

Meeting Notes
Arcadia Neighborhood Board and City of Kalamazoo
Re: West Side Plan
March 25, 2004
10:00 AM

In attendance: Lisa Godfrey, Bob Totten, Dale Krieger, Tom Thornburg, Doug Williams, Hans Engelke, Alma Dietz, Shahid Abbas, Frank Szopo, Andrea Augustine, Jeff Chamberlain

- I. Justification of connector road and impact
 - a. The basic question is how to justify a connector road to a very opposed neighborhood
 - b. They would like any and all HNTB justification for the connector road
 - c. There is a traffic study out there, but it does not address what the ANA is looking for
 - d. ANA is requesting a formal traffic study of the connector road
 - e. KATS plan has been updated within the last year to account for the actual development
 - f. City staff states that the crux of the problem is traffic flow east and west, via West Michigan Avenue, Stadium Drive and West Main
 - g. There are also public safety concerns, especially regarding the east connection of a proposed road
 - h. What is WMU's stand on this issue?

? City of Kalamazoo will disseminate any and all information from HNTB regarding traffic counts and computer modeling
? The concept of an official traffic study will be put to the Advisory Board at the meeting on 3/30/04.
- II. Clarification of the east end of the connector road
 - a. The issue is that the map in the draft plan does not reflect the settlement reached during the Arboretum PUD lawsuit.

? The maps will be changed to show the eastern connection of the connector road as it is shown in the settlement, going across the southern boundary of the city's wellfield.
? There will also be a small text amendment to the plan detailing the location of an eastern connection in the plan
? Frank Szopo will send documentation to Andrea, who will then forward it to Doug, regarding the analysis of wellhead protection with regards to street construction
- III. Development Plan/Alternative from ANA
 - a. ANA proposes single family residences connected only to the neighborhood infrastructure, and not to any connector road

- b. ANA questions the quality of the current plan
- c. Neighborhood opinion on the intra-neighborhood loop road (proposed by the ANA four years ago) was divided in the ANA survey last May. Resolution of the details of single-family home connections will require more information and dialog.

? The ANA alternative will be put before the Advisory Board on 3/30/04

IV. Consideration of previous overdevelopment in calculations

- a. The ANA would like the Arboretum apartments and any other higher density developments noted on the plan, especially where they are incongruous with densities permitted by zoning

? The City of Kalamazoo will look from 1998 on, as far as build-out, to accurately reflect the density that exists, not just zoning

? The current statistics will be put before the Advisory Board and they will be asked if a revision will be appropriate on the map and in density calculations

V. Economic feasibility of single-family development

- a. City of Kalamazoo doesn't tend to do market analyses during planning level studies
- b. ANA is concerned about the feasibility of their neighborhood if it is encircled by student housing
- c. ANA feels that any housing connected to an E-W connector road will inherently become student housing
- d. The ultimate goal is to get WMU to the table to discuss land use issues

? ANA requests that economics be applied as a tool when the Advisory Board is considering the connector road and alternative development plan issues listed above.