

Section 34 Resident and Property Owner Feedback-June 27, 2019 Open House

Telephone conversation 6/27/2019

- Preferred a “town hall” format over the open house. Questioned why only a limited number of people were sent notification of the open house. Felt the town hall format would create greater awareness and allow more people to take part.
- The cultural diversity of the community and the trail system were considered assets.
- Felt it was important to provide affordable housing within the community.
- The caller and a number of her neighbors expressed concern that the city was “pressuring” the owners of the Heyboer farm to develop.
- Raised questions whether the city’s crime rate was on the rise. Sought breakdown of crime rate in detail to understand the types of criminal activity existed within the community. The caller was advised that Fire and Police reports with the desired detail are presented monthly to the City Commission.
- Voiced opposition to Breton Avenue extension from 52nd Street to 60th Street due to a perceived negative impact on the existing non-motorized trail.
- Opposition expressed relative to the closure of the Kent County Recycling center on the Kentwood campus.

Open House Conversations 6/27/2019

- Several people felt the number and speed of motorists using Wing Avenue had increased since the road was re-constructed.
- Several people felt the new two-lane Wing Avenue was too narrow to accommodate pedestrians or bicyclists.
- There were more supporters than detractors of the concept of providing sidewalk/trail alongside Wing Avenue for the safety of pedestrians, bicyclists and motorists. There was also some interest in the prospect of a shared use path along 52nd Street.
- There were a number of people questioning the projected timing of the development of the Heyboer farm. Several of the people lived proximate to the fields that continue to be leased for farming purposes. There was general relief to hear that there was a prominent family member that did not wish to see the property in and around the farmhouse and farm buildings to be developed in her lifetime. It was noted that ownership of the various Heyboer properties was shared in varying degrees amongst the greater family. The timing of development would be heavily influenced by the consensus of those sharing ownership of any particular property.
- It was noted that the farm properties located west of the Paul Henry Trail were likely to be developed for single family detached subdivisions interconnecting to the existing stub streets to the west, south and east. The only planned vehicular crossing of the Paul Henry Trail would be a grade separated extension of Breton Avenue, with the street to be built over the existing trail.

Pedestrian and bicyclist interconnections with the Paul Henry Trail will be incorporated into the design of land development adjacent to the trail.

- The non-profit group seeking to locate a three-story, 140,000+ square foot facility focused upon senior needs wishes to locate north of the Paul Henry Trail near the 52nd Street frontage. However, due to project financing issues, their decision to continue pursuit of this concept may be reached in early August 2019.
- The owner of approximately 70 acres of land along the future extension of Breton Avenue, south of 52nd Street, has expressed a desire to develop most of his property for attached and detached condominiums marketed to seniors. The existence of multiple wetland areas generally east of the Breton Avenue extension is a prominent reason that he would seek to cluster the development of these condominium homes. In addition, he recently announced plans to work with a development group wishing to construct a 125-unit senior apartment building at the intersection of 52nd Street and Breton Avenue. On the remainder of the 52nd Street frontage of his properties, he envisions a second senior apartment development of similar size.
- There was a question concerning the 12-acre future park site identified in the Section 34 graphics. The property was secured by the city over 20 years ago with monies drawn from a grant from the State of Michigan. There are no specific development plans for this park site aside from pedestrian, bicycle and vehicular interconnections with the development of adjacent properties.

Post Open House Conversation July-August 2019

- Mark DeVries, representative of the Heyboer family, was unable to attend the June event. He confirmed that they have contracted with a local civil engineering firm to devise a preliminary subdivision street and utility plan for their property interests west and south of the Paul Henry Trail. Properties at 2472-52nd Street, 2580-52nd Street and 2500-52nd Street, north of the Paul Henry Trail would continue to be classified as conservation-oriented development. They would agree with the property at 2602-52nd Street being classified as medium density residential. They plan to continue to lease portions of their lands on a year to year basis for crop farming. He acknowledged previous discussions with the non-profit group wishing to develop a senior service building on a portion of the family holdings. However, he questioned whether that concept will move forward.