



CROSTOWN PARKWAY
**report back &
initial planning**

Conceptual/Schematic Design

Meeting 1 - Kickoff **Completed June 22, 2023**

- A quick connect to set up the process for success
- Identify Lead Team Members (leaders / managers of each workgroup impacted)
- Identify specific details of engaging the various workgroups - set expectations
- Clarify schedule
- Contract

Meeting 2: Discovery Workshop - **Completed August 3, 2023**

- Meet with the Lead Team for an interactive session of exploration
- Fun activities to help you explore your ideas and define the project goals and vision
- Intersect will present workplace concepts to help you think beyond what you know today
- Discuss the overall program and flow: public, private, relationships
- Visual preference survey to establish the character of design and types of spaces desired
- We will do a brief review of the building to identify significant deviations from the existing floor plans you have provided. We assume that a complete building survey is not required.

Workgroup Programming - **Completed Sept, 2023**

- Intersect will meet with each workgroup separately. The goal is to discover what is unique about the needs and work style of each group. These will be sessions with key members of each of the workgroup (30 mins each +/-). We have assumed meeting time with the following groups:

- | | |
|--------------------------|---|
| • Planning | • KDPS |
| • Building Trades | • Rep for Community Gathering space use |
| • Housing | • Rep for Record Retention Storage |
| • Economic Development | |
| • Administration | |
| • Information Technology | |

Meeting 3 - Report Back + Initial Planning **TODAY**

- Review the goals, vision and visual character preference results
- Review the program of spaces and adjacency / experience diagram
- Initial planning diagrams: 2-3 test fit plans of how the spaces might be reconfigured

Meeting 4: Final Concept Direction - **To be scheduled**

- Single conceptual floor plan diagram - verify the direction achieves the general goals
- Visual Character design direction of finishes and elements. This will set the design character and guide the budgeting of finishes and features
- Discuss budget process and components

Meeting 5: Final Package + Budgeting - **To be scheduled**

- Present total cost budget. This will be a magnitude of cost budget based on the conceptual plan. We will also help you budget for all potential project cost items in order to set a total project budget target.



Project Goals and Considerations

Initial Project Goals

- Additional office space and training center for KDPS
- Relocate the entire CPED and IT departments
- Community gathering space for 100 people
- Record retention storage

Developed Project Goals

- Better organize the workplace layout and calibrate to required tasks
- Enhance connection / teamwork within workgroups
- Enhance connection between City and Community
- Create more + better places for collaboration
- Utilize branding to reinforce the story



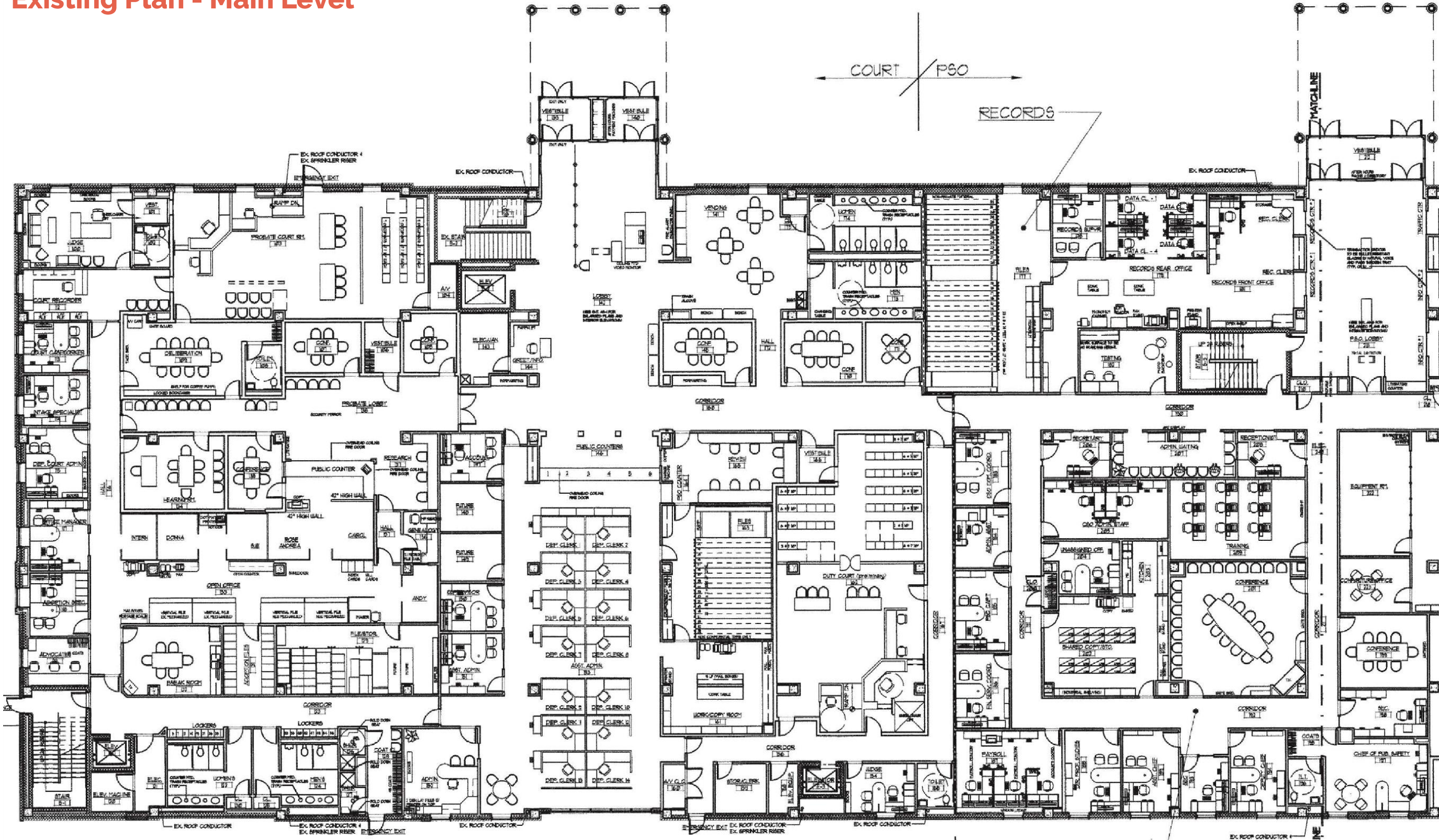
Existing Site Plan



N Existing Site Plan
NTS

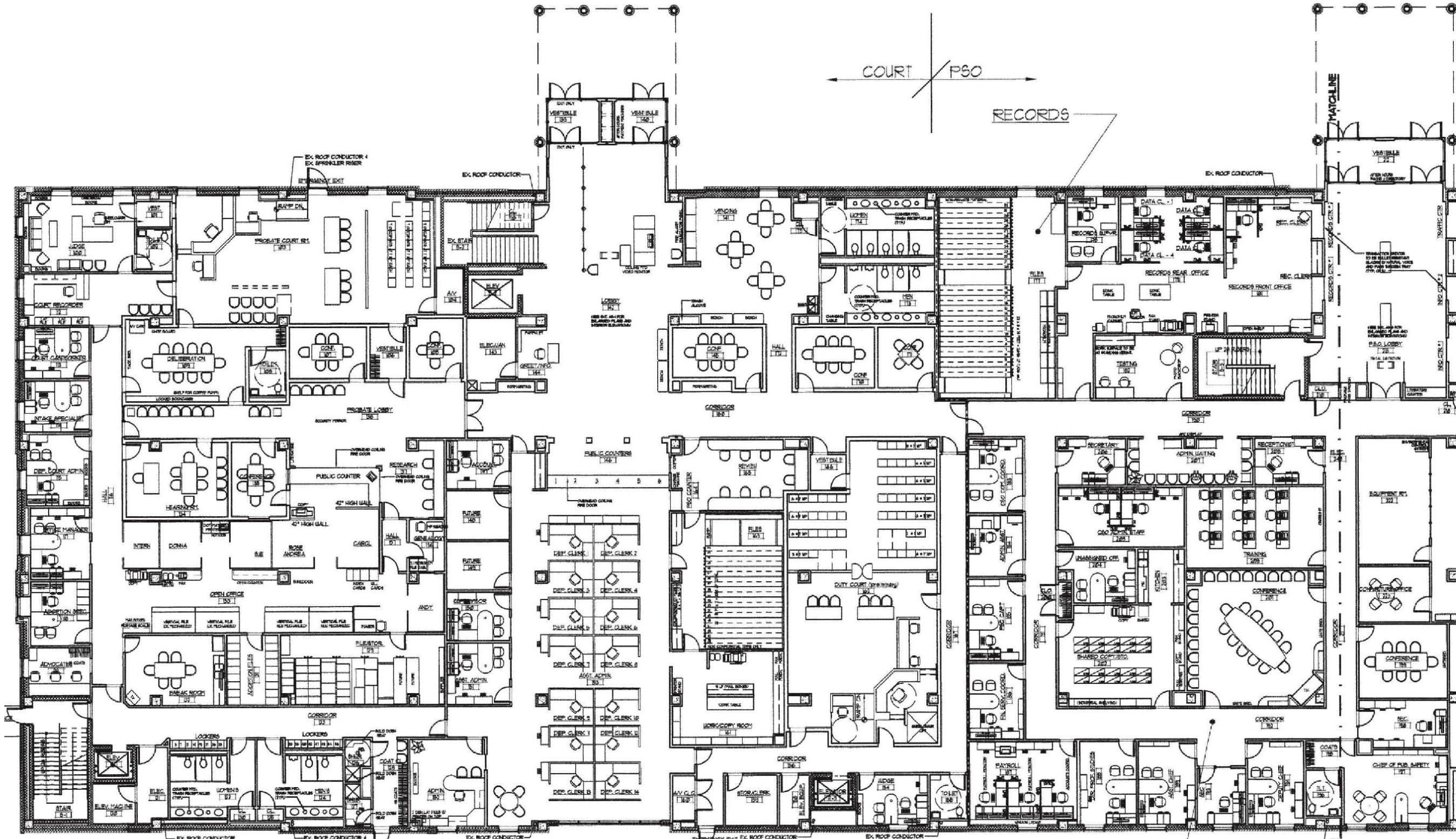


Existing Plan - Main Level



Existing Main Level Plan
Scale: NTS

Existing Plan - Second Level



Existing Second Level Plan
Scale: NTS



WORKING TOGETHER
to define culture



Culture + Values

Organizational Statement

"We are an organization committed to public service, with a "can do" attitude to make Kalamazoo a livable and sustainable community for all citizens.

We strive to create a work environment driven by **enthusiasm**, where **innovation** and **risk-taking** are encouraged and rewarded.

We respect the diversity of our co-workers, **recognize change as an opportunity**, and value **teamwork**, **honesty** and **integrity**.

We celebrate and learn from our successes and failures, and use those lessons to guide us in our work to make Kalamazoo the best city possible."

**Source: City of Kalamazoo's LinkedIn Profile*

Culture

- Can do attitude!
- Everyone has a part to play
- "GO TEAM" mentality
- Individual gears working together
- Patience
- Maintain standards + zoning - portray with love
- Ideation over implementation
- Bending over backwards for others
- Reliant
- Family
- Inclusive
- Intentional

Comments about how currenet facility inhibits culture:

- Striving to be more collaborative, but the facility encourages "silos"
- Feels unsettled: not a permanent home, not tailored to needs
- Puzzle - not everyone sees the whole picture (we want to embrace the subcultures within departments)

Culture Cards



Workshop Results

Items in red were stated more than once

Keep

Workgroups/
Departments being
together

Windows / natural light

Private workspaces

Osmotic communication

Small collaborative spaces

Strategy Room
(large screen / private)

Toss

Lack of public meeting
space

Insufficient break area

Unnecesarily large priave
offic size / too small of
workspace size

Unnecesarily large &
outdated furniture (desks)

Isolation between
workgroups

Bland, monochromatic
color

Unsupportive technology

Lack of space for All-Team
meetings

Create

Welcoming entry for
employees and public

Supportive break /
wellness spaces

Small collaborative
spaces

Shared fitness area w/
showers

Supportive storage space

Secondary walk-up space
at the front desk

Hoteling areas

Warm, brighter colors

Versatile/Ergonomic
furniture

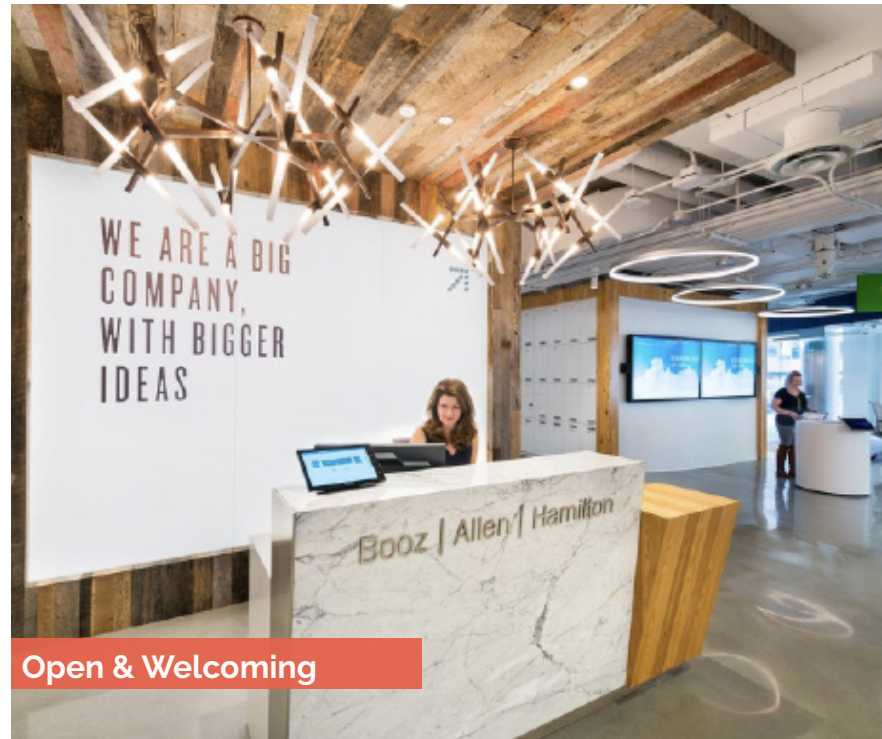
Identification of divisions
using color, logos, etc.

KDPS training facility

Dedicated VR training
space for KDPS



Visual Preference Survey Results:



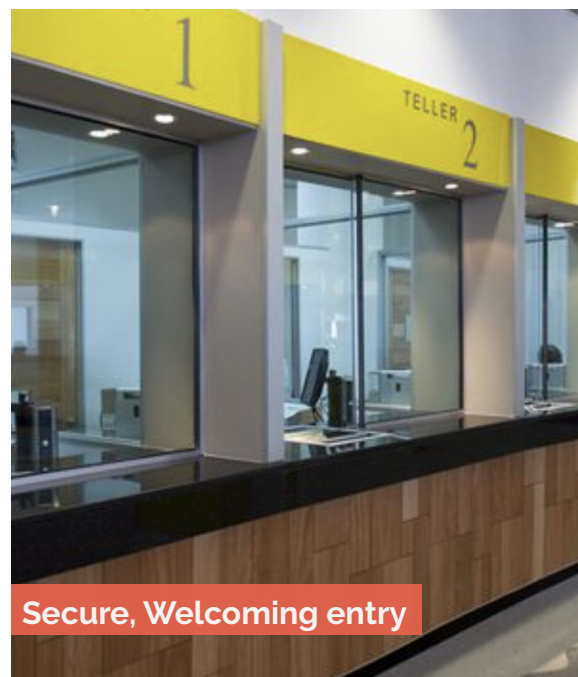
Open & Welcoming



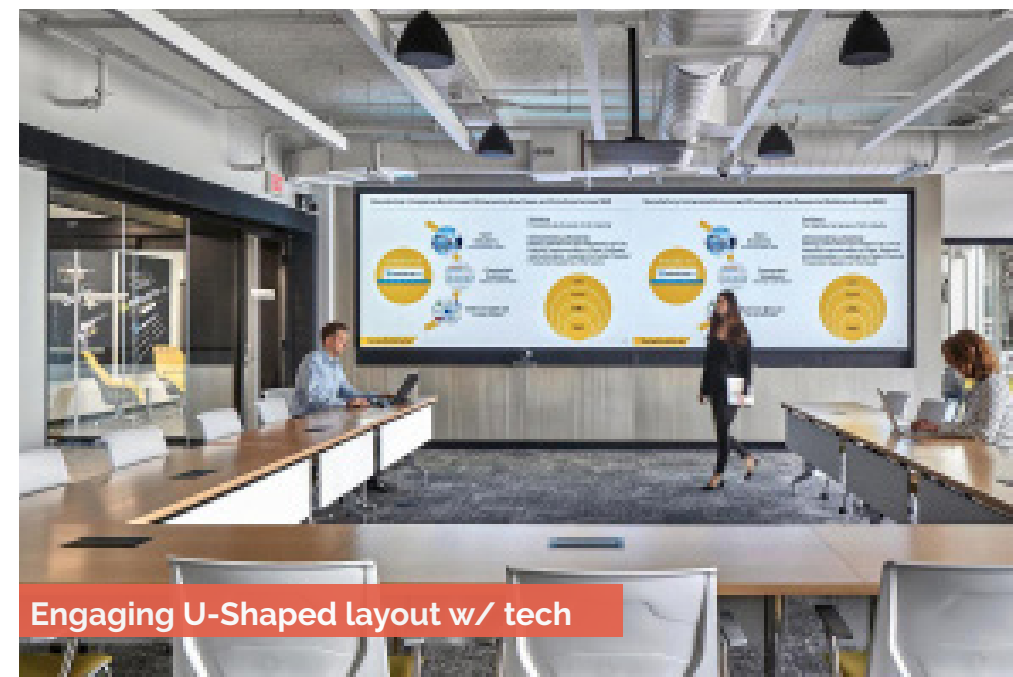
Wood, Variety of workzones



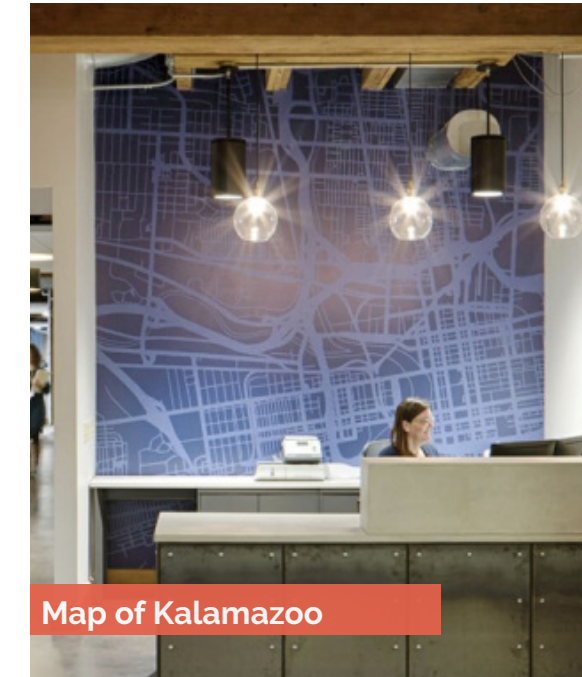
Natural light & glass



Secure, Welcoming entry



Engaging U-Shaped layout w/ tech



Map of Kalamazoo



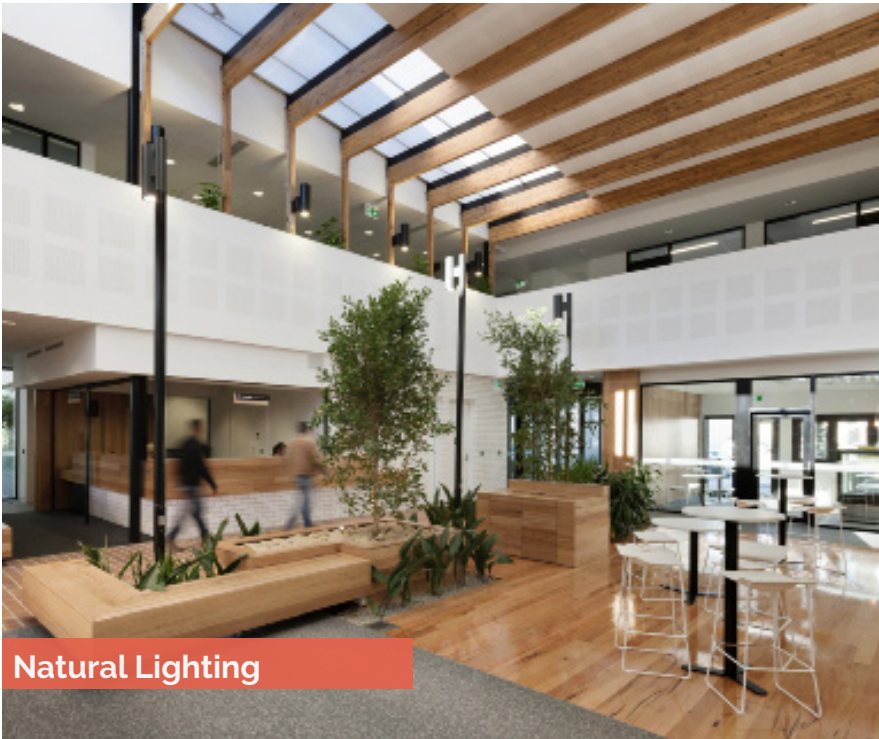
Tells a Story



Visual Preference Survey Results:



Light & Bright workcafe w/variety of zones



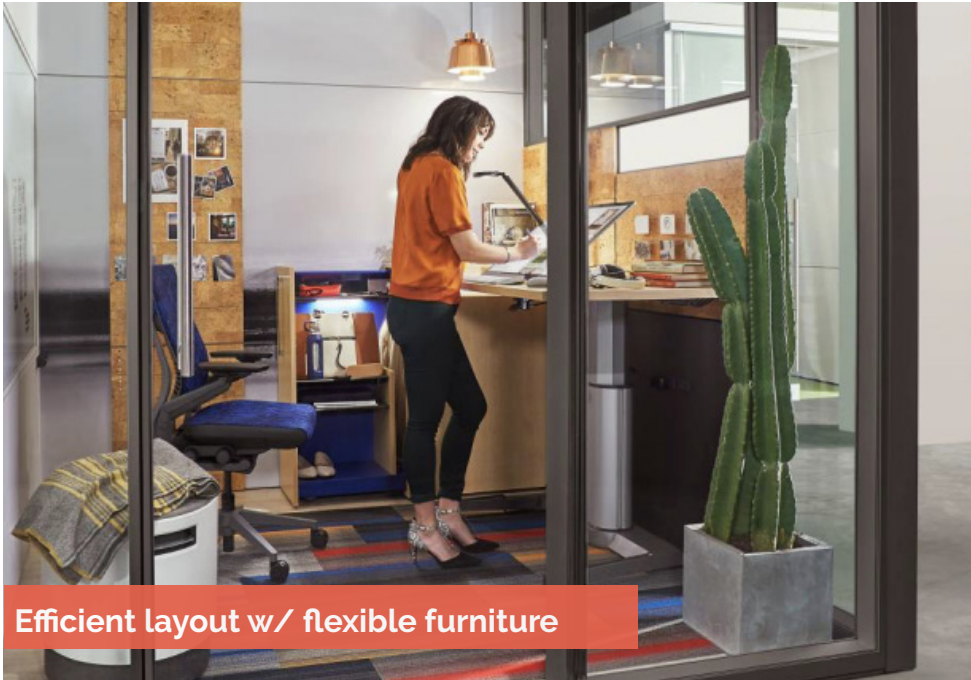
Natural Lighting



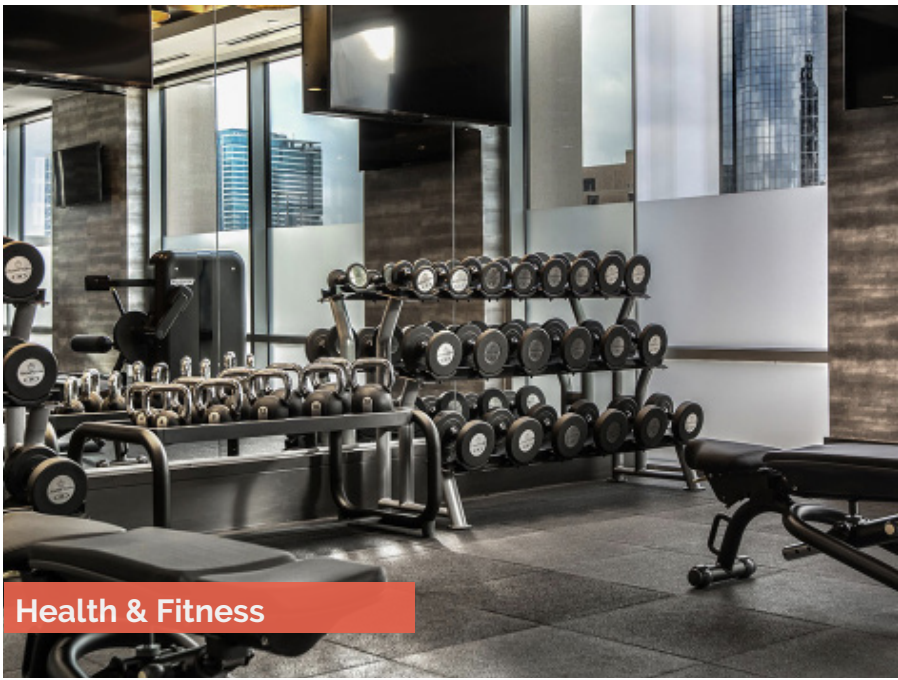
Open huddle areas



Multi Use spaces w/ large whiteboards

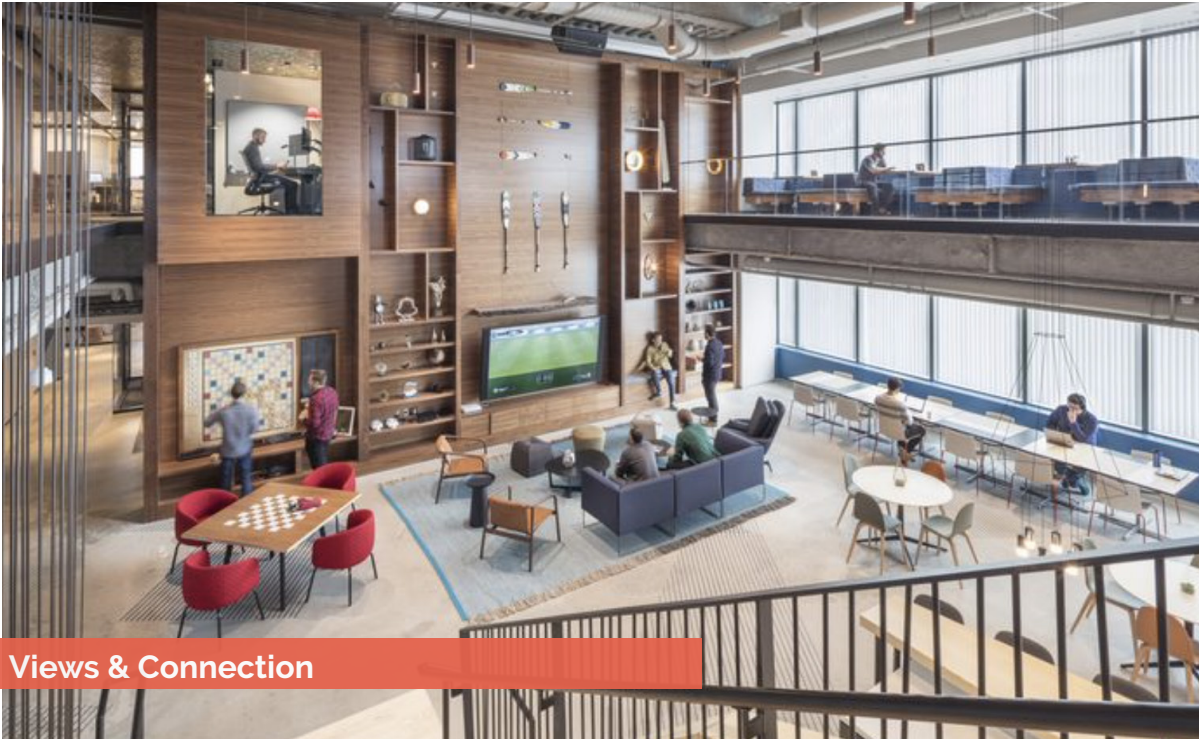


Efficient layout w/ flexible furniture



Health & Fitness

Visual Preference Survey Results: Honorable Mentions



Views & Connection



Place for volunteers



Visual Connection between spaces



Glass, wood, non-formal connecting



Flex wall



Connected

WORKGROUP PROGRAMMING
survey highlights



Survey Result Highlights

100%

would use a **comfortable outdoor space** to recharge & **healthy food options**

75%

feel very connected to immediate workgroup

37%

are on **video calls** at least 2 times a day

- **Access to technology**
- **Secure access between public and private areas**
- **Access to natural light**

were the highest rate of importance impacting effectiveness and happiness

“Everyone has a part to play”

75% of participants voted this as being a key part of the City of Kalamazoo work culture.

100%

feel the one thing they would like to keep about current workplace is **individual offices** for those who require them

100%

would like dedicated **storage space** for a variety of needs

87%

would like a **welcoming entry** for public and a larger more functional lobby and flexible / various sized meeting rooms

87%

collaborate with other staff via dialog/ discussion: active listening

collaborate with staff often multiple times and day

these interactions take place in a variety of ways:

- impromptu at workstations
- casual lounge seating
- more formal meeting space



Maximize the benefit of the building as a resource
to departments and the community with consideration of the
present and future.

**Help the team do their best work in
supporting the public.**

Staff, Public & Community Organizations
will be drawn to the facility as it will encourage them to feel
happy, healthy & connected.



Workshop Results

Programming - Places Needed

AREA	COUNT	TOTAL	ROOM NAME	EXISTING	Remarks / Description / Features	PERFORMANCE GOAL	NEEDS		
							QTY	SF	TOTAL
Entry			Private Entrance	Existing	Reception / Waiting for staff, general public, and partners, clear directional signage, brand integration, announce place, branding, lobby	50	1	50	50
			Subtotal						
Welcome			Waiting / Check-in	Existing	Reception desk, behind glass, no access, self-guided, overhead signage / branding, waiting for a employee	305	1	305	305
			Subtotal						305
Plaza			Large Meeting Space	Existing	Large open space, adjacent to reception and lobby, conference room, large and meeting table with coffee table, no tables	1,000	1	1,000	1,000
			Subtotal						1,000
Connect			Medium Conference Room	Existing	Large open space, adjacent to reception and lobby, conference room, large and meeting table with coffee table, no tables	1,200	1	1,200	1,200
			Subtotal						1,200
Recharge			Workshop / Training Facility	Existing	Large open space, adjacent to reception and lobby, conference room, large and meeting table with coffee table, no tables	5,700	1	5,700	5,700
			Subtotal						5,700
Business Operations	6	0	6	Director	Private office	Private office	100	1	100
				Subtotal					
Finance + Records	2	0	2	Finance Officer	Private office	Private office	100	1	100
				Subtotal					
Economic Development	10	1	11	Community Development	Private office	Private office	100	1	100
				Subtotal					
Code Compliance	6	0	6	Code Compliance Inspector	Private office	Private office	100	1	100
				Subtotal					
Housing	4	1	5	Housing	Private office	Private office	100	1	100
				Subtotal					
Building Trades	10	0	10	Building Trades	Private office	Private office	100	1	100
				Subtotal					
Planning	11	0	11	Planning	Private office	Private office	100	1	100
				Subtotal					
Information Technology	13	2	15	Information Technology	Private office	Private office	100	1	100
				Subtotal					
Support				Support	Private office	Private office	100	1	100
				Subtotal					
Subtotal - Programmed Area							13,220		
30% Circulation							3,665		
Estimated Total Area							17,186		

Workshop Results

Deep Earth (Core Issues)

- Flood plane:
 - Election accessibility
- Not Downtown / walkability:
 - Limited food options, not as walkable as downtown offices
 - Driving back to city hall and finding parking



Workshop Results

Blue Sky Thinking

- **Community landmark**
 - Inspiring, accessible + welcoming, “curb appeal”
 - Leading the expectation for future developments - green, energy efficient, “walk the walk”, biophilic
- **Pride:** Proud to work at the Crosstown facility and support the public effectively
 - People would thank us for the work that we are doing
- **One entry point:** for all departments (including KDPS) and community

Project Goals and Considerations

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Developed Project Goals

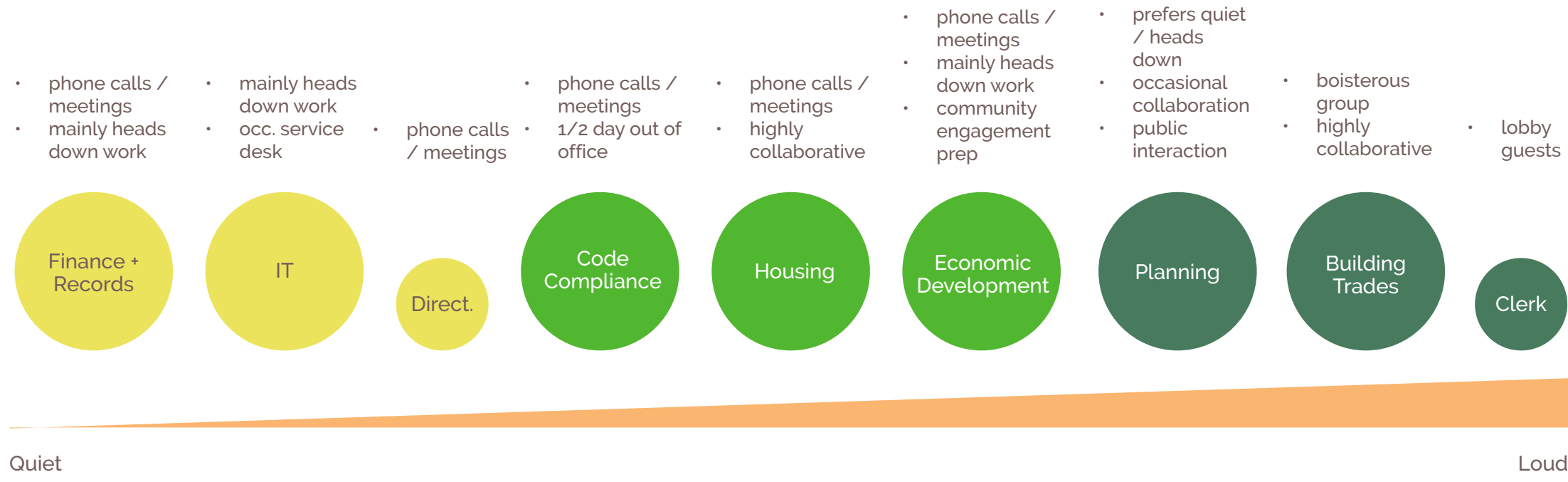
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Considerations

- Balance efficiency + hospitality
- Leading / changing the landscape for future developments
 - Green / energy efficient
 - “walk the walk”
 - Biophilic
- Consider the taxpayers mentality
 - ie: pride in working here, but fields complaints regarding tax paying dollars, etc.

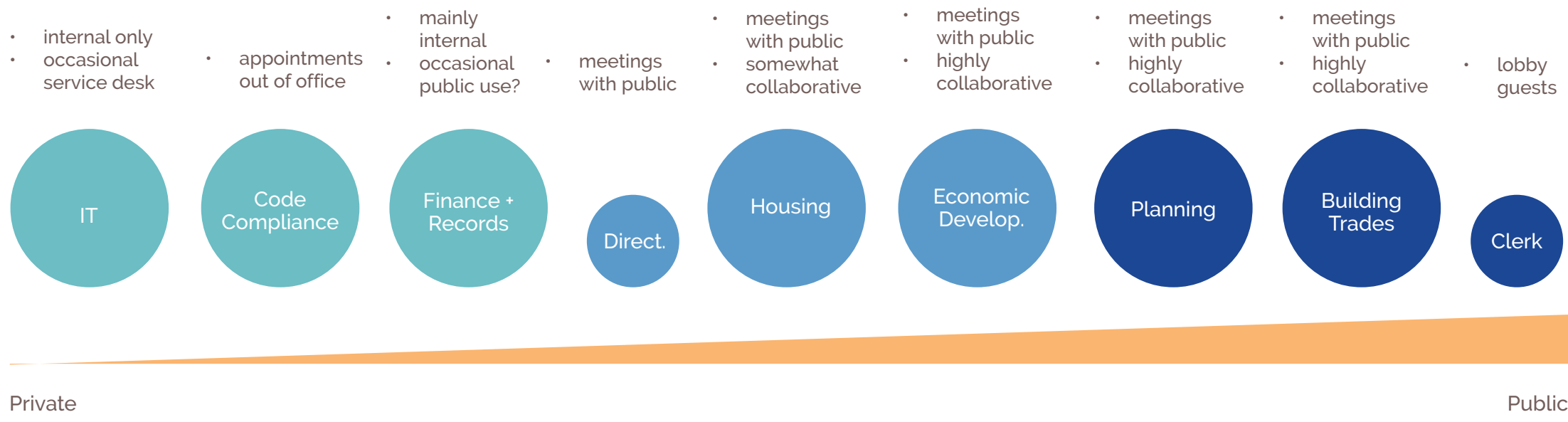


Analytics



Quiet

Loud

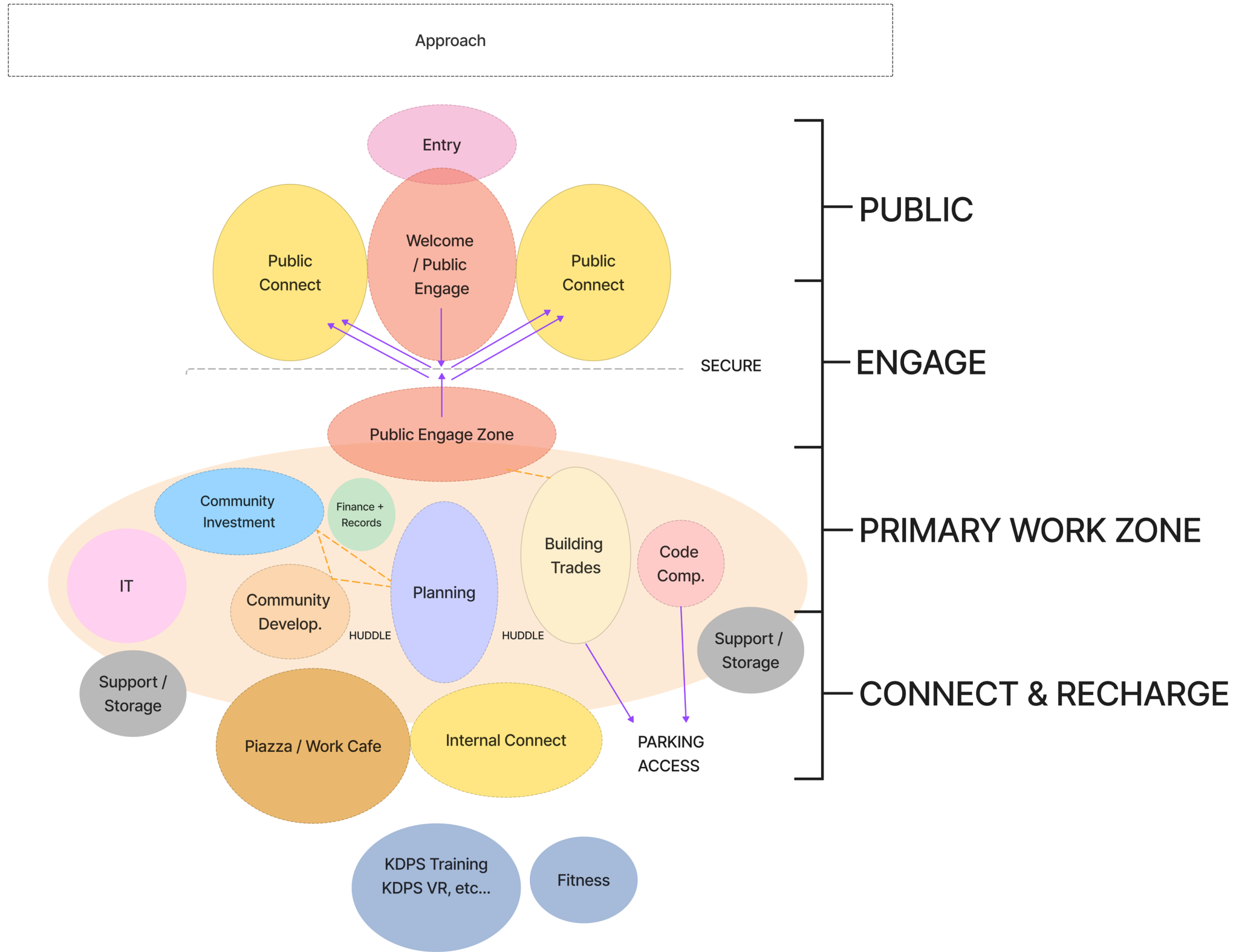


Private

Public



Adjacency Diagram



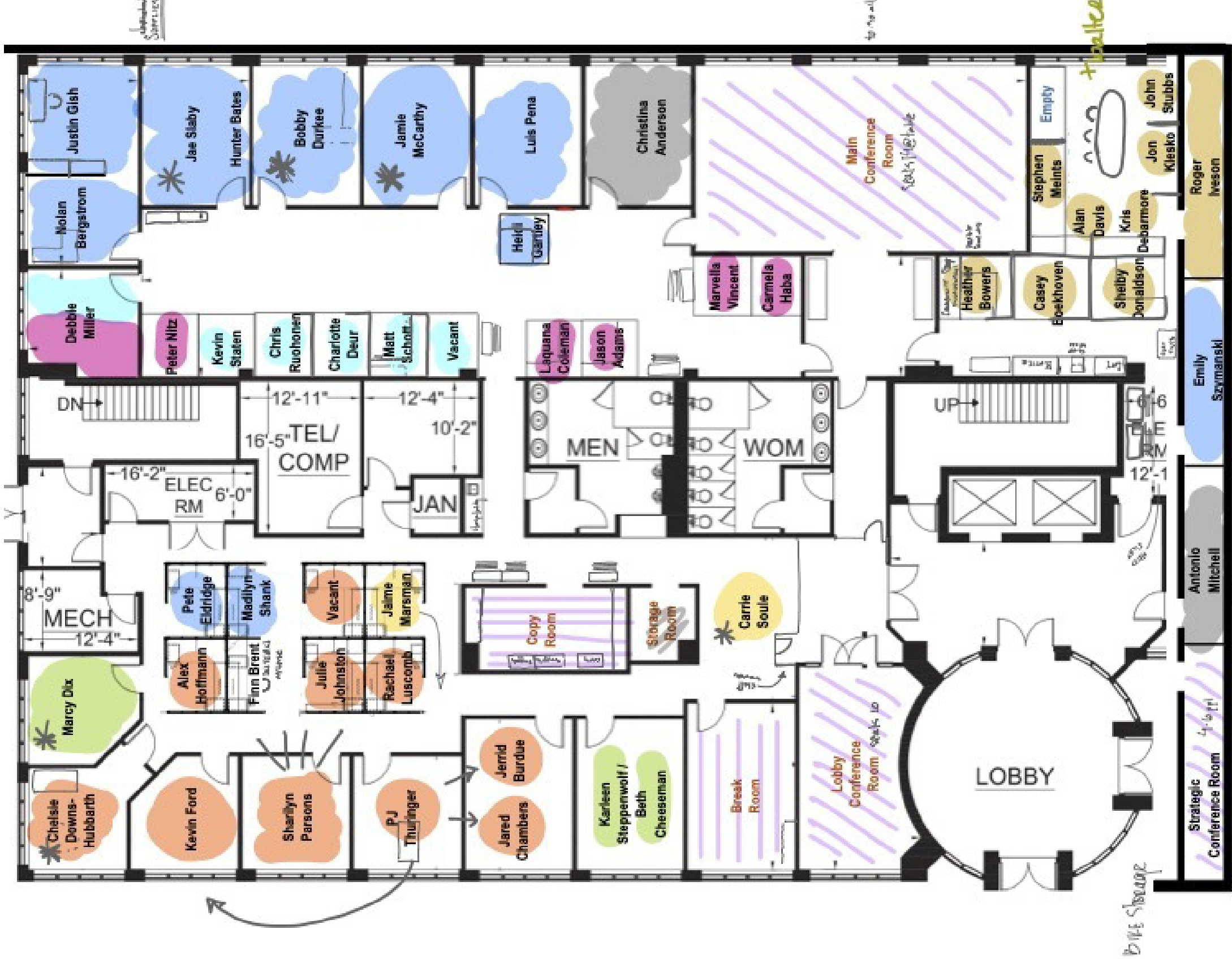
NOTES

Color Key

- Circulation
- Connect
- Public Zone
- Recharge
- Support/Storage

- Indirect Adjacency
- Direct Adjacency

Existing Floor Plan



Existing Site Plan

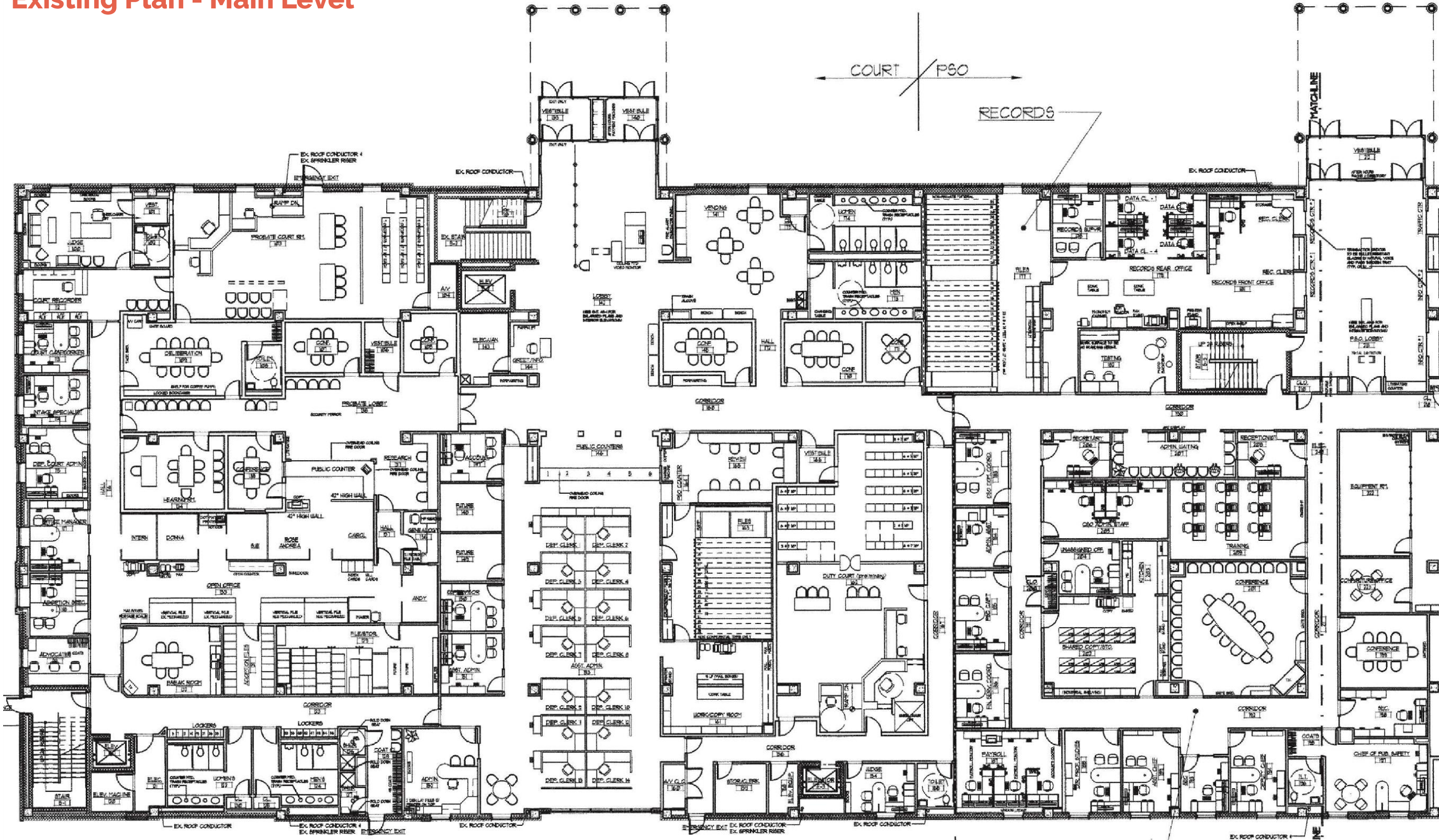


Existing Site Plan
NTS

Landmark

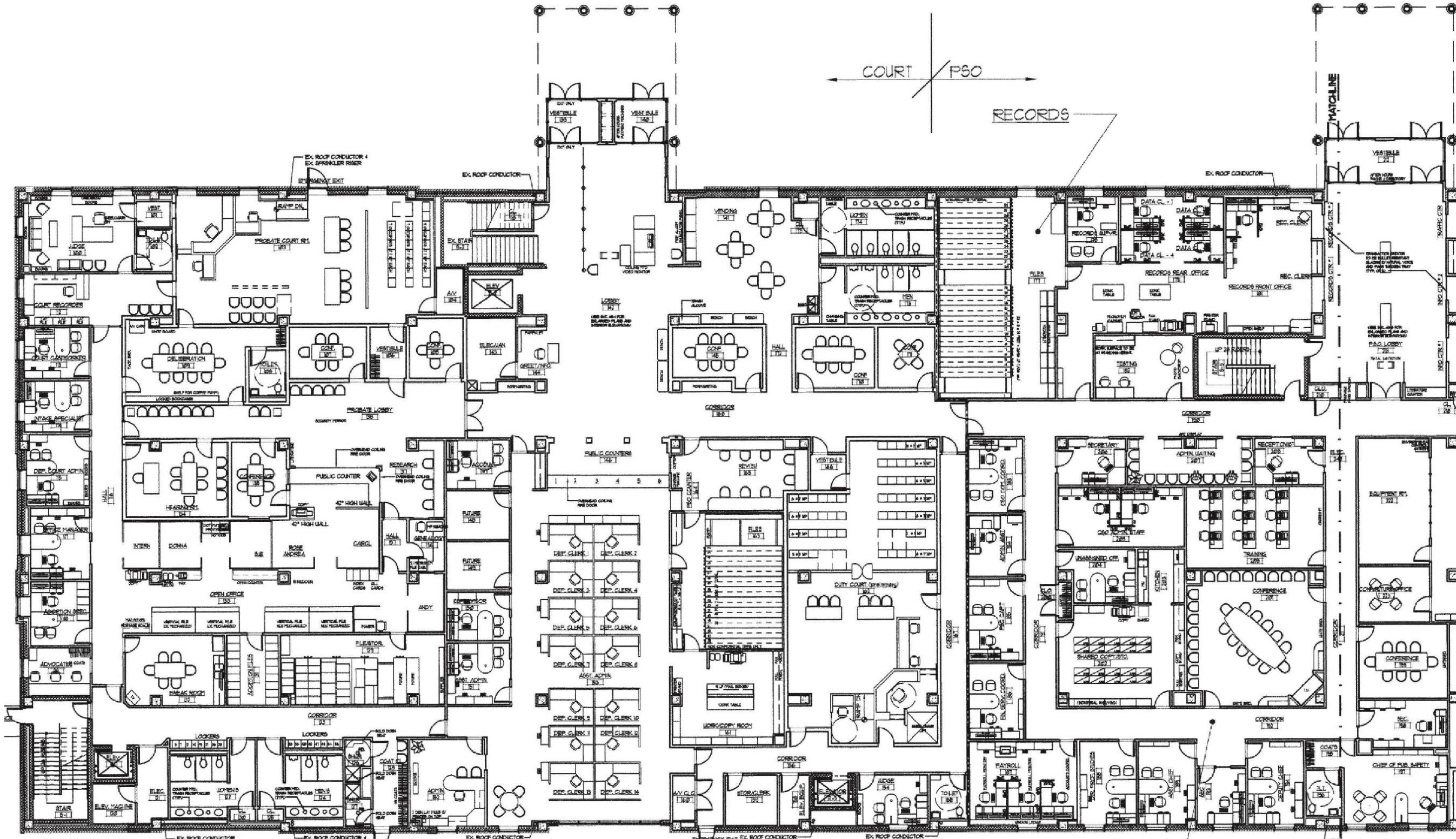


Existing Plan - Main Level



Existing Main Level Plan
Scale: NTS

Existing Plan - Second Level



Existing Second Level Plan
Scale: NTS

CONCEPT 1

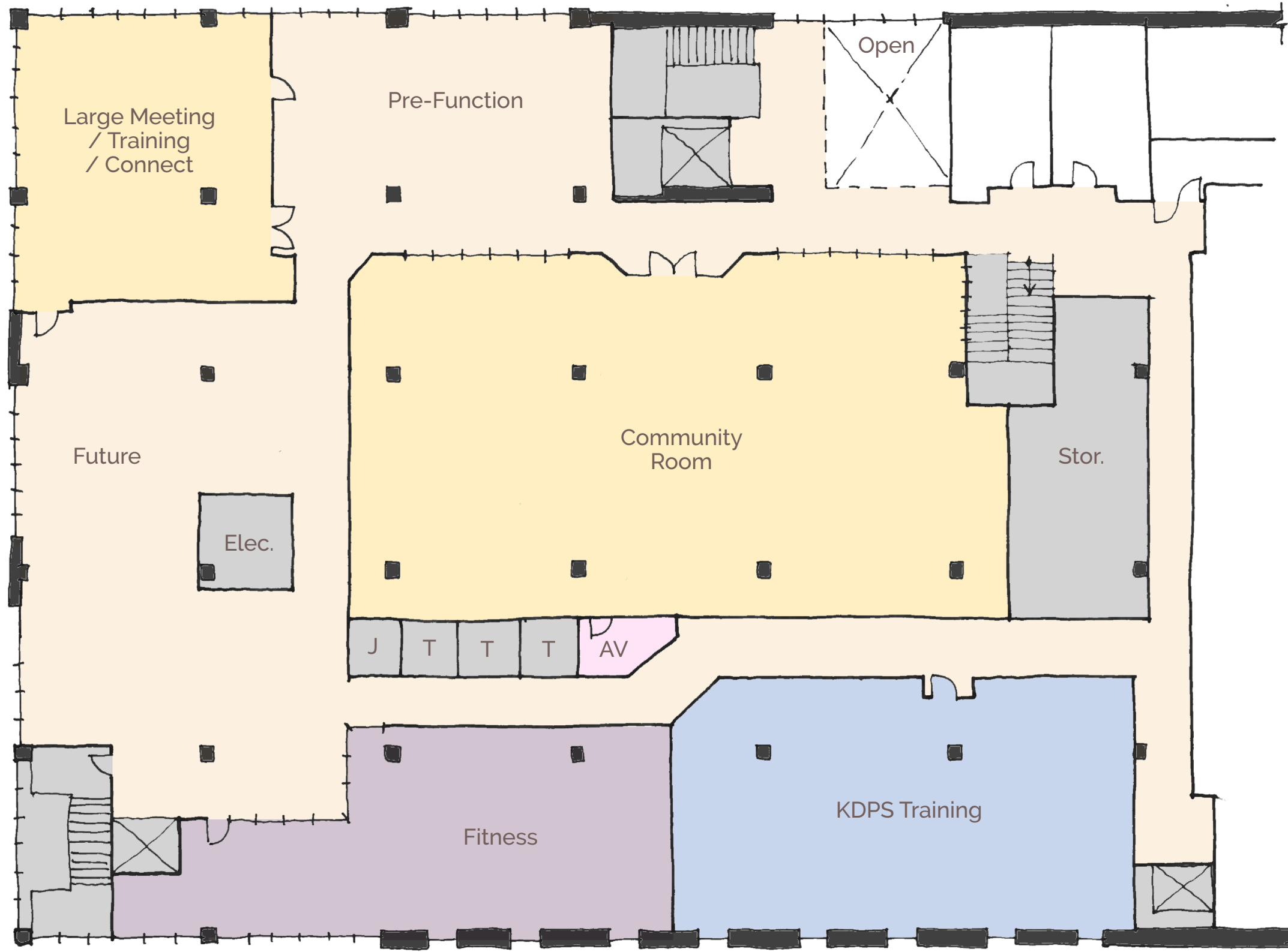


Color Key

- Public Access
- Piazza
- Connect
- Focus
- Recharge
- Director
- Clerk / Cashier
- Finance / Records
- Community / Econ. Dev.
- Code Compliance
- Comm. Dev. / Housing
- Building Trades
- Planning
- IT
- KDPS
- Support


Main Level Plan
Scale: 1/16" = 1'-0"

SECOND LEVEL CONCEPT



Color Key

- Public Access
- Piazza
- Connect
- Focus
- Recharge
- Director
- Clerk / Cashier
- Finance / Records
- Community / Econ. Dev.
- Code Compliance
- Comm. Dev. / Housing
- Building Trades
- Planning
- IT
- KDPS
- Support

 **Second Level Plan**
Scale: 1/16" = 1'-0"

CONCEPT 2



- Color Key**
- Public Access
 - Piazza
 - Connect
 - Focus
 - Recharge
 - Director
 - Clerk / Cashier
 - Finance / Records
 - Community / Econ. Dev.
 - Code Compliance
 - Comm. Dev. / Housing
 - Building Trades
 - Planning
 - IT
 - KDPS
 - Support

Main Level Plan
Scale: 1/16" = 1'-0"

CONCEPT 3



intersect

City of Kalamazoo

Welcome to your project website. Here we will
document where we are in the timeline, share any

WELCOME TO YOUR
project website

intersect-studio.com/kalamazoo-crosstown

Next Steps

intersect-studio.com/kalamazoo-crosstown

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- Review the goals, vision and visual character preference results
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- Initial planning diagrams: 2-3 test fit plans of how the spaces might be reconfigured

Meeting 4: Final Concept Direction - **Week of Jan 15**

- Single conceptual floor plan diagram - verify the direction achieves the general goals
- Visual Character design direction of finishes and elements. This will set the design character and guide the budgeting of finishes and features
- Discuss budget process and components

Meeting 5: Final Package + Budgeting - **Week of Jan 29**

- Present total cost budget. This will be a magnitude of cost budget based on the conceptual plan. We will also help you budget for all potential project cost items in order to set a total project budget target.





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