

West Side Study Public Hearing
Proposed Resolutions to Planning Commission
Jan 6, 2005
Arcadia Neighborhood Association

A. Density

We resolve that the land use map for roughly 208 acres of undeveloped land (including the already developed Arboretum Apartment site):

1. Shall protect and add value to Arcadia's single-family neighborhood and, hence, to the City and Western Michigan University.
2. Shall remain consistent with overall low-density development (maximum 5.0-5.5 units/acre).
3. Shall designate open space configuration that conforms to the existing open space designation in the current Comprehensive Land Use Plan (adopted in 1981 and reaffirmed in 1998).
4. Shall equate new commercial use with medium density, residential (maximum 12 units/acre) for the purpose of overall density calculation.

Specific changes to the land use plan for these parcels should be settled, if possible, by Jan 31, 2005 in open discussion between property owners, City planning staff, and nearby neighborhood representatives. Planning and City Commission will grant final approval to recommended changes as specified by the City of Kalamazoo bylaws.

B. Through Access

We resolve that the recommendation for a new parkway from Drake Road to Kendall Avenue should be removed from the WSS transportation plan and replaced with a recommendation to study the need and feasibility for such a road. This study shall include:

1. Quantitative, comparative traffic impact analysis of realistic future development scenarios. Plans with and without a connector road shall be represented.
2. Comprehensive review of public safety planning options.
3. Thorough review of environmental impact and well head protection requirements.
4. Public review of the evaluations above and majority approval of consequent recommendations by the Planning Commission and City Commissions.

Please see reverse side for supporting facts.

Some facts about density:

- The proposed land use revisions for the 208 acres of undeveloped property will increase the total number of new units from about 1050 (5.0 units per acre) to about 1675 units (8.0 units per acre) – a 60% increase.
- The open space configuration shown in our current land use plan was established because of the superior value of the topography and vegetation on the northern edge of Parcel C. There has been no significant change in the nature of this property and, therefore, no reason to delete this specific designation from the land use plan.
- The West Side Study consultants estimated that a new 20-acre commercial/retail development along Drake Road would generate about 9000 new vehicle trips per day (p. 29, WSS draft, Nov 2004). By comparison, the existing 20-acre Arboretum Apartments complex (a medium-density residential development) was calculated to generate less than 1000 vehicle trips per day (WSS traffic consultant memo, Oct 7, 2002). Therefore, it is reasonable to consider that new commercial uses would have at least as much development impact as medium-density, residential development.

Some facts about through access:

- “There was no analysis conducted to determine that (the new road through the Arboretum property) was warranted from a traffic perspective.” (Tammy Czewski of HNTB - traffic consultant for the WSS – in an e-mail to Andrea Augustine on Sep 24 2003.
- Kalamazoo Public Safety Deputy Chief George Sheets has written a five-year plan that recommends construction of a new fire station on the West Side of Kalamazoo. This drastically reduces the public safety motivation for a connector road.
- Sanitary well isolation requirements will impose significant physical constraints on the width and location of the connector road at the Kendall Avenue intersection. These constraints and potential regulatory hurdles have not been evaluated.