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Company considering Kalamazoo riverfront for development

[Alicia Smith, News 3 Anchor/Reporter](#)

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KALAMAZOO (NEWS 3) - Kalamazoo leaders have long been shooting for a "live-play" environment in downtown Kalamazoo -- an environment that Terra Land Group out of Novi has experience creating and interest in building in Kalamazoo.

"The project is all 'live-work' and loft," said Terra Land Group Vice President Geo Greeneisen, pointing to a development his company did in Walled Lake near Nov

The project is called Legato Point. Storefronts are on the lower level with lofts or homes above them on the second and third floors.

"I like the concept of living here and working here," said hairstylist Claudia Knapp just moved her salon into the first floor and is living upstairs on the second floor her family.

"The other day I was running out of gas and I go, 'What do I need gas for? I don't have to drive to work,'" laughed Knapp.

Greeneisen said Terra Land Group designed the units so people could be versatile in how they use their space.

"They could use the bottom floor as an office or as a den," said Greeneisen, adding they could also opt to use both levels for work or both levels for living.

Greeneisen said the four-acre, former KTS site across from McKenzie's Bakery in downtown Kalamazoo is one his company finds very attractive for developing a 'live-work' concept.

"Quite frankly, the Kalamazoo River running right next to the site is a great amenity," he said.

"The Brownfield Redevelopment Authority has already done a tremendous amount of work in establishing inter-connectivity and walkability to the site. So I think it's going to be really neat," said Greeneisen.

Jerome Kisscorni with Kalamazoo's Economic Development Authority said Terra Land Group was one of 140 firms which received a Request for Qualifications from the

Kisscorni told News 3 that four firms showed interest, but that Terra Land Group was the only one to make a presentation before the Brownfield Redevelopment Authority last Thursday.

"From a standpoint of urban development, I guess I would say they 'get it,'" said Kisscorni, referring to Terra Land Group's concepts.



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"They come in with mixed-use. They don't have 'cookie cutter.' They haven't thrown anything on the table yet. They're open. They're willing to work with city staff and the community and the neighborhood in what goes on the site," added Kisscorni.

The next step is for Terra Land Group to conduct a market study of the downtown Kalamazoo area. Then the two sides would be set to negotiate a development agreement.

It's not a done deal yet, but city leaders are optimistic about some kind of project coming to fruition at the site.

"We hope to get a shovel in the ground some time next year," said Kisscorni.

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