



Imagine the Possibilities



Neighborhood Plan 2019



imagine kalamazoo 2025

**CITY OF KALAMAZOO, MICHIGAN**

**RESOLUTION NO. 19-09**

**A RESOLUTION AFFIRMING THE ADOPTION OF A SUB-PLAN TO  
THE CITY OF KALAMAZOO'S COMPREHENSIVE PLAN  
(THE EDISON NEIGHBORHOOD PLAN 2019)**

Minutes of a regular meeting of the City Commission of the City held on February 4, 2019, at 7:00 p.m., local time, at the City Hall.

**PRESENT**, Commissioners: Anderson, Cooney, Cunningham, Sykes, Urban, Mayor Hopewell

**ABSENT**, Commissioners: Vice Mayor Knott

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

**WHEREAS**, the Edison Neighborhood Plan 2019 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 October 4th, 2018, and recommended unanimously to the City Commission to confirm the approval of the sub plan

**WHEREAS**, the Edison Neighborhood Plan 2019 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 Edison 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 Edison Neighborhood Plan 2019 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 Cooney and seconded by Commissioner Cunningham.

**AYES**, Commissioners: Anderson, Cooney, Cunningham, Sykes, Urban, Mayor Hopewell

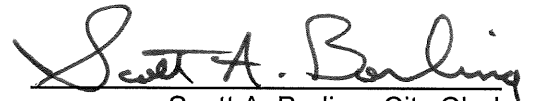
**NAYS**, Commissioners: None

**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 February 4, 2019. 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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# Chapter 1. Executive Summary

The Edison Neighborhood Association Plan is the result of an extensive collaborative effort between neighborhood residents, businesses and property owners with the support of city staff. The plan contains broad goals and objectives, as well as particular actions, to achieve those goals. This executive summary briefly describes the Edison Neighborhood Association, the neighborhood planning process and the goals of the Edison Neighborhood Association Plan.

## **The Edison Neighborhood**

The Edison Neighborhood is located adjacent to downtown in southeast Kalamazoo, Michigan. The neighborhood is a stable, mixed-use area characterized by strong family values and a culturally diverse history. The neighborhood planning area boundaries include Michigan Avenue on the North, Miller Road on the South, City limits on the East, and Burdick Street on the West. The dominant land use in the Edison Neighborhood is residential. The majority of the residential area is located south of Vine Street and is made up of homes of historical age. The neighborhood has one principal commercial corridor, on Portage Street.

The Edison Neighborhood Association believes it is possible to build a strong, healthy, clean and safe neighborhood with a strong sense of its culture and history where its families can continue to grow and prosper. The neighborhood wants to remain a place where people sit on their front porches and wave to their neighbors or lend a helping hand, and where working people, the elderly and young families can afford to live. To be a neighborhood that nourishes and supports all types of people, from artists to day laborers, from the elderly to the newborn. The goal of the Plan is to guide future development, protect the existing neighborhood residents and businesses and to provide opportunities to improve the quality of life for everyone in the neighborhood.

## **Neighborhood Planning Process**

The Edison Neighborhood Association Plan followed a process first outlined by the Neighborhood Leadership Committee in early 2018. The committee agreed that, as a neighborhood that has several plans already, we should look at all of the past plans to identify what was incomplete.

The Neighborhood Leadership Committee, which includes homeowners, renters, businesses and non-profit organizations, held regular monthly meetings that were advertised and open to the entire neighborhood. They also instituted a comprehensive community outreach plan that attempted to involve everyone with an interest in the neighborhood.

During the planning process the Neighborhood Leadership Committee, assisted by the City's Community Planning and Development staff, gathered information and solicited input through a variety of means. Community outreach involved distributing a neighborhood newsletter; surveying the neighborhood residents, businesses and property owners; holding community meetings to solicit additional ideas and providing an opportunity for the neighborhood to vote on the plan.

Final plan recommendations were the result of the neighborhood's input through the survey, community meetings, committee meetings and voting.

## **Neighborhood Plan Goals**

The Edison Neighborhood Association Plan includes the following goals:

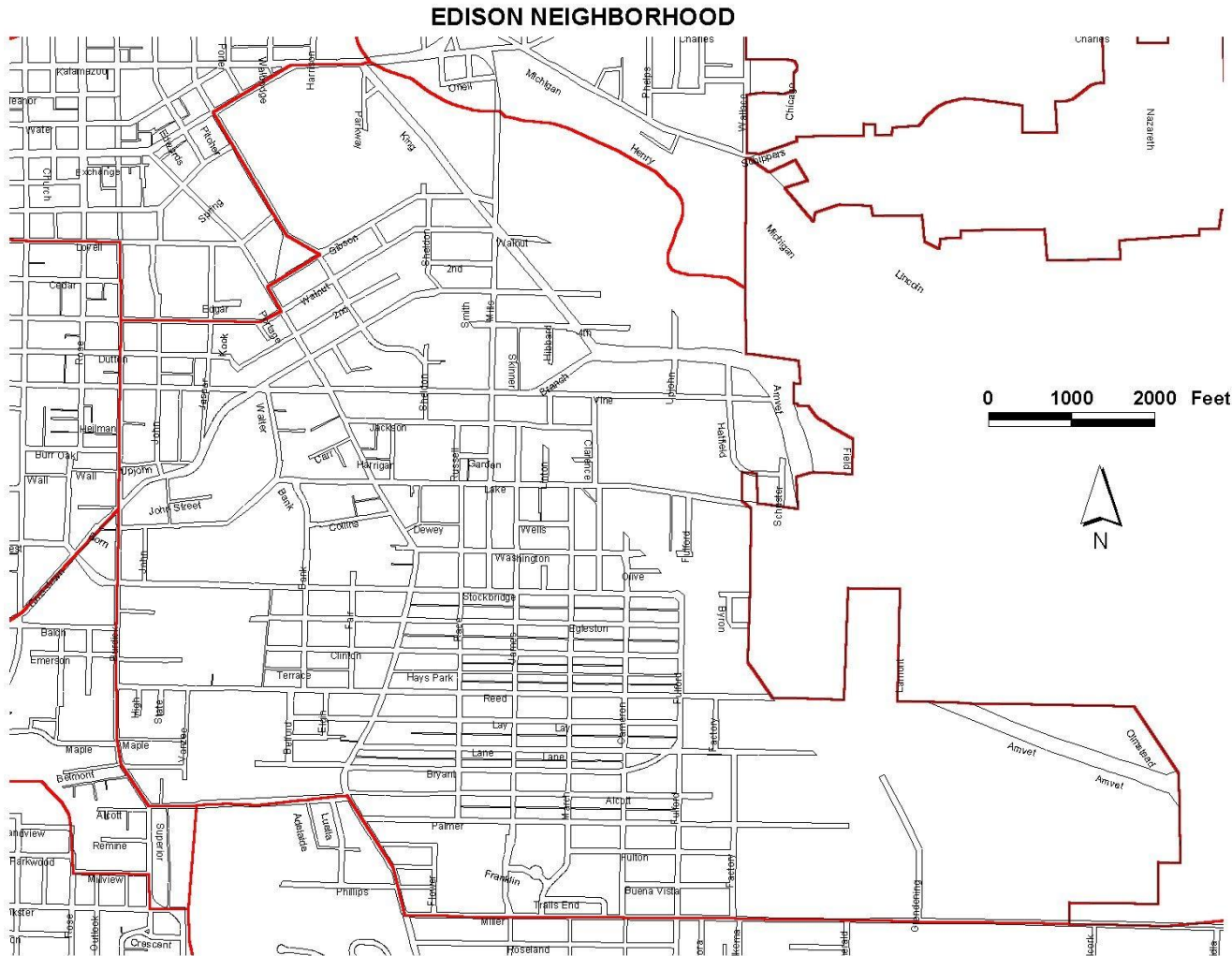
1. Promote programs to preserve and rehabilitate existing housing and increase the number of homeowners in the neighborhood.
2. Reconstruct Portage Street to include ADA sidewalks, cross walks, bike lanes, historic light posts, landscaping, trees, and art and improve the visual appearance of the storefronts.
3. Increase safety for youth with licensed daycare centers, safe routes to school, organized summer activities and after-school activities.
4. Install free Wi-Fi for the entire neighborhood so that everyone has equal opportunities for jobs, education and entertainment.
5. Increase family friendly retail shopping options in the neighborhood, such as: a pharmacy, bank, sit-down restaurants with healthy meals, bakery/bagel/coffee shop, book store, department store, health food store, ice-cream/soda/candy shop, laundromat/dry cleaner, music/video/arcade store, fast food place and hardware store.  
Where possible, put retail shopping on lower and residential on upper levels of buildings.
6. Increase educational opportunities for neighborhood residents: home-ownership classes, landlord/tenant responsibilities, bike safety classes, healthy living (access to nutritious food, affordable medical treatment, exercise classes, etc.), financial opportunities and education, flood education and evacuation plans.
7. Construct gateway signage and brighter lighting into the neighborhood at and around Miller Rd. /Portage St., Michigan Ave. /King Highway, Lake St/BL-94, Mills Street/Mayor's Riverfront Park and Burdick/Stockbridge.
8. Make all trails, parks and the Kalamazoo Farmers Market ADA accessible.  
Create complete streets that can safely take residents to Mayor's Riverfront Park and the Kalamazoo County Fairgrounds.
9. Expand the Kalamazoo Valley River Trail to connect residents to downtown Kalamazoo, the City of Portage and other trail systems (Linear, Kal-Haven, Bicentennial, etc.).

The Neighborhood Plan details the objectives that support these general goals and specific action items to implement them. The successful adoption and implementation of this plan will help ensure that the Edison Neighborhood is a strong neighborhood that provides a variety of housing and employment opportunities where its families can grow and prosper and where its rich culture and history can be celebrated.

# Chapter 2. Introduction

## The Edison Neighborhood

The Edison Neighborhood is located adjacent to downtown in southeast Kalamazoo, Michigan. The neighborhood is a stable, mixed-use area characterized by strong family values, diversity and a rich Hispanic population. The neighborhood planning area boundaries include Michigan Avenue on the North, Miller Road on the South, City limits on the East, and Burdick Street on the West.



## Neighborhood Demographics - 2010 Census Tracts 9 and 10, and blocks 11.1, 18.01-1003, 18.03-1095

DESCRIPTOR	TOTAL	TOTAL %
POPULATION	8,717	
WHITE	4,263	49%
BLACK	2,934	33%
OTHER	1,520	17%
HISPANIC	1,525	17%
DISABILITIES	1,780	20%
SENIOR, 55 + OLDER	1,259	14%
UNDER 18	2,850	33%
SINGLE MOTHER HEAD	770	9%
SINGLE FATHER HEAD	214	3%
SINGLE PARENT	984	11%
AVERAGE FAMILY SIZE	3.56	
MEDIAN INCOME	\$23,297	
HOUSING UNITS	3,532	
HOUSEHOLDS	2,996	
OWNER OCCUPIED	1,539	51%
RENTER OCCUPIED	1,487	49%

The dominant land use in the Edison Neighborhood is single-family residential. The neighborhood has one principal commercial corridor. Important landmarks of the neighborhood are Bronson Hospital, Edison Environmental Science Academy, Family Health Center, Family Independence Agency, Kalamazoo County Sheriff's Department, Kalamazoo Department of Public Safety Headquarters, Kalamazoo Farmers Market, Kalamazoo Public Library Washington Square Branch, Kalamazoo Valley Community College Culinary/Allied Health Building, Kalamazoo Valley Food Innovation Center, Mayor's Riverfront Park, Michigan Works, Red Arrow Golf Course, United States Postal Service, Upjohn Park, Washington Writers' Academy, and Western Michigan University Homer Stryker M.D. School of Medicine – W.E. Upjohn M.D. Campus.

### Critical Development Issues

In 2018, the Neighborhood Leadership Committee was established for the purpose of developing a neighborhood plan.

#### 1. The need for more decent affordable housing and increased ownership by residents.

There is a very real need to create, renovate and maintain decent affordable housing for people with limited resources and increase the number of residents who own their own homes (including the children and grandchildren of long-time residents).

**2. Major developments are proposed, underway or complete that represents the potential for significant change.** A number of projects, including the Family Health Center, Kalamazoo County Building, Kalamazoo Farmers Market, Kalamazoo Valley Food Innovation Center, and Western Michigan University's Homer Stryker M.D. School of Medicine – W.E. Upjohn M.D. Campus threaten to change the character of the neighborhood. Increases in traffic and property taxes are of major concern to the neighborhood.

**3. Zoning and land use issues.** Zoning in the area often does not reflect the actual use of the property. In some locations, property zoned commercial or light industrial is actually occupied by single-family residents. Lack of zoning protection encourages the razing of these houses. In other cases, zoning restrictions have prevented current residents from expanding or rebuilding their homes because they were located on commercial or industrial zoned property. The neighborhood would like to see a shift from industrial and commercial uses that are incompatible with residential uses.

**4. Crime and safety concerns.** The neighborhood recognizes efforts by the Kalamazoo Department of Public Safety to address crime and safety concerns. The residents want to continue to address the problems of crime: arson, curfew violations, drugs, violence, and other crime.



## Guiding Principles

As we worked to identify common goals and neighborhood priorities, the Neighborhood Leadership Committee and community members identified key elements shared across all sections of the Plan. The following elements were identified as principals that express the values and goals of the Edison Neighborhood and guide its plans for the future:

Access	Diversity of Land Use	Infrastructure	Quality of Life
Accessibility	Economic Vitality	Interdependence	Recycling & Reuse
Affordability	Education	Justice	Rehabilitation
Awareness	Environmental Sustainability	Mixed Uses	Respect
Beautification	Friendly to Bicycles	Opportunity	Safety
Collaboration & Partnership	Friendly to Pedestrians	Outreach	Sense of History
Compatibility	Handicapped Accessibility	Ownership	Unique Character
Conservation	Health	Participation	Vibrant Activity
Cultural Integrity	Housing	Preserve & Protect Neighborhood	

## Top Nine Neighborhood Planning Priorities

Although the neighborhood would like to see all parts of the Plan carried out, certain issues are of critical and immediate importance. In order to ensure that the neighborhood's true priorities are represented in the Plan, the Neighborhood Leadership Committee identified the issues with the highest priority according to feedback obtained in community surveys. The following elements of the Plan are priorities that the neighborhood would like to begin working on immediately:

- 1. Promote programs to preserve and rehabilitate existing housing and increase the number of homeowners in the neighborhood.**
- 2. Reconstruct Portage Street to include ADA sidewalks, cross walks, bike lanes, historic light posts, landscaping, trees, art and improve the visual appearance of the storefronts.**
- 3. Increase safety for youth with licensed daycare centers, safe routes to school and organized summer and after-school activities.**
- 4. Install free Wi-Fi for the entire neighborhood so that everyone has equal opportunities for jobs, education and entertainment.**
- 5. Increase family friendly retail shopping options in the neighborhood, such as: a pharmacy, bank, sit-down restaurants with healthy meals, bakery/bagel/coffee shop, book store, department store, health food store, ice-cream/soda/candy shop, laundry mat/dry cleaner, music/video/arcade store, fast food place, building materials store.**  
**Where possible, put retail shopping on lower and residential on upper levels of buildings.**
- 6. Increase educational opportunities for neighborhood residents: home-ownership classes, landlord/tenant responsibilities, bike safety classes, healthy living (access to nutritious food, affordable medical treatment, exercise classes, etc.), financial opportunities and education, flood education and evacuation plans.**
- 7. Construct gateway signage and brighter lighting into the neighborhood at and around Miller Rd./Portage St., Michigan Ave./King Highway, Lake St/BL-94, Mills Street/Mayor's Riverfront Park and Burdick/Stockbridge.**
- 8. Make all trails, parks and the Kalamazoo Farmers Market ADA accessible.**  
**Create complete streets that can safely take residents to Mayor's Riverfront Park and the Kalamazoo County Fairgrounds.**

**9. Expand the Kalamazoo Valley River Trail to connect residents to downtown Kalamazoo, the City of Portage and other trail systems (Linear, Kal-Haven, Bicentennial, etc.).**

**Vision for the Neighborhood**

The neighborhood believes it is possible to build a strong, healthy, clean and safe neighborhood with a strong sense of its history, culture, and the physical beauty of its homes, gardens and trees, where its families can continue to grow and prosper. It wants to remain a place where people sit on their front porches and wave to their neighbors or lend a helping hand, and where working people, the elderly and young families can afford to live. It hopes to be a neighborhood that nourishes and supports all types of people, from artists to day laborers, from the elderly to the newborn.

The neighborhood would like to see more housing available for its families, especially its elderly and young families. It is willing to absorb some increase in density to accommodate these needs, as long as the neighborhood keeps its character. It would like to see infill in vacant lots to increase housing. It wants to remain a traditional neighborhood with small stores, within walking distance, that serve the neighborhood. It would like to increase safety and security, especially in alleys and other dark areas.

The neighborhood envisions a thriving family friendly commercial corridor that is safe and pedestrian-friendly. The corridor will include mixed-use residential, commercial and civic elements that are compatible with the neighborhood, are economically and environmentally sustainable and are conducive to a blend of vibrant economic activity and quality of life.

They envision a Farmers Market connecting customers and market businesses through honest relationships that support the community and local economies with a thriving market culture. A market accessible year-round, with increased parking and picnic areas, reconstruction of Bank Street and sidewalk improvements that encourage people to walk, drive or bike to our Washington Square Business District.

The neighborhood values the health and well-being of its residents, young and old. It hopes to improve resident access to health and human services, many of which are already available, but are unknown to residents who qualify for them. The neighborhood would like to work toward reducing the incidence of diseases that reduce our quality of life, such as diabetes, cancer and heart disease, which are epidemic. Neighbors would like to see more preventive programs that offer opportunities for individual growth, family development and healthy living. Such programs could help redirect youth and others who might be drawn toward alcohol, drugs and gangs.

Edison neighbors would like to have opportunities to increase their quality and enjoyment of life through learning, recreation and cultural arts. They would like to see diverse programs that provide opportunities for adults, youth and children to build skills, learn about culture, develop creativity, gather with neighbors, enjoy nature, relax and play. The natural resources of the Edison Neighborhood should be protected and preserved in ways that assure public health and safety and reaffirm our connection with the Earth. The neighborhood hopes to provide safe transportation options for pedestrians, cyclists, motorists and mass transit users. While encouraging mobility in the neighborhood, it would like to discourage the use of neighborhood streets as "cut-through" short-cuts and thoroughfares. It would like to exclude trucks from its residential streets and see that this prohibition is enforced.

The neighborhood envisions becoming more economically self-sufficient, which can happen if businesses and residents work together to create jobs and make services available that keep our assets working within the community. Its goal is to create a community where people can gain work that supports them and makes the best use of their individual skills and talents. The neighborhood envisions economic development that will include and benefit neighborhood residents, such as projects that offer space and support for locally owned small businesses.

# Chapter 3. Neighborhood History and Culture

## Neighborhood History

The Edison neighborhood grew from north to south. In the nineteenth century the area around the Edison School was devoted to a mill and further south were productive agricultural areas growing truck produce and a lot of celery. The National Driving Park filled the area east of Portage from Washington to Lay Boulevard until the end of the nineteenth century and hosted horse races and many other outdoor events.

The city built a Fire Station on Portage Street to serve the needs of the growing neighborhood in 1904. Charles Hays, one of Kalamazoo's most active developers from 1880 to 1940, developed the land around his home at the corner of Reed and Portage. He was instrumental in organizing the Bryant Paper Mill, which began operation in 1896 and employed many people living in the area.

A streetcar line ran through the heart of the neighborhood on Portage Street as far as Bryant Street, making the downtown business district accessible to affluent families on Lay Boulevard and the factories accessible to workers from other parts of the city.

In 1921, Charles Hays Kalamazoo Land Company began construction for a groundbreaking new concept in housing developments. To help meet the desperate need for post war housing, the Company built fifty-six houses on four square blocks, on a plat called Linden Park, between Reed and Bryant. The development offered homes for ten percent down, much less than the standard thirty to fifty percent most banks required. The goal was to make moderate cost homes available to working families in order to make workers more satisfied as homeowners and less likely to "flock to the red banner" of socialism or unionism.

## Culture of the Neighborhood

The Edison Neighborhood has a culture all its own; one that its residents fight fiercely to preserve. Mornings on some blocks are greeted by the crows of roosters. Many of the families have owned their houses for a half-century or more and have cousins, aunts and grandparents either living with them or only a few blocks away. Many have added elements to their houses to remind them of their heritage, such as handmade stonework, decorative wrought iron and bright colors.

Residents of the Edison Neighborhood, like its earliest residents, are hard-working citizens. The neighborhood provides some of the labor force that has built Kalamazoo – both its buildings and its thriving economy. Many work for the state or the university. Some take on two or three jobs just to pay for a new roof or help raise a new grandchild. Many homes are swelling and bursting with children and grandchildren who cannot find affordable places to live.

The neighborhood has a "live and let live" attitude - petty regulations, which do not endanger anyone's health or safety, are seldom reported or enforced and many different lifestyles are tolerated. Some residents have backyard workshops or small businesses, and a sprinkling of artists have moved into the neighborhood. Most residents enjoy the murals, art and unusual construction.

# Chapter 4. The Neighborhood Plan

The Edison Neighborhood Plan was written by the neighborhood for the neighborhood. The Plan is the result of an extensive collaborative effort between neighborhood residents, businesses and property owners with the support of City of Kalamazoo Staff. Everyone that lived, worked, or owned property or a business in the neighborhood was invited to participate. Hundreds of neighborhood residents, businesses and property owners participated in the process by filling out surveys, serving on committees, attending community meetings or voting on the plan.

The purpose of the Neighborhood Plan is to provide direction for future development and for City programs and projects that affect the neighborhood. The Plan provides a clear vision of the neighborhood's priorities and needs as well as agreement on things that need to be accomplished. The Plan also advises businesses of what services are needed and what development will be encouraged.

The Neighborhood vision for each topic is expressed in objectives. These objectives are broken down into particular goals, which in turn, are supported by specific, measurable and achievable action items and action implementers.

## Neighborhood Vision

The neighborhood envisions a commercial corridor that is safe and pedestrian-friendly. The corridor should be mixed-use residential/commercial and include civic elements. Mixed residential and retail uses, such as stores with residences above, are encouraged. Development should be compatible with the existing neighborhood, economically and environmentally sustainable and conducive to a blend of vibrant economic activity and quality of life. The neighborhood envisions a market place that contributes to friendly street activity. Compatible development is desired to preserve the beauty of the neighborhood and should accommodate existing families. The neighborhood will work to retain its history, culture and diversity and provide visual landmarks to highlight the history and cultural heritage.



### 2025 City Goal Identifiers

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



# 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
<b>Housing</b>										
Promote programs to preserve and rehabilitate existing housing	•				•		•	•		
Increase the number of homeowners in the neighborhood	•						•	•		
<b>Community</b>										
Install free Wi-Fi for the entire neighborhood so that everyone has equal opportunities for jobs, education and entertainment	•	•				•	•	•	•	
Homeownership classes	•				•		•	•	•	
Landlord/tenant responsibilities classes	•				•		•	•		
Bike safety classes		•			•	•	•			
Access to healthy food	•					•	•			
Access to affordable medical treatment	•				•	•	•			
Exercise classes	•					•	•			
Financial opportunities and education	•					•	•	•	•	
Flood education and evacuation plan	•			•	•					
Licensed daycare center	•				•	•	•		•	
Organized summer and after-school activities for youth	•				•	•	•			
<b>Connectivity</b>										
Reconstruct Portage Street to include ADA sidewalks, cross walks, bike lanes, historic light posts, landscaping, trees and art.		•	•		•		•		•	
Construct gateway signage at/around Miller Rd./Portage St., Michigan Ave./King Highway, Lake St/BL-94, Mills St./Mayors Riverfront Park area and Burdick St./Stockbridge Ave.		•	•		•		•		•	
Increase lighting at/around Miller Rd./Portage St., Michigan Ave./King Highway, Lake St/BL-94, Mills St./Mayors' Riverfront Park area, and Burdick St/Stockbridge Ave.		•	•		•		•			
Make all trails, parks and the Kalamazoo Farmers Market ADA accessible.		•	•		•		•			
Create right-of-ways that safely take all users to Mayor's Riverfront Park and the Kalamazoo County Fairgrounds.		•	•		•	•	•			
Ensure safe and comfortable access to schools Edison youth attend		•	•		•	•	•			
Create connections from Edison to the Kalamazoo Valley River Trail. Create trail connections to downtown, the City of Portage and other trail systems (Linear, Kal-Haven, Bicentennial, etc.)		•	•		•		•			
<b>Commercial</b>										
Increase family-friendly retail shopping options in the neighborhood such as: a pharmacy, bank, sit-down restaurants with healthy meals, bakery/bagel/coffee shop, book store, department store, health food store, ice-cream/soda/candy shop, laundry mat/dry cleaner, music/video/arcade store, fast food place, building materials store.	•						•	•	•	
Where possible, put retail shopping on the lower and residential on upper levels of buildings.							•		•	
Improve the visual appearance of the storefronts in Edison.	•						•		•	

# Housing



ACTION	EDISON NEIGHBORHOOD ASSOCIATION	PARTNER	CITY	TIMELINE	COST
Promote programs to preserve and rehabilitate existing housing	<i>Work with Partners to promote programs</i>	CHW, KNHS, Habitat, Building Blocks, KCLBA	<p><b>Zoning</b> – Allow for mixed use development along the Portage Rd. corridor. Ensure zoning allows for development on existing lot sizes and removes barriers for housing development.</p> <p><b>Housing-</b> Continue to invest dollars in building and repairing homes. Work to identify properties in need of repairs and establish program(s) to support homeowners and/or landlords to bring property up to code</p>	Zoning – short Housing - ongoing	
Increase the number of homeowners in the neighborhood	<ul style="list-style-type: none"> <li>• <i>Work to attract more residents through increased or improved neighborhood branding and marketing,</i></li> <li>• <i>Assist with targeting potential home buyers,</i></li> <li>• <i>Help organize neighborhood housing tours,</i></li> <li>• <i>Identify current homeowners to champion the neighborhood</i></li> </ul>	KNHS, Habitat, LISC, Community Promise CU, other financial institutions, local realtors, resident homeowners	<p><b>Zoning</b> - Ensure zoning allows for a variety of housing to support affordability</p> <p><b>Housing</b> - Continue to promote and assist down payment assistance programs</p> <p><b>Development</b> -Provide access to trainings for residents to become small scale developers to meet neighborhood housing needs and increase local wealth</p>	Zoning – short Housing – ongoing Development -Short	

# Community



ACTION	EDISON NEIGHBORHOOD ASSOCIATION	PARTNER	CITY	TIMELINE	COST
Install free Wi-Fi for the entire neighborhood so that everyone has equal opportunities for jobs, education and entertainment	<i>Work with partners to determine existing free Wi-Fi access. Explore establishing internet café or similar business. Explore creating computer lab at ENA.</i>	WMU, Boys and Girls Club, KPL, KPS, Edison Businesses, Charter	<b>Parks</b> - Join conversation to explore potential of putting Wi-Fi in parks	Long	
Homeownership classes	<i>Work with partners to host and promote classes in the neighborhood</i>	KNHS	<b>SPK</b> - Committee will work with neighborhood to understand needs and support class development	Short/ Mid	
Landlord/tenant responsibilities classes	<ul style="list-style-type: none"> <li><i>Work with partners to establish a tenant council</i></li> <li><i>Strengthen landlord association</i></li> </ul>	Fair Housing	<b>Housing</b> -Provide information on City programs such as Registered Rentals, how to report issues, and other resources. Explore partnerships to offer classes. <b>SPK</b> - Provide technical assistance in class/ program development	Housing – Short SPK - Mid	
Bike safety classes	<i>Work with partners to host and promote classes in the neighborhood</i>		<b>Public Safety</b> - Partner with neighborhood to provide bicycle safety training	Short	
Access to healthy food	<i>Work with partners to explore different programs such as commercial scale urban farm, providing fresh options in corner stores, or other program</i>	Family Health Center	<b>Parks</b> - Partner to provide space in parks for community gardens, plant edible trees/bushes in parks <b>SPK</b> - Committees will work with the neighborhood to determine best program options to address need and support implementation	Parks – Short SPK – Mid/Long	
Access to affordable medical treatment	<i>Work with partners to promote existing services</i>	Family Health Center	<b>SPK</b> - Committees will work to understand how healthcare access impacts target population	Short	



Exercise classes	<i>Work with partners to advertise classes</i>	Family Health Center	<b>Parks</b> - Partner to promote existing programming and provide space when appropriate	Short	
Financial opportunities and education	<ul style="list-style-type: none"> <li>• <i>Assist in gathering resident cohort for trainings</i></li> <li>• <i>Help to identify resident champions to disseminate information</i></li> </ul>	Credit Unions and other financial institutions, Community Reinvestment Act (CRA) banks, KYDNet (market to parents or guardians connected to youth in programming), El Concilio, Goodwill, Family Health Center, Loaves & Fishes, Junior Achievement, LISC, KVCC, KNHS	<b>SPK</b> - Committee will work with neighborhood to understand needs for families and youth, develop programming, and support implementation <b>Economic Development</b> – support job growth and entrepreneurship within the neighborhood. Work with partners to determine ways to increase job access through trainings, transportation, or other programming	SPK- Mid Economic Development – Mid/Long	
Flood education and evacuation plan	<i>Work with partners to promote education around flood or emergency preparedness</i>	Gryphon Place	<b>Public Services/Housing/Planning</b> - Participate in and incorporate plan Gryphon Place is working on into emergency response, partner to support and promote flood education	Short/Mid	
Licensed daycare center	<i>Assist in gathering resident focus groups</i>	Potentially the YWCA; they will be piloting an afterhours childcare in Edison. Area businesses and manufacturers to gauge interest in supporting families	<b>SPK, Economic Development</b> - Explore providing the technical assistance to develop a neighborhood childcare cooperative, childcare certifications, job training	Mid/Long	
Organized summer and after-school activities for youth	<i>Partner to better advertise programming to residents</i>	KNC, KYD Net	<b>Parks</b> - Partner to better advertise programming to residents	Short	

# Connectivity



ACTION	EDISON NEIGHBORHOOD ASSOCIATION	PARTNER	CITY	TIMELINE	COST
<p>Reconstruct Portage Street to include ADA sidewalks, cross walks, bike lanes, historic light posts, landscaping, trees and art.</p>	<ul style="list-style-type: none"> <li>• <i>Work with partners to install murals/art and landscaping</i></li> <li>• <i>Partner to encourage participation in design or feedback meetings</i></li> </ul>	<p>Edison Businesses, KIA, WMU</p>	<p><b>Public Services</b> - Redesign Portage to include bike lanes. Improve crosswalks for visibility and safety in the commercial area and connecting to schools. Plant street trees along the entire street, in the commercial area include additional streetscaping including decorative light posts : <i>See Appendix 2</i></p>	<p>2019 Design + Bid 2020 Construction</p>	
<p>Construct gateway signage at/around Miller Rd./Portage St., Michigan Ave./King Highway, Lake St/BL-94, Mills St./Mayors Riverfront Park area and Burdick St./Stockbridge Ave.</p>	<p><i>Provide guidance on sign design</i></p>		<p><b>Public Services/ Planning</b> - Assist in siting the signs and aligning with any regulations (depends on the style of sign pursued) : <i>See Appendix 4</i></p>	<p>2019</p>	<p>Consider using quick win funds</p>
<p>Increase lighting at/around Miller Rd./Portage St., Michigan Ave./King Highway, Lake St/BL-94, Mills St./Mayors' Riverfront Park area, and Burdick St/Stockbridge Ave.</p>	<p><i>Promote reporting process with residents so City is aware of lights in need of repair</i></p>		<p><b>Public Services</b> Work to install lighting in these areas: <i>See Appendix 4</i></p>	<p>Mid/Long</p>	

Make all trails, parks and the Kalamazoo Farmers Market ADA accessible.		PFC/ Farmers Market	<b>Public Services, Parks</b> - Improve signage and safety for users of the Portage Creek Trail particularly at Lake where is currently ends : See Appendix 3	Short	
Create right-of-ways that safely take residents to Mayor's Riverfront Park and the Kalamazoo County Fairgrounds.		MDOT, Township (for Fair Grounds)	<b>Public Services/ Planning</b> – Work to design streets to meet needs of all users including sidewalk and bike infrastructure along Mills and Lake. Work with MDOT to site sidewalks, lighting, and, if possible, bike infrastructure on northern section of Kings See Appendix 4	Mid/Long	
Create connections from Edison to the Kalamazoo Valley River Trail. Create trail connections to downtown, the City of Portage and other trail systems (Linear, Kal-Haven, Bicentennial, etc.)	<i>Assist in promoting any meeting related to the work</i>		<b>Public Services/ Parks</b> - Design trail expansion. Where appropriate engage residents in the project See Appendix 3	Portage Creek expansion – design 2019	
Increase safe routes to schools in Edison	<i>Work with Partners to develop program to address safety concerns when walking to school (examples include walking school bus, crossing guards, or other program) Encourage participation in meetings</i>	Washington Writers' Academy, Edison Environmental Science Academy, Milwood Middle, school PTOs	<b>Planning/ Public Services</b> - Study SRTS for Edison schools (Washington Writers' Academy, Edison Environmental Science Academy, Milwood Middle) , Install improved crossing on Portage at Washington Writers Academy See Appendix 3	Short/ Mid	

# Commercial



ACTION	EDISON NEIGHBORHOOD ASSOCIATION	PARTNER	CITY	TIMELINE	COST
Increase family-friendly retail shopping options (see Appendix 1 for list)	<i>Work with partners to connect neighborhood entrepreneurs to resources</i>	SBDC, SCORE, Edison Business Association, KCLBA (as owner of many Washington Square Buildings), LISC	<b>Zoning</b> - Update zoning permitted list of uses to support a wide range of uses. <b>Economic Development</b> - Create entrepreneur support center help Edison residents establish businesses that meet these needs through education and access to financial resources	Zoning – Short Economic Development - Long	
Where possible, put retail shopping on the lower and residential on upper levels of buildings.	<i>Work with partners to create move in ready commercial spaces and promote to neighborhood entrepreneurs</i>	KCLBA, LISC	<b>Zoning</b> - Update zoning to support neighborhood scale mixed use development as also outlined in the 2025 Master Plan. Change zoning to allow for mixed use, walkable development in the commercial node <b>Economic Development</b> – Explore partnerships or programs to increase the amount of move-in ready spaces in the commercial node	Zoning – Short Economic Development - Mid	
Improve the visual appearance of the storefronts in Edison.	<i>Help promote program and support applications</i>	Edison Business Association, Local/neighborhood artists	<b>Economic Development</b> - Promote City façade improvement grants See Appendix 2	Short	

# Chapter 5. Planning Process

The Edison Neighborhood Plan follows a process first outlined by the Edison Neighborhood Association's Board of Trustees in 2017. This process mandated representation of all the stakeholders in the neighborhood and required active public outreach. During the planning process the Edison Neighborhood Association, assisted by City staff, gathered information and solicited input through a variety of means including distributing a neighborhood newsletter, surveying the neighborhood residents, businesses and property owners, holding community meetings to solicit additional ideas and providing an opportunity for the neighborhood to vote on the plan. The planning process had several major components detailed below:

- Edison Neighborhood Leadership Committee
- Community Outreach
- Edison Neighborhood Association Board of Trustees Approval of Plan
- Neighborhood Review and Approval of the Plan
- City Review
- City Commission Adoption

## Edison Neighborhood Leadership Committee

The Edison Neighborhood has a diverse Neighborhood Leadership Committee that includes homeowners, renters, businesses and non-profit organizations. The Neighborhood Leadership Committee held regular monthly meetings that were advertised and open to the entire neighborhood. They also instituted a comprehensive community outreach plan that attempted to involve everyone with an interest in the neighborhood.

## Neighborhood Outreach

The Neighborhood Leadership Committee's first order of business was to establish a community outreach plan. The goal was to provide opportunities for everyone with an interest in the neighborhood, to be involved in the Neighborhood Planning Process. The Neighborhood Outreach Plan included:

- 1. Neighborhood Newsletters:** Bi-monthly newsletters were emailed and delivered to local businesses in the neighborhood. The newsletters encouraged community involvement in the process and kept the neighborhood informed on the status of the plan and upcoming events.
- 2. Neighborhood Survey:** A brief survey was distributed in the neighborhood. The purpose of the survey was to identify an initial set of neighborhood issues and to recruit volunteers to help in the neighborhood planning process.
- 3. Neighborhood Community Meetings:** The Neighborhood Leadership Committee held ten community-wide meetings to encourage participation and obtain neighborhood input. The meetings held were as follows:

- 🌈 October 26, 2017: Edison Neighborhood Association Board of Trustees meeting.
- 🌈 October-February: Staff compiles all the unaccomplished items in our stack of plans.
- 🌈 February 22, 2018: Second Neighborhood Leadership Committee meeting.
- 🌈 March 2, 2018: Introduction to Community Connections for feedback.
- 🌈 March 22, 2018: Neighborhood Leadership Committee meeting for feedback.
- 🌈 April 4, 2018: Present to Community Connections for feedback.
- 🌈 April 26, 2018: Neighborhood Leadership Committee meeting to discuss Community Connections findings.
- 🌈 May 1, 2018: Present to neighborhood via paper surveys and Survey Monkey (email list ENA, EBA and Facebook list.)
- 🌈 May 8, 2018: Identify who is missing from survey.
- 🌈 May 24, 2018: Neighborhood Leadership Committee meeting.
- 🌈 June 5, 2018: Edison Blossoms collect more surveys.
- 🌈 July 26, 2018: Last Neighborhood Leadership Committee meeting and vote on plan.
- 🌈 August 7, 2018: National Night Out and community vote on new plan.
- 🌈 August 8, 2018: Staff compiles information for Plan 2019.
- 🌈 November 20: 2018 ENA Board of Trustees vote to adopt the plan.
- 🌈 October 1, 2018: Schedule to have Plan 2019 reviewed and voted on by the City of Kalamazoo Planning Commission and City Commission for Adoption into the City of Kalamazoo Master Plan.

## **Neighborhood Plan Review and Approval Process**

- 🌈 October 26, 2017: ENA Board of Trustees meeting. The board felt that we had several great plans already and wanted to get a list of all the things in those plans that had not yet been completed.
- 🌈 October-March: Staff compiles all the unaccomplished items, from our stack of plans, into a 9 item list.
- 🌈 March 2, 2018: The planning process was introduced to Community Connections meeting attendees and it was explained that at next month's meeting we would be looking for feedback.
- 🌈 March 22, 2018: The ENA Board of Trustees and the Neighborhood Leadership Committee, meeting for feedback.
- 🌈 April 4, 2018: Present to Community Connections for feedback and decisions.
- 🌈 April 26, 2018: Leadership meeting to discuss Community Connections findings and get group approval on the survey questions to be disseminated to the neighborhood.
- 🌈 May 1, 2018: Present to neighborhood via paper surveys and Survey Monkey (email list ENA, EBA, Facebook and telephone survey for folks without computers).
- 🌈 May 8, 2018: Identify who has responded and identify who is missing.
- 🌈 May 24, 2018: Fourth Neighborhood Leadership Committee meeting.
- 🌈 June 5, 2018: Edison Blossoms collect more surveys.
- 🌈 August 7, 2018: National Night Out ..... Neighborhood Plan Review!!

## **City Review and Adoption**

Leadership Committee Review: The draft of the Edison Neighborhood Plan was presented to the City Planning Commission. A Planning Commission Public Hearing was held on January 3<sup>rd</sup>, 2019 and ultimately the Plan was recommended by the City Commission for approval.

## Chapter 6. Implementation

By adopting the Plan, the City Commission will demonstrate the City's commitment to the implementation of the Plan. However, every action item listed in this Plan will require separate and specific implementation. Adoption of the Plan does not begin the implementation of any item. Approval of the Plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

### **City Boards, Commissions and Staff**

The numerous boards and commissions of the City will look to the Edison Neighborhood Plan when they need guidance about the neighborhood. The Parks and Recreation Advisory Board will have a guide available stating the neighborhood's priorities for parks and open space. The City Planning Commission will already know if a proposed zoning change in Edison would be appropriate and supported by the residents and businesses of the neighborhood. Additionally, City staff will use the plan as a guidance document for review of projects and programs.

### **Department Budgets**

Each year every City department puts together a budget that states the department's priorities for the coming year. By bringing the strengths and desires of the neighborhood to the attention of City departments, the Edison Neighborhood Plan will help them prioritize those projects that help safeguard the neighborhood's assets while addressing its needs.

### **Other Agencies and Organizations**

Other agencies and organizations outside city government will play a key role in the implementation of the Edison Neighborhood Plan. As these agencies look for public input, the Edison Neighborhood Plan will be available as a clearly articulated vision of the direction the neighborhood desires to go.

### **Direct Neighborhood Action**

Some of the elements of the Edison Neighborhood Plan will be implemented by direct neighborhood action, possibly with some City support. Neighborhood clean-ups, graffiti abatement and citizen's Hot-Spot sheets are a few examples of projects that might best be accomplished by the Neighborhood Association.

### **Implementation Schedule and Tracking**

The implementation of the Edison Neighborhood Plan will be monitored. Some items are expected to be completed quickly. For others, especially those items that need additional funding, it may be harder to schedule a firm completion date. Nevertheless, the status of every item proposed in the Edison Neighborhood Plan will be tracked. The Edison Neighborhood Plan Implementation Tracking Chart provides an easy way to check the status of the implementation of the plan. For each action proposed in the plan, the chart lists the contact, the current status and comments that include the next needed action. A check date, if not a completion date, will be set for each item. This tracking chart will be updated regularly as more information becomes available and as the status of projects change. An update report is scheduled for January of 2020 to summarize the overall implementation status of the Plan's recommendations. The Tracking Chart will be available upon request from the City of Kalamazoo Community Planning and Development staff.

### **Updating the Edison Neighborhood Plan**

Neighborhoods are dynamic. To be effective, a neighborhood plan must be periodically updated to reflect changes in the neighborhood. The Edison Neighborhood Plan will undergo regular review every 6 months. The Neighborhood Leadership Committee will conduct this review, updating the status of the action items and considering additions and amendments. The Neighborhood Leadership Committee may also designate subcommittees to assist in this review. However, just as the full Neighborhood Leadership Committee represents the diverse interests of the neighborhood, the updating subcommittee should include representatives of homeowners, renters, businesses and non-resident property owners.

Over time, a neighborhood plan may need more changes to stay current than would be appropriate for a small subcommittee to make. How often this will be necessary depends on how much conditions have changed in the neighborhood. Overall, it seems that a neighborhood plan, with any needed changes, should be re-approved and re-adopted every 10 years.



# Appendix

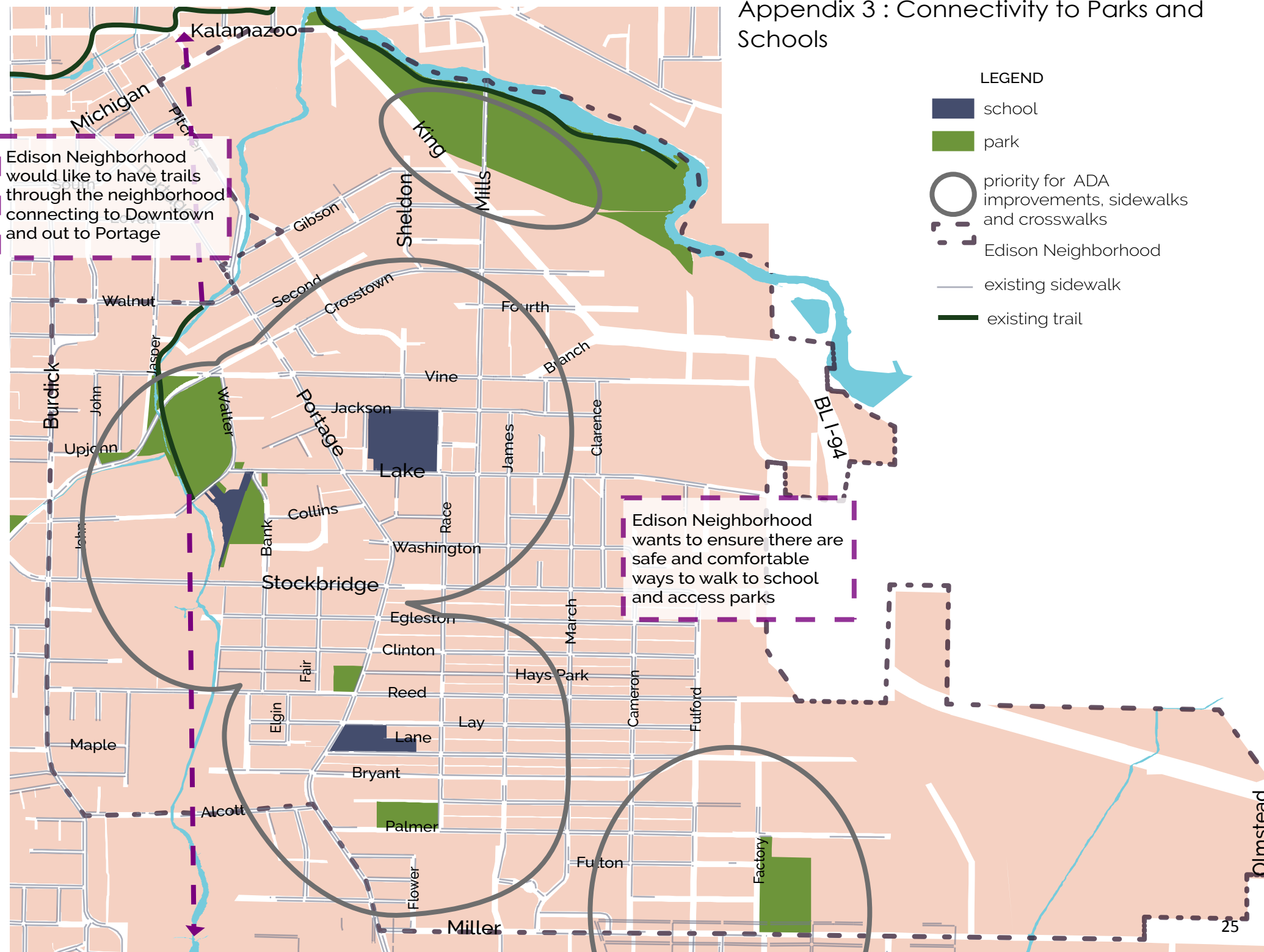
## **Appendix 1: List of Desired Retail**

- Pharmacy
- Bank
- Sit-down restaurants with healthy meals
- Bakery/Bagel/Coffee shop
- Book store
- Department store
- Health food store
- Ice-cream/Soda/Candy shop
- Laundry Mat/Dry Cleaner
- Music/Video/Arcade store
- Fast Food restaurant
- Building materials store

## Appendix 2: Portage Corridor



# Appendix 3 : Connectivity to Parks and Schools



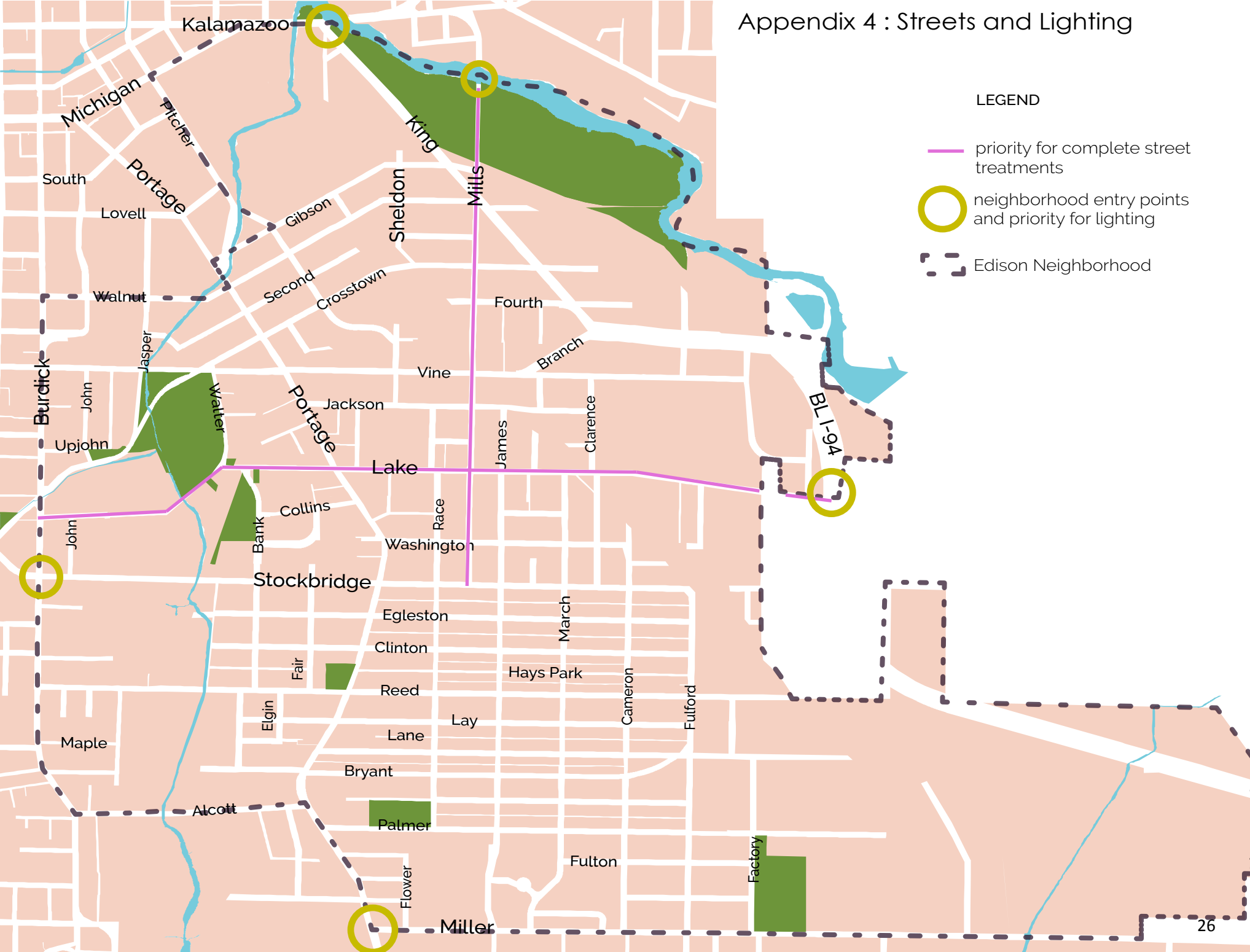
## LEGEND

- school
- park
- priority for ADA improvements, sidewalks and crosswalks
- Edison Neighborhood
- existing sidewalk
- existing trail

Edison Neighborhood would like to have trails through the neighborhood connecting to Downtown and out to Portage

Edison Neighborhood wants to ensure there are safe and comfortable ways to walk to school and access parks

# Appendix 4 : Streets and Lighting



### LEGEND

- priority for complete street treatments
- neighborhood entry points and priority for lighting
- Edison Neighborhood