

December 14, 2004

Mr. Pat DiGiovanni, City Manager  
City of Kalamazoo  
241 West South Street  
Kalamazoo, Michigan 49007-4796

Dear Mr. DiGiovanni:

Final approval of the Kalamazoo West Side Study (WSS) land use plan by the Planning Commission is scheduled for consideration on January 6, 2005. The Arcadia Neighborhood Association supports most of the draft plan but has consistently and firmly opposed two key features throughout the study process. These are (1) increased density allowance for undeveloped properties in the land use plan and (2) recommendation of a Drake to Kendall parkway in the transportation plan.

At the WSS advisory board meeting on March 30, 2004, we proposed resolutions to address our concerns (**see attachment #1**). The resolutions were debated but no vote was permitted on either in spite of our call for a question. At the final WSS advisory board meeting on May 25, 2004, City staff recommended formation of a small task group to resolve density issues. City staff decided that our proposed alternative to the parkway plan could not be given further consideration and suggested that we “agree to disagree.” On August 26, 2004, we reached an agreement on overall plan density in a small group discussion with City staff and WMU representatives. However, we have recently withdrawn our support for this agreement due to our remaining frustration with the unbalanced presentation of the parkway proposal in the draft plan. For us, the issues of density and Parcel C development are necessarily interdependent. Our strategy is straightforward. Before we will compromise on increased land use density, our alternative development plan must be given proportional consideration in the new land use plan. Simultaneous and earnest deliberation of both issues is the fairest path forward.

Our specific efforts and remaining problems with the current draft plan and process are detailed in the attached statement and presentation to the Planning Commission on Dec 2, 2004 (**see attachment #2**). Our arguments are summarized as follows.

- There is insufficient explanation of the traffic impact of the controversial parkway. The public safety justification for this parkway does not consider optional City contemplation for a new fire station on or near Drake Road.
- There is no description of the City’s current land use plan for the undeveloped West Side parcels and, hence, no explanation of proposed increases in overall density or removal of specified open space configuration. Page 1 in the WSS draft explains that the new plan was

needed specifically to address over development and congestion issues. It is patently illogical for this plan to expand the limits for new development density.

- Arcadia Neighborhood Association's alternative development proposal for Parcel C has been offered repeatedly since March 2003 (**see attachment #3**) but has been excluded from the proposed WSS draft. Our last request to include a description of our alternative proposal was made to planning office staff by phone on Nov 24, 2004. We were told that it would be inappropriate to show our alternative development plan in the WSS draft.
- There is no indication of our vigorous and persistent opposition in the descriptions of the draft plan process and survey on pp. 3-4, 24. Our Web site is the only readily accessible record of our study and work to reshape this plan (see [www.kalamazoomi.com/arcadia](http://www.kalamazoomi.com/arcadia)).

We have attached the current West Side land use map from 1981 with subsequent developments highlighted (**see attachment #4**). The citywide 1998 revision of the comprehensive land use plan affirmed overall low-density development for the undeveloped parcels. We have summarized the events that led to the retention of the 1981 land use map (**see attachment #5**). It is a curious history but it consistently expresses the City's intent to maintain overall low-density development for the undeveloped parcels.

We have summarized the new development density allowed for the WMU and AYSO parcels in the current WSS draft plan (**see attachment #6**). We request that any new plan for this property would remain within the overall low-density limit (5.0 units/acre) as is intended by our 1981/1998 land use plan. We also ask that the new plan retain specific instructions for the configuration of the open space on Parcel C as is shown in the 1981/1998 land use plan. However, if Arcadia Neighborhood's alternative for Parcel C development were incorporated into the new plan, we could endorse modest increases in overall development density on the western-most parcels. We will begin to develop more specific targets for discussion if other parties express sufficient interest. We would need about one month to prepare for this.

Respectfully yours,  
The Arcadia Neighborhood Association Board

Doug Williams  
Ruth Krueger  
Frank Kovach  
David Bruininks  
Robert Totten  
Alma Dietz  
Hans Engelke  
Jamie Whitmore  
William Fritsch

*Development Density*

Proposed to the West Side Study Advisory Board  
by the Arcadia Neighborhood Association

March 30, 2004

Motion: We resolve that the overall development density for the 212 acres of Arboretum property (including the WMU Arboretum apartments) and soccer fields should not exceed the overall development density intended in our current land use plan from 1998.

*(Note that the proper acreage is 208 after subtraction of the small parcel south of the City's well field on Kendall Ave. This parcel was deeded to the City under the terms of a previous legal settlement. – Doug Williams, 12-6-04)*

Argument: The 1998 comprehensive land use plan for the City of Kalamazoo designated the undeveloped 182-acre property and the 30-acre AYSO soccer fields in Arcadia Neighborhood for single-family, low-density residential development. The zoning ordinance of the City of Kalamazoo limits single-family, low-density residential development to a density of 5.8 units per acre. Hence, the envisioned residential development for this property in the current land use plan is 1230 units. *(Note: Although our current zoning definition of low density allows 5.8 units/acre, the our land use plan definition for low-density is 5 or fewer units/acre. – Doug Williams, 12-6-04).*

Since 2001, Western Michigan University has constructed the 240-unit Arboretum apartment complex on 20 acres of the previously undeveloped land in Arcadia. WMU officials have claimed that the university, as a state-owned entity, is not bound by zoning ordinance density limits.

Increasing development density is the major stress factor on the west side of Kalamazoo. Therefore, we believe that it is unfair and unwise to develop a land use plan that exceeds the development density expressed in the 1998 plan. Therefore, additional units that have been permitted in the Arboretum complex in 2001 should be accounted for in any land use update for our neighborhood. According to our figures above, the new update plan should specify future development that would not exceed 1230 – 240 or 990 additional residential units on the remaining 192 acres of undeveloped property.

The land use specifications in the proposed draft plan would allow up to about 1130 additional residential units.

*Alternative Development for Parcel C*

Proposed to the West Side Study Advisory Board  
by the Arcadia Neighborhood Association

March 30, 2004

Motion: We resolve to equally and objectively consider the alternative land use and development proposal put forth by the Arcadia Neighborhood Association for the property labeled as parcel C in the Oct, 2003 version of the West Side Area Plan. For the purpose of our deliberation, we further resolve to obtain objective comparisons of vehicular traffic flows and economic benefits that would result in either development plan.

Argument: Residents of Arcadia Neighborhood have strongly and consistently opposed the proposal of a Drake to campus connector road on the north edge of their neighborhood. They have argued that the proposed configuration of this road with additional development on parcel C will encircle their neighborhood and further destabilize family and owner-occupancy. The obvious benefits of the current plan for developers, WMU, and commuters need to be balanced with more convincing demonstration of benefit to long-term residents.



Arcadia Neighborhood Association  
December 2, 2004

To: Kalamazoo City Planning Commission (this written statement provided to commissioners at the hearing)  
From: Doug Williams, President, Arcadia Neighborhood Association

Re: West Side Study (WSS) Proposal

In June 2003, the Arcadia Neighborhood Association had formally expressed support for all but two components of the new West Side study. We explained then that we remained opposed to (1) the development density allowances and (2) the Drake-Kendall connector road proposed for the undeveloped WMU Foundation parcels. Additional discussions with City Staff and the WSS Advisory board took place over the course of many months. On June 7, 2004, the Arcadia Neighborhood Association prepared for the Kalamazoo City Commission a summary of the 1998 land use plan for Arcadia and repeated our concern about the density of new development proposed in the WSS. In August, 2004, City staff and WMU Foundation met with us and agreed to uphold the overall density limitations recommended for the Arboretum parcels in the 1998 land use plan.

However, much uncertainty remains about the eventual development that will take place on Parcel C. Student-dominated housing surrounds Arcadia Neighborhood on all sides except for the WMU Foundation parcels. Residents remain wary of the potential to create another boundary such as that along W. Michigan Avenue if the proposed Drake-Kendall connector road is constructed. The justification for the proposed road in the West Side Study draft is vague and highly subjective. Several key aspects of the proposed road remain uncertain. These include the size of the road and the likelihood of new proposed connections to Emajeau and to WMU. Surveys conducted by the WSS consultants (Oct 2002) and by Arcadia Neighborhood Association (May 2003) found that residents were strongly opposed to the connector road proposal.

City staff have indicated to us that a traffic impact analysis is usually required before approval of a road such as the proposed Drake-Kendall connector. On October 22, 2004, they offered to revise the WSS draft to specify this requirement and that the analysis will compare the effect of no east-west connection. We are grateful for this clarification, but do not believe that it is adequate. The West Side study update will serve as an operational guide to the Planning Commission for future land development decisions. We believe that controversial components such as the Drake-Kendall connector road should not be proposed at all without careful and critical justification. We ask for removal of the connector road proposal from the transportation plan until a detailed and comparative justification has been done.

Statement to Planning Commission (Dec 2, 2004)  
Doug Williams, President  
Arcadia Neighborhood Association

(First, I asked and was allowed by Chair McGeorge to speak for an extended time of 10 minutes to speak on behalf of the eleven board members of the Arcadia Neighborhood Association. Then I asked the Planning Commissioners if they were adequately informed of the proposed plan for development on Parcel C. They indicated as a group that they were. Then I asked if they were aware of the Arcadia Neighborhood Association alternative proposal for development of this property. None indicated that they were aware. I thanked the Commissioners for their patience with my questions.)

My comments:

Two years ago, our neighborhood was invited to participate in a study to revise the land use plan for West Kalamazoo. The study was in response to “haphazard development and serious infrastructure and traffic problems.” JJR Consultants surveyed community priorities in Oct, 2002. The results of this survey indicated the predominance of these issues:

1. Protect single family homes by providing more on-campus student housing (preferred over off-campus housing by a 9:1 margin).
2. (Here, I have combined the consultants top 2<sup>nd</sup> and 3<sup>rd</sup> issues, because for Arcadia Neighborhood, transportation and Michigan Avenue are the same issue.) Improve safety and traffic control on W. Michigan Avenue by increased use of “transit services” (i.e. buses, commuter lots) and improved access for bicycles and pedestrians and (lastly) road widening.
3. Retain open space in undeveloped Arboretum parcels (top preference for 80% of respondents). Provision of “through access” (recognized as a language for a connector road) was ranked as the least favorite preference (80% of respondents).

On January 2, 2003, JJR presented its draft plan in response to these priorities.

1. Encouraged WMU to work with local officials and neighborhoods to plan for changes in demand for student housing, but recommendation for new on-campus housing did not fall within the scope of this project. The consultants also explained that single-family code enforcement was outside the scope of this study.
2. Developed an attractive and somewhat feasible plan to widen W. Michigan Avenue with improved access for pedestrians and bicyclists. Included entry/exit changes in Knollwood and recommendations for a new commuter lot and WMU imposed restrictions on parking passes for students living within 1.5 miles of campus. The W. Michigan Avenue widening project is already underway.
3. Recommended 40 acres of publicly-accessible open space and construction of a 2 or 4 lane parkway from Drake to Kendall!!

We were surprised Many of us were aware of the City’s persistent desire for this roadway, but we had no idea how it could be presented as a response to our concerns. Was this a joke? City Planner Jeff Chamberlain stated to us that some residents told him that they liked the idea of a new road.

What did we do about this?

1. We sought for reasoning that led to the recommendation for a connector road. The consultants 10-15% traffic reduction estimate was justified as a professional judgment “based upon existing

travel patterns and turning movement percentages of PM peak hour traffic on Michigan Avenue.” However, they have been unable to provide an explanation of their formulas or models for this opinion because no such formulas or models were employed. They have been unwilling or unable to say how their estimate would be affected by significant design uncertainties such as number of lanes, attachment to Emajean, or construction of a new campus entry at the Kendall/Solon/Howard intersection. Adding to our lack of faith in this professional opinion was the incomplete and erroneous calculation of the traffic impact of future development on the Arboretum parcels. New residential development was estimated to add 19,000 vehicle trips per day, but this figure has been removed from the plan because the traffic consultants considered construction of over 2000 new residential units (July, 2003). To this date, we do not have a decent estimate of how many vehicle trips will be generated by the proposed new residential development on the WMU Foundation parcels. Don’t we need this before we can talk about recommendations for a new road?

2. On March 6, 2003, between the 3<sup>rd</sup> and 4<sup>th</sup> WSS workshops, the Arcadia Neighborhood Association provided its alternative plan for development of the Arboretum parcels to the Planning Commission. We feel that this is the only development plan that adds value to the existing single-family neighborhood in Arcadia. This is the plan that I asked you about at the beginning of my statement tonight. I recognize that some of you were not serving on the Planning Commission in March 2003, but it is disturbing to learn that in spite of all of our effort, you remain unaware of our proposal. I have given a single copy of that proposal to the clerk tonight for those of you who may yet need one.
3. In May, 2003, we conducted a postcard survey of over 400 neighborhood households and confirmed 5:1 preference of our neighborhood proposal over the City proposal for a parkway. Survey response was about 50%. Detailed summary of the survey results and comments are on our Web site.
4. On June 3, 2003, Arcadia Neighborhood Association board members attended the final WSS workshop and registered our objections to the parkway proposal. The draft plan indicates that public comment was recorded. I hope that you have had an opportunity to review that commentary. It is not summarized in the WSS draft.
5. Before the last workshop we began looking very hard at the draft plan for adherence to our current land use plan, which we felt had been suspiciously neglected in the WSS review process. This was somewhat difficult to do because the plan was not yet available in text form and clarifications were frequently necessary. At the final workshop, it became clear to us that no one had stopped to calculate the potential development density allowed by the new draft. Mr. Chamberlain appeared surprised by the question of whether this new plan would result in increased development density. Most of us were embarrassed that we hadn’t asked earlier and were dismayed that density had not been a central concern in the WSS process. Why would anyone propose an increase in allowed new development density when all of the major problems motivating the study were caused by rapid development growth?

After several rounds of discussion and repeating our position, we approached the City Commission in June 2004 with our summary of the tortured history of our current land use plan. You have a copy of that summary in your hands tonight. Over the summer months, City staff worked with us and with WMU representatives to reduce the density proposed in the WSS draft. This was our most productive period of dialog. At this time, the WSS plan is close to but does not fully conform with the density

limits imposed by the 1981/1998 plan. Our calculations indicate that the overall density allowance in the new plan is almost 50% higher than it should be.

In the last few months, our association has agreed to compromise to some degree on this issue for the sake of give and take on the ultimate plan for Parcel C and the connector road. Unfortunately, there has been no give to us. The traffic plan prominently recommends a parkway, the configuration of the open space on Parcel C remains uncertain, and there is no indication in the plan that other, more popular development ideas for that parcel are proposed. Hence, we plan to tighten the screws a little more. We will seek:

- a. Full compliance of the new plan with the 1998 land use plan definition for low density at 5.0 units per acre.
- b. Counting of new commercial acreage as equivalent to low density residential development (5.0 units per acre) *(Note: we have raised this to 12 units/acre after further consideration of consultants estimation of commercial acreage traffic impacts, p. 29, WSS final draft plan – Doug Williams, 12-4-04).*
- c. Counting of the AYSO fields in the overall density calculation (medium density at 9.0 units per acre). *(Note: this should be 12 units/acre to be in agreement with the limit allowed in the land use plan definition of medium density, p. 12, WSS final draft plan – Doug Williams, 12-4-04).*

We believe that we are entitled to each of these corrections on the basis of our current land use plan.

We have also asked the City Planning office to seek comment on the WSS draft from the City Water Quality Division, the Environmental Concerns Committee, and the Fire Marshall. We specifically ask for consideration of a new fire station on or near the KL to Main Street segment of Drake Road.

You will hear different arguments from many residents as we proceed through the final public hearing. Density, single-family home stability, open space, and traffic are serious concerns. We sincerely appreciate that the City and WMU are addressing traffic problems for which they are largely responsible. That is how it should be. But let's also remember that this plan needs to not just sustain, but enhance the value of single-family Arcadia if we are to protect it. In this process, we have asked for no more open space than the current land use plan legally provides. This is not about grabbing land from the WMU Foundation, but about preserving a place where families will want to live.

We ask for your patience, your commitment, and your deliberation as we engage in the debate to produce a plan that we can all live with. Thank you for your attention and for the extra time granted for this statement.

To: Members of the City Planning Commission, City of Kalamazoo  
Jeff Chamberlain, Director, Planning Dept, City of Kalamazoo

From: Members of the Arcadia Neighborhood Association.

Date: March 6, 2003

The undersigned members of the Arcadia Neighborhood Association had the privilege of meeting with representatives of the administration of Western Michigan University on February 9, 2001. Appended to this letter is a copy of the proceedings of that meeting, containing suggestions made by the Neighborhood Association regarding the development of the Arboretum property. These suggestions represent the most current formal statement of the Association on this subject. They were, so far as we could tell, warmly received by the representatives from WMU, who were Drs. Elson Floyd, Robert Beam and Robert Miller.

Our reason for writing this current memo is that some of our suggestions seem to have been overlooked in the present proposals being put forth by the consultants who are formulating plans for the west side of the city, particularly those proposals for putting a road through the Arboretum property and building houses along that road. We wish to call your attention to these items and ask that they become part of the deliberations of the consultants and the City.

Putting a road through the Arboretum and building houses along that road will not enhance the neighborhood or benefit the area for the following reasons:

A road would create a physical barrier between the Arcadia Neighborhood and the open space to the north of it, making it difficult for residents—particularly children—to access the open space.

A road which connected with the multifamily development at the west edge of the property might well become a “speedway” for students living there, thus creating a serious traffic problem.

If single-family homes were to be developed along this road, they would not be integrated into the main portion of the Arcadia neighborhood and they would have little chance of becoming a community.

Our proposal presented in February, 2001 and described in the attached record, was to extend the Arcadia neighborhood into the Arboretum along the same lines which presently characterize the neighborhood. This would add more single-family homes to an already stable neighborhood. It would increase the tax base and maintain the quality of life which is now so valued in this city neighborhood. These homes, and those now in Arcadia, would be prime property, bordering as they do on the Arboretum, and being so conveniently located in the city.

There are many aspects of the consultants' plans which we find very positive. A new development off Drake such as one described by the consultants, would be a positive addition to the area, *if* it had egress only onto Drake Rd. It could house students or others and with a plaza of neighborhood shops, it would become an attractive urban style neighborhood. In addition, the plan for a tree-lined, boulevarded, traffic-efficient West Michigan Avenue would be an effective gateway into Western and into the city.

These three elements, extension of the Arcadia residential neighborhood, urban-style development on Drake Road with egress only onto Drake, and an expansion and beautification of West Michigan Avenue, would, we firmly believe, result in a workable plan for the West side which will benefit all the parties.

We commend Western, the City and the consultants for their hard work and creativity. We are, as always, anxious to work together toward solutions that will enhance the quality of life in this city. We hope you will consider these proposals, which are the outcome of diligent thought, work and discussion by our neighborhood.

cc: Robert Beam, Vice-President, Western Michigan University  
Robert Miller, Vice-President, Western Michigan University

Signed:

Bob Totten  
Tom Thornburg  
Hans Engelke  
Laurie Holmes  
Jacqueline Mallinson

## SUMMARY OF DELIBERATIONS

Western Michigan University Administrators  
and  
Representatives of the Arcadia Neighborhood Association Board

**Participants:**

WMU President Elson S. Floyd	Bob Totten
WMU Vice President Robert M. Beam	Hans Engelke
WMU Assoc. Vice President Robert G. Miller	Lauri Holmes
	Frank Kovach
	Jackie Mallinson
	Tom Thornberg

The following represents a summary of the understandings and reactions of the Arcadia Neighborhood representatives concerning the major points of discussion during the meeting on February 9, 2001 in President Floyd's conference room in Seibert Administration Building at Western Michigan University.

- ◆ President Floyd explained that the University is working on a Comprehensive Master Plan, and appreciates neighborhood input. He stated that the Master Plan will include plans for the property near the Arcadia Neighborhood, known as "The Arboretum." The University met with City of Kalamazoo officials on February 8, 2001, to discuss some of its tentative plans. In the future, they plan to hold "community forums" concerning the plan. At this point, Mr. Beam presented the plans as they now stand. Some of the plans for the property involve the following:

- The University plans to once again look at the last iteration of the revised PUD proposal for the Arboretum property. At the moment, a developer has not been selected, and "every developer will have his/her own special ideas."
- At the present time, the University does not intend to construct housing on the land designated a "Parcel F" on the attached map. This may be left as open space. If left as open space, it has not yet been determined whether the parcel will be owned by the city or by the WMU Foundation.

*It should be noted that the Arcadia Neighborhood representatives would not object to the construction of single-family homes on this parcel. The parcel has limited value as "open space," but single family homes would be adjacent to the present Arcadia neighborhood, and could serve as an extension of it.*

- Some commercial development is being considered for the northwestern edge of the property - the western portion of "Parcel A" along Drake Road. See map attached.

*It is the view of the Arcadia Neighborhood representatives that most neighbors would not oppose commercial development in this area, but we would like to be informed of the types of businesses to be constructed. Further, it would be helpful to us to know the plans for the entire PUD before we make judgments. We would appreciate having specific plans as they become available.*

- If the commercial development indicated above is constructed, it would eliminate the previously discussed high-density housing units on the eastern portion of Parcel A, as well as portions of Parcels B and C. However, it is possible that some townhouses may be constructed on these parcels. *We request that careful consideration be given to the placement of townhouses. In one of the earlier PUD plans, townhouses were planned for the ridges of the property, leaving the valleys as green spaces. But, care must be taken to insure that such green spaces do not become drainage areas that result from construction on higher lands. The high and low regions should be preserved in their natural state.*
- By returning to the last iteration of the PUD plans, that University would convey open space in Parcels B and C to the city, as agreed earlier.
- It is possible that Western Michigan University may work out an arrangement with AYSO in the next few years, whereby AYSO may use Western soccer facilities and Western may take ownership of the present AYSO property. In such case, Western has no intention of building student housing on that property.
- Western has considered the construction of an east-west road, running from Drake Road to Kendall Avenue. Western officials believe the City of Kalamazoo is strongly in favor of such a road. However, it was again pointed out that the exact location of such a road has not yet been determined. *Representatives of Arcadia Neighborhood Association oppose such a road, since it would destroy the ambience of the area known as the "Basswood Preserve," and would not appreciably relieve the traffic problem. It would also require major re-engineering of the Howard/Solon/Kendall intersection, as well as the Howard Street entrance to the campus.*

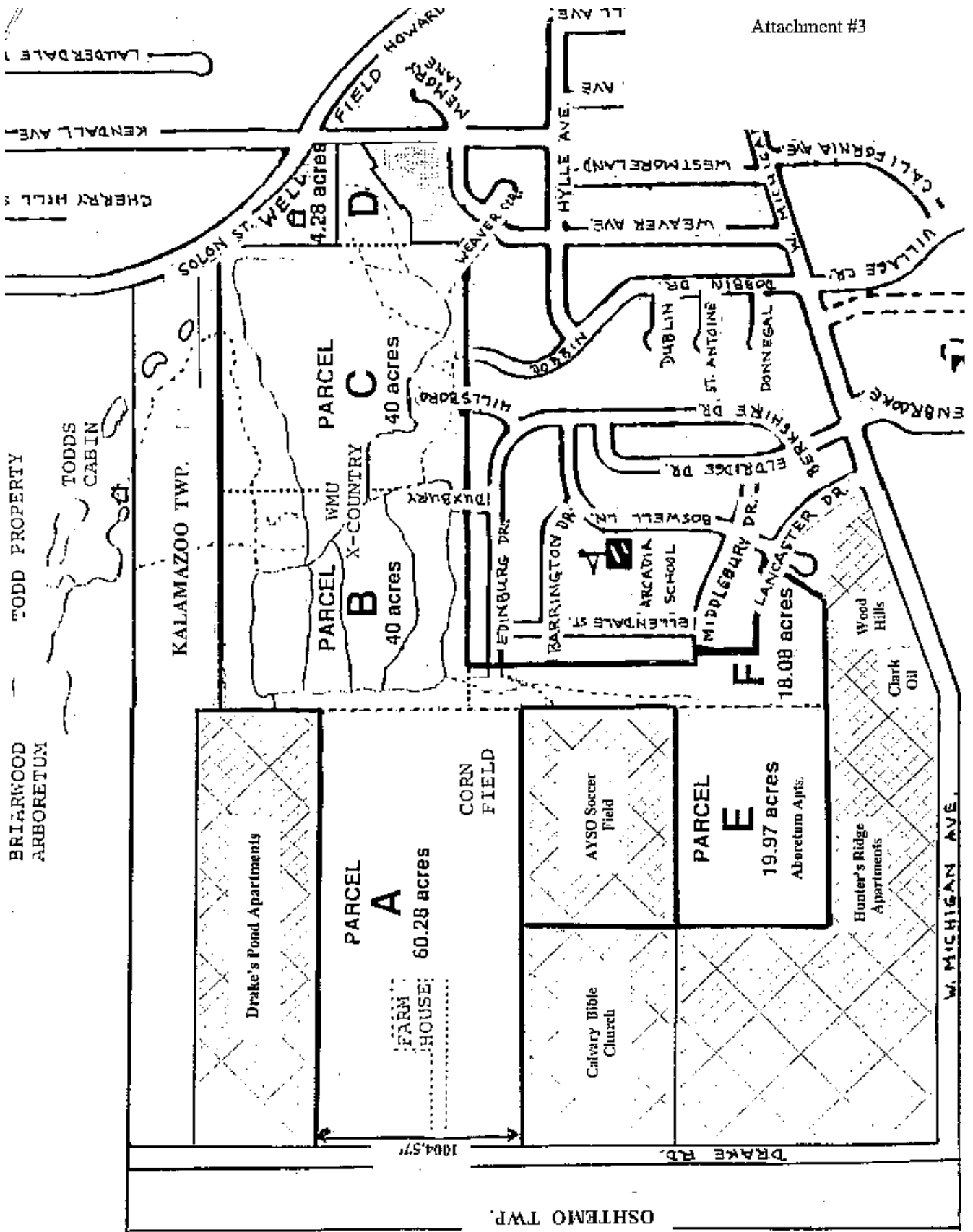
- The University presently is considering the construction of single-family homes along the southern boundaries of Parcels B and C. The Arcadia Neighborhood Association representatives expressed their agreement with this type of construction, and in fact suggested the possibility of “extending the neighborhood” to include such homes.  
*It is suggested that existing Arcadia neighborhood streets could be extended into The Arboretum. Such streets should be not be through streets, but rather loop like those that now exist in Arcadia. High-quality, single-family homes would be a welcome addition to the Arcadia Neighborhood. Such homes should be attractive to University-employed families and would strengthen the neighborhood by maintaining its owner-occupied character. It should be noted that of the 410 families now residing in the Arcadia Neighborhood, more than 90 include WMU retirees, or currently-employed faculty or staff members of the University. Note, also, that the Arcadia Neighborhood representatives have suggest the possibility of constructing a few single-family homes in Parcel F, in exchange for more open space in Parcels B and C.*
  
- ◆ All participants agreed that traffic is of major concern to the University, the city, and the Arcadia neighborhood. The following concepts were discussed with respect to traffic:
  - The University is preparing to conduct a traffic study on W. Michigan Avenue.
  - A traffic signal is to be installed, at University expense, at the intersection of Emajean and W. Michigan, where traffic from the new Arboretum Apartments will exit and enter W. Michigan Avenue.
  - The University does not intend to make the main campus “one large parking lot,” - thus providing even greater motivation for students to drive to campus. Rather, the University is committed to providing more green space on campus, as part of the new Master Plan.
  - The Arcadia Neighborhood representatives suggested that the University and the city consider widening and improving W. Michigan Avenue so that it could safely handle more traffic and also serve as an attractive west entrance to the campus. Such a possibility has been suggested to city officials, also.

- ◆ The problems of housing the growing student population at the University is intimately related to problems of neighborhood health and traffic congestion. With the continual increase in enrollment, plans must be made to house students. The following points were discussed with respect to student housing:
  - It is difficult for the University to consider constructing more dormitories on campus, since the funding of housing must be underwritten with bonds.
  - Current dormitories are old and do not meet the needs of present-day students.
  - Some consideration has been given to the development of student housing in the downtown area. However, it has been determined that students are not attracted to that section of the city. Additionally, when efforts have been made to develop housing in the downtown region, there was not sufficient parking space available to accommodate student automobiles.
  - It appears that because of the lifestyles of present-day students, more and more will be living in off-campus, privately-owned apartment complexes. Additionally, the vast majority of these students will be driving to and from the campus.  
*Once again, this emphasizes the need for cooperation between the University, city, and neighborhoods in dealing with plans for such complexes, as well as the resulting increase in traffic.*
  - The University is aware that many problems result when students live off campus. The Student Housing Task Force has been studying this situation. It has been suggested that many problems result from 1) lack of education of students concerning regulations, and 2) lack of enforcement of regulations. A handbook dealing with off-campus housing is being prepared for distribution to all students. It will stress four main points that students should know: a) be sure your landlord is a legally registered; b) know how much legal parking space is available at the rental; c) recognize that there is a zero-tolerance noise ordinance; d) be aware of the proper procedure for trash collection.
  - Because off-campus student housing complexes are located in many different legal jurisdictions – as the City of Kalamazoo, Kalamazoo Township, Oshtemo Township, and University property – policing is difficult. Often the wrong authority is called when a problem arises.

- Since the Arboretum Apartments are on University-owned property, that complex will not be policed by City of Kalamazoo Public Safety Officers. Western is considering hiring a private security firm to police the complex. WMU officers can be called in cases of serious emergency.

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As a final note, the representatives of the Arcadia Neighborhood Association Board were pleased with this meeting, and hope it marks the beginning of a period of cooperative planning among representatives of the University, the City of Kalamazoo, and the neighborhoods.



BRIARWOOD ARBORETUM

TODD PROPERTY  
TODD'S CABIN

KALAMAZOO TWP.

PARCEL B 40 acres  
X-COUNTRY

PARCEL C 40 acres  
WMU

PARCEL D 4.28 acres

PARCEL A 60.28 acres  
FARM HOUSE

CORN FIELD

Catvary Bible Church

AYSO Soccer Field

PARCEL E 19.97 acres  
Aboretum Apts.

Hunter's Ridge Apartments

Wood Hills  
Clark Oil

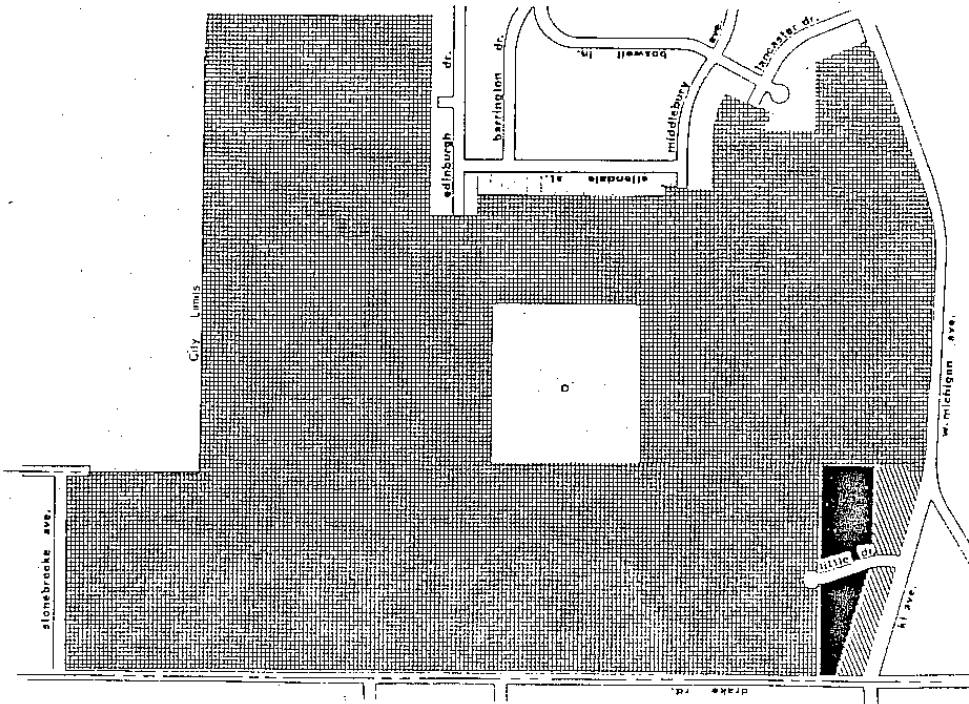
W. MICHIGAN AVE.

OSHTEMO TWP.

100457

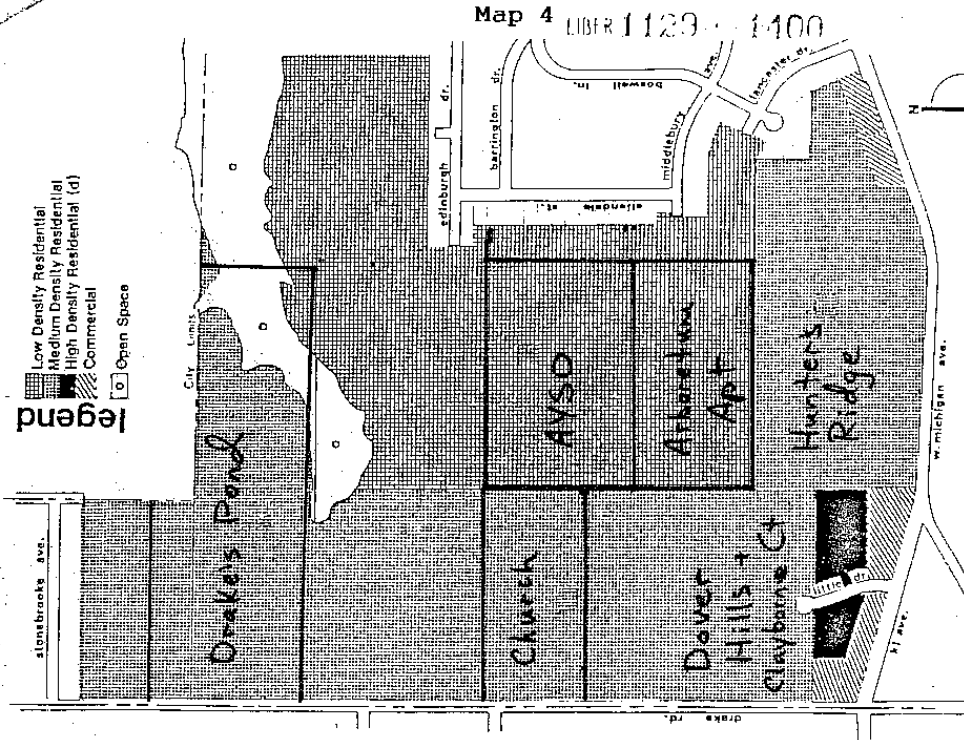
DRAKE RD.

AMENDMENT NO. 3  
TO THE 1977 COMPREHENSIVE PLAN  
(In the vicinity of Drake Rd. and W. Michigan Ave.)



current plan

ADOPTED April 2, 1981  
BY THE  
CITY PLANNING COMMISSION



proposed plan

*M. Lawrence* CHAIRMAN  
*Gay P. Neiback* SECRETARY



Arcadia Neighborhood Association  
June 7, 2004

To: The Kalamazoo City Commission  
From: Doug Williams, President, Arcadia Neighborhood Association

**“Should the...Arboretum (PUD)...not materialize...”**  
(The 1998 Kalamazoo Comprehensive Land Use Plan)

**Objective**

City staff has recently engaged representatives of the City Planning Commission, WMU, and the Arcadia Neighborhood in a special subcommittee to reconcile disagreement about new development density in the West Side Study land use draft plan. In preparation for these deliberations, the Arcadia Neighborhood Association asks the City Commission to remind and encourage the City Planner and Planning Commissioners to uphold their previous commitments to (1) unified planning, (2) overall low density development, and (3) preservation of valuable open space on this property.

**Citations from supporting documents**

*City Commission Minutes, July 27, 1998* (Review of the 1998 draft Comprehensive Plan)  
“City Planner Chamberlain made one final comment clarifying the map and the property known as the Arboretum PUD. He said the text now read if the Arboretum PUD did not materialize, then the property should be developed with offices and mixed uses along Drake Road, low-to-medium density within the interior and preservation of eighty acres of open space on the east side. The intent of the Capital Committee was if the Arboretum did not materialize, that the Planning Commission should go back and reexamine that piece of property. Therefore, there would be a recommendation to the Planning Commission to clarify the intent of the Steering Committee. The recommendation would be: should the property commonly known as the Arboretum PUD not be developed as currently proposed, the Planning Commission should review and revise the Future Land Use Map for that area. The intent being that a development plan for the entire 183 acre site was preferred over piece-meal development.” (Author’s note: The Comprehensive Plan and Future Land Use Map were approved as recommended by the Steering Committee by a 5-1 vote and forwarded to the Planning Commission.)

*Memo to the City Planning Commission from Jeffrey Chamberlain, City Planner, re: Comprehensive Plan Approval, July 31, 1998*

“Staff Recommended Changes to the Comprehensive Plan. Attached to this memo is a table which outlines all of the changes that staff is recommending be made to the draft Comprehensive Plan text and Future Land Use Map. The changes deal mainly with typographical errors or changes which help clarify the intent of the text, the map, or the Steering Committee’s recommendations. In staff’s opinion, all of the changes are minor and none reflect a substantial change to the draft or any new concepts. Staff has not second guessed the recommendations of the Steering Committee and a great deal of deference has been given to their recommendations.”

(From the table of Staff Recommended Changes to the Draft Comprehensive Plan, page 4-21, recommendation #14 – new text): **“Should the present plans for developing the 183-acre Arboretum site not materialize, and should it then become available for alternative development, the Planning Commission should review and revise the Future Land Use Map for this area. The intent being that a development plan for the entire 183-acre site is preferred over piece-meal development. Furthermore, if the Future Land use Map is revised, it is the intent of this Comprehensive Plan that the overall housing density for the site be consistent with the low density housing category, that commercial or office uses be allowed along Drake Road, and that consideration be given to preserving approximately 80 acres including a large stand of Basswood trees and open land on the east side of the site.”**

*Planning Commission Meeting Minutes, August 6, 1998*

“(Mr. Chamberlain) noted that some issues have been raised regarding the Arboretum PUD which he feels warrant further exploration. For that reason, staff is requesting that the Planning Commission adopt the entire Comprehensive Plan with the recommended changes, except for the area shown on the Land Use Map for the Arboretum PUD. It is recommended that the Arboretum be left as it is shown on the 1981 Land Use Map for the next 90 days while staff investigates those issues. After the 90-day period, staff will return to the Planning Commission with a recommendation, and Amendment #1 could be made to the plan to incorporate whatever the Planning Commission decides.” (Author’s note: The Comprehensive Plan and Future Land Use Map with City staff/Steering Committee recommendations were adopted by a 6-0 vote with 3 abstentions.

*Planning Commission Minutes, November 5, 1998*

Under Old Business: “The firm of Langworthy/LeBlanc was hired to review the PUD ordinance and the issue of how the Arboretum should be shown on the map. Their opinion of the overall process is consistent with what staff has been following. They concurred that PUDs can be approved in phases and determined that it was not necessary for construction drawings to be submitted at the time of final approval; a final site plan is sufficient. They also determined that it is appropriate to show a PUD on the Land Use Map, but recommended that it not be shown on the map until construction has begun. Mr. Chamberlain stated that he agrees with that and therefore recommends that in regards to the Arboretum, the plan be left as it was adopted in August and amended after construction of the units has begun.” (Author’s note: No discussion or vote on this recommendation was recorded. The July 31, 1998 staff recommendation for alternative development of the Arboretum site was not reviewed.)



Arcadia Neighborhood Association  
December 4, 2004

Land Use Density Proposed in the West Side Study (WSS) Draft Plan (Nov 2004)

Conclusion: The long-term density impact of the WSS proposal would be significantly higher than our current land use plan by about 50%.

Allowed Density for Undeveloped Parcels in the Current Land Use Plan (1981/1998)

Parcel	Acres	Density	Units/acre	Total units
	30	Medium, residential	12	360
	138	Low, residential	5	690
	40	Open space*	0	0
Total	208		5.0	1050

\* Estimated less than 45.9 due to overlap of open space with Drakes Pond.

Allowed Density for Undeveloped Parcels in the WSS Land Use Plan (Nov 2004)

Parcel	Acres	Density	Units/acre	Total units
A	20	High, residential	15	300
B	20	Medium, residential	12	240
C*	40	Low, residential	5.8	232
D	20	Commercial	12	240
J (AYSO)	30	Medium, residential	12	360
Arboretum Apt**	20	Medium, residential	12	240
Open Space*	58	Open	0	0
Total	208		7.8	1612

\* Low density on Parcel C is specially defined to a limit of 232 units (see WSS Draft Plan, p. 6).

\*\* Arboretum Apartments built in 2001 but included for comparison to 1981/1998 land use plan.

\*\*\* Includes 40 acres on Parcel C and 18 acres on east edge of AYSO and Arboretum Apartments.

Notes:

Estimation of commercial acreage equivalent to medium density residential is based upon the consultants' estimated traffic impact of 9000 vehicle trips per day from this 20 acre commercial development (see WSS .Draft Plan, p. 29).