



sponsored by:



With News & Classifieds From: ANN ARBOR MI



SEARCH Pick Newspaper [] Enter Keyword(s) GO ▶ FIND A BUSINESS Enter Keyword

- Home
- News+Biz
- Travel
- Sports
- Forums
- Cams+Radio
- Living
- Entertainment
- CLASSIFIEDS

Search

Back To Your Search Results | Search Again

KALAMAZOO GAZETTE

Click here to subscribe!

» More From The Kalamazoo Gazette

Firm proposes condos, shops on Kalamazoo riverfront

Friday, July 21, 2006

By Kathy Jessup

kjessup@kalamazoogazette.com 388-8590

Reclaimed industrial property along the Kalamazoo River could start hosting edgy, urban brownstones, living/working space and niche retail shops beginning in 2007 if Kalamazoo can create public incentives to make the project feasible.

Terra Land Group predicted Thursday that Kalamazoo's market might be able to support urban condos and loft apartments selling for around \$139,000. But the cost to develop a possible 74 units along the riverfront could average nearly \$159,000 apiece, according to the Novi developer.

To cover that \$20,000-per-unit price difference, the city will consider incentives ranging from state tax credits to a bargain sale price for the 4.5 acres the city cleared for development along the near-downtown riverfront.

Advertisement

CONTINUE STORY

MORE SEARCHES

Classifieds

- » [Jobs](#)
- » [Autos](#)
- » [Real Estate](#)
- » [All Classifieds](#)

Obituaries

- » [Death Notices & Guest Book](#)

Flint Journal archives

- » [Search back to 1995](#)

Grand Rapids Press archives

- » [Search back to May 1990](#)

Saginaw News archives

- » [Search back to 2001](#)

Local Businesses

- » [Find A Business](#)

Entertainment

- » [Movies](#)
- » [Music](#)
- » [Arts & Events](#)
- » [Dining & Bars](#)

Get The E

[Jobs](#) | [Autos](#)

[All Classifieds](#)

» [Contests & Games.](#)

» [Advertise](#)

OUR AFFI

ANN ARBOR

SEND THIS PAGE

PRINT THIS PAGE



With very manageable,
hassle-free mortgages
and an easy loan process.

734-662-1600 or boa.com

How can we help you?

Terra Land Group on Thursday unveiled a preliminary plan to Kalamazoo's Brownfield Redevelopment Authority that included 10 loft-style condos, 54 brownstone "row houses," some standalone retail space and 10 live/work units where owners could operate offices or small shops on the ground floors and live upstairs.

Terra's plan showed 1,100- to 1,300-square-foot, mixed-used spaces and lofts along Harrison Street and Gull Road and higher-priced, two- and three-story row houses situated on the river. But Geof Greeneisen, Terra vice president, said the firm would revamp the plan to fit findings of a local marketing study and Kalamazoo's site-plan needs.

"We're focusing on converting existing renters to owners," Greeneisen told Kalamazoo Economic Development Corp. members Thursday. "People would prefer to own instead of rent."

The only way to do such a project is through partnering with government to lower costs, he said.

According to Greeneisen, architects, designers, artists, interior designers, engineers, software developers and other single-person businesses might be attracted buy space where they can do business on one floor and live upstairs. As a first-floor business expands, the design would allow an owner to sell to another small-business owner or move the business out and convert all floors to residential living space, Terra officials said.

Greeneisen said his firm is likely to use local subcontractors for construction that could begin in early 2007, if designs and a development-incentive package can be settled in the next few months.

Martha Aills, special-projects coordinator in the city's community-development department, said Kalamazoo officials visited Terra projects in Walled Lake, Howell and Ferndale and received positive feedback there.

While Kalamazoo officials said five or six firms expressed initial interest in undertaking the riverfront project, Terra Land Group was the only one to respond to the city's request for qualifications.

FIND NEWSPAPER ARTICLES

Select Newspaper: Pick One

Select Category: Any Category

Select Time Frame: Today

AND Enter

Keywords:

(Example: governor, capitol)



The Best Local Classifieds: [Jobs](#) | [Autos](#) | [Real Estate](#) | [Place An Ad](#)

Special Home Delivery Offers!



[Ann Arbor News](#) | [Bay City Times](#) | [Flint Journal](#)
[Grand Rapids Press](#) | [Jackson Citizen Patriot](#) | [Kalamazoo Gazette](#)
[Muskegon Chronicle](#) | [Saginaw News](#)

[About Us](#) | [Help/Feedback](#) | [Advertise With Us](#)

Use of this site constitutes acceptance of our [User Agreement](#). Please read our [Privacy Policy](#).

©2006 [MLive.com](#). All Rights Reserved.

