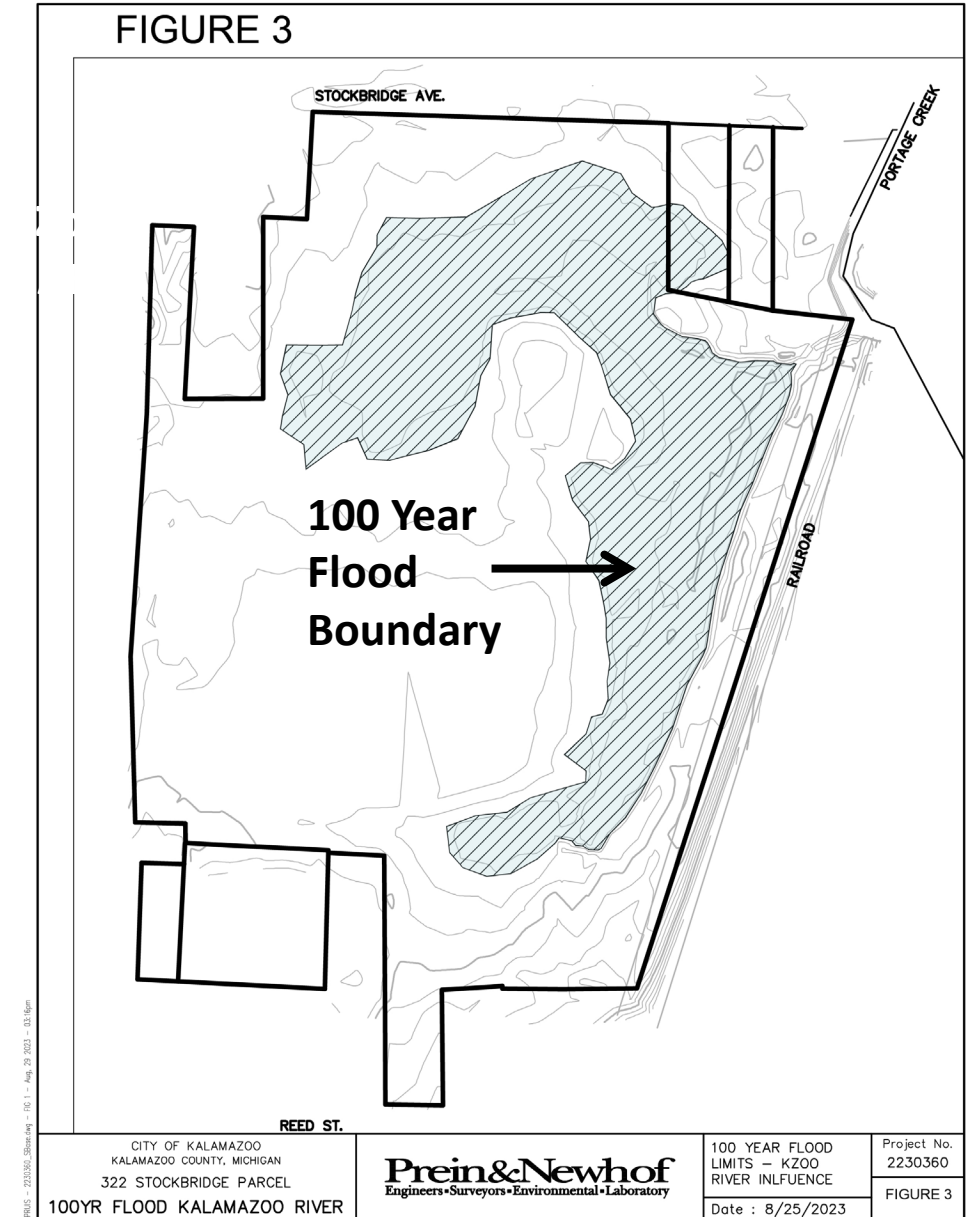
- Draw people here because the development offers something that meets different stages of life
- Relate to adjacent existing neighborhood
- A place supported by great amenities and resources
- Provide many price points and variety of product types
- As a city, finding a balance between being fiscally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



ENVIRONMENTAL

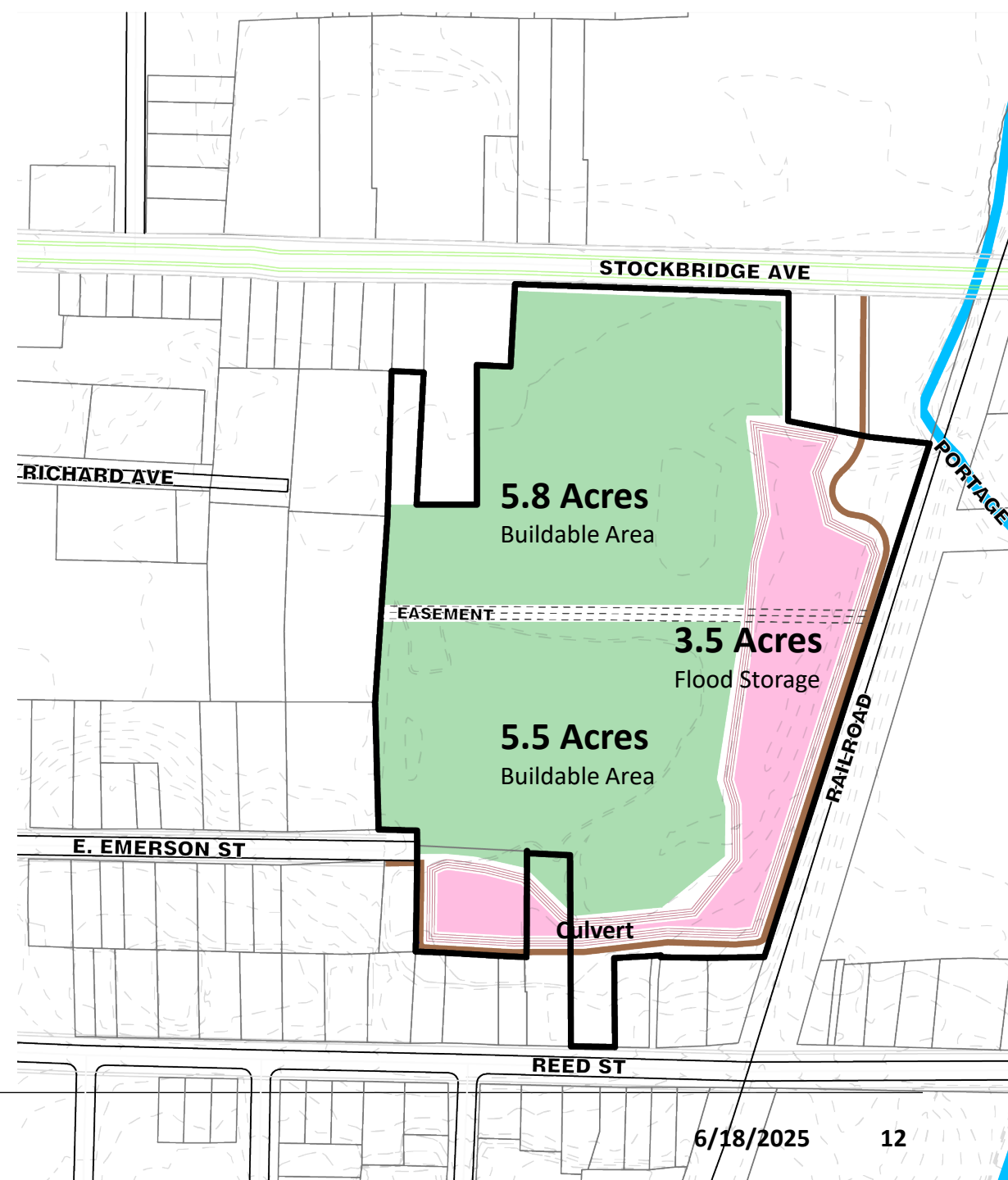
- The Phase II assessment focused solely on identifying potential PCBs. No PCBs were detected, so a **Baseline Environmental Assessment (BEA) was not required**.
- During the boring tests to assess groundwater elevations in the southeastern part of the site, fill material containing metals above direct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

FIGURE 3



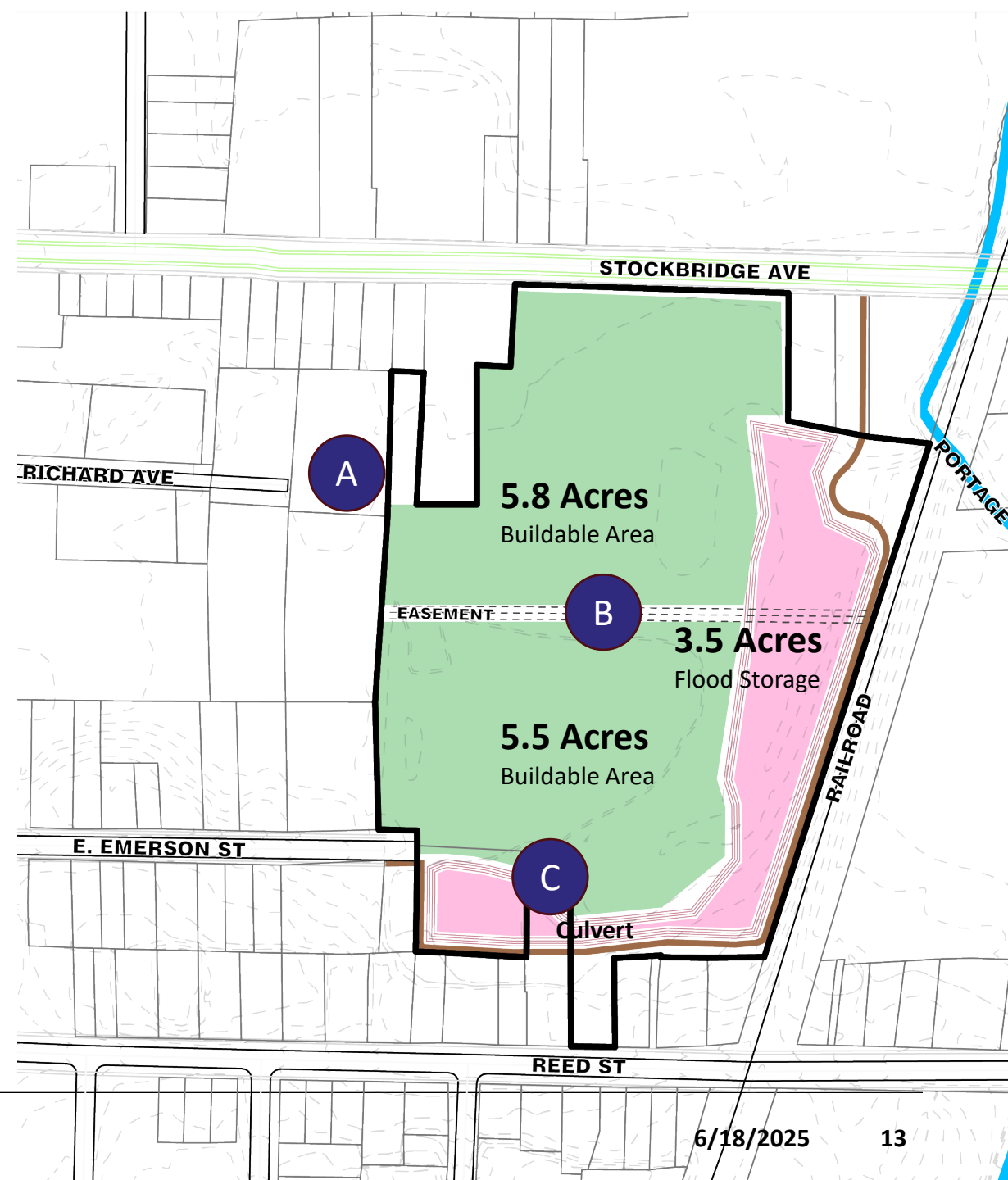
BUILDABLE AREA

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



CONSTRAINTS & CONSIDERATIONS

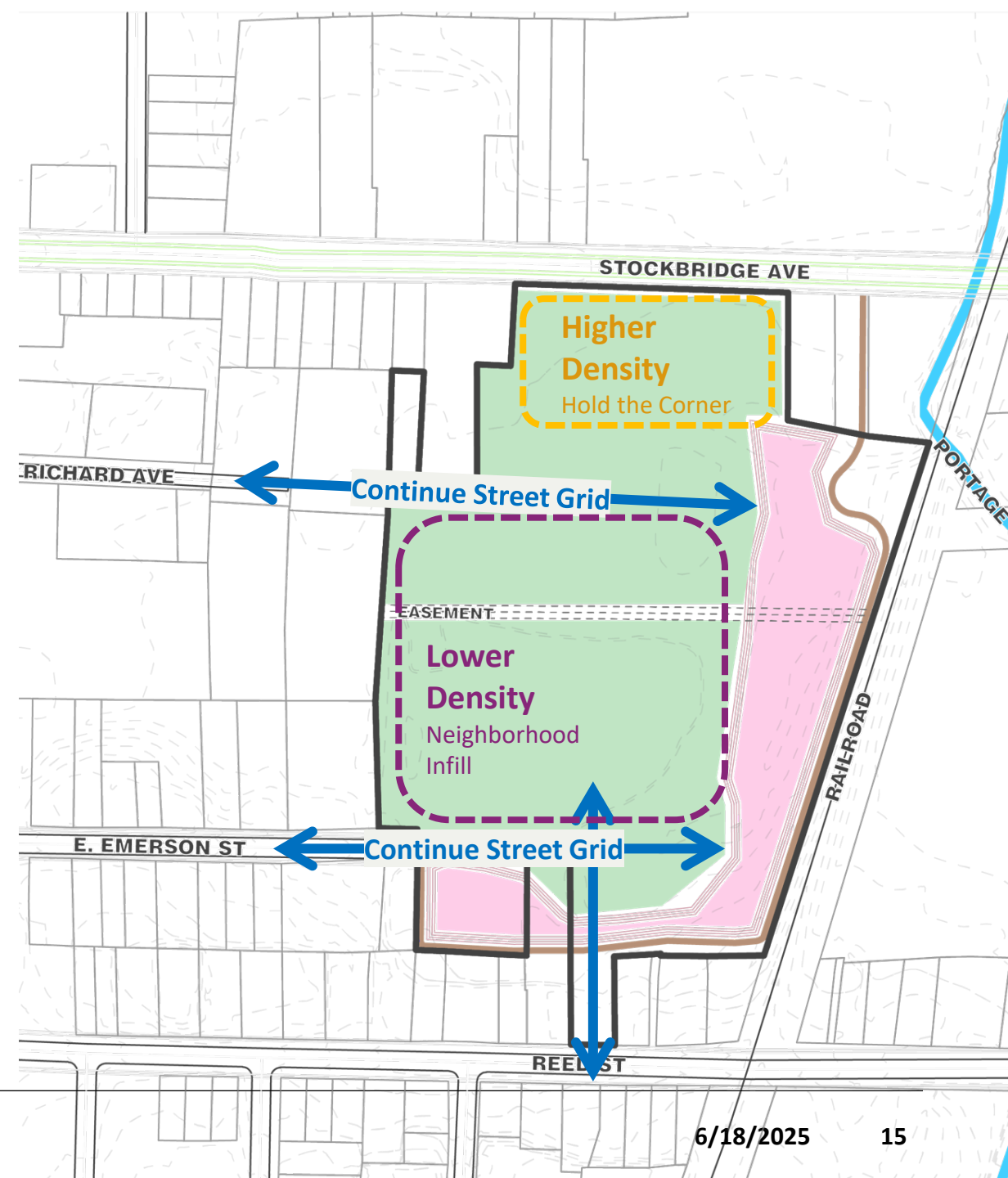
- A. Richard Ave. terminates into a residential property and does not connect to the site
- B. Easement through near mid-point of site
- C. Preferred flood storage route goes through parcel not included in site. It can be adjusted, reducing buildable area
- D. Requirements for Natural Features Protection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





DEVELOPMENT CONCEPTS

FRAMEWORK PLAN



CONCEPTS OVERVIEW

OPTION A

200 UNITS



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

OPTION B

143 UNITS



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

322 Stockbridge
Conceptual Plans

Option A

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

200 Units



WOC

322 Stockbridge Conceptual Plans

Option B

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

143 Units



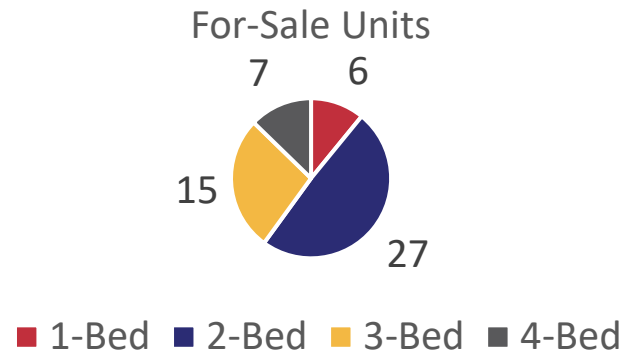
143 UNIT

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

Off-Street Parking Spaces

For-Sale: 50

Multifamily: 78



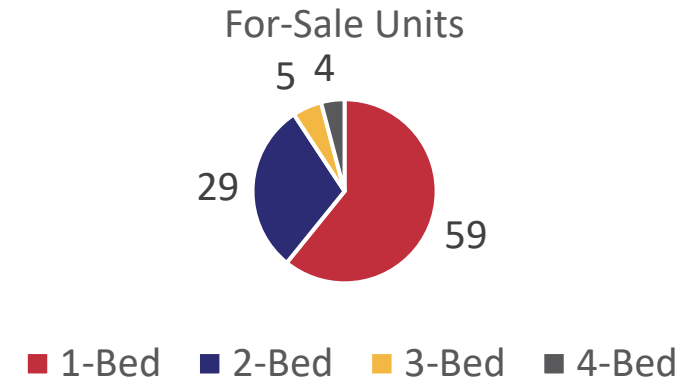
200

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

Off-Street Parking Spaces

For-Sale: 104

Multifamily: 90





THANK YOU!