

West Side Plan – Small Group Meeting

Thursday, August 26, 2004

Attendees: WMU: Robert Beam & Bob Miller

Arcadia Neighborhood Association: Doug Williams & Sue Stapleton

Kalamazoo City Planning Commission: Jeanne McGeorge & Marcia Miller

Kalamazoo City Staff: Jeff Chamberlain

Housing Density on Properties Owned by WMU and WMU Foundation

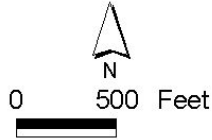
Total property owned 177.72 acres  
Current zoning zone 8  
Current density allowed 5.8 dwelling units / acre  
Total units currently allowed 1,030 (177.72 x 5.8)  
Total units currently built 240 (Arboretum Apartments)

Density Proposal:

- New plan will not increase the number of units above current limit of 1,030 dwellings
- 40 acres of the 80 acres north of the Arcadia Neighborhood will be preserved as protected open space
- 40 acres of the 80 acres north of the Arcadia Neighborhood will be planned for low density residential housing not to exceed 232 dwellings
- Housing north of the Arcadia Neighborhood to be owner-occupied and may be either detached single family homes or attached, owner-occupied condominiums
- WMU will place deed or development restrictions on the 80 acres north of the Arcadia Neighborhood limiting the housing to owner-occupied (if rental, limited to persons aged 50+)
- Western half of Western's property to be permitted for high and medium density housing not to exceed 558 dwellings
- The existing Arboretum Apartments contain 240 dwellings
- 20 acres of general commercial will be permitted along Drake Road

Current number of dwellings permitted	1,030
<b>Proposal</b>	<b>Dwellings (maximum)</b>
40 acres open space	0
40 acres low density	232
Existing Arboretum Apartments	240
Medium & high density (Drake Rd. area)	558
Total units allowed	1,030
New Drake Road commercial	20 acres

# ACREAGE AND DWELLING UNITS FOR WEST SIDE PLAN



The maps from the City of Kalamazoo's GIS are not at surveyor accuracy. The City of Kalamazoo assumes no legal responsibility for the information contained on these maps.

Response to the proposal sent by e-mail to Andrea Augustine & Jeff Chamberlain (City Development Office), Robert Beam & Bob Miller (WMU representatives), Jeanne McGeorge & Marcia Miller (City of Kalamazoo Planning Commissioners)

Subject: Re: West Side Plan Proposal  
Posted Date: 10/03/2004 08:57:55 PM

Dear Andrea, Jeff, and fellow group members:

The ANA board has considered the summary of the Aug 26 small group meeting on West Side development density. We appreciate and agree with the limit on overall residential density on the WMU Foundation-owned parcels to 5.8 units per acre in accordance with the current zoning and land use plan. Thus, the overall density shall not exceed 1030 units on 177.8 acres. Due to the owner's withdrawal of "publicly-accessible" open space from the draft plan, we also specify that the 20 acres of proposed commercial space count as the equivalent of 5.8 units/acre or 116 units in the overall density total. This allows 914 units for the remaining 157.8 acres or 5.8 units per acre. On Aug 26, I clearly stated that the density allocations Jeff proposed for each parcel were a good start but that we had not yet agreed upon how to count the density of the commercial acreage. Our position was and remains consistent with the intentions expressed in e-mail communications to you on May 28 and Sep 1.

We have also considered your proposal to limit single-family development on Parcel C to owner-occupancy with an option to rent to persons over the age of 50 years. This proposal was offered by Jeff in response to our long-held concerns about the impact of a new campus connector road on adjacent single-family homes. Sue and I were admittedly unprepared for this proposal, because in May, you and other members of the West Side Study advisory board proposed that we drop the connector road/single-family development issue from the agenda and "agree to disagree." Now that you have reopened this discussion, we remind you of our March 30 resolution that asked the West Side Study advisory board to consider alternative development plans for Parcel C. The ANA is encouraged by the proposal of owner occupancy restrictions but we have some new questions and old expectations. These are:

- \* How would the stated rental rules prevent 50+ aged parents or grandparents from leasing a property for their college-aged children? Would these parents be required to live with their children? How? Do you have any local examples of this type of owner association arrangement?
- \* How will the open space preservation/protection and owner-occupancy restrictions be enforced? Can we have a legal explanation with examples? Would deed or development restrictions be written and approved before approval of the land use plan or simply imposed as conditions for future development in the land use plan? Please understand that our suspicion about the eventual outcome is built upon failures of the City to protect single-family zoning in Knollwood, on Jack Pine/Red Pine, and on the Arboretum Apartments parcel - all within the last 10 years.
- \* Most importantly, the transit benefits of the Kendall-Drake connector road plan remain inadequately justified and our alternative development proposal has not received fair consideration. No quantitative model for the road is budgeted yet. We haven't had answers to our simple yes or no questions about the consultant's assessment assumptions. We ask that you do not sweep aside our proposals without due consideration.

Thank you for your earnest and sincere consideration.

Doug Williams, President  
Acadia Neighborhood Association