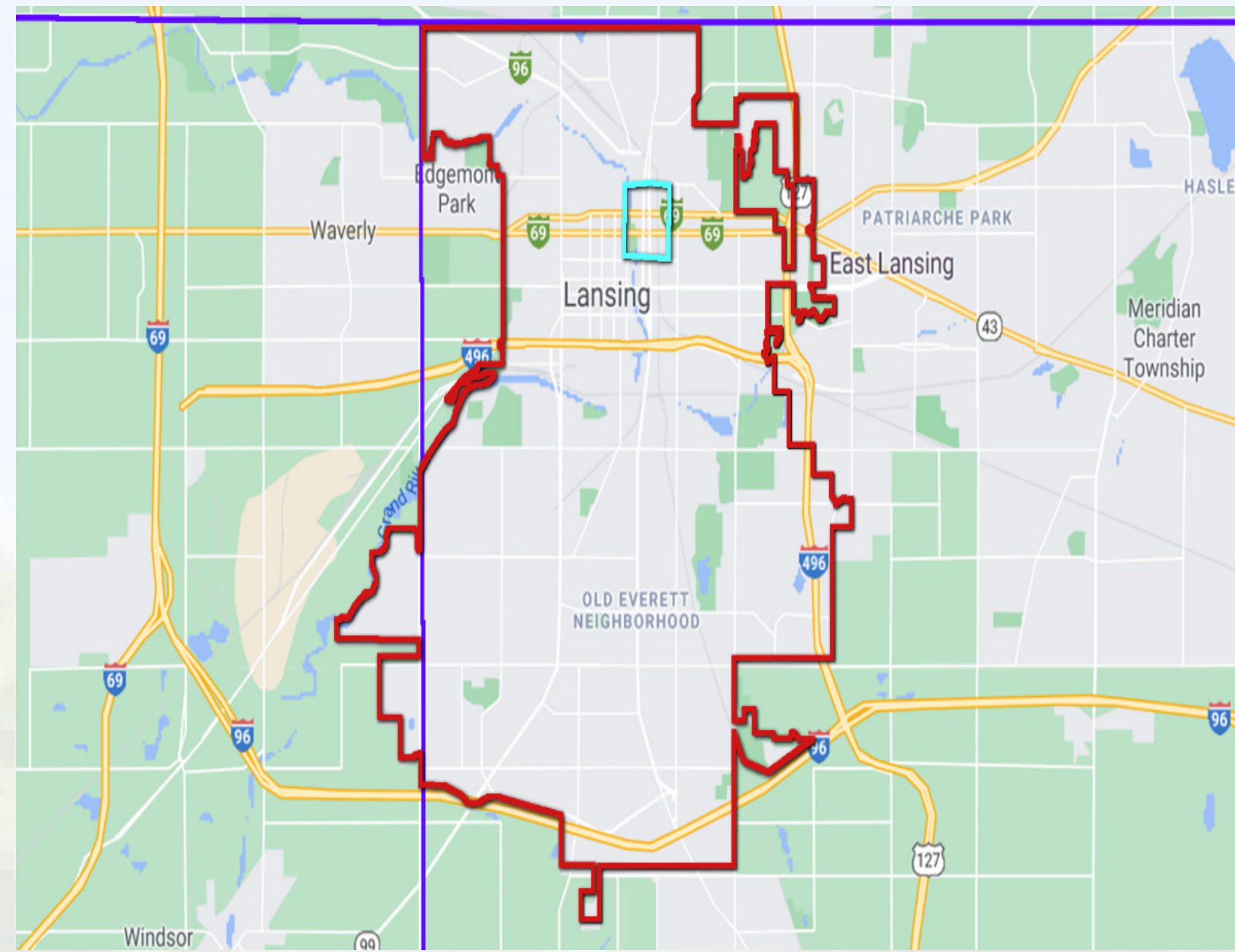


Introduction

This project serves to demonstrate how the City of Lansing's newly enacted form-based code (FBC) zoning regulations can be used to guide development in the commercial and residential areas surrounding the Cedar Street, Larch Street, Oakland Avenue, and Saginaw Street (CLOS) corridors.

The goal of the illustrative plan is to reimagine the urban form of key areas to better reflect best placemaking practices, with an emphasis on currently vacant parcels.



The City of Lansing in Ingham And the CLOS Study Area



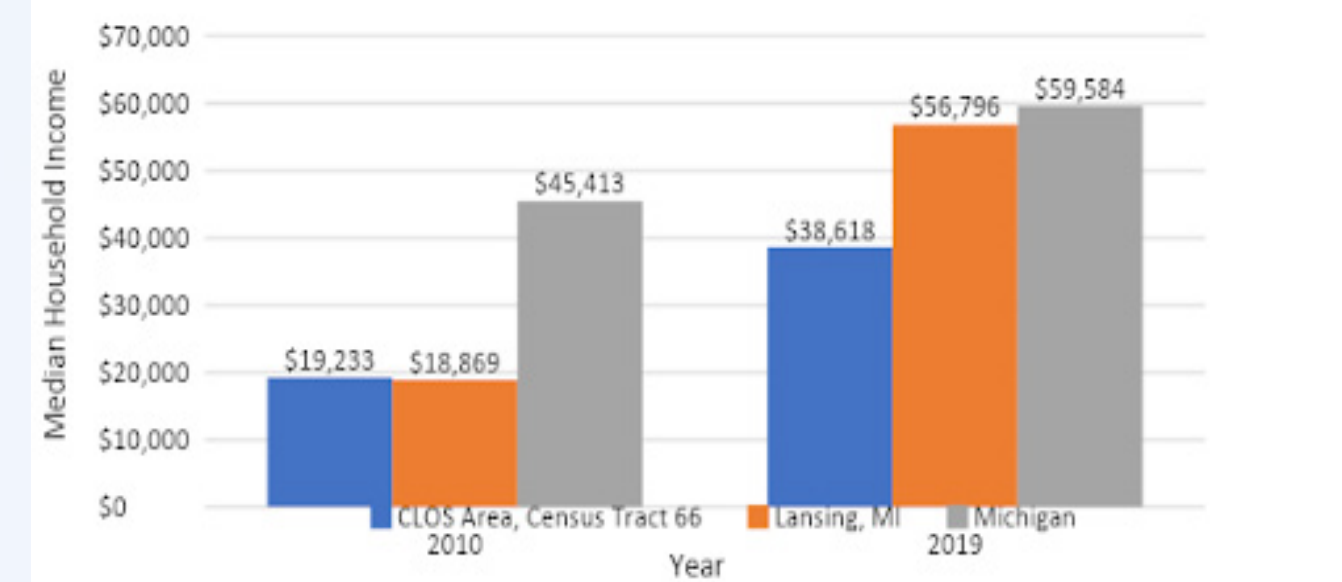
Key zones within the CLOS Study Area

Profile of the CLOS Area

Demographic information

Household Income

- Median household income increased rapidly.
- The CLOS area residents have less income in 2019 than in 2010.



Median Household Income in the past 12 months

Unemployment

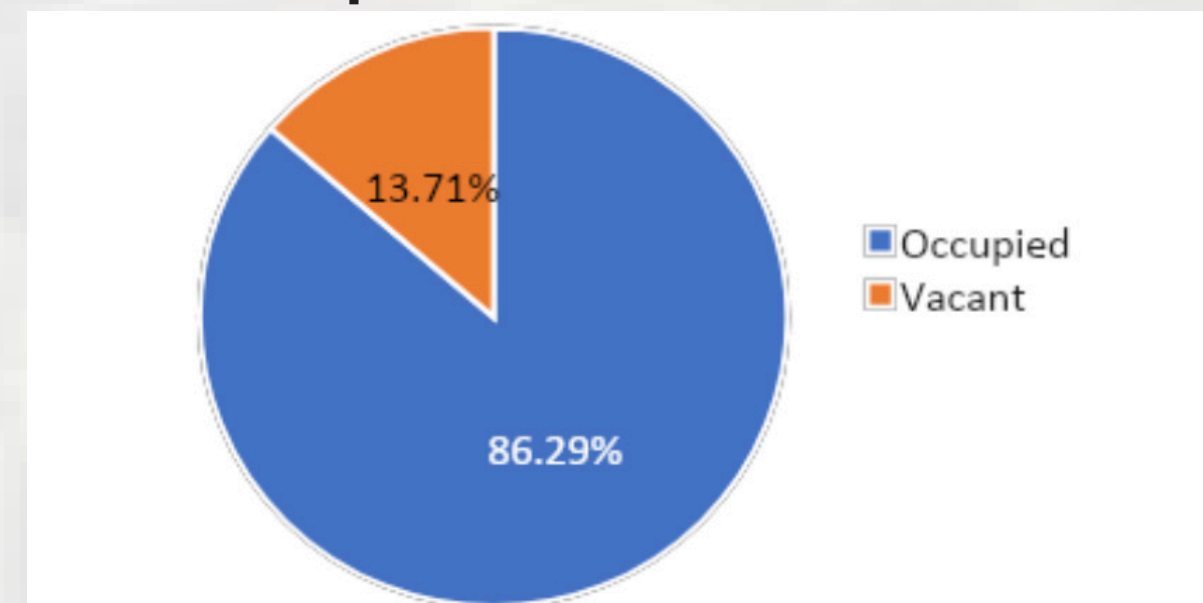
- The CLOS area has high unemployment rate, while the city's unemployment rate has dropped.

	CLOS Area, Census Tract 66			Lansing, MI			Michigan		
	2010	2019	% change	2010	2019	% change	2010	2019	% change
Employed, 16 years and older	52.7%	58.6%	11.20%	56.70%	63.80%	12.52%	52.80%	58.70%	11.17%
Unemployed, 16 years and older	17.5%	11.5%	-34.29%	16.20%	5.50%	-66.05%	9.40%	3.10%	-67.02%

Employment (Percentage)

Housing Characteristics

- The CLOS Study Area contains a marginally higher percentage of vacant structures than the surrounding city, but only by about three percent.



Occupied vs. Vacant, CLOS, 2019

Existing Assets

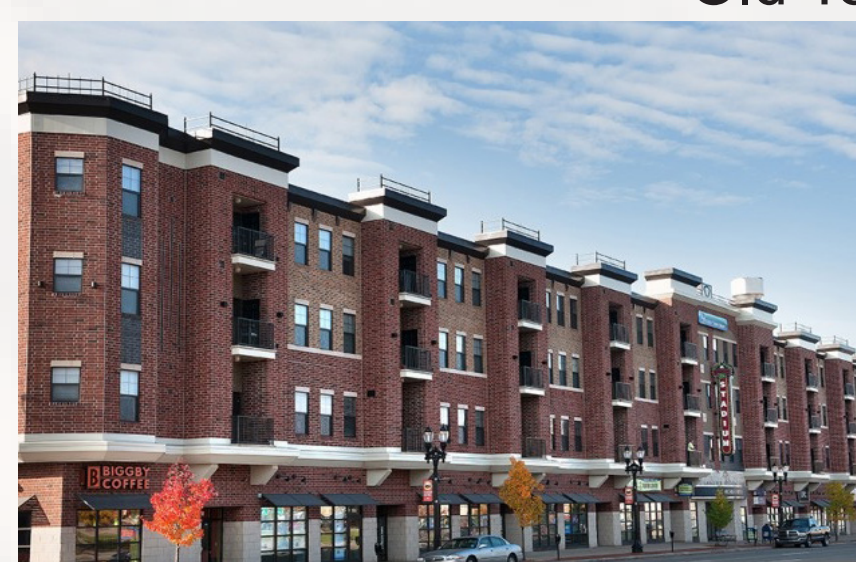
- The Stadium
- Lansing River Trail
- Old Town
- Community College
- Parks (Larch Park, Oak Park, Adado Riverfront Park, Marshall Park, Groesbeck Golf Course, Turner-Dodge Park, Durant Park)



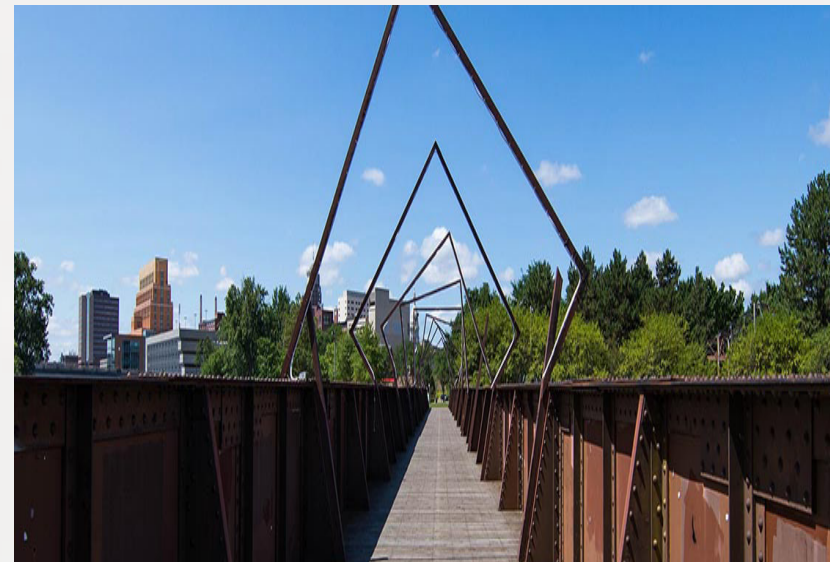
Old Town



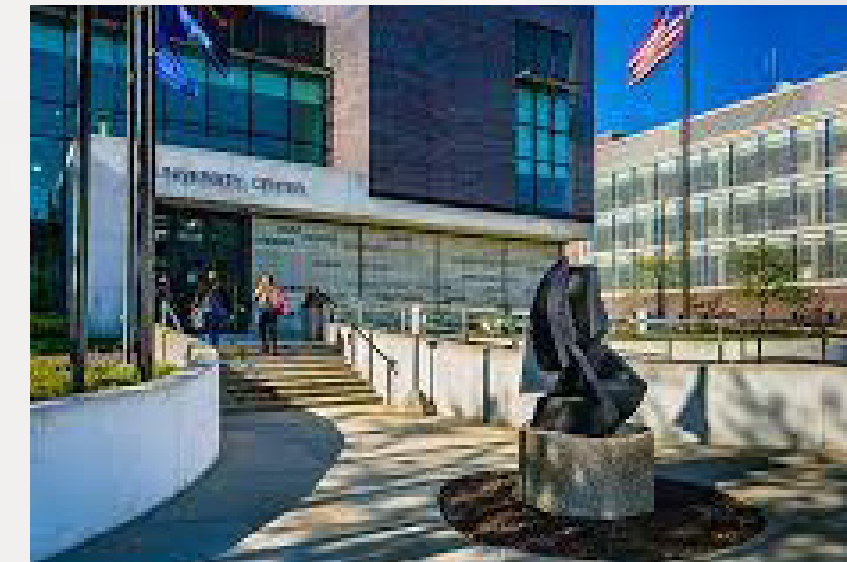
Marshall Park



The Stadium



Lansing River Trail



Community College

Recommendations

- 415 E Center Street: One potential development option could be a large multi-floor, mixed use combination of buildings. The included parcels are all zoned as DT-2 "Urban Flex" as of 2021, so a large, mixed-use complex could be possible in the future. However, an alternative development of small, 2-3 story townhouses would also be possible to develop under the DT-2 zoning.



415 E Center Street Before & After

- 709 N Larch Street: One potential future land use of this site could be a large, mixed-use, cornerstone building. Because of location, size, and surrounding uses, this site bears the potential to be an anchoring building for a new walkable retail district.



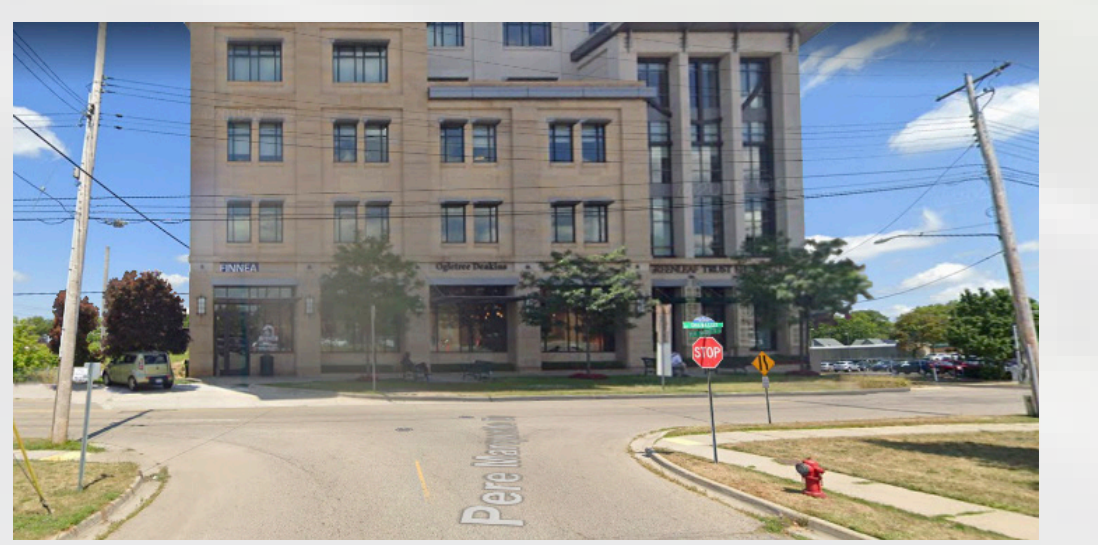
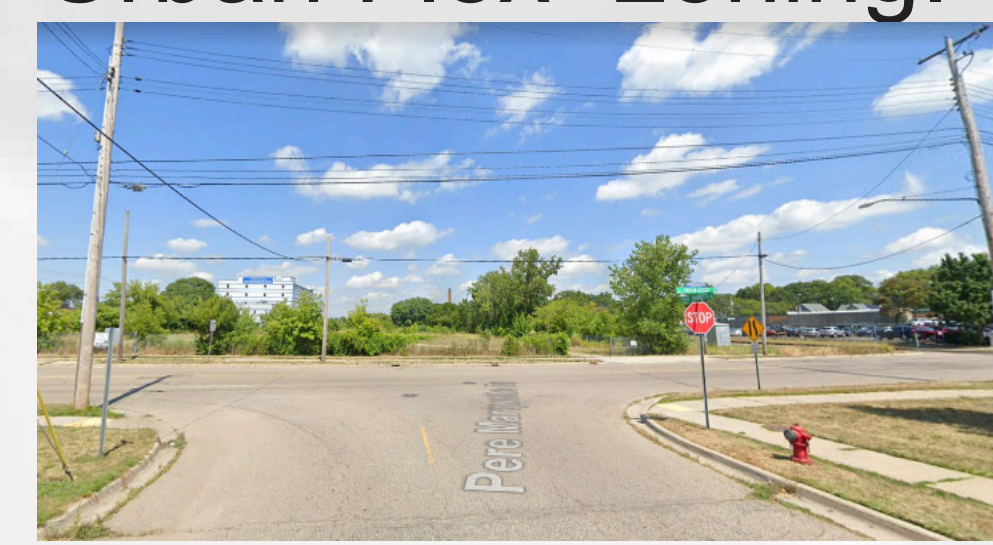
709 N Larch Street Before & After

- 500 E Oakland Avenue: The location has been zoned as DT-1 "Urban Edge" as of 2021. Because of these characteristics, it is likely that 2-3 story commercial or office buildings may arise in this location in the future. It may be of use to construct a shopping center or supermarket on this busy corner.



500 E Oakland Before & After

- 617 E Shiawassee Street: This site is located adjacent to railroad tracks, so this site may have difficulty attracting residential development. However, these large, vacant parcels could easily be developed into large commercial and office complexes under the DT-2 "Urban Flex" zoning.



617 E Shiawassee Before & After