

ARCADIA NEIGHBORHOOD REMINDER



May 2003

THE NEWSLETTER FOR THE ARCADIA COMMUNITY OF KALAMAZOO, MICHIGAN

AN URGENT MATTER OF GREAT IMPORTANCE FOR ALL RESIDENTS OF ARCADIA NEIGHBORHOOD

Survey response requested by May 16

FIRST - Please mark your calendar. AN IMPORTANT MEETING: An open meeting for all neighborhood residents will be held at 7 PM, **Monday, May 19** in the cafeteria of **Arcadia Elementary School** to review this survey and provide an additional opportunity for open discussion of the neighborhood wish list. Please join us.

Background. The City of Kalamazoo is using a consultant (Smith Group JJR, Chicago) to help update the comprehensive zoning plan for the Arcadia and Knollwood neighborhoods. Several public planning meetings led to presentation of a draft plan at Grace Fellowship Church on Jan 28. The Arcadia Neighborhood Association board held a follow up review of this plan at Arcadia Elementary School on Feb 25. To help resolve remaining issues, City Planner Jeff Chamberlain has requested a "wish list" from the Arcadia Neighborhood Association.

The neighborhood has been generally agreeable to several concepts in the consultants' draft plan (traffic improvements in Knollwood, enhancements to traffic flow on West Michigan Avenue, expanded commercial development along Drake Road). However, the Arcadia Neighborhood Association has actively opposed construction of a Drake-Kendall connector road through the Arboretum property for over 10 years. In February 2001, the ANA Board met with representatives of Western Michigan University and issued a compromise proposal to replace a connector road with limited enlargement of single-family, neighborhood housing into the Arboretum.

The attached map shows alternative plans for Parcels B/C of the Arboretum. For 40 years, the City of Kalamazoo Master Plan has designated Parcels A-F in the Arboretum property for low-density residential use with limited commercial development along Drake Road. Recent construction of high-density

WMU apartments on Parcel E and intended increase in commercial and multi-family development on Parcel A could be used to argue later for higher density rezoning and development in Parcels B and C, especially if the proposed connector road is built. The Arcadia Neighborhood Association believes that reduced development and increased open space on parcels B/C is fair and more consistent with the current comprehensive zoning plan.

WHICH PLAN DO YOU PREFER?

PLAN #1: Connector road (consultants draft plan)
Provides an alternative road to reduce congestion on West Michigan Avenue by an estimated 10-15%. No road connections would be made to existing single-family, Arcadia neighborhood streets. The consultants have proposed that development "compatible with single-family residential" zoning would be built upon the southern half of parcels B/C (40 acres). The northern 40 acres would be left as open public park.

PLAN #2: No connector road (ANA proposal)
Provides development area that is comparable to the consultants' plan but preserves greater area for proposed park space. Enlarges and strengthens the stability of Arcadia neighborhood with additional single-family homes. Provides housing of higher long-term value because of internal connection to streets that serve the school and neighborhood. Does not create a throughway between neighborhood and park. (Note: The road layout shown in this map was conceived about one year ago in consideration of the value and impact on the neighborhood. Please use the comment section on your response card to tell us about any specific concerns or ideas you may have new road placement.

We need your responses to potential road placement and urgently request your response on the attached, pre-stamped postcard before Thursday, May 15. Please mail or hand deliver to Doug Williams at the address on the card. THANK YOU VERY MUCH.

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Do not hesitate to contact an ANA Board member if you have questions.

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