

APPENDIX A

Density Analysis

20-year Projection

With 20 years of growth and redevelopment, it is not unreasonable to see a density level of 12 housing units per acre. This level of density is able to support entirely new housing, education, commercial, entertainment, and transit options. While it is not the high density one would find in the city core, around 50-150 dwelling units per acre depending on the area, it is significantly different from the existing three units.

Housing:

To attain this level of density, we would need to see the construction of multistory mixed use along the Kalamazoo corridor and eventual redevelopment of some blocks adjoining the corridor. Some target properties would include the lumberyard and the kitchen store, as much of the street-level parking would be used for building area. These buildings could range from 3-8 stories depending on their purpose and use.

Education:

The need for local schools increases as the population grows. It can take 300-600 children to support a small-medium sized elementary school. As Oakdale Neighborhood redevelops, families will start to fill in and create a demand for a new school. The multiplier used by many school districts in Michigan is .9. That is, for every household there will be .9 school-aged children living there. With this increased demand for schools, the former elementary building may have to be reopened depending on the amount of redevelopment, age of the population and condition of the building.

Commercial:

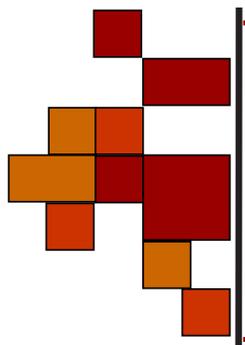
The city's masterplan identifies this study area as having a village and neighborhood center. As it is now, the area supports a dwindling number of restaurants, a gas station and a few chain stores. With the increased density and population proposed, delis, grocery stores, local restaurants, retail clothing shops, banks, and other uses could easily be supported within this area.

Transit:

The Transit Cooperative Research board indicates that transit stops are best utilized when density is at least 9 dwellings/acre. Headway, the time difference between bus pickups, would have to be decreased from 30 to 20 minutes to accommodate the increased ridership. This would result in better bus service, and may factor in any future Bus-Rapid Transit developments.¹⁸



Increasing density and mixing uses can be attractive and affordable



APPENDIX A

Density Analysis Visual Preference Survey

Visual Preference Survey

Boston Square Area

Compiled by MSU Urban Planning
Practicum Students for Tom Bulten of
Oakdale Neighbors

Retail Frontage

Building Height

Current Conditions



List the things you like

○

○

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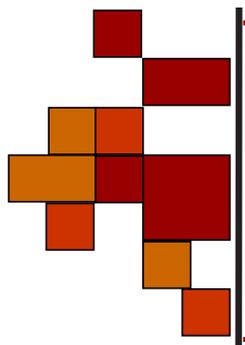
List the things you do not like

○

○

○

-5	-4	-3	-2	-1	0	1	2	3	4	5
Dislike			Neutral			Like				



APPENDIX A

Density Analysis Visual Preference Survey

Retail Frontage Building Height Lower Density



List the things you like

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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
Dislike				Neutral						Like

Retail Frontage Building Height Medium Density



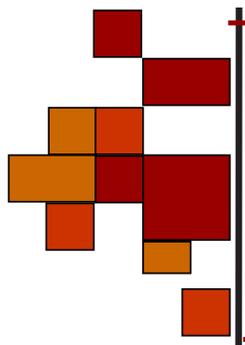
List the things you like

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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
Dislike				Neutral						Like



APPENDIX A

Density Analysis Visual Preference Survey

Retail Frontage Building Height High Density



List the things you like

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-
-

List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like

Retail Frontage Building Orientation and Parking Lower Density



List the things you like

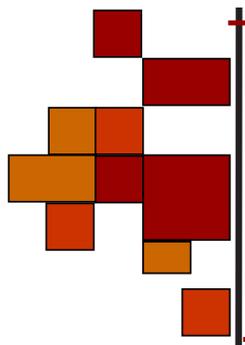
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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like



APPENDIX A

Density Analysis Visual Preference Survey

Retail Frontage Building Orientation and Parking Medium Density



List the things you like

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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like

Retail Frontage Building Orientation and Parking Medium Density



List the things you like

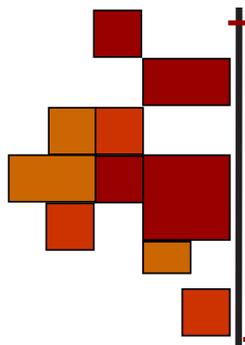
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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like



APPENDIX A

Density Analysis Visual Preference Survey

Retail Frontage

Building's Face Direction: Building faces pedestrian area

List the things you like

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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
Dislike			Neutral				Like			

Retail Frontage

Building's Face Direction: Faces Street with only sidewalk between street and building

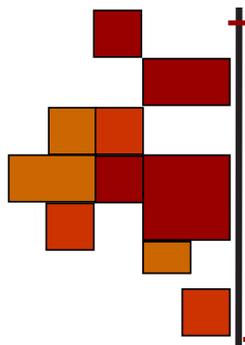
List the things you like

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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
Dislike			Neutral				Like			



APPENDIX A

Density Analysis Visual Preference Survey

Retail Frontage Type of Commercial Chain stores, convenience and drug stores



List the things you like

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-

List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like

Retail Frontage Type of Commercial Small specialty shops, restaurants and stores.



List the things you like

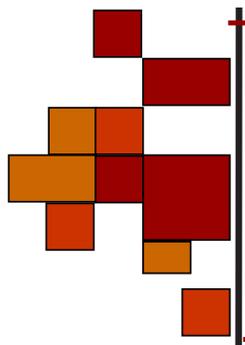
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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like



APPENDIX A

Density Analysis Visual Preference Survey

Retail Frontage Type of Commercial Small office buildings



List the things you like

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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like

Residential Frontage Overall Density – Mostly single family Low Density (single-family)



List the things you like

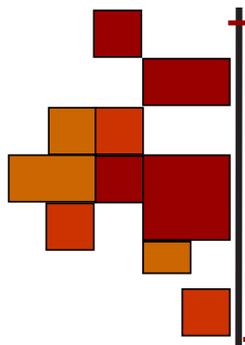
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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like



APPENDIX A

Density Analysis Visual Preference Survey

Residential Frontage

Overall Density – Mixed multi family and single family

Medium Density (multi-family)



List the things you like

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-

List the things you do not like

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-
-

-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like

Residential Frontage

Overall Density – High Multi story, common areas, parking in a structure

High Density (multi-family)



List the things you like

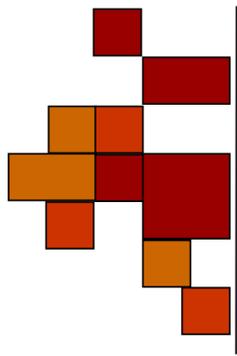
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List the things you do not like

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-5	-4	-3	-2	-1	0	1	2	3	4	5
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Dislike Neutral Like



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 1

Property Characteristics

Land Use

Primary: Industrial
 Secondary: Institutional
 Tertiary: Residential

Type of Businesses in Area

Light Industrial-Service, LM Metal Shop, Storage

General Housing Unit Condition

Sound
 Minor/Some Deterioration
 Major Deterioration
 Dilapidated/Abandoned

Streetscape Characteristics

Street, Curb and Gutter Condition: Fair

Sidewalk Condition

Evergreen Street: Good
 Cottage Grove Street: Bad
 Blaine Avenue: Bad

Streetlight and Signage Maintenance

Non-existent

Comments

Very Utilitarian

Other

Trash blocks road

Environmental Characteristics

Impacts Residential Value

Positive: Closed School (potential for reuse)

Negative: Incompatible industrial uses, closed school

Open Space

Softball Diamond



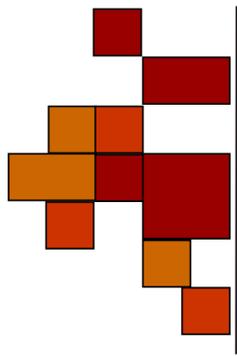
Typical housing stock in area



Industrial land use



Closed primary school



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 2

Property Characteristics

Land Use

Primary: Residential
Secondary: Retail

Type of Businesses in Area

Chain Business- drugstore, gas station, sandwich shop

Residential Type

Single Family Detached

General Housing Unit Condition

Minor/Some Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: Fair

Sidewalk Condition

Boston Street: TBD
Cottage Grove Street: TBD
Blaine Avenue: TBD

Streetlight and Signage Maintenance

Existent

Comments

Housing located near industrial sites

Environmental Characteristics

Impacts Residential Value

Positive: Proximity to commercial corridor

Negative: Near industrial sites

Open Space

None



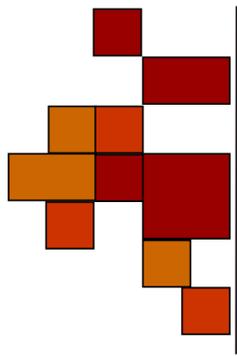
View of the streetscape



Rear business parking



Typical housing stock



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 3

Property Characteristics

Land Use

Primary: Industrial

Type of Businesses in Area

Industrial

General Housing Unit Condition

Major Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: New

Sidewalk Condition

Non-existent

Streetlight and Signage Maintenance

Existent

Comments

Within sight of lot and abandoned cars

Environmental Characteristics

Impacts Residential Value

Negative: Industrial land use, no existing residences

Open Space

Parking Lots

Abandoned train cars



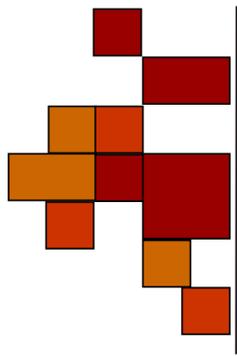
Rear industrial parking



Industrial land use



Typical view of block



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 4

Property Characteristics

Land Use
Primary: Residential

Type of Businesses in Area
Not Applicable

Residential Type
Single Family Detached

General Housing Unit Condition
Sound

Streetscape Characteristics

Street, Curb and Gutter Condition: Good

Sidewalk Condition
Good

Streetlight and Signage Maintainence
Existent

Comments
Poorly located signage, Kalamazoo Av
enue to Fuller Avenue does not have
signs

Other
Large amount of powerlines

Environmental Characteristics

Impacts Residential Value
Positive: Proximity to retail, bus route

Open Space
None



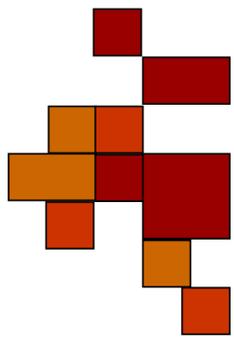
Sidestreet in neighborhood



Streetscape of block



Typical example of housing on block



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 5

Property Characteristics

Land Use

Primary: Residential
Secondary: Commercial

Type of Businesses in Area

Industrial- Warehouse, shipping, industrial truck parking

Residential Type

Single Family Detached

General Housing Unit Condition

Minor/Some Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: Poor

Sidewalk Condition
Non-existent

Streetlight and Signage Maintenance
Existent

Comments

Unattractive view of commercial storage lot

Environmental Characteristics

Impacts Residential Value

Negative: View of commercial property, incompatible land uses

Open Space

None



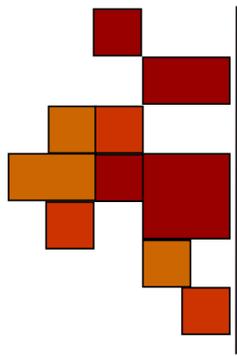
Open lot in neighborhood



Typical example of housing on block



Commercial land use in area



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 6

Property Characteristics

Land Use

Primary: Residential
Secondary: Industrial
Tertiary: Institutional

Type of Businesses in Area
Car Wash

Residential Type

Single Family Detached
Multifamily (2-4 units)
Multifamily (10+ units)

General Housing Unit Condition
Sound

Streetscape Characteristics

Street, Curb and Gutter Condition: Fair

Sidewalk Condition
Good

Streetlight and Signage Maintenance
Existent

Comments

Cars being repaired, campers/trailers parked

Environmental Characteristics

Impacts Residential Value

Positive: Hills, trees, view of green space, path access, bus route

Negative: Plain architecture of assisted living across street is visual blight, fence between greenspace

Open Space

Lawns on assisted living center



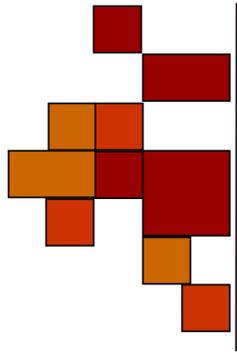
Assisted living facility



Typical example of housing stock



Commercial use in block (car wash)



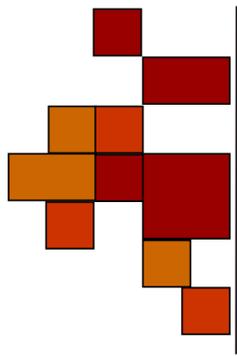
APPENDIX B

Neighborhood Windshield Survey Analysis

Block 7

Kalamazoo Avenue Corridor

See, Appendix C: Kalamazoo Avenue Corridor Avenue Analysis



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 8

Property Characteristics

Land Use

Primary: Residential and Commercial

Type of Businesses in Area

Vacant Commercial Buildings

Residential Type

Single Family Detached

General Housing Unit Condition

Sound

Streetscape Characteristics

Street, Curb and Gutter Condition: TBD

Sidewalk Condition

TBD

Streetlight and Signage Maintenance

Existent

Comments

Vacant housing

Environmental Characteristics

Impacts Residential Value

Positive: Church, open lots possible for public green space

Open Space

Open/Vacant Lot



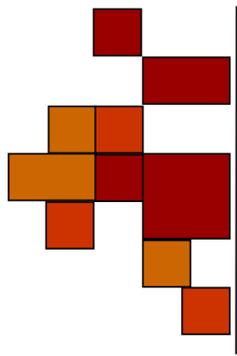
Typical housing stock in area



Church



Vacant lot



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 9

Property Characteristics

Land Use
Primary: Residential

Type of Businesses in Area
Not Applicable

Residential Type
Single Family Detached

General Housing Unit Condition
Minor/Some Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: Fair

Sidewalk Condition
Bad

Streetlight and Signage Maintenance
Existent

Comments
Lighting hidden, no trash recpticals

Other
Vacant Housing

Environmental Characteristics

Impacts Residential Value
Positive: Open/Vacant Lot

Open Space
Open/Vacant Lot



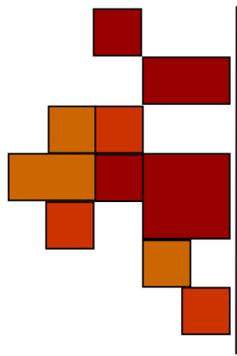
Typical housing stock in area



Vacant lot



Typical housing stock in area



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 10

Property Characteristics

Land Use
Primary: Commercial and Residential

Type of Businesses in Area
Restaurant- Mexican Eatery

Residential Type
Single Family Detached

General Housing Unit Condition
Minor/Some Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: Fair

Sidewalk Condition
Bad

Streetlight and Signage Maintenance
Existent

Comments
Vacant Housing

Environmental Characteristics

Impacts Residential Value
Positive: Near church
Negative: Near Taxi Dept

Open Space
Vacant Lot on Kalamazoo Avenue



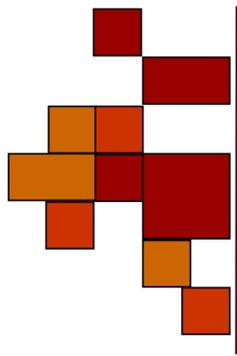
Typical housing stock in area



Church



Commercial property



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 11

Property Characteristics

Land Use
Primary: Residential

Type of Businesses in Area
Not Applicable

Residential Type
Single Family Detached
Multifamily (2-4 units)

General Housing Unit Condition
Minor/Some Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: TBD

Sidewalk Condition
TBD

Streetlight and Signage Maintenance
Existent

Environmental Characteristics

Impacts Residential Value
Positive: Recent addition to church;
large open areas

Open Space
Existing



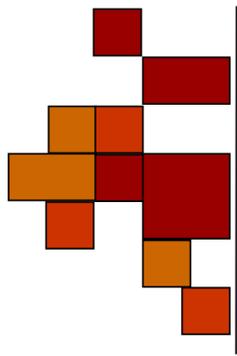
Typical housing stock in area



Typical housing stock in area



Typical housing stock in area



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 12

Property Characteristics

Land Use
Primary: Residential

Type of Businesses in Area
Not Applicable

Residential Type
Single Family Detached

General Housing Unit Condition
Minor/Some Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: TBD

Sidewalk Condition
TBD

Streetlight and Signage Maintenance
Existent

Environmental Characteristics

Impacts Residential Value
Positive: Alley Way
Negative: Hilly Areas

Open Space
None



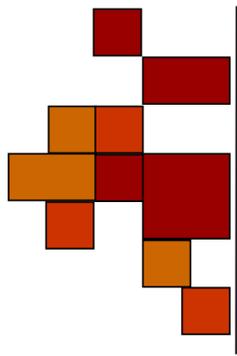
Typical housing stock in area



Typical housing stock in area



Typical housing stock in area



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 13

Property Characteristics

Land Use

Primary: Commercial and Residential

Type of Businesses in Area

Local Business- Beauty Salon

Residential Type

Single Family Detached
Multifamily (2-4 units)

General Housing Unit Condition

Minor/Some Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: TBD

Sidewalk Condition
TBD

Streetlight and Signage Maintenance
Existent

Comments

Abandoned vehicles on street

Environmental Characteristics

Impacts Residential Value

Positive: Unique architecture of housing

Negative: Steep hill (houses and street), abandoned commercial buildings, boarded up windows/doors/garages

Open Space

None



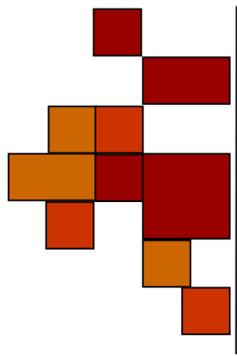
Typical housing stock in area



Abandoned Key Shop



Example of steep terrain



APPENDIX B

Neighborhood Windshield Survey Analysis

Block 14

Property Characteristics

Land Use
Primary: Residential

Type of Businesses in Area
Not Applicable

Residential Type
Single Family Detached

General Housing Unit Condition
Minor/Some Deterioration

Streetscape Characteristics

Street, Curb and Gutter Condition: TBD

Sidewalk Condition
TBD

Streetlight and Signage Maintenance
Existent

Environmental Characteristics

Impacts Residential Value

Open Space
Large open lot



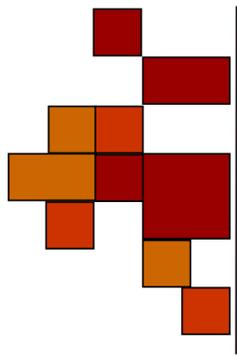
Typical housing stock in area



Large open lot



Typical housing stock in area



APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 1154 Kalamazoo Avenue
Parcel Number: 41-14-32-360-016

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2.5 Story

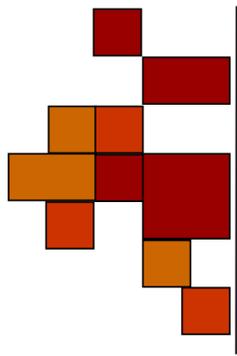
Address: 1158 Kalamazoo Avenue
Parcel Number: 41-14-32-360-014

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	3 Story

Address: 956 Hall Street
Parcel Number: 41-18-05-126-001

Land Use	Commercial
Business Type	Service
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street and To Side (Corner Lot)
Setback	Less than 25 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 980 Hall Street
Parcel Number: 41-18-05-126-002

Land Use	Commercial
Business Type	VACANT
Building Condition	Major Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story

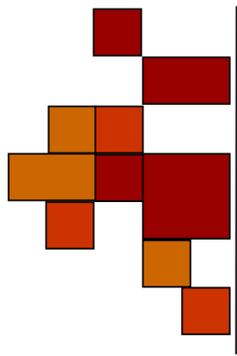
Address: 1002 Hall Street
Parcel Number: 41-18-05-126-006

Land Use	Commercial
Business Type	Service
Building Condition	Major Problems
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story

Address: 1216 Kalamazoo Avenue
Parcel Number: 41-18-05-126-003

Land Use	Commercial
Business Type	Retail/Convenience
Building Condition	Major Problems
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story





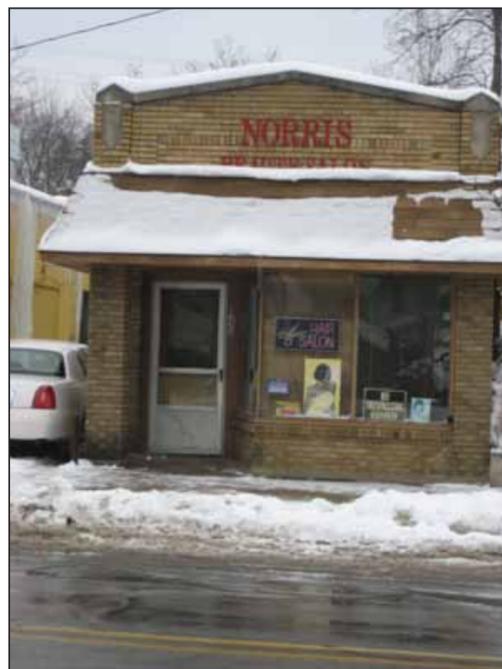
APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 1220 Kalamazoo Avenue
Parcel Number: 41-18-05-126-004

Land Use	Commercial
Business Type	Service
Building Condition	Sound
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story



Address: 1222 Kalamazoo Avenue
Parcel Number: 41-18-05-126-005

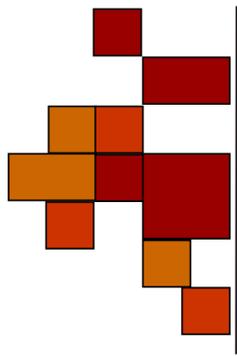
Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story



Address: 1232 Kalamazoo Avenue
Parcel Number: 41-18-05-126-007

Land Use	Commercial
Business Type	VACANT
Building Condition	Major Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 1234 Kalamazoo Avenue
Parcel Number: 41-18-05-126-008

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

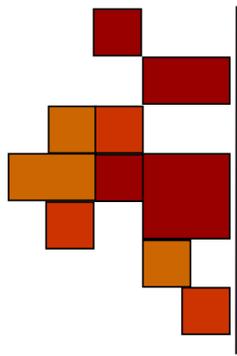
Address: 1236 Kalamazoo Avenue
Parcel Number: 41-18-05-126-010

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1238 Kalamazoo Avenue
Parcel Number: 41-18-05-126-011

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 1242 Kalamazoo Avenue
Parcel Number: 41-18-05-126-012

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

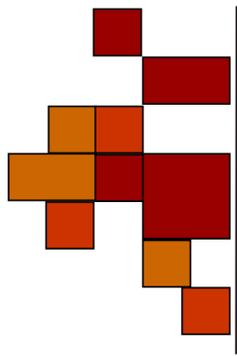
Address: 1246 Kalamazoo Avenue
Parcel Number: 41-18-05-126-013

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1254 Kalamazoo Avenue
Parcel Number: 41-18-05-127-001

Land Use	Commercial
Business Type	VACANT
Building Condition	Minor Problems
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 1256 Kalamazoo Avenue
Parcel Number: 41-18-05-127-002

Land Use	Commercial
Business Type	Service
Building Condition	Minor Problems
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story



Address: 1260 Kalamazoo Avenue
Parcel Number: 41-18-05-127-003

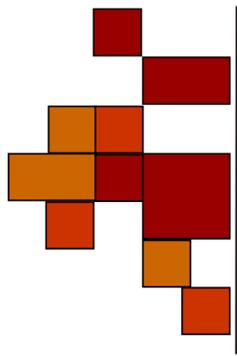
Land Use	Commercial
Business Type	Service
Building Condition	Sound
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story



Address: 1037 Noble Street
Parcel Number: 41-18-05-127-009

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 1300 Kalamazoo Avenue
Parcel Number: 41-18-05-132-001

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

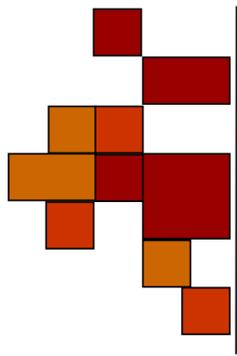
Address: 1308 Kalamazoo Avenue
Parcel Number: 41-18-05-132-002

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1314 Kalamazoo Avenue
Parcel Number: 41-18-05-132-003

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 1322 Kalamazoo Avenue
Parcel Number: 41-18-05-132-004

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story

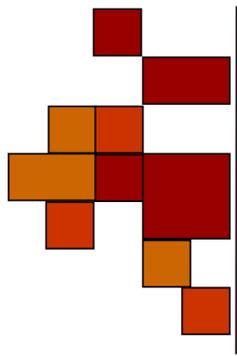
Address: 1334 Kalamazoo Avenue
Parcel Number: 41-18-05-132-001

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story

Address: 1340 Kalamazoo Avenue
Parcel Number: 41-18-05-133-002

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 1

Address: 1342 Kalamazoo Avenue
Parcel Number: 41-18-05-133-003

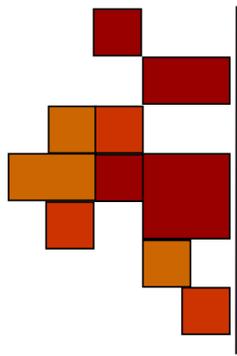
Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story



Address: 1356 Kalamazoo Avenue
Parcel Number: 41-18-05-260-022

Land Use	VACANT
Business Type	
Building Condition	
Parking	
Sidewalk Condition	
Building Automobile Accessibility	
Building Orientation	
Setback	
Building Height	





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 2

Address: 1412 Kalamazoo Avenue
Parcel Number: 41-18-05-180-001

Land Use	Industrial
Business Type	Service
Building Condition	Minor Problems
Parking	Less than 50 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story

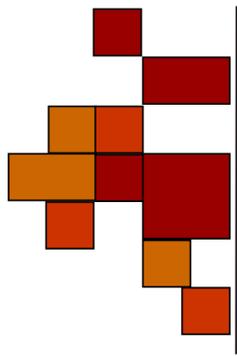
Address: 1422 Kalamazoo Avenue
Parcel Number: 41-18-05-180-002

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1428 Kalamazoo Avenue
Parcel Number: 41-18-05-180-003

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2.5 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 2

Address: 1432 Kalamazoo Avenue
Parcel Number: 41-18-05-180-004

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story



Address: 1436 Kalamazoo Avenue
Parcel Number: 41-18-05-180-005

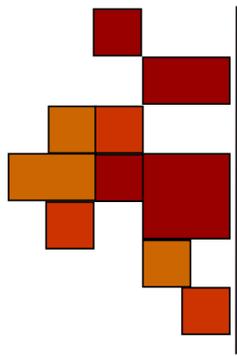
Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story



Address: 1440 Kalamazoo Avenue
Parcel Number: 41-18-05-180-006

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 2

Address: 1444 Kalamazoo Avenue
Parcel Number: 41-18-05-180-007

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

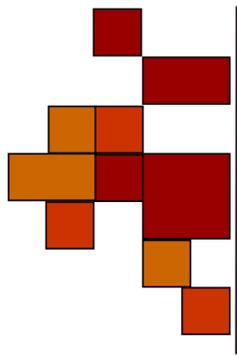
Address: 1448 Kalamazoo Avenue
Parcel Number: 41-18-05-180-008

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1450 Kalamazoo Avenue
Parcel Number: 41-18-05-180-008

Land Use	Commercial
Business Type	Retail
Building Condition	Sound
Parking	Less than 50 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Lot
Setback	Less than 50 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 2

Address: 1480 Kalamazoo Avenue
Parcel Number: 41-18-05-180-009

Land Use	Commercial
Business Type	Service
Building Condition	Minor Problems
Parking	Less than 25 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 50 feet
Building Height	1 Story

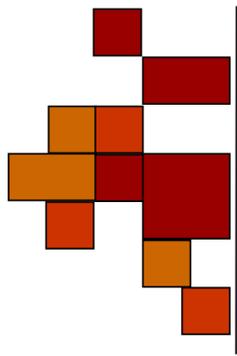
Address: 1500 Kalamazoo Avenue
Parcel Number: 41-18-05-180-010

Land Use	Commercial
Business Type	Retail
Building Condition	Sound
Parking	Less than 50 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Lot
Setback	Less than 10 feet
Building Height	1 Story

Address: 1451 Fuller Avenue
Parcel Number: 41-18-05-180-020

Land Use	Industrial
Business Type	VACANT
Building Condition	
Parking	
Sidewalk Condition	
Building Automobile Accessibility	
Building Orientation	
Setback	
Building Height	





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 2

Address: 1534 Kalamazoo Avenue
Parcel Number: 41-18-05-253-001

Land Use	Commercial
Business Type	Service
Building Condition	New
Parking	Less than 50 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story

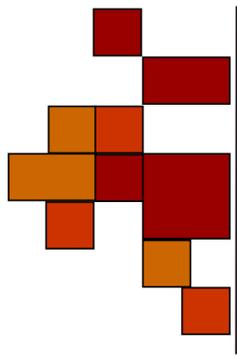
Address: 1548 Kalamazoo Avenue
Parcel Number: 41-18-05-256-007

Land Use	Mixed-use
Business Type	Retail/ Convenience
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story

Address: 1554 Kalamazoo Avenue
Parcel Number: 41-18-05-256-008

Land Use	Commercial
Business Type	Office
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 2

Address: 1562 Kalamazoo Avenue
Parcel Number: 41-18-05-256-009

Land Use	Commercial
Business Type	Service/ Convenience
Building Condition	New
Parking	Less than 25 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Lot
Setback	Less than 55 feet
Building Height	1 Story

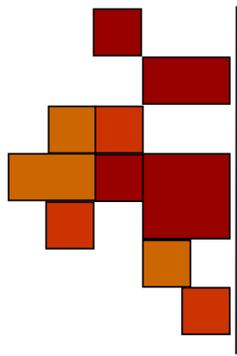
Address: 1606 Fuller Avenue
Parcel Number: 41-18-05-404-001

Land Use	Commercial
Business Type	VACANT
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story

Address: 1628 Kalamazoo Avenue
Parcel Number: 41-18-05-404-002

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Drive- way
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story





APPENDIX C

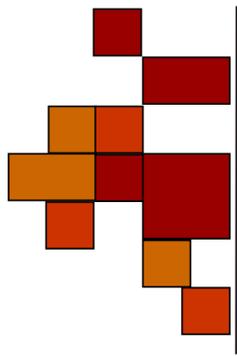
Kalamazoo Avenue Corridor Analysis

Zone 2

Address: 1632 Kalamazoo Avenue
Parcel Number: 41-18-05-404-003

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 3

Address: 1157 Kalamazoo Avenue
Parcel Number: 41-14-32-359-020

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story



Address: 1159 Kalamazoo Avenue
Parcel Number: 41-14-32-359-021

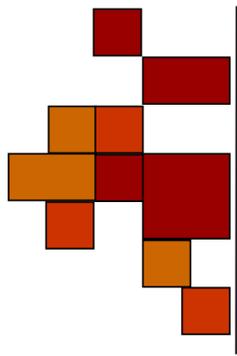
Land Use	Mixed-use
Business Type	VACANT
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street and To Lot
Setback	Less than 25 feet
Building Height	2 Story



Address: 1209 Kalamazoo Avenue
Parcel Number: 41-18-05-103-001

Land Use	Commercial
Business Type	Office
Building Condition	Sound
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 3

Address: 1213 Kalamazoo Avenue
Parcel Number: 41-18-05-103-002

Land Use	Commercial
Business Type	VACANT
Building Condition	Sound
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story

Address: 1212 Butler Avenue
Parcel Number: 41-18-05-103-003

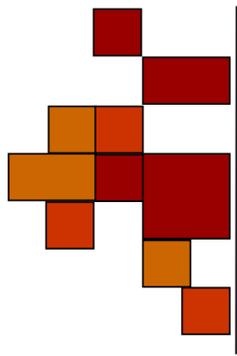
Land Use	Residential
Business Type	Not Applicable
Building Condition	Major Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story



Address: 1221 Kalamazoo Avenue
Parcel Number: 41-18-05-103-008

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 3

Address: 1005 Hancock Avenue
Parcel Number: 41-18-05-103-010

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story



Address: 1009 Hancock Avenue
Parcel Number: 41-18-05-103-011

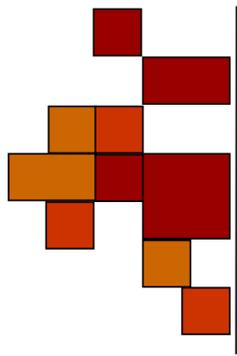
Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story



Address: 1015 Hancock Avenue
Parcel Number: 41-18-05-103-012

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 3

Address: 1024 Hancock Avenue
Parcel Number: 41-18-05-107-005

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

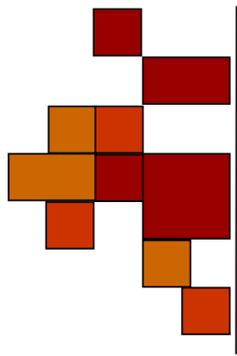
Address: 1253 Kalamazoo Avenue
Parcel Number: 41-18-05-107-006

Land Use	Mixed-use
Business Type	Service
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1267 Kalamazoo Avenue
Parcel Number: 41-18-05-130-001

Land Use	Commercial
Business Type	Service
Building Condition	Sound
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 3

Address: 1307 Kalamazoo Avenue
Parcel Number: 41-18-05-130-003

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

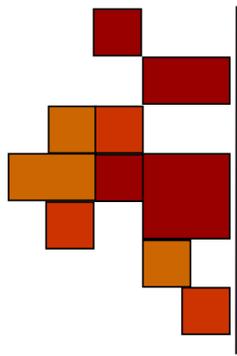
Address: 1309 Kalamazoo Avenue
Parcel Number: 41-18-05-130-004

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1311 Kalamazoo Avenue
Parcel Number: 41-18-05-130-005

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 3

Address: 1313 Kalamazoo Avenue
Parcel Number: 41-18-05-130-005

Land Use	Residential
Business Type	Not Applicable
Building Condition	Sound
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story

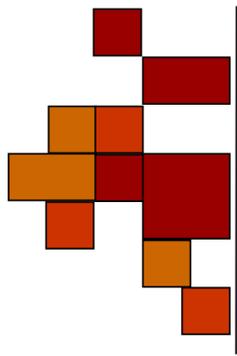
Address: 1058 Temple Street
Parcel Number: 41-18-05-310-017

Land Use	Residential
Business Type	VACANT
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1327 Kalamazoo Avenue
Parcel Number: 41-18-05-130-018

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 3

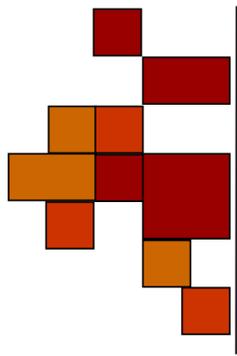
Address: 1335 Kalamazoo Avenue
Parcel Number: 41-18-05-130-007

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Side
Setback	Less than 25 feet
Building Height	2 Story

Address: 1353 Kalamazoo Avenue
Parcel Number: 41-18-05-130-014

Land Use	Mixed-use
Business Type	VACANT
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street and To Side
Setback	Less than 10 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 4

Address: 1403 Kalamazoo Avenue
Parcel Number: 41-18-05-176-009

Land Use	Mixed-use
Business Type	Restaurant
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Driveway
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story

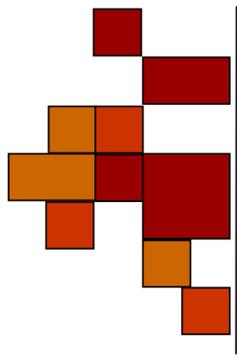
Address: 1409 Kalamazoo Avenue
Parcel Number: 41-18-05-176-010

Land Use	Residential
Business Type	Not Applicable
Building Condition	Minor Problems
Parking	Residential Driveway
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

Address: 1425 Kalamazoo Avenue
Parcel Number: 41-18-05-176-025

Land Use	Commercial
Business Type	Service
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 50 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 4

Address: 1445 Kalamazoo Avenue
Parcel Number: 41-18-05-177-029

Land Use	Commercial
Business Type	Service
Building Condition	Minor Problems
Parking	Less than 25 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story

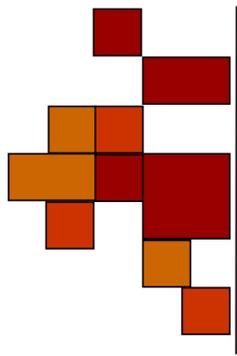
Address: 1449 Kalamazoo Avenue
Parcel Number: 41-18-05-177-030

Land Use	Commercial
Business Type	Service
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story

Address: 1463 Kalamazoo Avenue
Parcel Number: 41-18-05-177-036

Land Use	Commercial
Business Type	VACANT
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Side
Setback	More than 50 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 4

Address: 1465 Kalamazoo Avenue
Parcel Number: 41-18-05-177-037

Land Use	Mixed-use
Business Type	Service
Building Condition	Major Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Alley
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story



Address: 1467 Kalamazoo Avenue
Parcel Number: 41-18-05-177-037

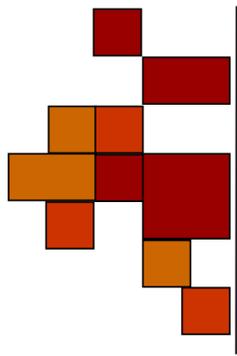
Land Use	Commercial
Business Type	Service
Building Condition	Minor Problems
Parking	No On-Site Parking
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story



Address: 1471 Kalamazoo Avenue
Parcel Number: 41-18-05-177-034

Land Use	Commercial
Business Type	Retail
Building Condition	Major Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 4

Address: 1501 Kalamazoo Avenue
Parcel Number: 41-18-05-178-030

Land Use	Commercial
Business Type	Restaurant
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story

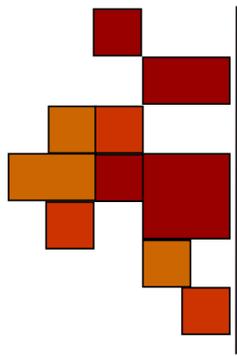
Address: 1505 Kalamazoo Avenue
Parcel Number: 41-18-05-178-032

Land Use	Commercial
Business Type	VACANT
Building Condition	Major Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	2 Story

Address: 1535 Kalamazoo Avenue
Parcel Number: 41-18-05-182-019

Land Use	Industrial
Business Type	Warehouse
Building Condition	Sound
Parking	Less than 25 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	2 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 4

Address: 1549 Kalamazoo Avenue
Parcel Number: 41-18-05-182-012

Land Use	Commercial
Business Type	Office
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story

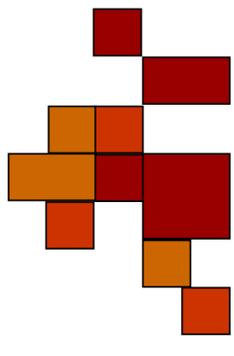
Address: 1551 Kalamazoo Avenue
Parcel Number: 41-18-05-182-012

Land Use	Commercial
Business Type	Office
Building Condition	Minor Problems
Parking	Less tahn 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story

Address: 1553 Kalamazoo Avenue
Parcel Number: 41-18-05-182-013

Land Use	Commercial
Business Type	Retail
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 25 feet
Building Height	1 Story





APPENDIX C

Kalamazoo Avenue Corridor Analysis

Zone 4

Address: 1557 Kalamazoo Avenue
Parcel Number: 41-18-05-182-014

Land Use	Commercial
Business Type	Office
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 50 feet
Building Height	2 Story



Address: 1559 Kalamazoo Avenue
Parcel Number: 41-18-05-182-014

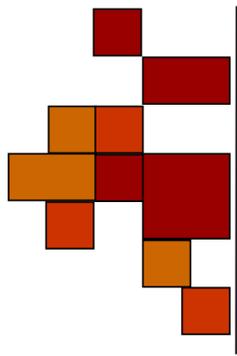
Land Use	Commercial
Business Type	Restaurant
Building Condition	Minor Problems
Parking	Less than 10 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 50 feet
Building Height	2 Story



Address: 1601 Kalamazoo Avenue
Parcel Number: 41-18-05-328-031

Land Use	Commercial
Business Type	Retail/Convenience
Building Condition	New
Parking	Less than 50 spaces
Sidewalk Condition	
Building Automobile Accessibility	Parking Lot
Building Orientation	To Lot
Setback	Less than 25 feet
Building Height	1 Story





APPENDIX C

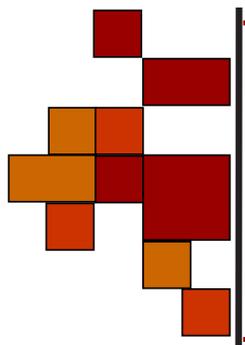
Kalamazoo Avenue Corridor Analysis

Zone 4

Address: 1625 Kalamazoo Avenue
Parcel Number: 41-18-05-328-027

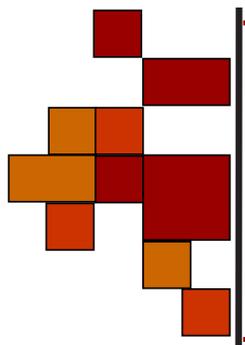
Land Use	Commercial
Business Type	Service
Building Condition	Sound
Parking	Less than 25 spaces
Sidewalk Condition	
Building Automobile Accessibility	On Street
Building Orientation	To Street
Setback	Less than 10 feet
Building Height	1 Story





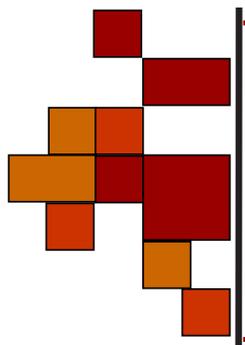
APPENDIX D
Oakdale Neighborhood SWOT Analysis
Internal Complete List

		Helpful	Harmful
		<i>Strengths</i>	<i>Weaknesses</i>
Internal Origin		Convenience	Unsafe perception
		Sense of community	Irresponsible renters and landlords
		Diversity	Absentee landlords
		Neighborhood pride	Parking problems
		Community outreach	Lack of children's activities
		Neighborhood businesses	Lack of senior programs
		Conscientious homeowners	High speed traffic on Kalamazoo Ave.
		Churches	Break-ins
		Housing character	Vacant businesses and lots
		Walkable neighborhood	Zoning violations
		School activities	Congregating in front of party or liquor stores
		Long-term residents	Police and bike patrol
		Friendly	Lack of restaurants
		Mix of businesses	Vacant buildings
		High-traffic volumes	No bus service between Franklin and Boston on Kalamazoo Ave.
		Screening of quality of life and morality	Loss of restaurants (Boston Square)
		Architectural character	Lack of neighborhood employment
		Proximity	Lack of retail
		Cohesiveness of business groups	Lack of retail variety
	External Origin		Monthly community meals at church
		Peacefulness	No gateways
		Properties kept up	Lack of pedestrian amenities
		Pedestrian scale	No bank
		Block parties	Lack of social spaces
			Lack of green spaces
			Thru traffic
		<i>Opportunities</i>	<i>Threats</i>
		-	Slum lords
		-	Decreasing home ownership
	-	Disinvestment	
	-	Stereotyping	
	-	Drug traffic	
	-	Fear	
	-	Shaky economy	



APPENDIX D
Oakdale Neighborhood SWOT Analysis
External Complete List

		Helpful	Harmful
		<i>Strengths</i>	<i>Weaknesses</i>
Internal Origin	Existing local commercial business base	Churches	Distance from downtowns
	Churches	Community associations	Distance from college campuses
	Community associations	Institutional amenities	Lack of grocery stores
	Institutional amenities	Kalamazoo Avenue Corridor	Existing vacant and abandoned buildings
	Kalamazoo Avenue Corridor	Bus route	High number of houses on market
	Bus route	Neighborhood identity	Lack of primary education options
	Neighborhood identity	Quality infrastructure	Incompatible mixed-use
	Quality infrastructure	Racially integrated neighborhood	Lack of unified character
	Racially integrated neighborhood	Existing school building	Overhead power lines
	Existing school building	Vacant lots provide space for infill development	Accessibility to neighborhood
	Vacant lots provide space for infill development	Dense walkable neighborhood	Lack of highway access
	Dense walkable neighborhood	Front porches make more “eyes on the street” and creates more interaction	Old train right of way divides neighborhood
	Front porches make more “eyes on the street” and creates more interaction	Recurring architectural patterns	Lack of residential street connectivity
	Recurring architectural patterns	Daily amenity businesses	Lack of distinguishing architect
	Daily amenity businesses	Mixed-use development	Fences
	Mixed-use development	Some businesses draw a regional clientele	High number of liquor stores
	Some businesses draw a regional clientele	Open space opportunities	High percentage of non-occupant owned properties
	Open space opportunities	Well lit streets	Abandoned cars
	Well lit streets		Abandoned furniture
			Litter and trash
		Liquor bottles lying around	
		Broken windows	
		Poorly maintained properties	
		Blighted shopping strip mall	
		Power sub-station	
		Barbed Wired	
External Origin	<i>Opportunities</i>	<i>Threats</i>	
	Grand Rapids has a good reputation	Michigan recession	
	Grand Rapids’ focus on infill development	Out of state migration	
	Proximity to Lake Michigan	Young and educated professionals leaving state	
	Near grocery and retail outside neighborhood		



APPENDIX E

Sample Structure Classifications

Sound - No visible signs of deterioration; nothing needs to be fixed

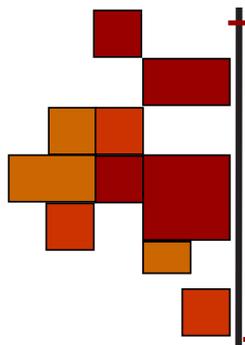


Minor Deterioration - Peeling paint, minor shingle work, landscaping needs maintenance



Major Deterioration - Structural problems, roof deteriorated, broken windows





APPENDIX F

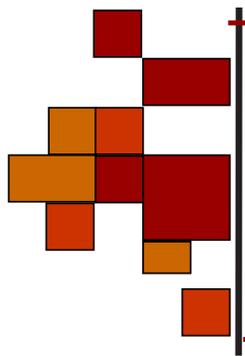
Additional Requested Information

Livable Winter Cities

Livable Winter Cities

Northern cities often face many challenges during winter that make daily living unpleasant. Winter in northern latitudes is often associated with negative experiences relating to icy intersections, slushy streets, snow-filled sidewalks, and biting winds. Attracting young professionals and empty nesters to live in cities with prolonged winters can often be difficult due to winter weather's nature of impairing mobility and decreasing vivacity of outdoor life and recreation. The Boston Square area experiences these challenges without exception. The following are issues that have been identified as areas that Boston Square should address to become a vibrant, active community year-round.





APPENDIX F

Additional Requested Information

Livable Winter Cities

Maintain sidewalks

One of the challenges that winter cities experience is getting people outside, walking around to and interacting with the community. Pedestrian accessibility, however, is limited when sidewalks are not well plowed. Further, since streets have regular snow removal, there is incentive for those who might walk to their destinations in the warmer months to hop in their cars instead. Boston Square certainly experiences pedestrian traffic in the winter (as evidenced by definite paths in the snow). Were the neighborhood to organize a community snow-removal day, the amount of pedestrian traffic could be increased.

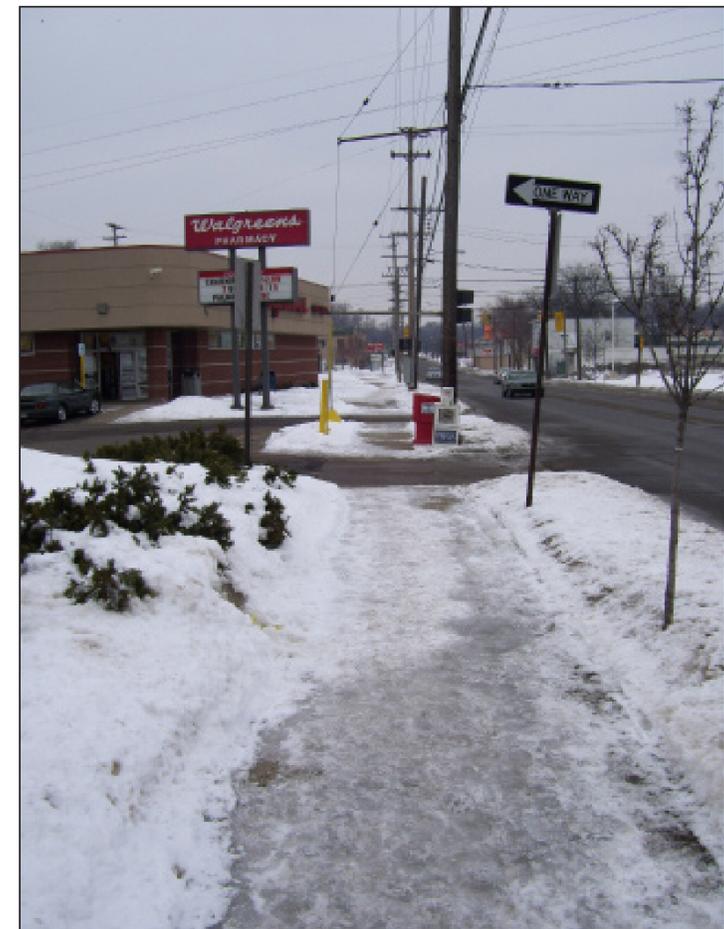
Additionally, pedestrian traffic (as well as positive public perception of the neighborhood) can be increased by making pedestrians feel safer when walking on a sidewalk. The winter months are especially hazardous for pedestrians who not only have to deal with trudging through snow but must also encounter slush spraying up from passing cars. Pedestrians must also worry about a car hitting an ice patch on the street and sliding up onto the sidewalk. Citizens are less willing to walk down the street knowing that they may need an entire wardrobe change upon arriving at their destination if they arrive at all. The best way to increase pedestrian comfort during the winter is to provide streetscaping that buffers pedestrian traffic from vehicular traffic. This can be accomplished through the use of winter-hardy bushes, trees, and public benches lining the edge of the sidewalk.



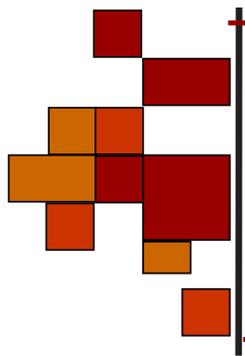
Unplowed Sidewalks



Unplowed Sidewalks



Unplowed Sidewalks



APPENDIX F

Additional Requested Information

Livable Winter Cities

Improve sheltered bus stops

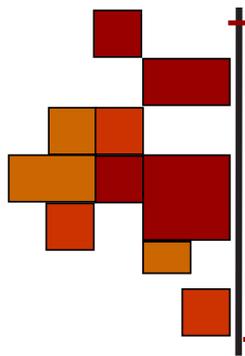
Getting people to use public transportation during perfect weather conditions is often a challenge, for many communities. When cold and blustery temperatures are an added condition, even fewer people are willing to leave their cars at home to stand at an open, exposed bus stop. Boston Square has a large population of people who are dependent on the bus system. To accommodate these current riders and appeal to potential riders, every bus stop along the Rapid Route 2 should be sheltered. The benefits here are numerous. Current bus riders will be reinforced in their decision to use the bus and people seeking a place to live that encourages the use of public transportation will be drawn to the Boston Square area.



Rapid Bus System down Fuller Avenue



Bus Shelter along Fuller Avenue



APPENDIX F

Additional Requested Information

Livable Winter Cities

Improve winter maintenance of streets

While generally geared toward pedestrians, creating livable winter cities also includes maintaining a city's street network. Well-plowed streets are attractive to potential residents, as well as those already in the community. To aid in snow removal, all streets should incorporate bike lanes and wide curbside lanes. Bike lanes provide a great alternative mode of transit during the summer months, and during the months, they can be used for snow storage. Storing snow in bike lanes would keep snow off the sidewalks, provide an additional buffer for pedestrian safety, and be more convenient than plowing snow to an off-street location.



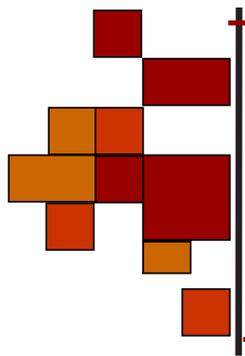
Unplowed Roadway



Unplowed Roadway



Unplowed Roadway



APPENDIX F

Additional Requested Information

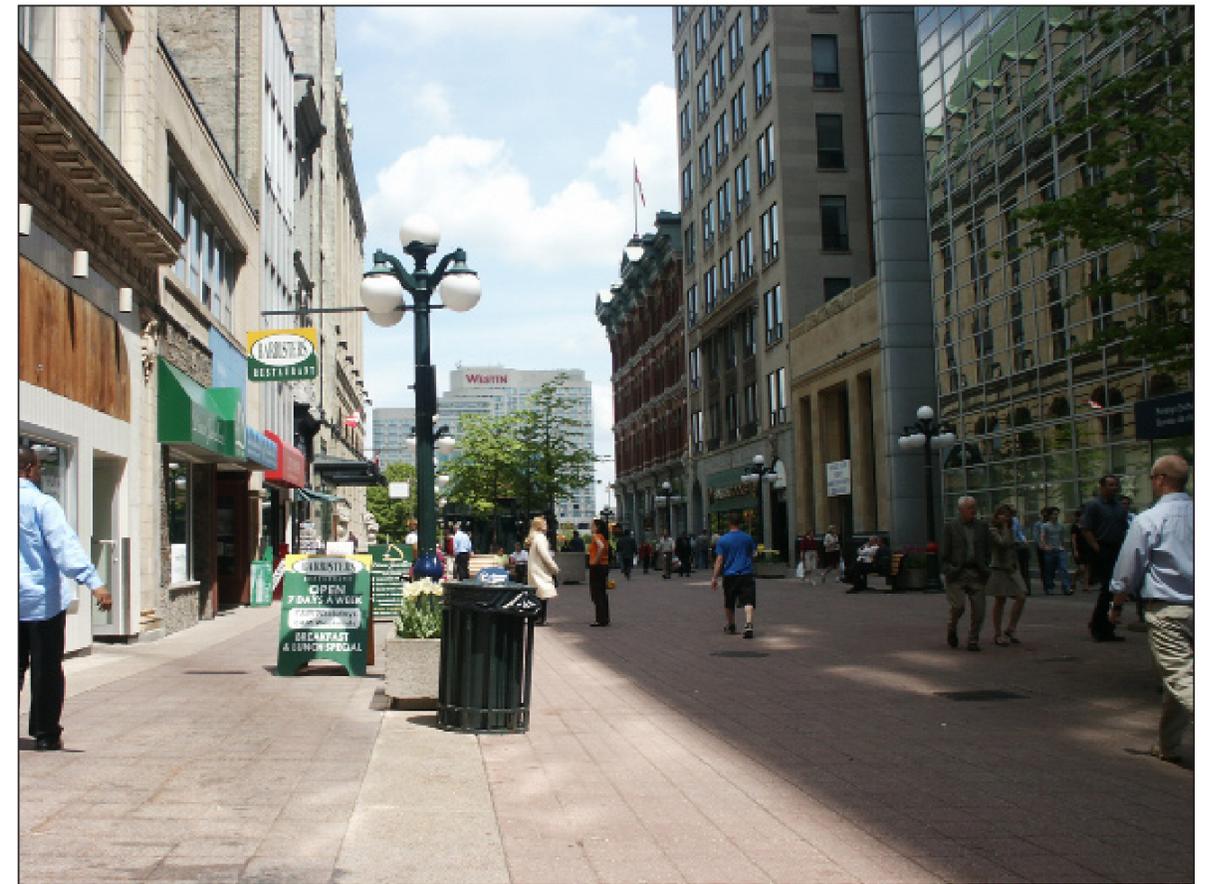
Livable Winter Cities

Increase pedestrian- scale lighting

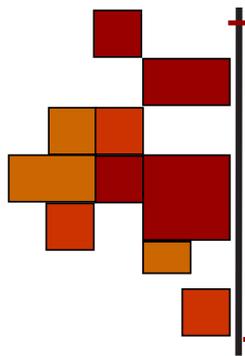
A safe neighborhood is a well-lit neighborhood in the summer, as well as in the winter. While the Boston Square area has adequate street-scale lighting, there is little to no pedestrian-scale lighting. By increasing pedestrian-scale lighting along the Kalamazoo Avenue Corridor, a greater sense of community and place can be fostered. Traditional lantern-like street lamps are associated with traditional walkable neighborhoods. This type of lighting is not only aesthetically pleasing, but also can enhance the character of the neighborhood. In addition, the light poles would provide a place to display banners advertising events occurring and businesses located in the neighborhood.



Industrial Lighting (not pedestrian oriented)



Pedestrian Scale Lighting, Ottawa



APPENDIX F

Additional Requested Information

Livable Winter Cities

Facade improvements

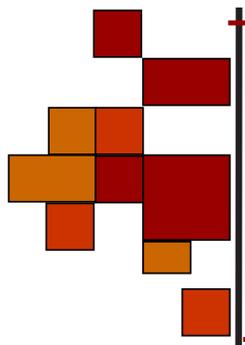
Assuring pedestrian comfort will surely make Boston Square an attractive neighborhood to those who enjoy the outdoors year round. A major component of attractive neighborhoods is storefronts that are attractive and appealing to pedestrians. Bold colors and well-kept properties are comforting to passers-by and increase the feeling of safety in the area. Awnings over windows and doors enable pedestrians to escape the elements while window shopping or socializing with members of the community. While not an element of livable winter city design, outdoor seating areas at restaurants furthers development of a sense of community engagement.



Common Facade along Kalamazoo Avenue



Facade Improvement. Forest Grove, Oregon



APPENDIX F

Additional Requested Information

Livable Winter Cities

Develop plans for annual winter city festivals

Attractive winter cities need to be well maintained but that is not enough to make them vibrant destinations for people. One of the best things a community can do to draw people in during the winter months is to host winter festivals that make the community a destination. Larger communities often host snow and ice festivals that become community celebrations. In a smaller community, such as Boston Square, simple activities, such as snow-castle building and ice hockey could be hosted. Even a chili cook-off could be a big community-supported event. These occasions could be followed up with hot chocolate or a potluck. This type of community interaction can ultimately grow into more-elaborate events, which draws people from all over the City of Grand Rapids.



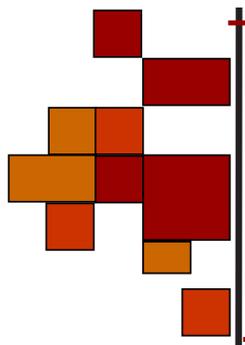
Cripple Creek, Colorado



Northern, Michigan



Thornton, Colorado

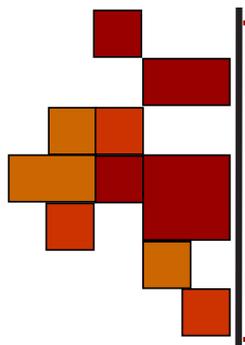


APPENDIX G

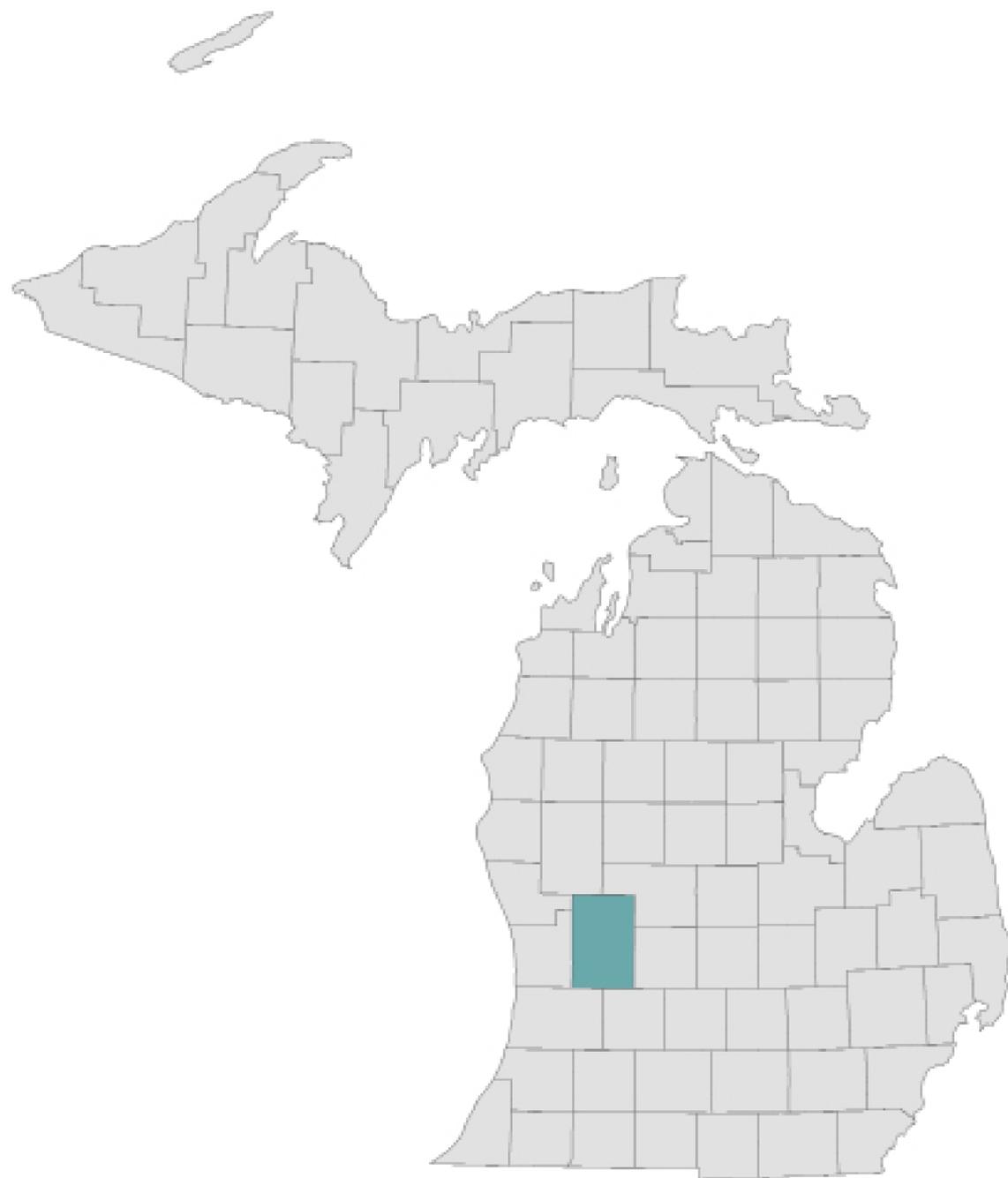
GIS Maps

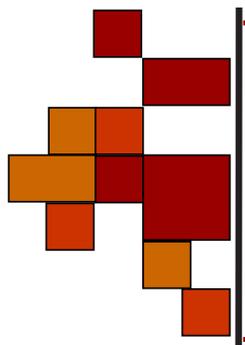
Satellite Image of Grand Rapids, Michigan



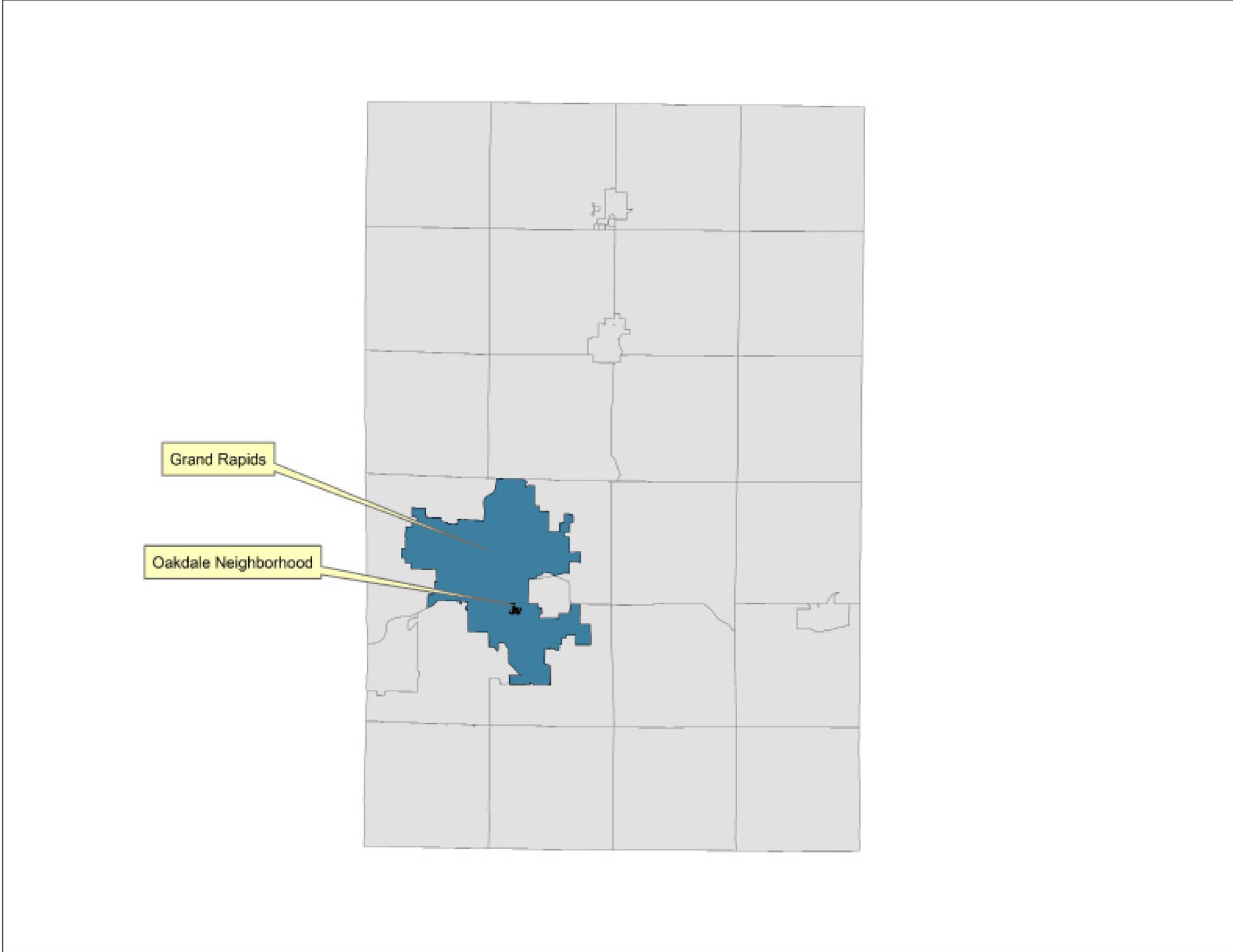


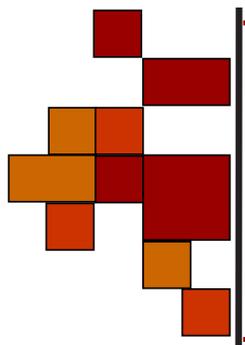
APPENDIX G
GIS Maps
Kent County, Michigan





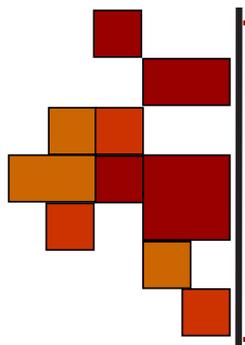
APPENDIX G
GIS Maps
Boston Square Area





APPENDIX G
GIS Maps
Year Structure was Built

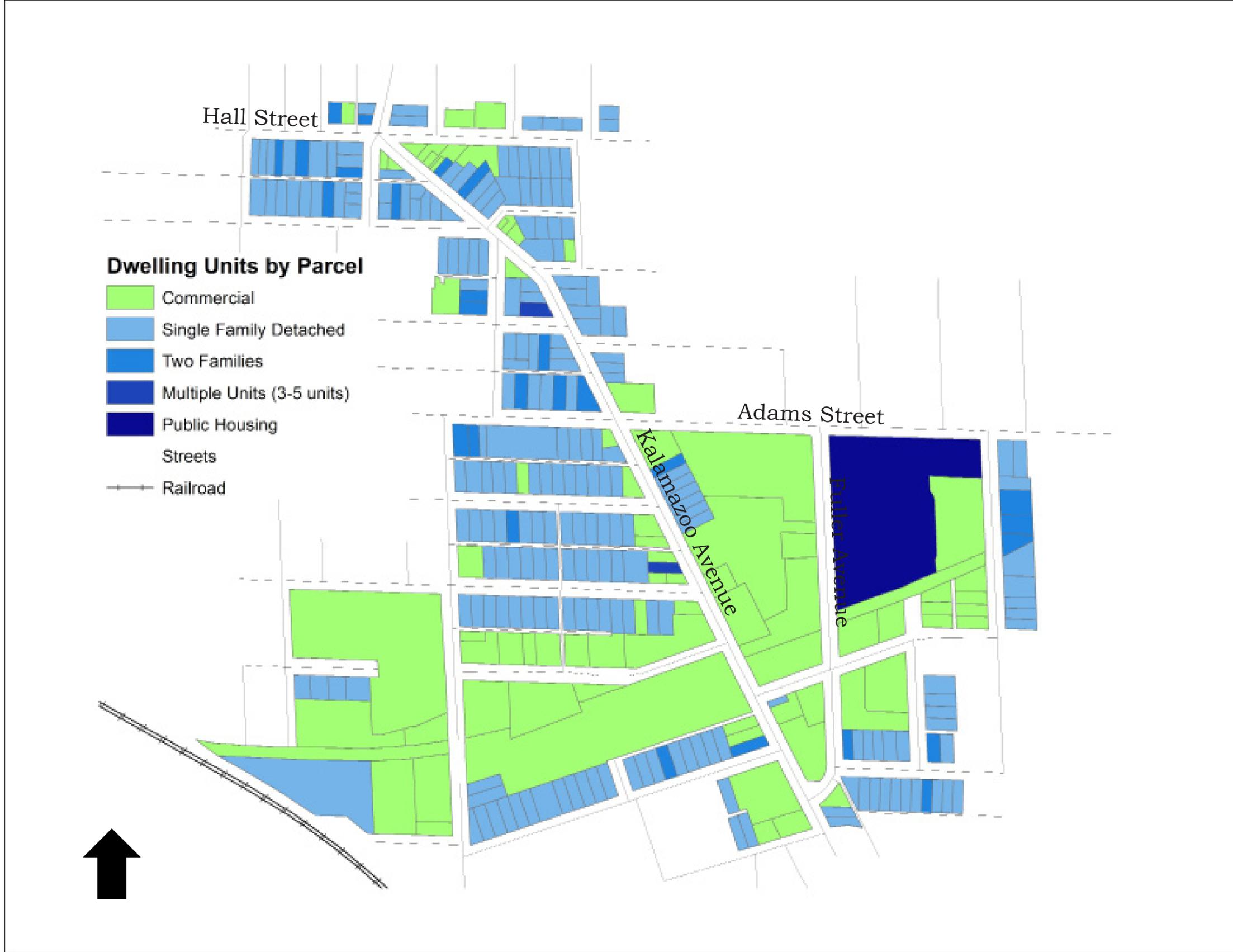


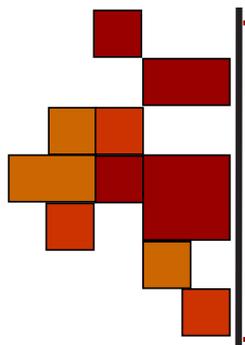


APPENDIX G

GIS Maps

Dwelling Units by Parcel

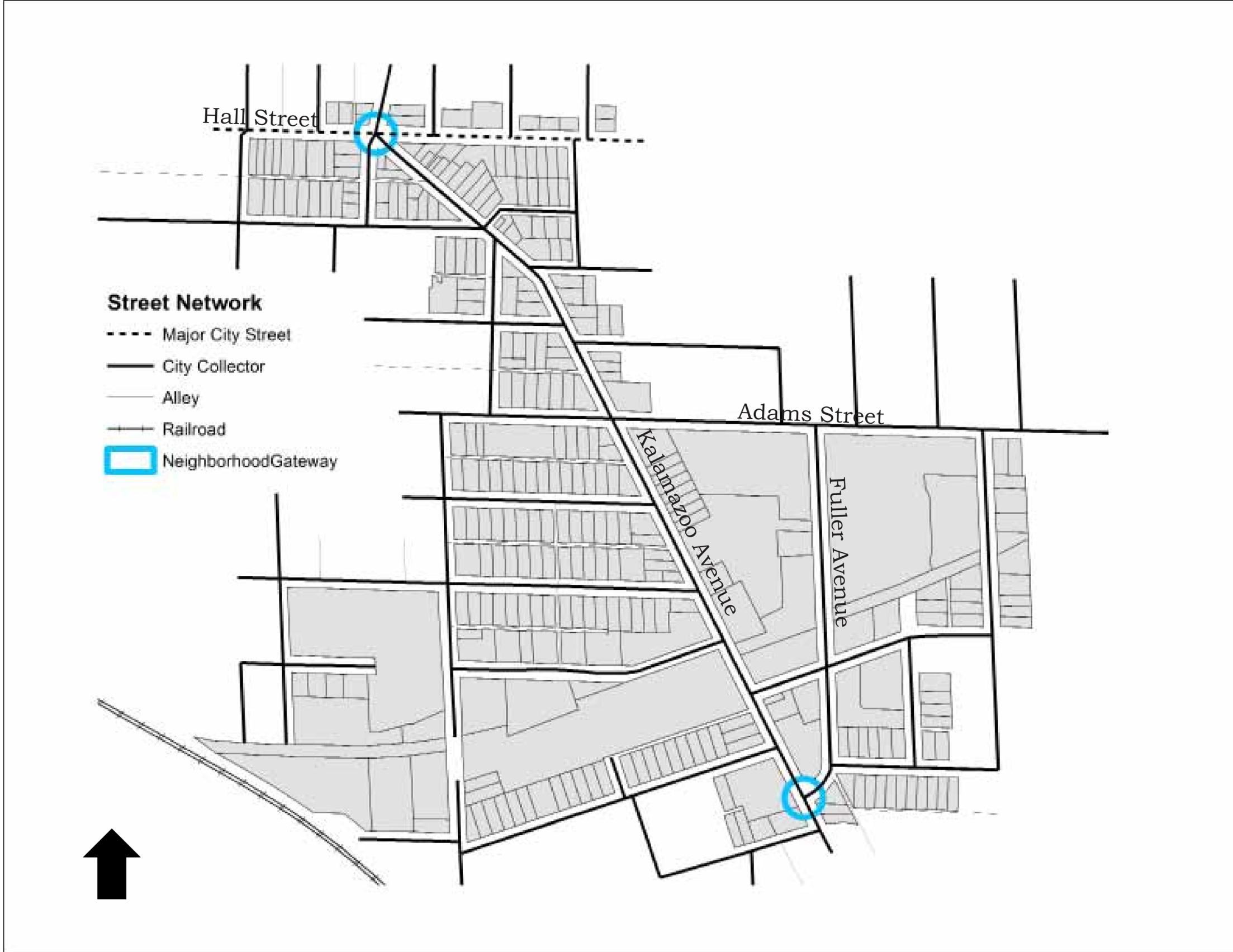


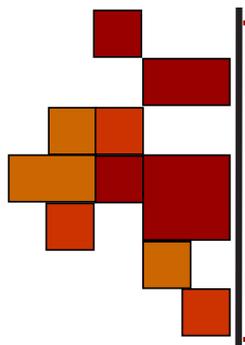


APPENDIX G

GIS Maps

Street Network



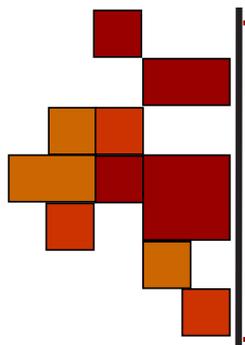


APPENDIX G

GIS Maps

Transit Routes

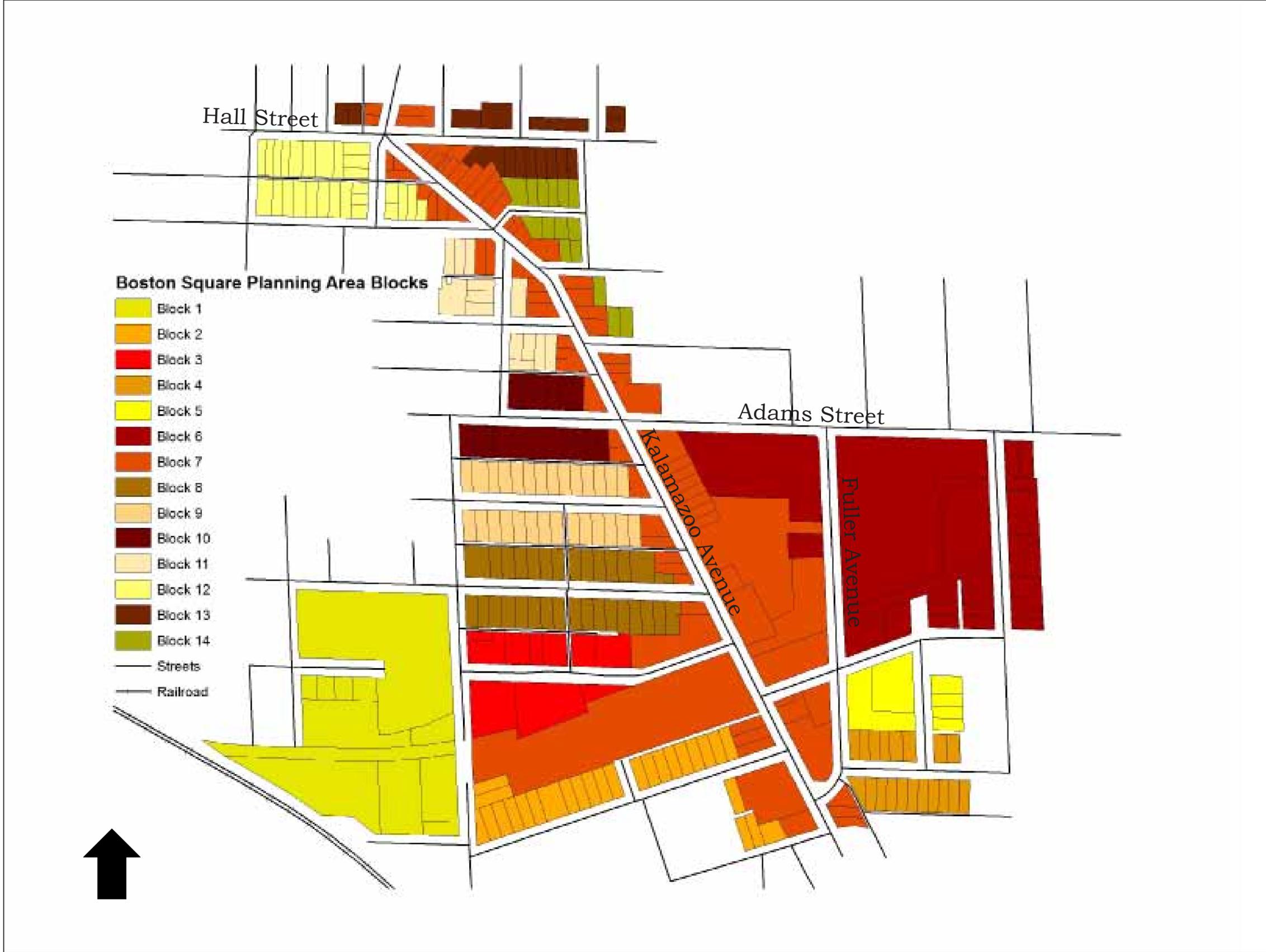


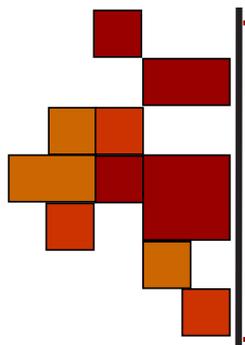


APPENDIX G

GIS Maps

Boston Square Planning Area Blocks



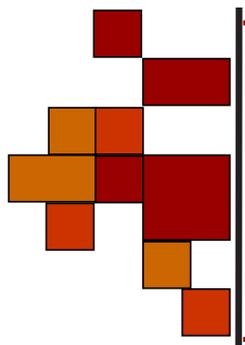


APPENDIX G

GIS Maps

Block 1



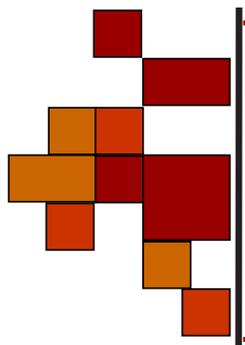


APPENDIX G

GIS Maps

Block 2



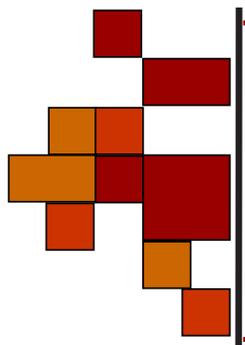


APPENDIX G

GIS Maps

Block 3



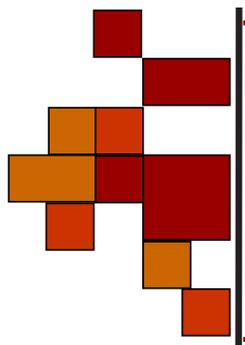


APPENDIX G

GIS Maps

Block 4



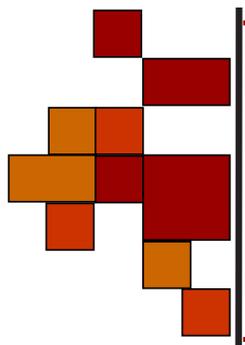


APPENDIX G

GIS Maps

Block 5



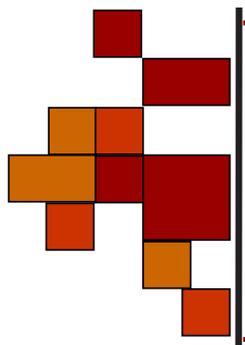


APPENDIX G

GIS Maps

Block 6



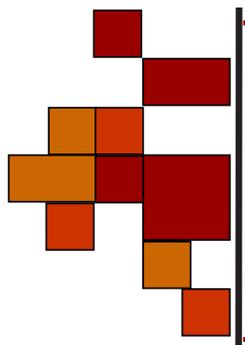


APPENDIX G

GIS Maps

Block 7 (Kalamazoo Avenue Corridor)



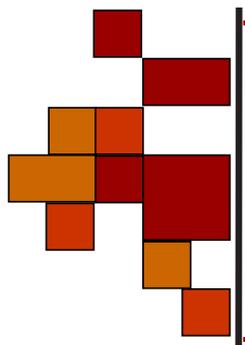


APPENDIX G

GIS Maps

Block 8



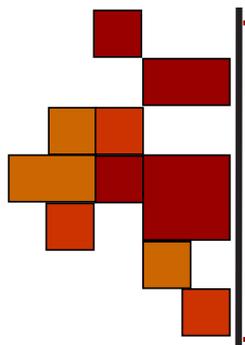


APPENDIX G

GIS Maps

Block 9



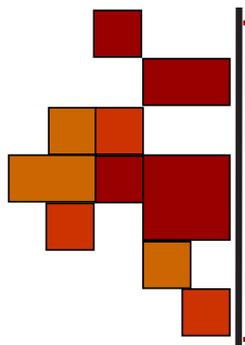


APPENDIX G

GIS Maps

Block 10



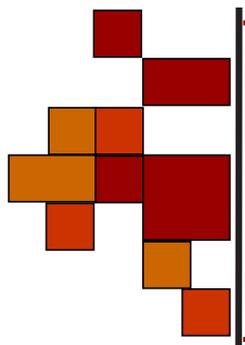


APPENDIX G

GIS Maps

Block 11



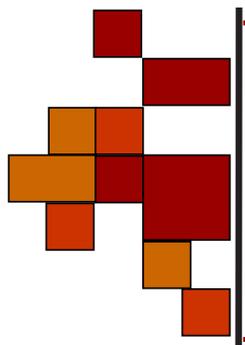


APPENDIX G

GIS Maps

Block 12



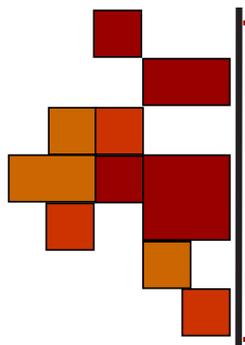


APPENDIX G

GIS Maps

Block 13



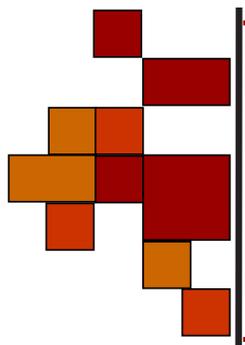


APPENDIX G

GIS Maps

Block 14



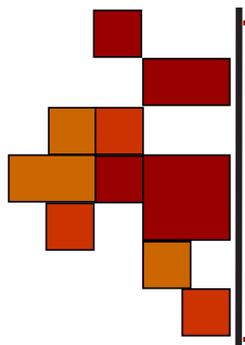


APPENDIX G

GIS Maps

Blocks' Existing Structure Condition

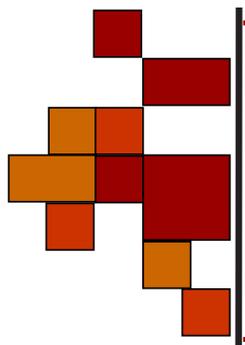




APPENDIX G

GIS Maps Zoning



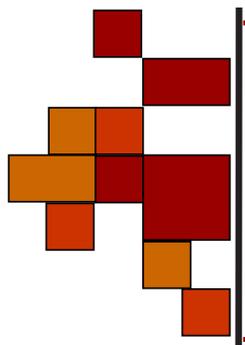


APPENDIX G

GIS Maps

Kalamazoo Avenue Corridor Four Zones



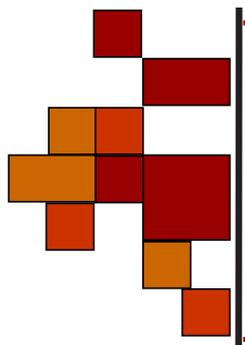


APPENDIX G

GIS Maps

Kalamazoo Avenue Corridor Zone 1



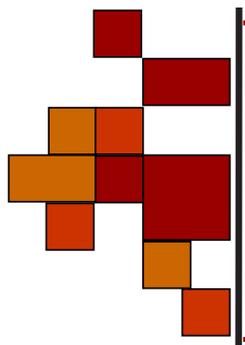


APPENDIX G

GIS Maps

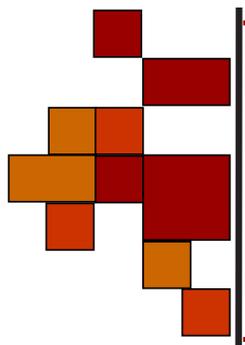
Kalamazoo Avenue Corridor Zone 2





APPENDIX G
GIS Maps
Kalamazoo Avenue Corridor Zone 3



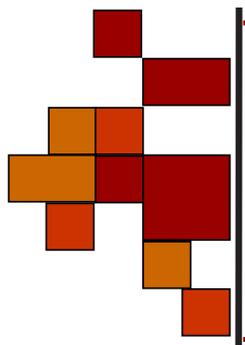


APPENDIX G

GIS Maps

Kalamazoo Avenue Corridor Zone 4



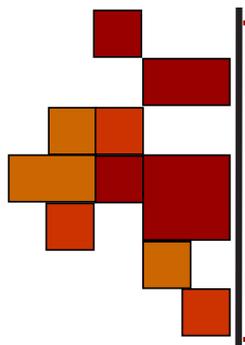


APPENDIX G

GIS Maps

Kalamazoo Avenue Corridor Parcel Land Use



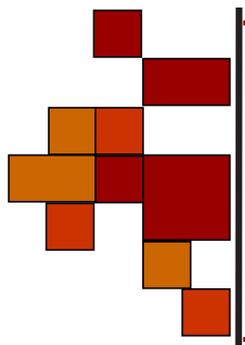


APPENDIX G

GIS Maps

Kalamazoo Avenue Corridor Existing Structure Condition



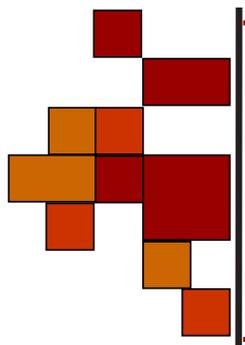


APPENDIX G

GIS Maps

Kalamazoo Avenue Corridor Building Height



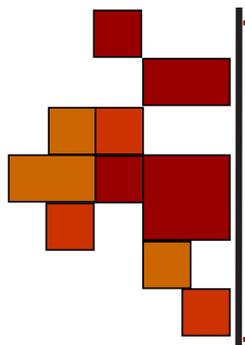


APPENDIX G

GIS Maps

Kalamazoo Avenue Corridor Parcel Vacancy



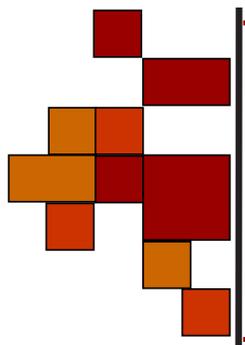


APPENDIX G

GIS Maps

Kalamazoo Avenue Corridor Parcel Parking



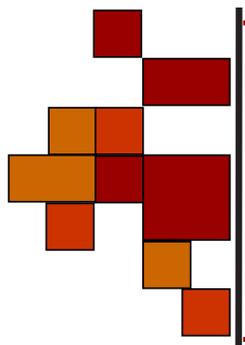


APPENDIX G

GIS Maps

Proposed Community Center Sites



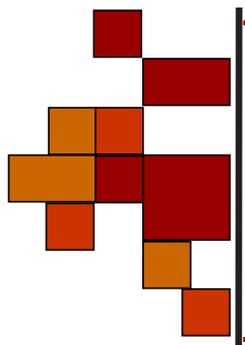


APPENDIX G

GIS Maps

Potential Park Sites



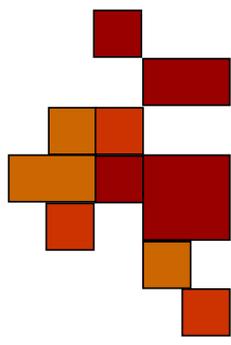


APPENDIX G

GIS Maps

Proposed Zoning Changes



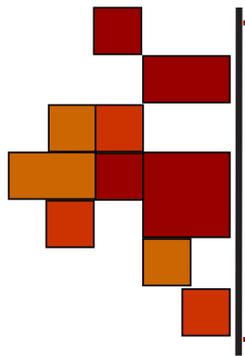


APPENDIX G

GIS Maps

Vision

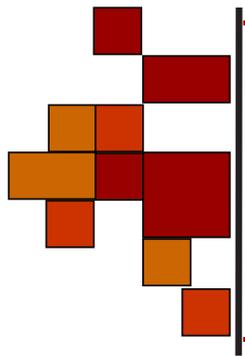




APPENDIX H

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