

CLINTON WEST NEIGHBORHOOD PLAN PUBLIC MEETING 3 RESULTS

MAY 3, 2012

The final Clinton West public meeting was held on April 3, 2012. Below are residents' thoughts on the plan, and our changes in response:

SIDEWALKS AND BIKEWAYS

With 27 comments, Sidewalks and Bikeways recommendations received the most attention. A total of **82% of the comments were positive**, most addressing better connections to Lennox Town Center.

Addressing the comments

With mostly positive feedback, we kept the installation of sidewalks and bikeways a **high priority**.

STREETLIGHTS

Most residents do not want street lights on the University View neighborhood's residential streets. Comments did not address major roads such as Kenny, Kinnear or Chambers Road.

Addressing the comments

The plan does not call for street lights on residential streets. Residents do have the option of installing an individual lamp post on their property. The plan recommends picking a standard, small lamp post for those residents to purchase.

The plan also recommends undertaking a **Road Improvement Plan**. This plan would address any future road improvements in-depth, including which major roads should include streetlights.

999 CHAMBERS ROAD

Residents liked the idea of updating 999 Chambers as a community center and agreed with the landscaping shown. For the building exterior, 55% of residents chose Option 1 (shown below) for their preferred

design; however, many expressed the desire for other options.

Addressing the comments

The 999 Chambers designs are meant to inspire discussion about building reuse. The **renderings are starting points** for what 999 Chambers could look like. Final design decisions will be necessary before construction and should be shown for public input. We added extra language to clarify this.



GATEWAY SIGNAGE

We presented two sign options to public meeting attendees. At the meeting, **75% of residents chose option two** (shown below).

Addressing the comments

The plan will use option two as the community preference.

CLINTON TOWNSHIP WEST
SETTLED IN 1800

RENTAL HOUSING

Residents clearly want to maintain and improve housing. High-occupancy, poorly maintained rental units are a major concern.

Addressing the comments

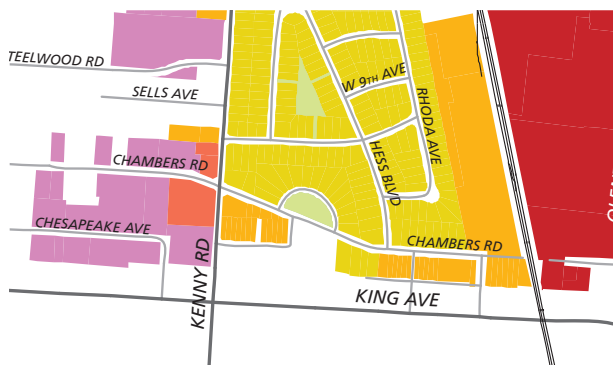
The plan recommends a **variety of ways to improve rental housing**: limiting parking on lawns, targeting funds to improve rental home appearance, adopting a property maintenance code, promoting the neighborhood to home-buyers and creating a rental housing inspection program to ensure safety.

CHAMBERS ROAD COMMERCIAL (I)

While residents like the idea of local commercial areas, residents want to limit retail east of Kenny Road.

Addressing the comments

We **updated the Future Land Use map** to reflect residents' concerns. We changed the Limited Range Commercial east of Kenny Road to Office+Residential. We also changed some commercial west of Kenny Road to Office+Residential to limit the total amount of commercial (shown below).

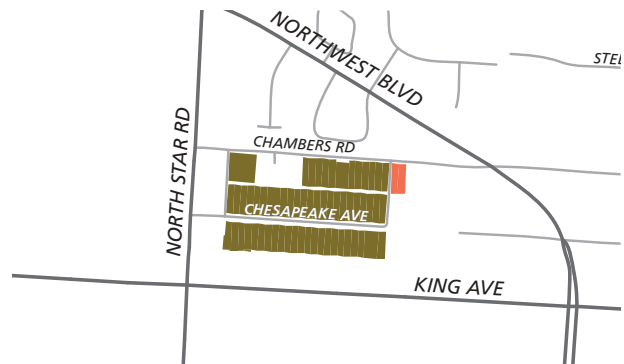


CHAMBERS ROAD COMMERCIAL (II)

A few residents are concerned with the extent of High Density Residential on the Future Land Use map.

Addressing the comments

We **did not change High Density Residential** along Chesapeake Avenue. The Future Land Use map does not change anyone's current zoning and does not mean that current homes have to redevelop. Current single-family homes can remain for as long as desired. Multiple properties on Chesapeake Avenue have already been annexed and are under construction as high density residential. The area is transitioning towards this use (shown below).



DESIGN GUIDELINES

There was some concern about the ability of developers to meet certain design guidelines.

Addressing the comments

We made **three small changes** to accommodate developers' concerns while balancing the need for appropriate commercial development: we eliminated the limit of one access drive per entrance, reduced the amount of required glass from 65% to 55%, and eliminated the limit of two exterior building materials.