

Arcadia Neighborhood Position on West Side Plan - January 18, 2005

Purpose

To protect residential character of Arcadia Neighborhood and ensure that long-term value in the West Side plan is sustained.

Main Points

- Do not recommend a Drake-Kendall connector road.
- Reduce the maximum allowed new units on WMU Foundation parcels from 616 units to 430 units. Maintain the overall density on Parcel J (AYSO fields, just west of the existing single-family plat) at no more than 174 units (low-density).
- Explicitly designate at least 40 acres constituting the northern half of Parcel C as "Open Space" in the Comprehensive Plan, with text references to this area's unique ecological, educational and recreational value, sufficient to justify such a protective designation.

Rationale

The Planning Commission rejected the connector road recommendation on Jan 6, 2005 on the basis of resident arguments about instability of ensuing development, incomplete traffic justification, safety, wellhead protection, and impact on adjacent single-family development.

Our current land use plan specifies that the 208 acres of undeveloped land (Parcels A-D), the AYSO fields, and the Arboretum Apartments shall not exceed overall low-density use. The proposed revision recommends that 110 acres or 53% of the remaining acreage be designated for increased uses (commercial, high-density, and medium-density residential). The remaining 47% is recommended for a mixture of low-density residential and open space. This is not an overall low-density plan. It will accentuate traffic problems on our existing roads. It will drive permanent residents and families away from neighborhoods that we seek to protect and work against our regional plan to move population and commerce downtown.

The City has proposed a maximum unit allotment of 1030 units for the WMU Foundation parcels based upon the current Zone 8 definition of the 178 acres (5.8 units/acre) (see table). We agree that this allotment must be reduced by the number of units already built (-240) on the WMU properties. However, we believe that City staff have significantly underestimated the equivalent impact of 30 acres of new proposed commercial development. City staff suggest reducing the overall allotment by -174 units (low-density equivalent). We believe that the allotment should be reduced by -360 units (medium-density equivalent) because commercial use has significantly greater impact (traffic, parking, noise, light, litter, etc.) than low-density residential.

Acres	Density	Total Units (City)	Total Units (ANA)
178	Overall allotment (5.8 units/acre)	1030	1030
-20	Arboretum Apartments (already built)	-240	-240
-30	Commercial (Parcel D)	-174	-360
128	Remaining units allowed	616	430

Likewise, unit density allotment on the 30-acre AYSO soccer complex property should be capped at 174 units (5.8 units/acre) to maintain overall low-density impact. It should not be changed to overall medium-density use as is recommended in the West Side Study draft plan.

To protect the existing single-family neighborhood in Arcadia, we must have attractive, high-value development on the nearest parcels. Reducing the excessive density will help. We also must explicitly preserve the best portions of Parcel C as continuous open space. The proposed revision does not indicate which portion of Parcel C should be preserved.

For transportation purposes, the Arcadia Neighborhood Association would support street connection of new high-value homes to the existing single-family plat in Arcadia, but not to a new Drake or Kendall outlet.



WMU Foundation parcels highlighted blue. City density proposals shown in yellow. Arcadia Neighborhood density and open space proposals shown in red. Proposed commercial parcel should be drawn larger so that it is equal in size to the adjacent residential and soccer field parcels (30 acres each).