

Arcadia Neighborhood Association (ANA) Positions on West Side Plan Recommendations

Recommendations	Position	Comments
Knollwood Improvements		
<ul style="list-style-type: none"> • Curbs /Gutters/Sidewalks 	Support	
<ul style="list-style-type: none"> • Connecting Road to Lawson 	Support	
<ul style="list-style-type: none"> • Commercial Site enlargement on south side of W. Michigan in Lafayette/ Euclid area. 	Support	
<ul style="list-style-type: none"> • Eliminate W. Michigan access for Lafayette, Euclid and Greenwood streets. 	Support	
<ul style="list-style-type: none"> • Access from Knollwood area directly onto SB Howard St. 	Support	
<ul style="list-style-type: none"> • Knollwood Park Changes – Enhance programs to better utilize park. 	Support	
<ul style="list-style-type: none"> • Amtrak Right of Way Bike Path 	Support	
<ul style="list-style-type: none"> • Pedestrian Bridge over Howard 	Support	Improve /clean up access to this bridge to encourage students to walk.
Howard Street Changes		
<p>While specific recommendations for Howard St. improvements were not made, ANA feels certain improvements should be considered.</p>		<ul style="list-style-type: none"> • Improve traffic flow by installing, where possible, right turn lanes to keep traffic from stopping/starting when cars make turns. • Northbound Howard backs up consistently at the short turnoff onto WMU’s Western Ave. (just south of foot bridge) This turnoff is only large enough for 1 or 2 cars to turn and wait for Western Ave traffic to clear. • Southbound Howard at Stadium consistently backs up due to lack of right turn lane to WB Stadium. While Amtrak tracks may prevent improvements, it is felt a dedicated right turn lane would greatly improve flow.
West Michigan Intersection		
<ul style="list-style-type: none"> • Improve W. Michigan/Howard intersection with lane and light upgrades. 	Support	

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West Michigan Enhancements		
<ul style="list-style-type: none"> Improve W. Michigan traffic flow by widening street. 	Support	<ul style="list-style-type: none"> ANA would prefer the Boulevard recommendation if there is enough right of way space. The neighborhood would like to see a full plan of the blvd concept to determine where U turnouts, lights, x-walks, etc would be placed. If there is not enough space, the neighborhood would support widening W. Michigan to 5 lanes throughout the length between Howard & Drake. Depending on available space, ANA would like to see wide sidewalks, as wide as possible, on the south side of W. Michigan to encourage pedestrian traffic.
Drake Road Gateway		
<ul style="list-style-type: none"> Create a larger commercial area at KL & Drake intersection. 	Support	
Arboretum Property – Parcel A		
<ul style="list-style-type: none"> Develop mixed use properties to include commercial along Drake Rd., high density housing directly behind commercial, reducing to single family housing at eastern most end of Parcel A. 	Support	<ul style="list-style-type: none"> ANA supports this concept. ANA would prefer the city’s recommendation that the commercial in this area be 2 smaller shopping centers instead of the other concept, a single “Big Box” retailer
Arboretum Property – Parcels B & C		
<ul style="list-style-type: none"> Maintain current zoning designation of single family, zone 8. 	Support	
<ul style="list-style-type: none"> Construct a road connecting Drake to Howard. Based on consultant estimates this road would reduce W. Michigan traffic by 10-15%. 	<i>Do Not Support</i>	<ul style="list-style-type: none"> ANA does not support Arboretum Drive as proposed. A survey taken (40% response) within the last 3 weeks indicates 80%+ opposition to the Arboretum Drive concept.
<ul style="list-style-type: none"> Single Family Home Development 	Support with Conditions	<ul style="list-style-type: none"> The best case scenario from the ANA’s viewpoint is to expand the current plat back into B&C, using not more than 40 of the 80 acres. Expansion of the plat with SF homes would be seen as strengthening the neighborhood and maintaining its character.
<ul style="list-style-type: none"> Designated Public Open Space 	Support	<ul style="list-style-type: none"> The recommendation to maintain at least 40 acres of publicly accessed open space for passive recreation is supported.