



Imagine Arcadia Neighborhood Plan

The 2018 Arcadia Neighborhood Survey

There were 155 completed surveys. All but three of the surveys were complete online. Every question had dozens of well thought out comments. The ones that were selected to accompany each chart are representative of the majority.

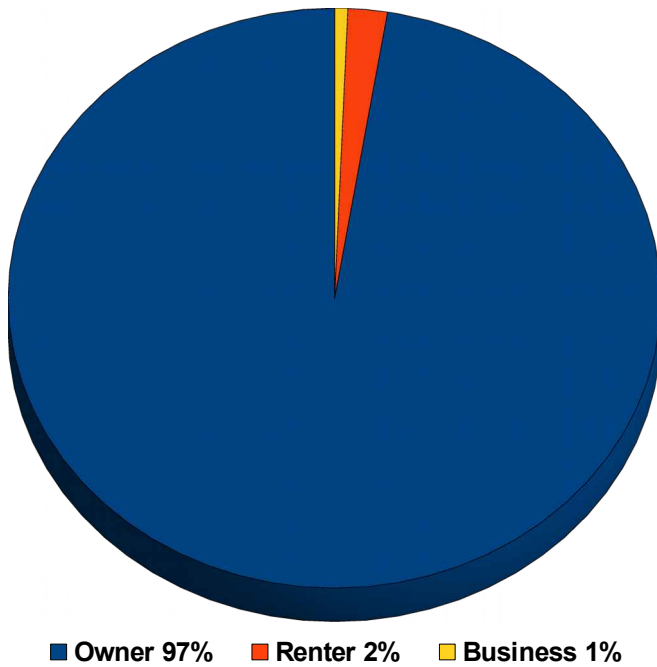
August 16th, 2018

The 2018 Arcadia Neighborhood Survey

Are you an Arcadian:
Owner, Renter, or Business?

Comments:

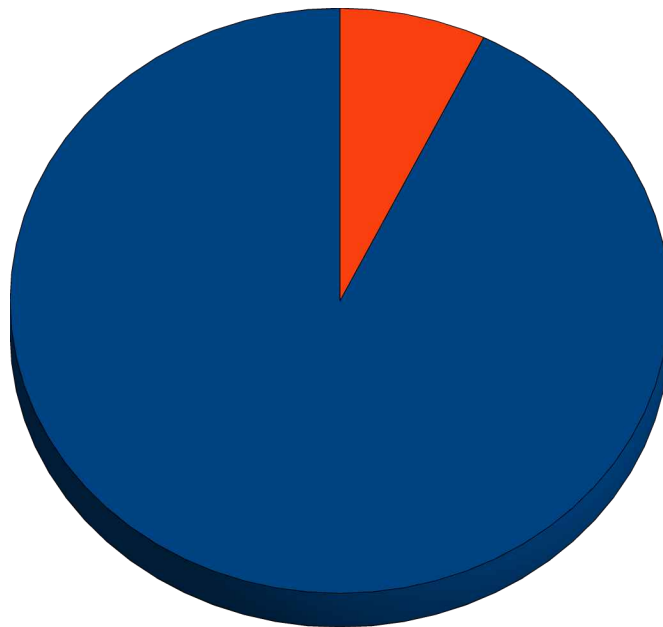
There were no comments associated with this question.



The 2018 Arcadia Neighborhood Survey

There are streets and sidewalks that need repair, replacement or improvement in Arcadia.

Do you agree or disagree?



■ Agree 93% ■ Disagree 7%

Comments:

“I must say that the streets in our neighborhood are the worst I have ever seen and I have lived here going on 19 years. With the city tax dollars that each homeowner in our neighborhood pays; our streets should be in much better shape than they are. When I notified the city this winter that they had not been plowing our end of the street; their response to me was that it was not considered a main road and they would not get to it until all the main roads had been plowed; I was furious. The city could not go one hundred additional feet and plow our street? I am not paying less property tax than anyone else in the neighborhood so why should my little area be treated any different?”

“Hylle street from end to end. I have reported potholes in more than one occasion, and while they do come out and fill them with cold patch, it just doesn't last as a band-aid.”

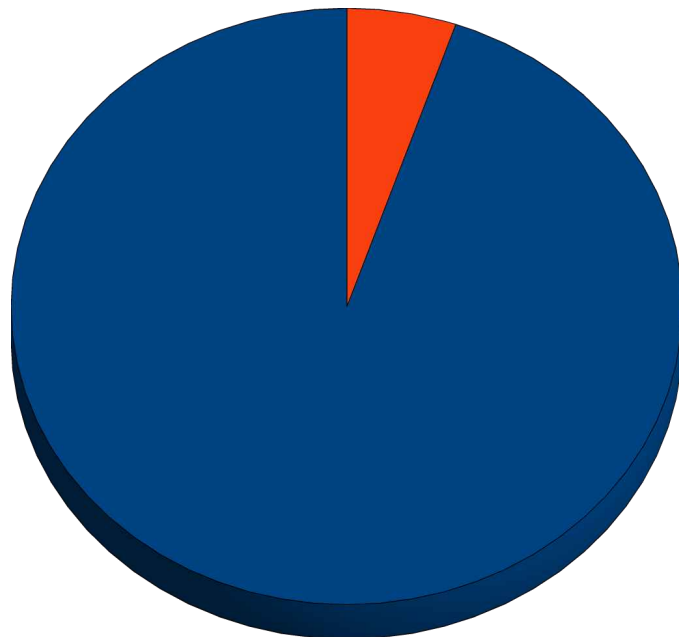
“There are several spots around the school that need tending to as far as the sidewalks go. All of the streets are in need of some type of road patch work/replacement. As a taxpayer I feel that this should have already been taken care of especially with how much I pay in taxes.”

“There are many potholes in Arcadia Neighborhood streets that do tend to get patched but then they get bad again pretty quickly. We need either a more robust patching job or new pavement. There are also a lot of drainage issues on many neighborhood streets where standing water accumulates after rain.”

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We believe that the City Future Use Plan for the southern edge of the Arcadia neighborhood (between Farrell & Eldridge) promoting development of medium density (multi-unit) housing, threatens the safety, character, quality of life, and property values of the owner-occupied housing in the Arcadia neighborhood.

Do you agree or disagree?



■ Agree 95% ■ Disagree 5%

Comments:

“We have more than enough higher density housing as opposed to single-family housing in this area. We see that there is more crime in higher density areas, not to mention the increased traffic and noise. We want to promote people moving into the area with their families, and staying for decades, not a few years.”

“No more rentals! Keep this a family neighborhood. We already suffer property values due to the proximity to the college and apartments.”

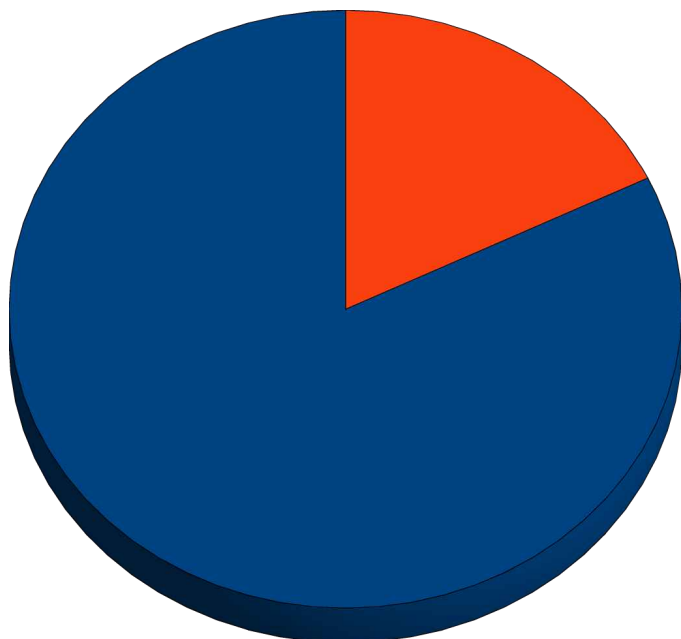
“Families have always been the bedrock for the Arcadia neighborhood, with Arcadia school providing the anchor for this. There is certainly adequate medium-density housing in other locations. Displacement of traditional single-family homes with multi-unit housing changes the calculus of the neighborhood, making it less stable, and removing, literally, the sense of ownership. This hurts the city overall as it lessens the true spirit of, sense of, and participation in, community. In other words, short-term/transitional residency limits and inhibits genuine growth and development over the longer term.”

“It seems to me that there are plenty of multi-unit housing on the south side of W. Michigan Ave to satisfy that kind of housing. Why not keep the north side from Farrell to Eldridge single family? If additional multi-unit housing is needed, why not keep it on the south side where that kind of housing exists in abundance.”

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As a major Kalamazoo neighborhood, Arcadia requires a park or parks. A playground, dog enclosure and exercise stations are just a few ideas for park amenities.

Do you agree or disagree?



■ Agree 82% ■ Disagree 18%

Comments:

"I agree, but where? All of those ideas require a lot more space than this neighborhood appears to have available."

"I totally agree but where are they going to put that? We have almost no green space in our neighborhood anymore. Where there had been green space the city changed the ordinance to allow for more apartment buildings so that space is now gone."

"More and more green space is disappearing. The beauty and quality of Asylum Lake Preserve is being stripped by the insane rezoning along Stadium for a car wash and condos to an out of town developer? Where is foresight on quality of life? Does the area really need more housing and less green space?"

"I think having Arcadia Elementary in the neighborhood gives us a great head start on this, but there is a lot of land there that could be better used for dedicated park amenities."

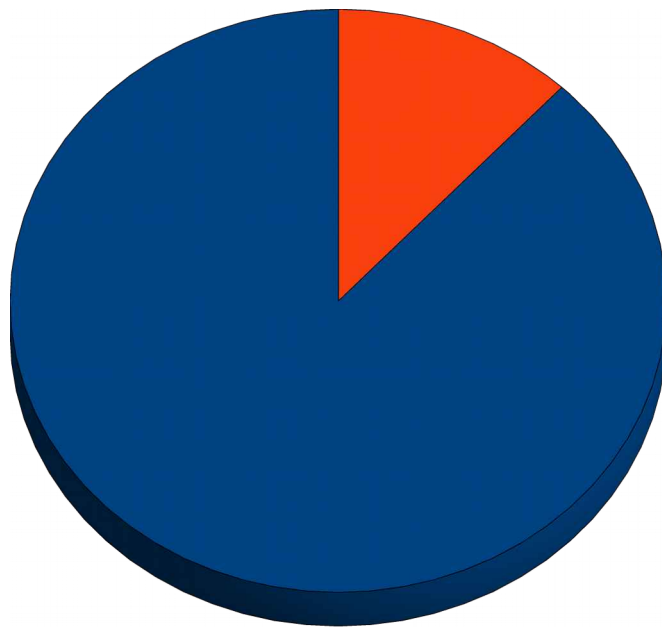
"Seems like the school property offers the kind of space for such desired playground."

"With so many dog owners in the neighborhood, a dog park would be great, both for dogs and for people to meet."

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The aesthetics, traffic (speed and volume), and hodge-podge of residential, retail & commercial uses along West Michigan Avenue between Howard & Drake are a concern for our community. The same traffic concerns apply to Arboretum Way as 300 additional housing units are under construction.

Do you agree or disagree?



■ Agree 86% ■ Disagree 14%

Comments:

“Speed is always a concern along this portion of W. Michigan. An increase in the number of cars, bikes, and people can only create even greater hazards. It seems as if the city is not listening to the residents. There were many major concerns about the development on Arboretum Way, these were overlooked and the project continues with many of our concerns becoming apparent. Now Arcadia is placed in the same situation at the expense of our neighborhood, with those that will profit not residing here therefore not caring about the impact.”

“Absolutely agree. Drake in particular is terrible. WWMT-TV just released an article listing the three most dangerous intersections in Kalamazoo county: Drake and West Main, Drake and KL, Drake and Stadium.”

Ed. - I Googled this and it's shockingly correct. The top three dangerous intersections are all on Drake Road and within a short distance of our neighborhood.

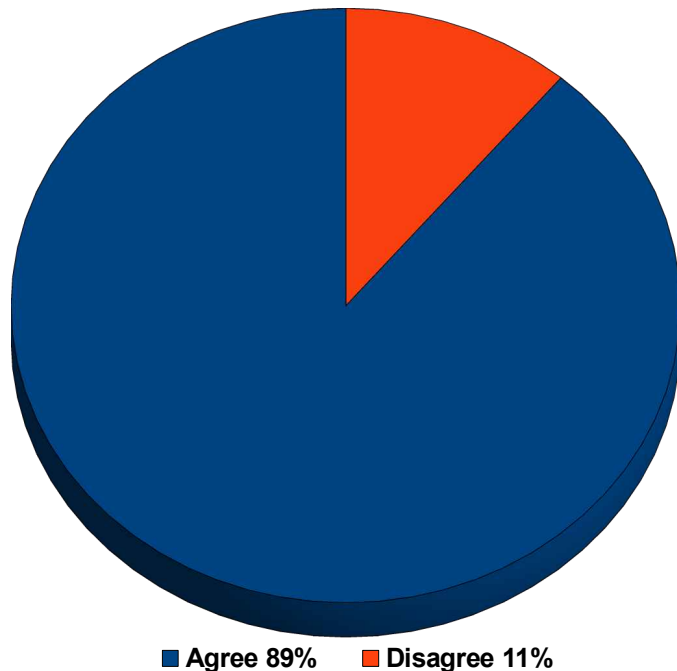
“Speed and volume of traffic are important components of neighborhood safety and user-friendliness and cannot be underestimated or overlooked. Retail and commercial are also important elements, in the proper context, i.e. it is good, for example, to have a place to go to get one's haircut, whereas not so constructive to have multiple party stores.

“It was irresponsible for the city to approve additional housing on the Arboretum Way. The current infrastructure can't handle the traffic we have now. Why is there not a sidewalk on Howard between West Michigan and Stadium that is just shameful.”

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The availability to walk or bike to parks, restaurants, grocery, & service/retail businesses from the Arcadia neighborhood is desired.

Do you agree or disagree?



Comments:

"This is one of the things we enjoy about the neighborhood, and wish there were more businesses we could visit by walking."

"Need to force WMU to put sidewalks on Howard between West Michigan and Stadium."

"I get nervous on Weaver because people drive so fast. It would be nice to have a sidewalk for the kids to ride bikes on instead of the road."

"I think we have this opportunity to walk or bike to various places at this time. However, the traffic from Drake to Howard streets on West Michigan can be fast moving. A presence of the Kalamazoo Safety Patrols does help but they cannot patrol 24/7"

"More cleaning of the streets and trimming of greenery along bike paths would make it more attractive to bike. Having both halves of the neighborhood cut off from Arboretum and Kendall make this possible."

"There should be sidewalks the full length of Howard and curbs throughout the Arcadia neighborhood. Do not reduce driving lanes to add bike lanes."