

# Now Leasing - Washington Square

1311 Portage St. Unit 1327 Kalamazoo, MI 49001



- Commercial Space
- 1,132 Sq Ft
- Rental Rate: \$10 per Sq Ft
- Free use of finished basement - 791 Sq Ft
- Interested parties must complete the attached application and provide information about how their business fits into the Washington Square Vision defined in the application
- Applications will be reviewed as received

For questions or to arrange a walk through please contact Michelle Tombro Tracy  
Phone: 773-851-2360  
Email: [Michelle.TombroTracy@kalamazoolandbank.org](mailto:Michelle.TombroTracy@kalamazoolandbank.org)



## Kalamazoo County Land Bank (KCLB) Washington Square Rental Application



### Property and Contact Information

Name of Entity Applying:

Name of Contact Person:

Mailing Address:

City, State, Zip:

Daytime Phone #:

Fax #:

Email:

How long has entity been in business?

Property of Interest:

Proposed Use of Property:

Proposed Square Footage Needed:

Rental Rate:

### Proposals should be submitted with the following:

- A description of the business and how the business will add to current offerings and businesses in the Washington Square area
- A budget - including revenues and expenditures, financial projections, and proof of financing/funds
- A description of the business's primary customer base and how the business will engage them
- A description of the how the business will become involved and engaged with the Edison neighborhood
- A market analysis and marketing plan
- Key ownership and management personnel and experience

The information provided in this application is true to the best of my knowledge. I understand that the Land Bank staff will review this request and determine if it is in compliance with Land Bank policies and procedures and existing Land Bank and neighborhood plans.

**Signature:**

**Date:**

Please allow at least 30 days for your application to be processed, however, incomplete forms will not be processed. This form is a statement of interest only. By receiving it, the Kalamazoo County Land Bank does not commit to lease the property.

**Return Form to:** Kalamazoo County Land Bank, 1523 Riverview Dr., Suite A, Kalamazoo, MI 49004

**Phone:** 269-762-6191 **Website:** [www.KalamazooLandBank.org](http://www.KalamazooLandBank.org)



## Washington Square Redevelopment Vision

- Vision:** A restored vibrant and active neighborhood commercial node in Washington Square that is welcoming and unique and sets Washington Square apart as a “destination place” in Kalamazoo and also serves as a neighborhood node for residents to gather and visit and stay connected to their neighborhood.
- Background:** Prior to a period of disinvestment and decline occurring around the 1980s, Washington Square existed as a vibrant neighborhood commercial node with occupied storefronts. “A place to run into neighbors and business associates as well as take care of shopping or other needs”. Significant improvement has taken place over the last decade, including removal of blight and the development of The Marketplace, 23 high quality new homes near the Farmers Market. Additional neighborhood opportunities are planned with the new WMU Medical School, and the \$42 million KVCC Healthy Living campus, emphasizing food production and sustainability. In 2013 through 2015 partners have come together to host several community Art Hop events, inviting hundreds to engage with business and community-building activities in Washington Square.
- Goals:**
- Attract viable businesses and uses to commercial and retail spaces that will restore vibrancy at Washington Square and provide unique opportunities for commerce – places for people to eat, shop, visit and learn.
  - Attract businesses that will animate the streets and sidewalks of Washington Square promoting walkability and connections with nearby anchors such as the WMU medical school and health and wellness campus
  - Provide green relief, support sustainability and promote environmental stewardship concepts where possible with improvements such as plantings, bike racks, and/or opportunities for rain barrels.
  - Calm traffic on Portage increasing pedestrian and bike safety and supporting the viability of new businesses by helping to slow vehicular traffic allowing for greater notice of new businesses and amenities.
  - Incorporate community informed streetscape, façade and/or art improvements on the block.
  - Explore opportunities to foster a creative hub in Washington Square which might include local foods, local business support and/or other creative services/activities.
  - Host active use of the space through festivals or community events which are both welcoming to existing residents and bring additional visitors from the wider community

Endorsed and ratified by Edison Neighborhood Association October 23, 2014