

## *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.

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.

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.