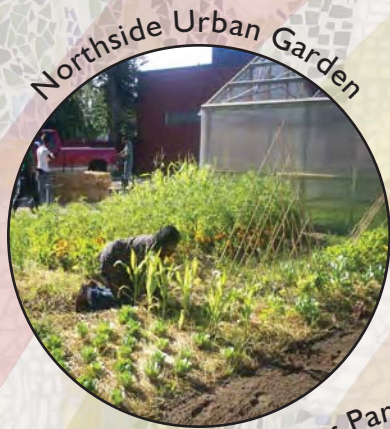


Northside Neighborhood Plan



**Originality,
Options &
Opportunities**



CITY OF KALAMAZOO, MICHIGAN

RESOLUTION NO. 18-60

**A RESOLUTION AFFIRMING THE ADOPTION OF A SUB-PLAN TO
THE CITY OF KALAMAZOO'S COMPREHENSIVE PLAN
(THE NORTHSIDE NEIGHBORHOOD PLAN)**

Minutes of a regular meeting of the City Commission of the City held on September 4, 2018 at 7:00 p.m., local time, at the City Hall.

PRESENT, Commissioners: Anderson, Cooney, Cunningham, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

ABSENT, Commissioners: None

WHEREAS, the Comprehensive Plan is a living document intended to be amended and updated with changing conditions; and

WHEREAS, the Northside Neighborhood Plan has been reviewed by neighboring townships and jurisdictions, as well as the Kalamazoo County Metropolitan Planning Commission, and was received favorably by those jurisdictions; and

WHEREAS, pursuant to Michigan Planning Enabling Act (PA 33 of 2008) the Kalamazoo City Planning Commission held a public hearing on August 2nd, 2018, and recommended unanimously to the City Commission to confirm the approval of the sub plan

WHEREAS, the Northside Neighborhood Plan constitutes a public purpose, and:

- a. The sub plan is consistent with the Imagine Kalamazoo Strategic Vision and Imagine Kalamazoo 2025 Comprehensive Plan. Elements of the plan seek to promote economic vitality, create complete neighborhoods, and create inviting public places which are stated goals of the Comprehensive Plan; and
- b. This sub plan was created with a large amount of public input from those who live, work, and own property in the area; and
- c. The Northside Neighborhood of Kalamazoo is a geographic area less than the entire planning jurisdiction, and has unique physical characteristics that necessitate a more intensive planning process;

NOW, THEREFORE, BE IT RESOLVED:

The Northside Neighborhood Plan sub-plan to the City of Kalamazoo's 2025 Comprehensive Plan, as recommended by the Planning Commission and City Administration, is hereby approved.

The above resolution was offered by Commissioner Cunningham and seconded by Commissioner Anderson.

AYES, Commissioners: Anderson, Cooney, Cunningham, Sykes, Urban, Vice Mayor Knott, Mayor Hopewell

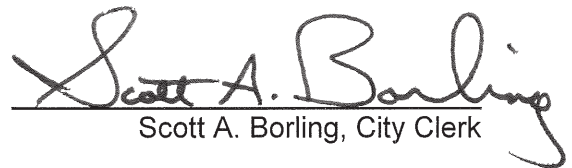
NAYS, Commissioners: None

ABSTAIN, Commissioners: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATE

The foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Kalamazoo at a regular meeting held on September 4, 2018. Public notice was given and the meeting was conducted in full compliance with the Michigan Open Meetings Act (PA 267, 1976). Minutes of the meeting will be available as required by the Act.


Scott A. Borling, City Clerk



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Northside Association for Community Development

Northside Association for Community Development Board of Directors

Mildred Smith, President

Shirley Gordon, Vice President

Aminal I. Shakir, Treasurer

Antonio Mitchell, Secretary

James Pitts, Director

Orlando Little, Director

Earnest Hightower, Director

Tiffany M. Bell , Director

Mattie Jordan-Woods, Executive Director

Contact

NACD
612 N. Park Street
Kalamazoo, MI 49007
269-344-5490
northsidenacdkal.org

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2. MiNeighborhood Plan (2014)	
3. Connecting the Dotes: Northside Neighborhood Plan (2009)	



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Introduction

Neighborhood plans are the road map to help residents and neighborhood leaders identify where the neighborhoods should go in the future. The 2018 Northside Neighborhood plan has updated recommendations and goals to be focused short term actions. At three community meetings residents defined immediate actions for a specific corridor area called the Northside Cultural Business District. This plan will be adopted into the 2025 Master Plan.

The 2018 plan for the Northside builds on four (4) Strategic Goals:

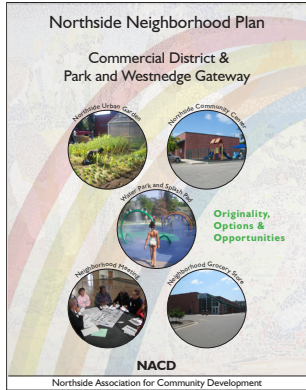
1. Increase the number of resident owned businesses, especially those by African Americans & low income residents.
2. Preserve existing housing and build new housing to accommodate all resident needs.
3. Make enjoyment of the arts, culture, and open space part of the northside neighborhood way of life
4. Strengthen support systems for workforce development, safety, and youth programming.

Alignment with Strategic Vision

	Strategic Vision Goals										
	Shared Prosperity	Connected City	Inviting Public Places	Environmental Responsibility	Safe Community	Youth Development	Complete Neighborhoods	Strength Through Diversity	Economic Vitality	Good Governance	
Northside Neighborhood Plan Update Strategies	SP	CC	IPP	ER	SC	YD	CN	SD	EV	GG	
Increase the Number of Resident Owned Businesses, Especially Those by African Americans & Low Income Residents.	●	●	●				●	●	●		
Preserve Existing Housing and Build New Housing to Accommodate All Resident Needs.					●		●				
Make Enjoyment of the Arts, Culture, and Open Space Part of the Northside Neighborhood Way of Life.			●				●	●			
Strengthen Support Systems for Workforce Development, Safety, and Youth Programming.	●				●	●			●		

This neighborhood plan aligns with the strategic vision goal Good Governance by following an inclusive and transparent planning process.

Plan Updates & Engagement



2009
Northside Neighborhood Plan

- Two neighborhood meetings with roundtable discussions




2014-2015
MiNeighborhood Plan

- Committees were created around the plan's 4 strategic areas



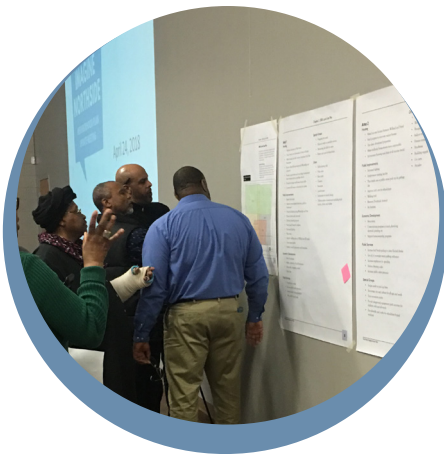
2016-2017
Imagine Kalamazoo

- Community meetings
- Neighborhood meetings
- Surveys



2018
Neighborhood Plan Update

- Three neighborhood meeting
- Presentation to NACD Board





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Strategy 1. Increase the Number of Resident Owned Businesses, Especially Those by African Americans & Low Income Residents.

Update Zoning

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	FUNDING
Allow for mixed use development to support new resident owned businesses and affordable housing options	Support for mixed use buildings	Rezone the NCBD area with options for business and housing development	Summer 2018	No Cost

Establish Northside Cultural Business District Authority

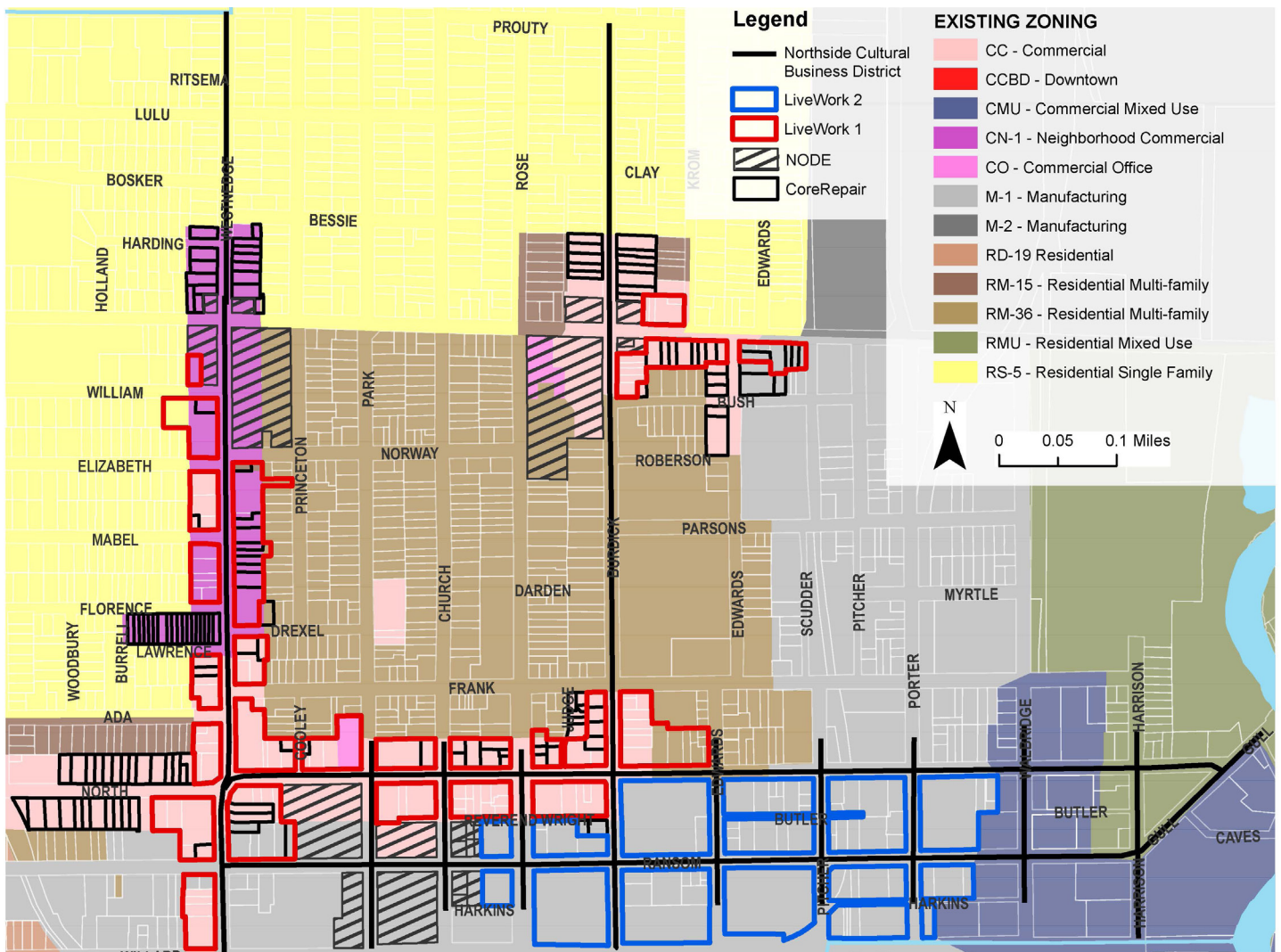
ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	FUNDING
Create the NCBD	Attend Commission meeting to voice support	Notice property owners, present to Commission	Summer 2018	No Cost
Select the Board	Property Owners, Business Owners, and Residents apply to be on the Board.	Mayor appoints Board members; Create the Board with 75% residents and 25% property owners	Fall 2018	No Cost
Develop Branding for the NCBD	Coordinate the artwork and voting for the new NCBD logo and banner locations	Support initiative with funding	Summer 2018	\$5000
Develop a TIF Plan	NCBDA Board will set funding priorities and review projects for budgeting	Assist as necessary	Fall/Winter 2018	No Cost

Action: Support Mixed Use Development

Zoning adjustments in and adjacent to the NCBD will remove barriers to economic development and help the Northside meet its vision for walkable streets providing for a mix of uses and housing that meets the needs of all its residents. Current zoning districts, including manufacturing (M1) and Community Commercial (CC), allow a wide range of intense commercial and manufacturing and do not promote development compatible with walkability and neighborhood scale.

Three new zoning districts are being considered for the NCBD, Node, Live Work 1, and Live Work 2 (mapped as proposed below). These districts focus on promoting a mix of uses (residential, commercial, maker spaces, and clean industrial) and guide buildings to be built with little or no setback from the street with clear front entrances and storefront windows.

Parcels To Be Considered For Immediate Zoning Changes





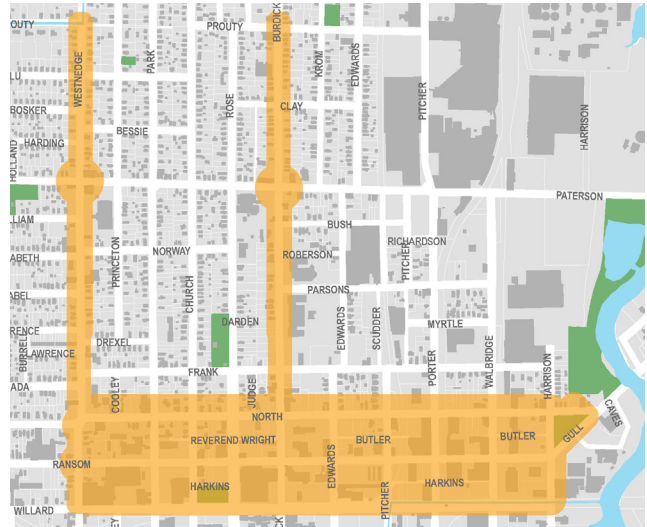
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Action: Northside Cultural Business District

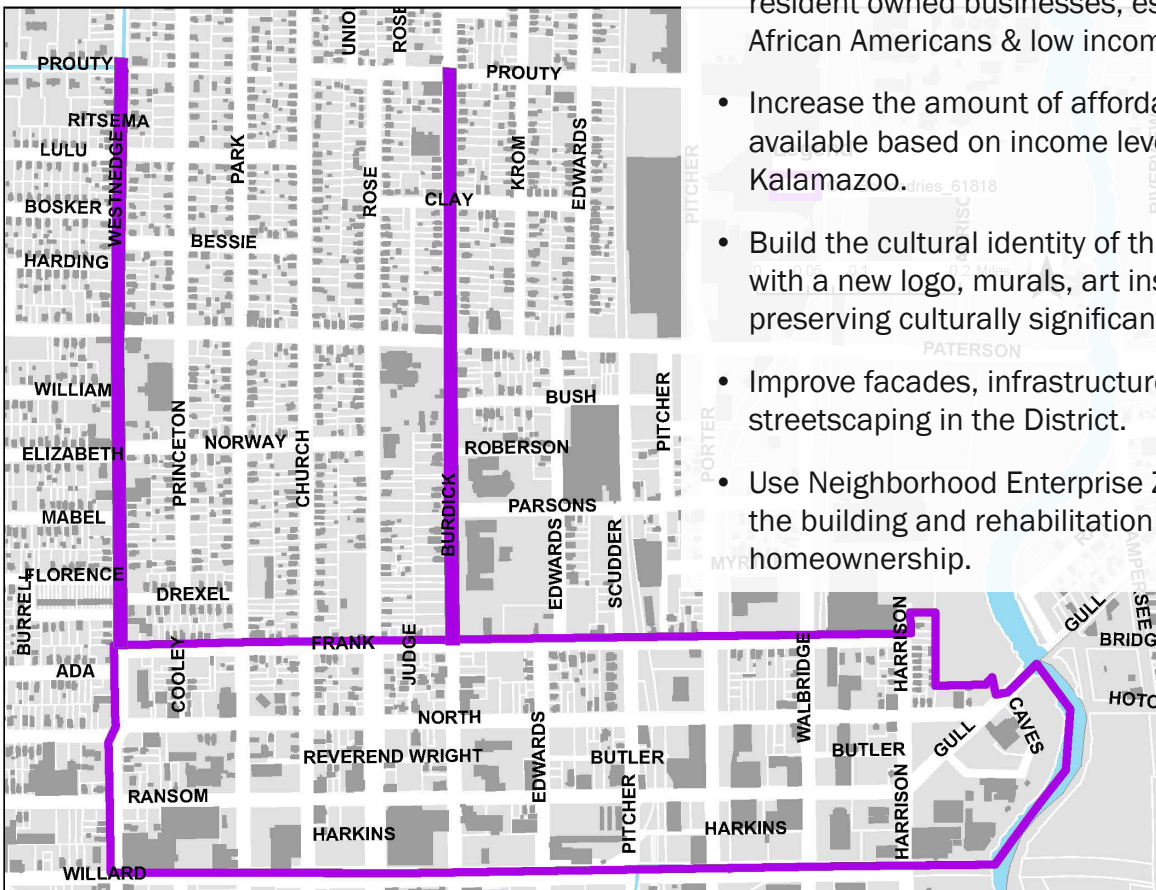
Authority

The Northside Cultural Business District Authority (NCBDA) will use financial incentives funded through the Authority Board to implement the plan strategies. Below are listed the priorities from the community that will be funded.



Northside Cultural Business District

Proposed Authority Boundaries



Authority Priorities

- Financial incentives to increase the number of resident owned businesses, especially those by African Americans & low income residents.
- Increase the amount of affordable housing available based on income levels in the City of Kalamazoo.
- Build the cultural identity of the neighborhood with a new logo, murals, art installations, and preserving culturally significant places.
- Improve facades, infrastructure, sidewalks, and streetscaping in the District.
- Use Neighborhood Enterprise Zone to support the building and rehabilitation of affordable homeownership.

Strategy 2. Preserve Existing Housing and Build New Housing to Accommodate All Resident Needs.

Preserve Single Family Housing

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Change zoning to preserve existing single family housing “Core Repair” map on page 9	Support zoning of housing back to residential	Rezone the housing back to residential that is currently non-conforming	Summer 2018	
Change zoning to allow for infill of affordable single family housing throughout the neighborhood	Support zoning when presented to Commission	Change zoning to eliminate barriers	Summer 2018	
Put a Neighborhood Enterprise Zone in place to support homeownership of new and rehabilitated homes in the Northside	Partner in program development and administration	Partner in program development and administration	Establish within 3 years	

Create Affordable Housing Opportunities

Support small scale local development and housing infill	Attend trainings, develop small scale (duplex, triplex, quad) developments	Provide trainings in the neighborhood to create small scale development and housing infill	Trainings will begin Fall 2018 and 2019	
Create long term affordable housing	Develop affordable housing based on income levels of the City of Kalamazoo	Support with resources and coordination of projects as necessary	Ongoing	\$\$\$

Address Existing Housing Conditions

Identify funding to help existing homeowners with repairs	Grant funding to homeowners for repairs as available	Partner in program development and administration	Ongoing	\$\$\$
Increase participation in registered rental program	Report unregistered rentals to City	disseminate information about rental program	Ongoing	\$



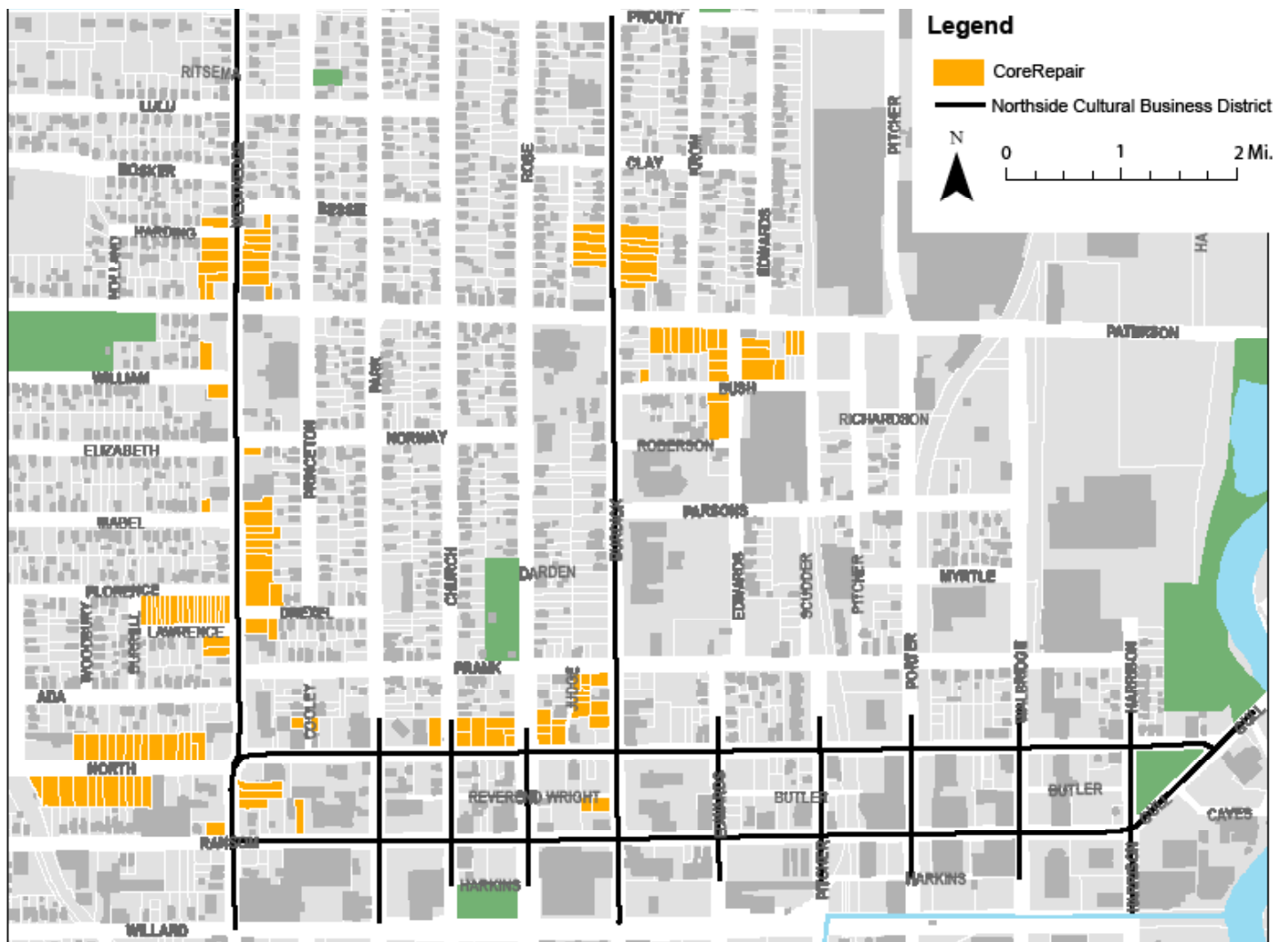
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Action: Preserve Housing (Core Repair)

The existing commercial and manufacturing zoning districts throughout the Northside serve as barriers to the preservation of existing housing and the development of new housing to meet the neighborhood's needs. Many of these areas were noted through the Neighborhood Plan update process and are noted as yellow in the map below. To remove this barrier, these areas will be rezoned to districts that permit and promote residential uses.

Parcels To Evaluate For Residential Use and Preservation



Strategy 3. Make Enjoyment of the Arts, Culture, and Open Space Part of the Northside Neighborhood Way of Life

Inventory Opportunities to Add Parks and Open Spaces

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Participate in the update of the Parks and Rec Master Plan to support cultural heritage and resident activity of Northside	Attend community meetings to provide feedback and inform plan	Incorporate resident input into the plan	March 2019	

Develop Community Uses in Available Spaces

Inventory Available Spaces for a variety of Community needs: teens, youth, seniors, and activities	Determine what available spaces there are throughout the neighborhood	Assist as needed	2019 priority	
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Create More Arts and Culture Programming

Locate property to install murals throughout the Northside	Identify locations and artists for murals, install murals	Assist as needed	Ongoing	\$\$
Support the development of more culturally significant spaces	Identify property and locations for more cultural and historical artwork by resident artists	Assist as needed	Ongoing	\$\$z



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Strategy 4. Strengthen Support Systems for Workforce Development, Safety, and Youth Programming

Expand Youth Programs to Support Education in Entrepreneurship and S.T.E.M

ACTION	NEIGHBORHOOD	CITY ROLE	TIMELINE	COSTS
Expand S.T.E.M offerings for youth in the neighborhood to learn about careers	Develop partnerships to expand S.T.E.M programming		Ongoing	\$

Develop Local Communication Vehicles to Connect Residents with Resources and Service Providers

Coordinate local service providers for residents that provide a variety of services that have been requested	Provide resource lists, events, and contacts for residents	Assist as needed	Ongoing	\$
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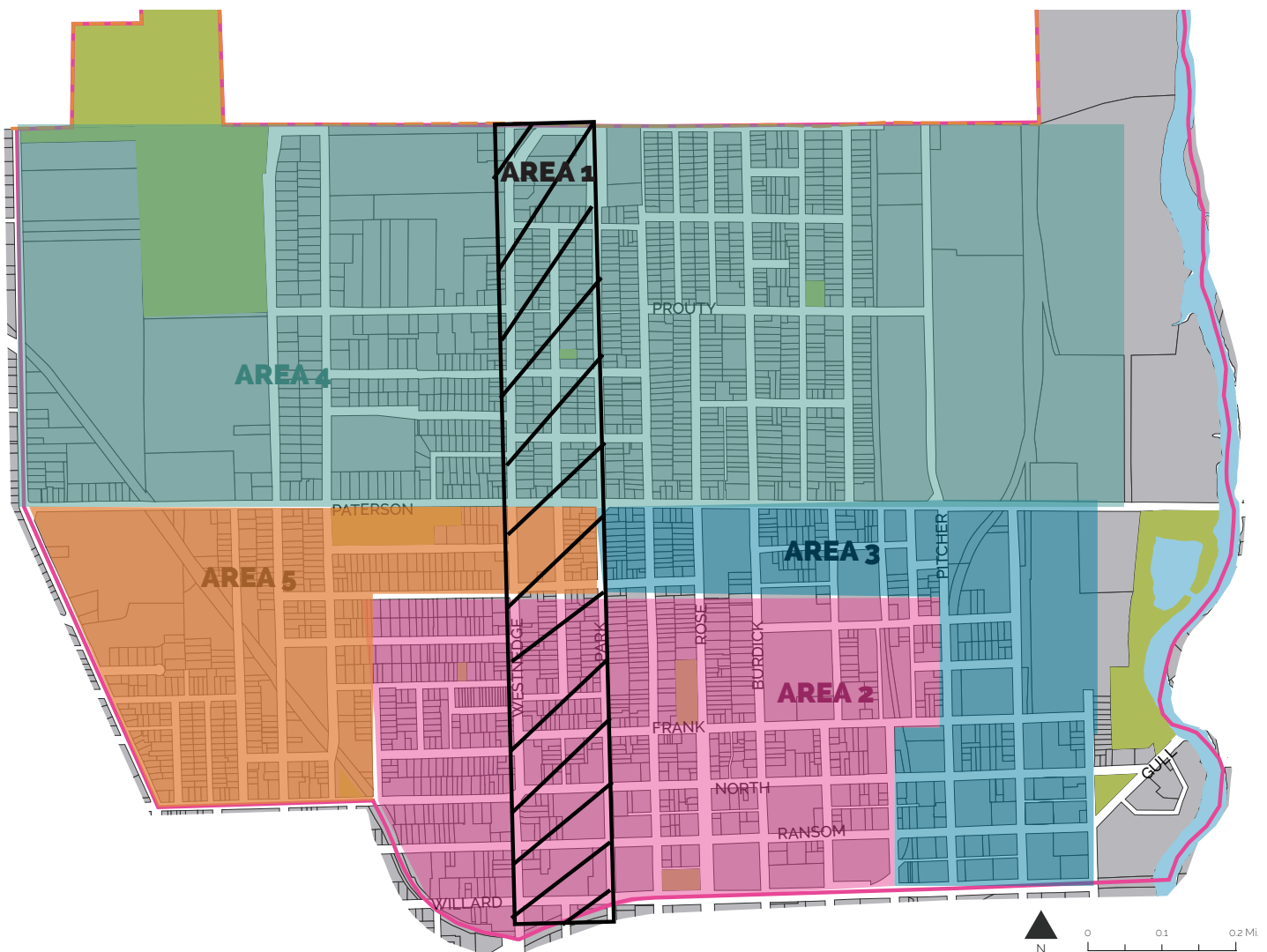
Establish a Center for Working Families to connect residents with job training and placement, financial education, and other programs that increase household wealth

Create Center for Working Families	Establish Center and programming	Assist as needed	Ongoing	\$\$
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Planning Areas

The 2009 Northside Neighborhood Plan divided the neighborhood into overlapping planning areas. These planning areas allow residents to pin point targeted infrastructure and community needs that impact their daily lives. NACD presented these areas along side the issues and goals from the 2009 Neighborhood Plan. Residents provided feedback, confirming that the issues and goals remained the same and identifying new issues that had arisen since the 2009 planning process. The pages have been updated to reflect new input from the 2018 meetings.

Northside Planning Areas





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Planning Area 1

Planning Area 1 encapsulates Westnedge and Park, two corridors that have a mix of commercial and residential uses and serve as some of the main connectors between Northside and downtown Kalamazoo.

HOUSING

- Increase housing on Park Street
- Don't want to see businesses in front of homes
- Make homes look like homes, businesses look like businesses
- Repair/demolish apartments by Westnedge and Lawrence
- Provide opportunity and encourage homeowners next to vacant lots to purchase the lot
- Provide mortgage and home buying skills
- Convert old homes to museum/art centers
- **Rezone apartment complex on Lawrence to residential (2018)**

PUBLIC IMPROVEMENTS

- Better street signs
- Improve street signage (welcome, guide to businesses)
- Historical lighting along Westnedge and Park
- Homes historically preserved
- Develop cleaning program
- Need speed bump by highway
- Increased lighting
- Plant trees
- Improve walking area on Willard near RR tracks
- Green space/parks
- Improve overall appearance and cleanliness
- **Trim and remove trees (2018)**
- **Street cleaners service area on a *Regular* schedule (2018)**
- **Remove loading zone signs from entire area (2018)**
- **Replace old telephone and utility poles and wiring (2018)**
- **Help residents with fencing and landscaping (2018)**

ECONOMIC DEVELOPMENT

- More businesses
- Make a directory of local businesses
- Strip malls, shopping centers
- Street fairs

PUBLIC SERVICES

- Programs for youths
- Increase public safety presence
- Increase street cleaning (weekly)
- Safe, well-lit bicycle path

SPECIAL GROUPS

- Programs for youth
- Educate youth on available services
- Mentoring life skills for teens
- Better curb cuts for wheelchairs

OTHER

- Roller skating rink
- Video store
- Shoe repair
- Cleaners
- Boutiques
- Laundromats
- Restaurants for family dining
- Different styles of restaurants including steak houses, chicken and buffets

Planning Area 2

Planning Area 2 is a fairly commercial area of the Northside, especially on the streets North, Ransom, Rose and Burdick. Parts of Area 2 overlap with Area 1 as well as Areas 5 and 3. Area 2 includes three parks and though heavily commercial, there are some existing houses in Planning Area 2.

HOUSING

- Mixed income houses between Willard and Frank
- Need program to renovate vacant homes
- Tear down abandoned properties
- Make landlords/homeowners more responsible
- Inclusionary housing zone (mix of all income levels)

PUBLIC IMPROVEMENTS

- Increased lighting
- Employment training facility
- Place trash cans in public areas/pick up on garbage day
- Improve curb cuts for wheelchairs
- Walking trail
- Museum (Northside history)
- Art Institute

ECONOMIC DEVELOPMENT

- More stores
- Create training program to teach plumbing, electrical, painting, etc
- Support homeownership programs
- **Need more business funding (2018)**

PUBLIC SERVICES

- Increase leaf/brush pick-up to deter blocked drains
- Get rid of overnight street parking ordinance
- Increase regulations for speeding
- Enforce littering codes
- Increase public safety presence

SPECIAL GROUPS

- Assign youth to pick up litter
- Encourage arts and culture for all ages and needs
- Teen recreation center
- Provide playground equipment/park activities for children with special needs
- Fix sidewalks and curbs for wheelchair bound residents
- **Make time for kids to go inside (2018)**

OTHER

- Skating rink
- Water park
- Banquet hall
- Indoor track
- Fitness center
- Hardware
- Building supply
- Go carts
- Arcades



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Planning Area 3

Planning Area 3 encapsulates a part of Northside with a diverse mix of uses. It covers the commercial corridors of Westnedge, Park, North, Ransom and Burdick, a large amount of old industrial buildings, as well as single family and new multi family housing. This Planning Area overlaps with Planning Areas 1 and 2.

HOUSING

- Too many vacant lots
- Create an exterior paint program
- Get rid of bad tenants; i.e. drug dealers
- Build townhouses to replace demolished rentals
- Make landscaping similar
- Design new homes to look like older ones (in all areas)
- Build homes for seniors and handicapped

PUBLIC IMPROVEMENTS

- Create and put up signs to tell dog owners to clean up
- Walking trail in LaCrone Park
- More playground equipment in LaCrone Park
- More lighting
- **Make more Parks for kids (2018)**
- **Lighting in Verburg Park along the trail. (2018)**

ECONOMIC DEVELOPMENT

- Conference center/office building
- Refurbish abandoned factories
- Purchase abandoned factories
- Create training programs that partner with area businesses
- Co-op ventures to create jobs
- Youth training center at Frank and North Streets
- **Purchase abandoned factories only if they do not want them (2018)**

PUBLIC SERVICES

- Better lighting
- Fine property owners who do not remove snow from sidewalk
- Dispatch police faster

SPECIAL GROUPS

- Build gymnasium for youth
- Provide high-tech training for youth
- Develop programs to help youth
- Playground equipment for special needs children

OTHER

- Entertainment complex
- Outdoor track
- Fun park (water, go cart, etc)
- Multi-use building
- Bowling alley

Planning Area 4

Planning Area 4 covers the northern section of the Northside Neighborhood. This is a mainly residential area bounded by Douglas to the west, the northern edge of the City, Paterson to the South and the Kalamazoo River to the east.

HOUSING

- Beautify/develop building across from Galilee Church
- Program to help homeowners get homes painted
- Help homeowners buy vacant lots next to them
- New housing should not be too intense/dense
- Replace rentals with rentals, so all can afford to live here
- Mixed housing (cost and types)

PUBLIC IMPROVEMENTS

- Remove fallen trees
- Bicycle trails
- Do not increase number of stores that sell liquor (set limits)
- Upgrade sidewalks
- Improve handicapped curb cuts
- Increased lighting
- Provide a place for seniors and children to walk
- Picnic tables at LaCrone Park
- Plant flowers in the park
- Reclaim park area behind Pattwood Apts
- More shopping opportunities
- Clean-up program
- Create sculpture/fountain at highway gateway
- **Upkeep of bus stops (2018)**

ECONOMIC DEVELOPMENT

- Increase businesses
- Support existing businesses
- Improve light industrial area

PUBLIC SERVICES

- Create center for driver's education
- Increase street cleaning
- More mailboxes/mail center
- Local recycling center
- Recycling education
- Repair broken sidewalks
- Place trash cans on every corner
- Fine landlords that continuously rent to drug dealers
- Sidewalks on Woodward

SPECIAL GROUPS

- Mentor programs for teens
- Babysitting course
- Hold contest for "gateway" sculpture/fountain design
- Create youth athletic leagues for all seasons and various sports
- **More programs for youth (2018)**

OTHER

- Gas station
- Golf course
- Baseball field
- Drive-in movie theater
- Amusement park



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Planning Area 5

Planning Area 5 encapsulates the southern half of the Northside neighborhood. It overlaps with Planning Areas 1, 2, and 3. Area 5 also covers a pocket of strong single family housing.

HOUSING

- Harrison and North Streets - townhouses

PUBLIC IMPROVEMENTS

- Signs, directions to businesses, centers, etc
- Better street lights

ECONOMIC DEVELOPMENT

- Vocational/technical skills center
- Purchase vacant property

PUBLIC SERVICES

- More street lights
- Improve sidewalks on Frank Street
- More public safety patrol

SPECIAL GROUPS

- Boys and girls club
- Programs for youth
- “Court house” type recreational center

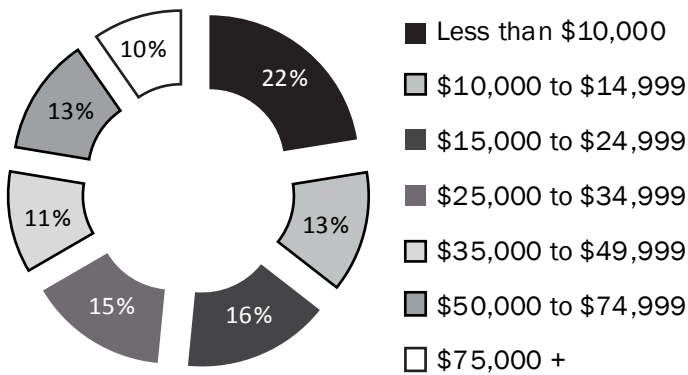
OTHER

- Use available space for mixed uses, not only “light industrial,” but also for housing, recreation, office space and retail. Name the whole complex after a worthy Northsider. Poll community for name.
- Rename a street

Appendices: 1. Northside Demographics

Census Tract 3		2016	Census Tract 2.02	
Population	4,230		Population	1,028
Black or African American	3,231		Black or African American	846
White	426		White	28
Hispanic	89		Hispanic	50
Other Race	484		Other Race	104

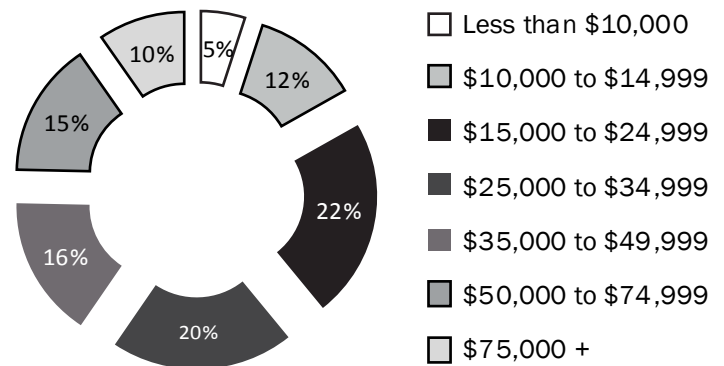
Household Income



\$24,048

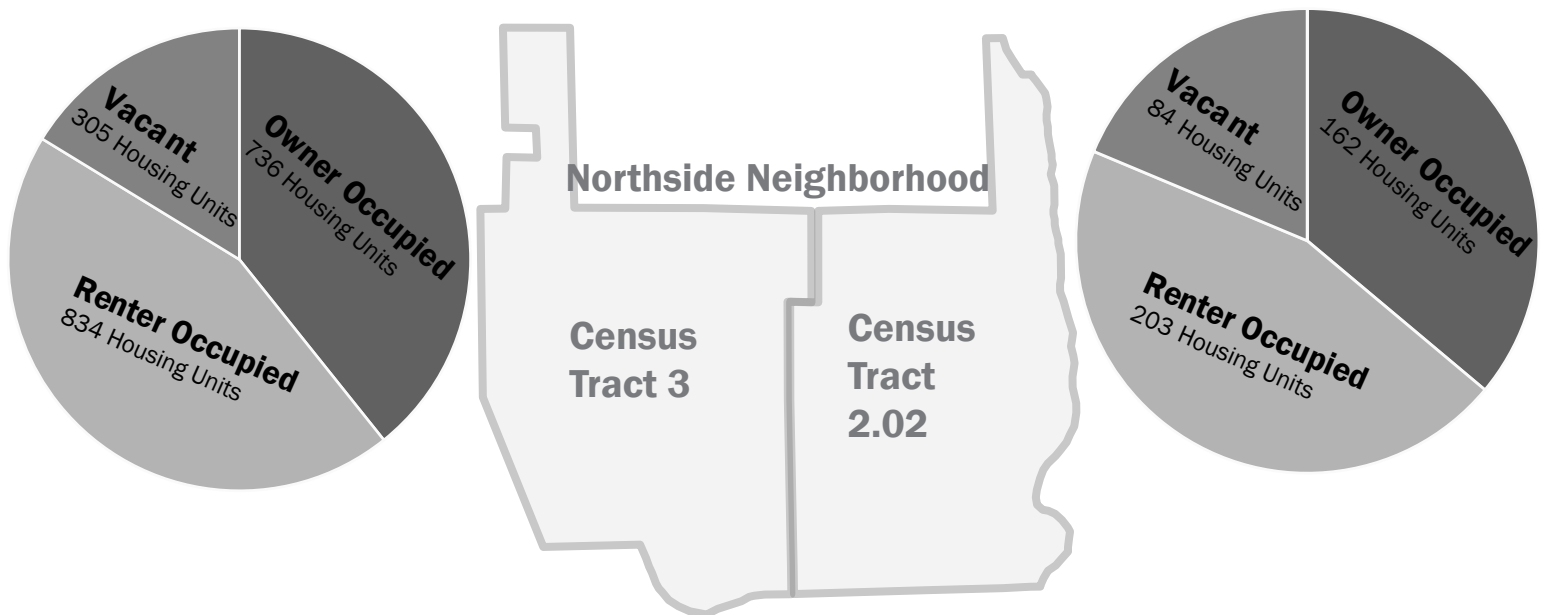
Median Household Income

Household Income



\$29,946

Median Household Income



Data Source: 2016 ACS 5 year Estimates

The Census defines a **household** to include all the people who occupy a housing unit. (People not living in households are classified as living in group quarters.) A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters.



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Census Tract 3

2010

Census Tract 2.02

Population **4,019**

Black or African American **3,154**

White **452**

Hispanic **186**

Other Race **227**

Population **969**

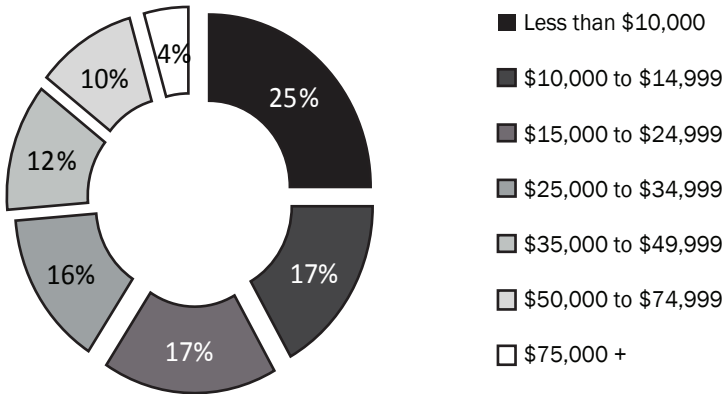
Black or African American **738**

White **101**

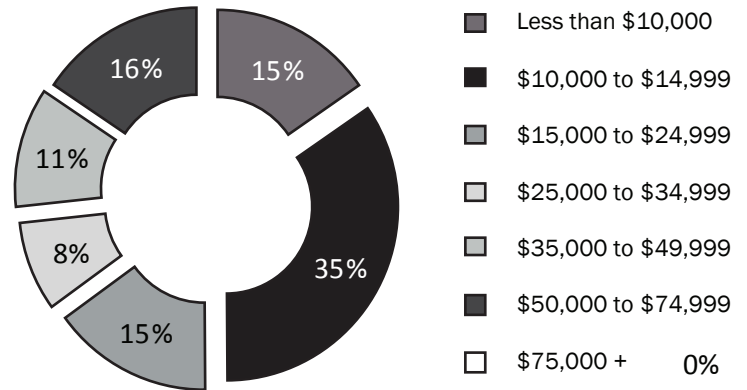
Hispanic **53**

Other Race **77**

Household Income



Household Income

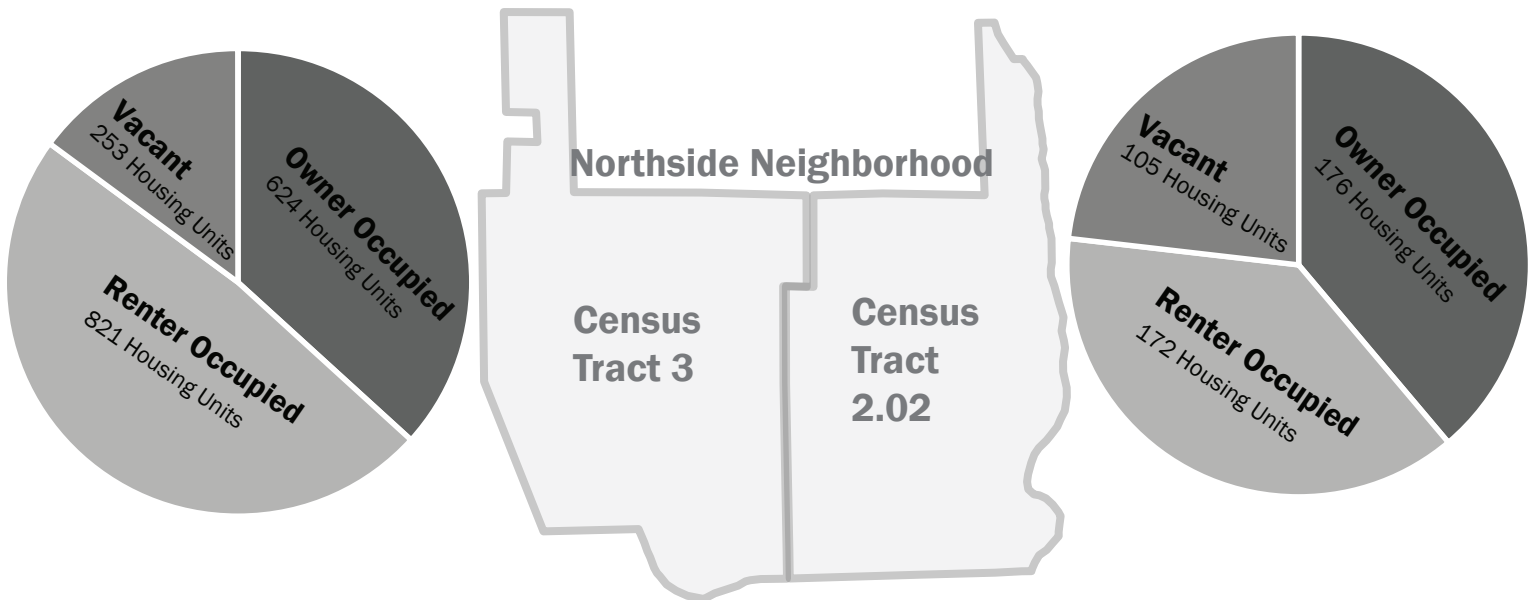


\$21,250

Median Household Income

\$20,054

Median Household Income



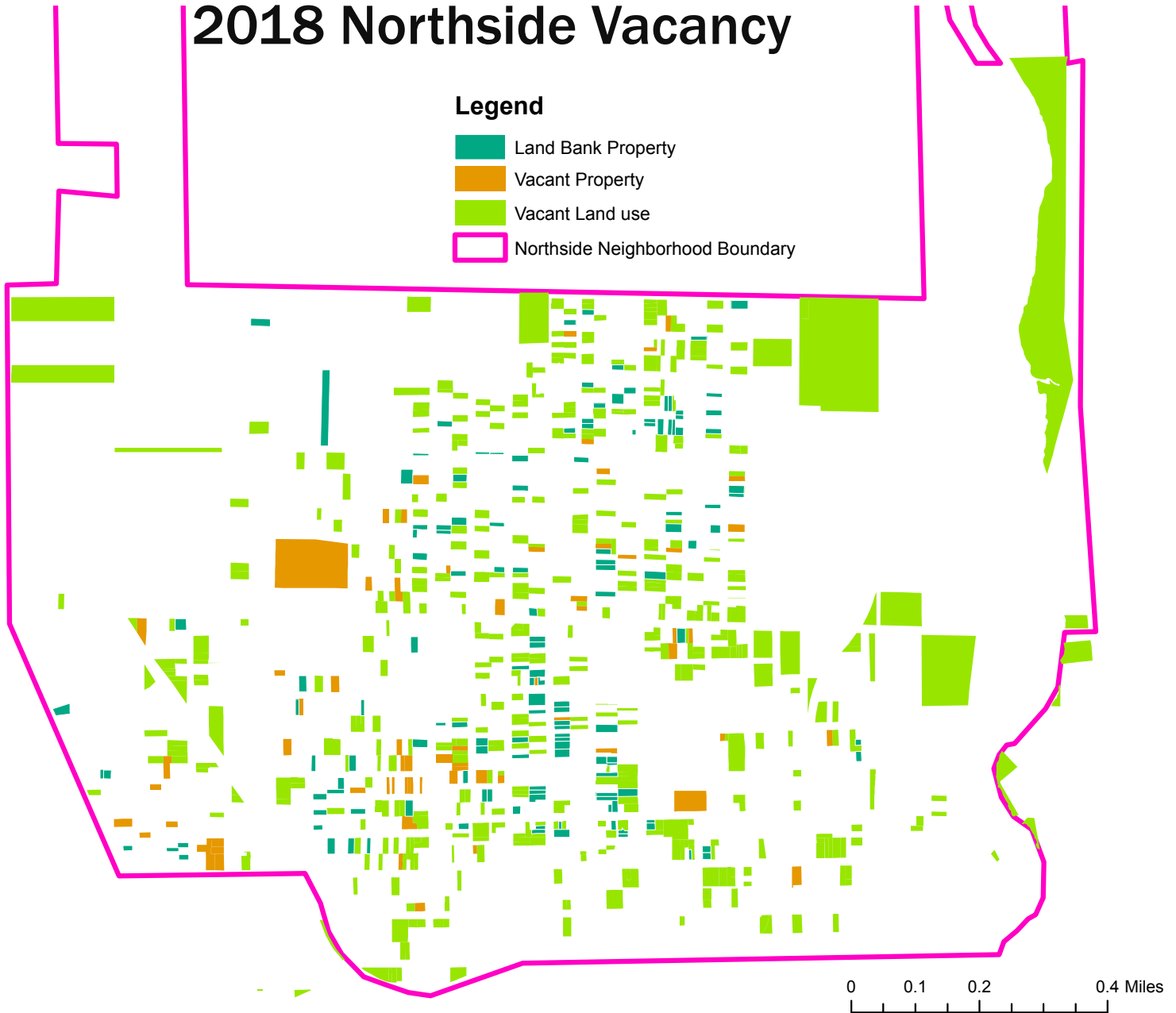
Data Source: 2010 Census; 2010 ACS 5 year estimates

The Census defines a **housing unit** as a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters

2018 Northside Vacancy

Legend

- Land Bank Property
- Vacant Property
- Vacant Land use
- Northside Neighborhood Boundary



There are approximately

721

Vacant Parcels in Northside

219

are vacant structures

502

are vacant land

30

Houses demolished 2012-2018

1,785

Total houses in Northside

Source: 2012 ACS 5 year estimates