THE BIGGER PICTURE

EAST LANSING MASTER PLAN
CITY OF EAST LANSING
EAST LANSING PLANNING COMMISSION
RESOLUTION OF ADOPTION
2018 The Bigger Picture Master Plan

WHEREAS, the City of East Lansing Planning Commission is the duly appointed municipal planning commission for the City of East Lansing under the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, and Chapter 2, Division 5 of the East Lansing City Code; and

WHEREAS, the Michigan Planning Enabling Act and Chapter 2, Division 5 of the City Code authorizes the Planning Commission to make and adopt a Master Plan for the physical development of the City and to amend, extend and add to the Plan; and

WHEREAS, the Planning Commission has engaged in a public process to develop a new Master Plan to replace the 2006 Big Picture Comprehensive Plan; and

WHEREAS, the five Steering Committees assisted the Planning Commission in the development of the Plan, consisting of Councilmembers, Parks and Recreation Commissioners, Senior Commissioners, Human Relation Commissioners, Zoning Board of Appeals Members, Transportation Commissioners, Commission on the Environment Commissioners, Neighborhood Presidents, University Student Commissioner, Greek Life Member, University Representatives, Local Commercial Realtor, Developers, Landlords, Business Owners, DDA Board Members, MDoT Representative, CATA Representative, and Students; and

WHEREAS, the Planning Commission with the assistance of the Steering Committees and city staff, undertook the review and analysis of present conditions and trends which guided the recommendations in the Plan; and

WHEREAS, the public provided input on the Plan at a week-long event in October of 2013 with a follow-up presentation in November of 2013. Additional input was received following several work sessions of the Steering Committees in 2015 and during two presentations held on May 11th and June 4th 2015; and

WHEREAS, after the draft plan was reviewed by the City Council and approved for distribution it was distributed to each neighboring municipality, the regional planning commission, the county board of commissioners and each public utility and railroad owning property or operating in the City for a 63 day review and comment period in early January 2018; and

WHEREAS, In February of 2018 a draft plan was introduced for public input at three neighborhood meetings of which some recommendations were considered in the final draft of the Code, and

WHEREAS, On May 23, 2018 the Planning Commission held a public hearing on the Bigger Picture Master Plan 2018 and adopted it; and

WHEREAS, the resolution was not present at the time of adoption; and

NOW, THEREFORE, BE IT RESOLVED that the City of East Lansing Planning Commission, through this resolution readsopts the Bigger Picture Master Plan 2018; including its text, future land use map and the following sub-plans by reference: Parks Recreation and Greenways Plan, Climate Sustainability Plan, and the Non-motor Transportation Plan as amended, as the Master Plan for the City of East Lansing to replace the previous Comprehensive Plan and amendments thereto including the East Village Master Plan and the Northern Tier Plan; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to certify attested copies of the Bigger Picture Master Plan 2018 to the City Council and the Ingham County Register of Deeds; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to transmit copies of the Bigger Picture Master Plan 2018 to each neighboring municipality, the regional planning commission, the county board of commissioners and each public utility and railroad owning property or operating in the City, and make copies available for public inspection at the East Lansing City Hall, the East Lansing Library and on the City’s web site.

Moved by Commissioner Sell, supported by Commissioner Cahill, to approve the Resolution.

YEAS: 8
NAYS: 0

Kathleen Boyce, Vice Chairperson
David Haywood, AICP, Secretary
The Bigger Picture includes more than the common themes of most land planning guides thanks to the strong leadership of elected and appointed officials who recognize the changing trends in the community. With a focus on human dignity, equity, inclusion and resiliency, this plan emphasizes the human factor critical to land use planning. It represents a carefully choreographed community outreach model that delves deeply into difficult topics like density, preservation and property management. The result is a guide for economic prosperity, physical connectedness and growth management that will strengthen the downtown core, neighborhoods, nodes and corridors, while appreciating the natural spaces where we find much needed respite and recharge.

PURPOSE OF THE DOCUMENT
The Bigger Picture is a comprehensive policy-generating document with a long-range perspective that provides a coordinated approach to making important decisions regarding land use. Land use decisions are influenced by several factors that can change unpredictably over time and thus require ongoing careful evaluation and consideration. As such, the plan must provide sufficient data and extensive public input to support future land use decisions, as it is one of the primary tools used by the City of East Lansing’s city council, boards and commissions and the city administration in making decisions that affect the future land use of the community.

It includes goals, objectives and actions developed out of careful consideration for trends of the past decade since the previous plan was adopted in 2006. These trends are not unusual for this period of time or for a university community, but depending on how they are addressed, they could have very different outcomes; thus emphasizing the importance of this plan having community input early in the process and continuing through to the final adoption.

DEMOGRAPHIC PROFILE
East Lansing’s population grew rapidly between 1950 and 1980 reaching its peak at 51,392 persons. A decade later there was a noteworthy 2,155 person drop in population partially reflecting the increase in student housing available outside of the city’s border. Though it has been slowly increasing since 1990, it has not yet reached the 1980 peak.

While the 2010 Census showed a 2,054 person increase in total population, the number of households increased only slightly between 2000 and 2010. Conversely, the family households declined by 5.8% during that period, an indicator that the college age population group is increasing while other population groups are decreasing. Population cohorts in age groups under 18 continue to decline. While some of this is due to declining birth rates nationally, it is also partially due to the decline in the 40 to 54 year old age cohort. Persons in population groups born between 1946 and 1964 (Baby Boomers) have increased and are expected to continue to grow. With strong programming in services and social opportunities for persons 55 and over, the city provides a great setting for retirees. (See page 30 for a list of senior housing)

A majority of East Lansing’s population are MSU students consisting of 62% of the overall population in 2010 as recorded by the U.S. Census Bureau. The next largest population group in 2010 includes the 25 to 39 year old population, typically associated with the “young families”, which consists of 13% of the 2010 population. While this group is the second largest population group, it decreased in size by 26% between 1990 and 2000 and another 3% between 2000 and 2010. The remaining 2010 age groups range from 2% to 6% of the overall population.

East Lansing prides itself on being a diverse community. Michigan State University brings students from more than 125 countries to the area, which makes East Lansing home for around 7,264 international students and their families, according to 2016 fall enrollment data. The 2010 U.S. Census Bureau data shows East Lansing approximates the racial and ethnic profile of the region with about 78.4 percent of the population considered “White,” 10.6 percent Asian, 6.8 percent African American and 4.2 percent some other race.

East Lansing is considered to be an affluent community, with a family household median income of $88,566. Looking at the total 13,927
The loss of family households continued through the next decade, but at a significantly lower rate. From 2000 to 2010 there was another 384 family households lost. The reduction was likely due to several policies put in place in the late 90’s and early 2000’s to reduce the loss of owner-occupied, single-family housing to rental housing (See pages A15 - A21 for details policies). Meanwhile, during this period non-family households continued to grow partly through additional conversions of single-family housing and partially through new student housing developments.

Given that the city’s vacancy rate in both 2000 and 2010 was 1.2% and 2.8% respectively, it can also be assumed that the decline in family households could be in part due to the lack of available housing options for purchase (U.S. Census Bureau 2000 and 2010).

East Lansing has a creative class advantage when compared to the state and nation. Nearly 50% of employed residents in the city work in a creative field. The creative class is commonly referred to as fields, which include knowledge-based workers in the sciences, engineering, architecture, research, healthcare, business, legal, arts and education.

**Capital Improvement Program** is a short range plan updated annually. It identifies capital projects and equipment purchases, provides a planning schedule, and identifies options for financing the projects. It is used by the city council to assist in the development of the annual budget.
TRENDS
The planning process for this document places emphasis on five (5) categories that focus on the aspirations of the city’s vision for the community: Human Dignity, Community Education and Civic Participation; Economic Sustainability; Housing; Transportation, Infrastructure and Environment; and Urban Form. The following described trends associated with these categories and are included to assist the reader of the Plan to better understand some of the trends that influenced the goals, objectives and actions.

**Human Dignity, Community Education, and Civic Participation.** Some of the trends that influenced the goals and objectives for human dignity, community education, and civic participation include:

- Active, civic-minded, highly educated population
- Active Neighborhood Associations
- Growing senior population aging in place
- Growing international population
- Large student population living off-campus

These trends reflect the opportunities available to utilize the strengths of the various civic and university organizations as assets to the community. Additionally, it reflects the desire for residents to have convenient access to local government information and services.

Providing easy access to government information and support for various civic and university organizations can empower residents to become more active in city government. Strategically placing certain organizations together has the potential to improve relations between those with different lifestyles and community needs to form a partnership to improve communication and neighborhood harmony.

As residents reach the stage of life where they need more assistance with household chores to allow them to age in place, Neighborhood Associations, Student Associations and the Seniors’ Commission are great resources to connect people with volunteers to provide needed assistance.

Acknowledging and embracing cultural differences in the community has been a common practice of the city. Continuing this practice with additional education programs and events to help integrate residents into the community will maintain East Lansing’s appeal to all cultures to further diversify the population.

As many young adults attend MSU, they will continue developing important social skills. By providing programs for mentoring and community participation, the student gains valuable skills in community participation and the community gains a valuable resource in the student.

Understanding that young adults are most likely to be influenced by other young adults, they may be more effective at promoting responsible drinking and other social norms with assistance from MSU and city resources.

**Economic Sustainability.** Some of the trends that influenced the goals and objectives for economic sustainability include:

- Reduced state revenue sharing
- Decrease in property tax due to foreclosures and a plummet in housing prices during and post Great Recession
- Business consolidations/restructuring/downsizing
- On-line retail services/limited store merchandise/e-books, music and movies
- Strong ongoing interest in student housing development
- Increase in fast food type restaurants/reduction in fine dining
- Increase in shopping and dining options in neighboring community auto-centric shopping centers
- Migration from the age groups, which include persons 25 to 39 years old

These trends reflect the need to diversify office, retail and residential uses in the core downtown, and to continue office development on the west side of the Northern Tier, while adding additional uses such as technology and light industrial development in the future. In addition, underutilized neighborhood commercial nodes and corridors have great potential to redevelop in ways which maximize their development potential.
and provide new housing and employment options, while staying in character with the surrounding neighborhoods.

Office and retail space easily adaptable in size is more sustainable in a fluctuating economy and is an important consideration for all new development. Attracting businesses to the downtown that fulfill residents' basic needs, such as a grocery store, hardware store and medical services are important to enhance the livability of the urban neighborhoods and encourage more housing in the downtown. Just as important is attracting others to the downtown with an increase in specialty shops that also cater to residents living outside of the downtown and city, such as but not limited to a bakery, wine shop and high-end restaurant.

As one of Michigan’s economic development partners, east Lansing has hundreds of acres of land available for office/technology/light industrial use to assist in the recruitment of industry clusters that may be attracted to the city’s proximity to MSU and the regions medical industry. The ability to bring jobs to the state and East Lansing will help the region retain talented MSU graduates.

Housing. Some of the trends that influenced the goals and objectives for housing include:

- Increased need for market rate rental housing after housing bust of 2008
- Ongoing interest from developers in developing student rental housing, followed by community concerns of over saturation of student housing
- Ongoing concern about the impacts of single-family rental properties on traditional neighborhoods
- Increased interest in urban housing for all demographic cohorts, Baby Boomer (born between 1946 and 1964) and Millennial (born between 1977 and 1995) two of the largest U.S. populations have been known to desire living where they can walk to work, entertainment, restaurants and grocery stores specifically near or in the core downtown
- Increase in number of persons desiring to age in place or move within their community to housing opportunities in walkable neighborhoods in close proximity to stores, restaurants and entertainment
- New rental housing in the downtown is not affordable to many young professionals, seniors or young families
- Increase interest in accessible housing, including new one-story, multi-level flats or existing retrofitted housing units

Housing trends reflect the need to have affordable, diverse, attractive and safe housing available in walkable neighborhoods for many different demographic cohorts. This equates to strategically increasing the number of urban housing options available while maintaining the desired character of the existing neighborhood.

Duplexes, triplexes and small to medium multi-plex building types can be used in urban redevelopment sites to increase housing while maintaining the character of the neighborhoods.

Current building and ground coverage requirements often prevent additions to homes that would accommodate a growing family’s need for additional space or an aging or disabled residents need for a first floor master bedroom and bath.

Regulations designed to have flexibility for homeowners to make improvements, such as small additions to both owner-occupied and renter-occupied properties, can also provide standards that protect the character of neighborhoods.

As new development occurs, the implementation of educational programs, incentives and regulations can make universal design features more common place for new construction.

Transportation, Infrastructure and Environment Sustainability. Some of the trends that influenced the goals and objectives for transportation, infrastructure and environment include:

- Increase in number of residents riding bikes to school and work
- Increase in number of moped riders on the streets
Electric car charging stations, solar energy
Car sharing programs (ZipCar)
Ride sharing services (Uber, Lyft)
Complete Streets Plan
Enhanced transit
High cost infrastructure relating to parking in the downtown
Loss of trees to disease, infestation, weather and development
Waste reduction and recycling efforts
Impact of reduced state revenue sharing on local streets and infrastructure
More people choosing to walk as an alternative form of transportation or for exercise

Transportation, Infrastructure and Environmental Sustainability trends reflect the need to continue to improve the city’s street, bridge, sidewalk, pathway, bike lane, transportation hub and parking infrastructure while experiencing a declining city budget. It also reflects the need to protect the existing open space and vegetation by providing regulations and programs that protect and enhance the wetlands, woodlands and urban forests.

City revenue does not adequately cover the cost of maintaining the city’s existing infrastructure where a substantial number of water and sewer lines are 50 or more years old and maxed out in capacity. Additional financial methods are needed to bridge the cost of repair and replacement of water and sewer infrastructure.

Providing adequate parking capacity in the core downtown continues to be an ongoing challenge. The cost to provide structured parking to accommodate new development can add significantly to the cost of development sometimes making it cost prohibitive. According to an article, Parking Structure Cost Outlook for 2017, written by Gary Cudney, P.E., President/CEO of Carl Walker, (a Michigan company which specializes in parking structure design) the median cost of a new parking structure is $19,700 per parking space.

Efforts to collaborate with abutting communities and our Regional Transportation partners should continue so that future alternative transportation opportunities can provide less dependency on the automobile.

Given that there is a national trend toward less vehicle use, people waiting longer to get a driver’s license, the city’s Bicycle Friendly Communities Bronze designation and CATA’s convenient bus service, parking requirements may be able to be gradually reduced over time.

The city is at the forefront of environmental planning with its waste reduction and recycling programs. These programs are monitored for efficiency and new methods are evaluated for future use.

Trees, wetlands and floodplains are abundant in the community and programs for their protection and enhancement ensure that they will be valuable assets to the community for future generations.

Urban Form. Some of the trends that influenced the goals and objectives for urban form include:

- Many of the current zoning code requirements prohibit good urban design
- Parking requirements can inhibit good urban development
- Quality urban spaces (public realm) are valued by residents, office and commercial tenants
- Blank walls along downtown street fronts are unwelcoming

Urban form trends reflect the need to develop a hybrid form-based code. (See definition below) The code could guide the integration of good urban design for developments in areas of the city where redevelopment at a higher intensity can be done in a way that enhances the existing neighborhood and provides additional housing, or housing and commercial development with quality public spaces that support transit.

Form-based code is a land development regulation designed to promote predictable built results and high-quality public realm by using physical form (rather than focusing primarily on the type of use to occupy a building) as the organizing principle for the code. A hybrid code could be designed as an overlay where it is tied to some type of incentive, or it could be mandatory in development or redevelopment focused areas while preserving the existing zoning format in other areas.
1 INTRODUCTION

The following chapter provides a brief overview of the community and its character, and a summary of the process used in creating the Bigger Picture.
COMMUNITY CHARACTER

POPULATION
East Lansing is home to Michigan State University (MSU), a thriving university community with a population of 48,870 according to the 2016 5-Year Estimates (U.S. Census Bureau, Population Estimate Program)- the most recent count at the writing of this document.

LOCATION
The city is located in south central Michigan directly east of Lansing, Michigan, the State’s capital and sited in both Ingham and Clinton Counties that are part of a Tri-County Regional Planning Area (including Eaton County). The three counties together make up the Lansing-East Lansing Metropolitan Statistical Area (MSA), which covers 1,714.6 square miles and has a population of 464,036 people (2010 U.S. Census Bureau). Four townships also share borders with the city, including Bath, DeWitt, Lansing and Meridian (See Surrounding Jurisdictions Map C4). It is located within two hours of and nearly centrally between the Grand Rapids-Wyoming and Detroit Warren-Livonia MSAs and three of the Great Lakes - Michigan, Huron and Erie.

GOVERNMENT
East Lansing has a council-manager form of government, where the city council appoints one of its own members as mayor and another of its own as mayor pro tem - a city councilmember who chairs council meetings in the mayor’s absence. The city council consists of five at-large councilmembers who are elected in non-partisan elections to four-year terms in November of odd numbered years. The city council chooses the city manager (the city’s chief administrative officer) and the city attorney. The manager is appointed by and reports to the city council.

As of 2017, East Lansing has twenty (20) boards and commissions made up of volunteer members of the community who are appointed by the city council and advised by members of the city staff. These boards and commissions play a critical government role by proposing and/or reviewing policies and making recommendations to the city council. Given the nature of the various projects and developments that come before the city council, additional subcommittees are often appointed by council and made up of members from multiple boards and commissions.
EXPANDING BORDERS
On May 8, 1907, the City of East Lansing, Michigan was officially chartered, more than 50 years after Michigan State University began as the unincorporated Village of Agricultural College in 1855. Over a span of many years, land was added through annexation and 425 Agreements (see definition below) with surrounding townships. From the beginning, the expanding boundaries paralleled the growth of Michigan State University. The expansions were critical to the economic health of the community as it allowed for additional housing and commercial development at times when the city was nearly built-out. After the last annexation in 2006, East Lansing reached its current size of 13.5 square miles. (See Annexation and 425 Map C5)

NEIGHBORHOODS
The city is made up of twenty-five (25) residential neighborhoods of which many have active associations (See Neighborhood Association Map C10). Some of the neighborhoods have a mix of owner-occupied properties and student renter-occupied properties in close proximity to the activities of the downtown and university, while others are made up of primarily owner-occupied properties or non-student, renter-occupied properties a few blocks further away from these activities. As the neighborhoods move further away from the downtown and the university, they become more divided as completely owner-occupied or completely student renter-occupied neighborhoods (See Rental Property Map C21).

PARKS AND RECREATION
Parks and greenways are scattered throughout the neighborhoods and they include many options for active and passive recreation, from leisurely walking the trail system to participating in the activities of the water park and soccer complex. The Northern Tier trail serves as the primary non-motorized connector of many of these park amenities (See Parks and Trails Map C8 and Appendices B3 for a link to the Parks, Recreation, Open Space and Greenways Plan).

425 Agreement means an intergovernmental transfer of property by contract under Michigan Act 425 of 1984 to conditionally transfer property between certain local units of government. The contract shall provide for permissive and mandatory provisions; certain conditions upon termination, expiration, or renewal of contract; and prescribe penalties and provide remedies.
The over 5,000-acre MSU campus includes five (5) additional residential student neighborhoods, cultural amenities, athletic venues and many outdoor recreational areas.

**ARTS & CULTURE**
The City of East Lansing actively pursues opportunities to promote arts and culture through a variety of public events and exhibits as well as the incorporation of art into public places throughout the city.

Examples of annual and ongoing arts and music activities serving the region include the East Lansing Art Festival, Summer Solstice Jazz Festival, Great Lakes Folk Festival, East Lansing Film Festival, Summer Concert Series and Children’s Concert Series. Resources for these events come from grants, donations of products and services, sponsorships and fees.

In 2014, the city initiated an ordinance requiring all new developments to contribute 1% of the development cost (capped at $25,000 for each development) to the city’s Art Fund. The contribution can be in the form of cash or art of the same value and approved by the arts commission based on the art proposal meeting the criteria established in the city code. If the developer chooses to contribute an art piece, it must also be visible to the general public.

With numerous private and city-sponsored art galleries downtown and Eli & Edythe Broad Art Museum, the art scene will continue to expand in the future.

The presence of Michigan State University provides multiple performance spaces, including the Wharton Center for Performing Arts, Cobb Great Hall, Pasant Theatre, Fairchild Theatre, MSU Concert Auditorium and RCAH Auditorium, with productions running year-round by the MSU Theater Department.

The Public Art Gallery located at the East Lansing Hannah Community Center and created by the East Lansing Arts Commission, features a new local artist each month. The arts commission maintains an artist registry to draw upon as new project opportunities arise. Other East Lansing facilities such as the public library, SCENE Metro, and the Technology Innovation Center (TIC) display art from local artists as well.
EMPLOYMENT
The largest employers in the region include the State of Michigan, Michigan State University, General Motors, local hospitals and national insurance providers.

TRANSPORTATION
The city has a number of motorized and non-motorized transportation opportunities for residents and continues to work in cooperation with other regional entities to increase these opportunities.

The city has embraced non-motorized transportation as a way to minimize its impact on the environment and support healthy lifestyles. The 2015 U.S. Census Bureau, 2011-2015 American Community Survey 5 Year Estimates - shows 8% of the city’s population riding bikes to work every day. In November of 2016, the city received a Bronze level designation under Bicycle Friendly Communities from The League of American Bicyclists; the city intends to improve upon this in the future.

Amtrak, Indian Trail, and Greyhound provide intercity rail and bus service for the community. All three services are located at the Capital Area Multimodal Gateway facility at 1240 South Harrison Road, where in the summer of 2015 a new multimodal transportation center was completed to better serve the community. This property is bound on both the north and south side by two class-one freight railroads, including Canadian National Railway (CN) and CSX Transportation (CSXT), potentially lending itself to additional passenger rail service in the future. Capital Area Transportation Authority (CATA) provides public bus transit throughout East Lansing, Lansing and surrounding areas. When CATA began in 1972, it operated 14 bus routes and gave 750,000 rides annually. Since then, the number of bus routes has more than doubled with a ridership of over 10.8 million in 2016, including MSU fixed-route ridership of 2.6 million.

Capital Region International Airport in nearby Lansing provides a number of non-stop domestic and international flights. Hundreds of thousands of travelers use the airport each year to connect to the entire world through major airlines.
CREATING THE PLAN

The Bigger Picture plan developed as the community proceeded through the many activities held to open communication between the planning commission, steering committee members, residents, staff and consultants in order to determine the type of community they wanted East Lansing to be in the future. Each step taken in the process became an essential part of developing the final document. Public participation meetings were strategically planned with consideration for various schedules of the community, such as but not limited to, avoiding spring break for college students and professors, and students of the East Lansing School system.

PLANNING COMMISSION STEERING COMMITTEES

To facilitate the plan development, the planning commission created and led steering committees representing topics that required special attention to ensure the development of policy directives that will assist in achieving the vision of the community. The committees and their focus were as follows:

- **Human Dignity, Community Education, and Civic Participation** focused on policy directives that advance and achieve social equity and healthy lifestyles among residents of all ages, income and cultures. Community Education and Civic Participation focused on policy directives that improve access to information and knowledge about issues affecting the community and encourage participation in forming the policies.

- **Economic Sustainability** focused on policy directives that protect and improve the economic conditions of the city to encourage job growth and investment in the community.

- **Housing** focused on policy directives that ensure safe and affordable housing opportunities for persons of all ages, income and cultural groups as well as maintain and enhance the quality of the city’s housing stock.

- **Transportation, Infrastructure, and Environmental Sustainability** focused on policy directives that recognize current and anticipate future motorized and non-motorized transportation needs relative to land use and the demographic needs of the community. Infrastructure focused on the physical structures that are needed for the city to function and Environmental Sustainability looked at the long-term future of reducing the city’s carbon footprint.
**Urban Form** focused on policy directives that considered the physical shape and structure of the city as it is formed by buildings, streets, land uses, art and aesthetic choices made by past and current residents.

In order to help make sure ongoing planning efforts locally and regionally were captured and the largest demographic group possible was represented during the update to the plan, the planning commission strategically appointed community members, key Michigan State University employees, and regional transportation officials to the steering committees to assist them early in the public participation process. A total of 77 individuals participated in the activities of the steering committees.

The steering committee members were divided among the five (5) committees, which held a series of exercises and discussion intended to evaluate the condition of the city as it relates to each of the topics. This information was used by the planning commission to assist in the development of the goals, objectives and actions and the future land use map for the plan.

**WEBSITE**
The City of East Lansing’s website provided updates on the progress of the plan. It included a schedule of the public input meetings and the steering committee meetings with links to their information packets. In addition, there were articles on each of the committee topics, written by planning professional throughout the nation. It also included videos of the kick-off meeting and the two joint meetings of the steering committees. These methods allowed residents who were unable to attend meetings an opportunity to be involved as much as possible.

**KICK-OFF MEETING**
The public participation process began in October of 2013 with a kick-off meeting presenting guest speaker, Lou Glazer, of Michigan Future, who outlined a number of key trends in the growth of communities. He was followed by Lynee Wells of Williams & Works and Mark Miller of Nederveld, members of the consulting team, who emphasized the importance of comprehensive planning. Prior to the presentation, members of the community had access to maps presenting information such as, but not limited to: current land uses, wetlands, parks, schools, street ratings, and zoning. Also provided was data showing various demographics such as age distribution, income levels, and housing occupancies. Staff and the consultants were available to answer questions and help prepare the public for the upcoming planning week.

**PLANNING WEEK**
Following the kick-off meeting was a week-long series of activities held to gather input from community members by looking at the city as a series of commercial nodes (see definition on page 14), corridors and neighborhoods. Staff and the consultant team set up a temporary storefront design studio at (SCENE) Metrospace in downtown. Both formally scheduled programs and open house activities took place. The activities were held at different times of the day to appeal to a broad range of schedules and lifestyles.

The Plan development began with “Planning Week” a public participation process to gather input from the community. The storefront design studio was open between the hours of 9:00 am and 5:00 pm during a three (3)day period, allowing residents to drop in at their convenience to provide input on the future design of three key areas of the city likely to experience continued development pressure: Trowbridge/Harrison, Grand River/Abbot and Lake Lansing/Coolidge and/or city incentives for their redevelopment. (See pages 16-21)

Other stations were set up to request input on bicycle and pedestrian circulation, housing needs and any other concerns that needed to be addressed. Additional activities were also held at specific times and different locations and were intended to reach out to different demographic groups. After a week of public input events, the information was gathered by the consultants to prepare a presentation summarizing of the outcome of the entire week of input.
Stakeholders told us the physical structure holding the city together is weak, especially the corridors leading to and from center city. Typical in Midwestern cities, the street space devoted to the automobile is abundant, but the comfort and safety for pedestrians, bicyclists and transit riders is lacking. Encouraging more transportation options connecting nodes and neighborhoods will help ease congestion and provide residents more choices as they move about the city. Another priority is the beautification and enhancement of the alley system parallel to Grand River.
Participants expressed a desire to expand the downtown resident population to achieve critical mass to support transit, business and cultural and civic amenities. An essential component of this new resident population is providing a mix of housing types, especially missing middle types, including row houses, town houses, live/work and small multi-plexes. These missing middle house types are ideal in those transition areas from the downtown core to the established single-family detached neighborhoods. These house types must be built for an aging population, with amenities (including proximity to transit), barrier-free access and a variety of unit types (from one to three bedrooms and beyond).

After the final meetings were held with the steering committees, staff and the consultant team compiled the work of the committees into multiple graphic representations and presented them at two joint steering committee member meetings to get feedback on the combined work of all of the members. For circumstances where different committees were working on the same mapped area and had different recommendations, staff interpolated the differences to create a single map. The draft future land use map and a series of instant polling questions were used to gain additional feedback from the steering committee members during the joint meetings.

**PLANNING COMMISSION WORK SESSIONS**
The planning commission began their review of the steering committee members recommendations during ongoing work sessions beginning in September of 2015. By March of 2016, they had finished a detailed review of the goals, objectives and actions, future land use map and land use category context sheets for placement in the document.

**FINAL INPUT AND ADOPTION PROCESS**
Once the planning commission completed the draft document they sent it to city council for review and approval to distribute it to the surrounding jurisdiction, utility companies, and other required entities for a 63 day period where they could provide input on the document to the city. During the 63 day period the planning commission and city staff presented the plan during several meetings held to gain additional input from the community. After the 63 day period ended, the planning commission held a public hearing to adopt the master plan.
what we heard

sprawl pattern of development at city borders

- a good mix of housing exists, but these developments fail to offer an authentic sense of community because they are removed from the downtown.

big questions

- how do we create a better experience, rather than just commuter routes in the north end?
- do we want to try to incorporate big box stores? how do we design that? what are the trade-offs and benefits?
- from a planning perspective, do we want the north end to take on a suburban or urban form?
- is it realistic to think if development were restricted or limited in the north end, it would force downtown development?
**Plan Update:** June 2018

- **nodes:** lake Lansing and coolidge, east coleman and west neighborhood
- **corridors:** lake Lansing, coolidge, east coleman, abbot

**retrofit tools**
- Implement regulatory zoning and form based code to ensure consistent design and area-specific solutions
- Code key north end areas for light industrial and mixed use
- Utilize existing utility infrastructure when considering new developments
- Provide non-motorized connections throughout

**biggerpicture ideas**
- Focus light industrial and technology based industries in development north of saginaw
- Connect north end to regional attractions such as open space and retail
- Suburban retrofit along lake Lansing, small scale mixed use node near technology and innovation cluster
center city study area

what we heard

center city has a distinct university edge and linear commercial corridor

two downtowns. it is different for people who are coming from campus, and for people who are coming by car, they have different access points

incorporate more places for residents who are not students

big questions

- grand river avenue is a state highway, how will that affect local design and planning decisions?

- how can the city accommodate three commercial corridors downtown; the alley, albert and grand river?

- how do we ensure that both sides of the retail district on grand river and albert are activated and not competing, but complementary?
nodes: abbot and west grand river, east grand river
neighborhoods: 8
corridors: abbot, grand river, michigan

alleyway tools

make the alley a distinct place through built form, building entry locations and design consistency
redefine the alley from a service point to a walkable pedestrian plaza
create a direct connection between the alleyway, the farmer’s market and the vacant property between between Grand River Avenue and Valley Court Park.

biggerpicture ideas

create a university based retirement community (UBRC) where seniors and older adults can integrate into the campus community
create a permeable edge along all main corridors through transparency and build-to requirements
focus redevelopment along albert through urban infill of residential and mixed-use
row houses mixed-use buildings bike lanes apartment live/work
trowbridge is the main entryway into Michigan State University, but it has not been developed as a gateway.

There is limited pedestrian infrastructure in the south end, though there are many people walking.

Area needs a resurgence of development; multi-modal center and highway infrastructure need human-scaled design solutions.

**What we heard**

**Big questions**

- How will future transit stations be effectively incorporated into and connected to downtown?
- Can we better understand market demand in this part of town?
- Is traffic impacting business success on trowbridge?
**nodes:**  trowbridge and harrison  

**neighborhoods:**  2  

**corridors:**  trowbridge, harrison

**gateway tools**
- Enhance walkability with wider sidewalks, permeable edges and proper building placement.
- Minimize commercial traffic through neighborhood, but enhance pedestrian access.
- Encourage vertical mixed-use at appropriate scale to help create visual cues to reinforce gateway.
- Consider pedestrian bridge or tunnel across trowbridge.

**biggerpicture ideas**
- Trowbridge is a gateway for vehicular and transit users; its redevelopment should reflect this.
- Walkability is essential given the development of the transit center.
- Utilize existing roadways and connections through MSU to connect to center city, activate sidewalks through proper building placement and orientation.

**Plan Update:** June 2018
Plan Update: June 2018

INTRODUCTION
The following chapter includes census data and city records to provide a better understanding of where the community is today in comparison to previous decades, other Big 10 communities, Michigan, and the nation.
POPULATION

Analyzing population trends typically lends to the relative predictability of housing needs and future land use pressures. While the population of East Lansing grew by 28,254 residents (+139%) between 1950 and 2010, the population has remained relatively flat since 1970, with an increase of only 1,039 people (+2%). Spread out over 60 years, the population of East Lansing has increased by about 471 residents per year since 1950; however, the population peaked in 1980 and has remained below that level since.

The City of East Lansing’s population is significantly impacted by the enrollment of Michigan State University. This is mostly evident between 1950 and 1980 when both the city and the university grew by approximately 150%. It is also evident during the ebb and flow period of the population and enrollment between 1980 and 2010. While the growth trends are related, the city has historically maintained a slightly larger population than the university. Conversely, the last two decades seem to indicate that this gap is closing.

Source: U.S. Census Bureau, 1950 - 2010
Visualizing and analyzing various age cohorts is one way to predict whether or not populations will be replaced as a community grows and ages. The data on page 26 and below is displayed in a population pyramid; one method used to analyze population data. Only under specific circumstances will the data display like a pyramid, such as when populations can be found with high fertility rates and lower than average life expectancies like those of Third World countries. The United States has a constrictive population pyramid showing that there are a lower percentage of younger people representing the declining birth rates across the country.

East Lansing’s population pyramid is shaped similar to the State of Michigan data with the exception of the age cohorts that include the 15 to 24 year old population largely representing the Michigan State University student population. East Lansing has some general population characteristics similar to both the United States and Michigan, such as having declining birth rates and having women that outlive men between 70 to 74 years old.

East Lansing’s population pyramid appears as though the birth rate is starting to increase slightly rather than decline when comparing the under 5 cohort to the 5 to 9 and 10 to 14 cohorts since it starts out wide and gets slightly more narrow as the age groups increase. However, the birthrate is not increasing, the population in these age groups are actually declining. The chart below shows that this is caused by the city losing children from the 5 to 9 and the 10 to 14 cohorts through migration at nearly double the percentage rate per age cohort making it appear as though the birth rate is increasing slightly.

<table>
<thead>
<tr>
<th>Age</th>
<th>2000</th>
<th>2010</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 years</td>
<td>1,186</td>
<td>1,150</td>
<td>-3%</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>1,126</td>
<td>1,012</td>
<td>-10%</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>1,166</td>
<td>912</td>
<td>-22%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2000 - 2010
Demographics: The Bigger Picture

East Lansing

Plan Update: June 2018

Source: U.S. Census Bureau, 2010

---

### USA

- **85 +**
- **80 - 84**
- **75 - 79**
- **70 - 74**
- **65 - 69**
- **60 - 64**
- **55 - 59**
- **50 - 54**
- **45 - 49**
- **40 - 44**
- **35 - 39**
- **30 - 34**
- **25 - 29**
- **20 - 24**
- **15 - 19**
- **10 - 14**
- **5 - 9**
- **< 5 years**

---

### Michigan

- **85 +**
- **80 - 84**
- **75 - 79**
- **70 - 74**
- **65 - 69**
- **60 - 64**
- **55 - 59**
- **50 - 54**
- **45 - 49**
- **40 - 44**
- **35 - 39**
- **30 - 34**
- **25 - 29**
- **20 - 24**
- **15 - 19**
- **10 - 14**
- **5 - 9**
- **< 5 years**

---

Source: U.S. Census Bureau, 2010
In 1990, the 25 to 39 and 40 to 54 population age groups were the largest population groups aside from the 18 to 24. There were almost as many students as there are now living in the community, but there was more of a balance between other age cohorts to diversify the population. This was reflected partially in the types of businesses that were attracted to the downtown at that time, such as a Jacobson’s department store, that catered to a broader population, and a few high-end restaurants. Then, between 1990 and 2000, the city experienced a drastic decline in population from 50,677 to 46,525. The age cohort least impacted was the 18 to 24 cohort, while the hardest hit were 25 to 34 and under 5 age cohorts.

Between 2000 and 2010 there continued to be a substantial population decline in the 5 to 17 and 40 to 54 age cohorts. The only population group to regain its population lost between 1990 and 2000 is the 55 to 64 population group (Baby Boomers). The 25 to 39 age cohort continues to decline in 2010, however at a minimal rate of 3%, especially when compared to the previous decade, when it declined by 26%. Conversely, the 5 to 17 age cohort saw a 20% decline in 2010 after experiencing a 13% decline in 2000.

The data on pages 28 and 29 indicate that the city is experiencing a significant drop in population at the 25 to 29 age group and then another decline at the 30 to 34 age group. This indicates that the city is not retaining a significant number of MSU graduates, demonstrating they are going elsewhere for housing and jobs. It also shows the city is not attracting new residents from elsewhere in these age groups. Based on the population pyramid shown of Michigan on page 26, it appears that many are also leaving Michigan.

<table>
<thead>
<tr>
<th>City of East Lansing</th>
<th>1990</th>
<th>% of Total</th>
<th>2000</th>
<th>% of Total</th>
<th>% Change</th>
<th>2010</th>
<th>% of Total</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>50,677</td>
<td></td>
<td>46,525</td>
<td></td>
<td></td>
<td>48,579</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 5 (Pre-School)</td>
<td>1,698</td>
<td>3%</td>
<td>1,186</td>
<td>3%</td>
<td>-30%</td>
<td>1,150</td>
<td>2%</td>
<td>-3%</td>
</tr>
<tr>
<td>5-17 years (School Age)</td>
<td>3,600</td>
<td>7%</td>
<td>3,137</td>
<td>7%</td>
<td>-13%</td>
<td>2,516</td>
<td>5%</td>
<td>-20%</td>
</tr>
<tr>
<td>18-24 years (College Age)</td>
<td>28,932</td>
<td>57%</td>
<td>27,122</td>
<td>58%</td>
<td>-6%</td>
<td>30,264</td>
<td>62%</td>
<td>12%</td>
</tr>
<tr>
<td>25-39 years (Young Family)</td>
<td>8,500</td>
<td>17%</td>
<td>6,278</td>
<td>13%</td>
<td>-26%</td>
<td>6,100</td>
<td>13%</td>
<td>-3%</td>
</tr>
<tr>
<td>40-54 (Disposable Income)</td>
<td>4,202</td>
<td>8%</td>
<td>4,494</td>
<td>10%</td>
<td>7%</td>
<td>3,066</td>
<td>6%</td>
<td>-32%</td>
</tr>
<tr>
<td>55-64 (Early/Pre-Retirement)</td>
<td>1,468</td>
<td>3%</td>
<td>1,671</td>
<td>4%</td>
<td>14%</td>
<td>2,389</td>
<td>5%</td>
<td>43%</td>
</tr>
<tr>
<td>65 and over (Retirement)</td>
<td>2,277</td>
<td>4%</td>
<td>2,848</td>
<td>6%</td>
<td>25%</td>
<td>3,094</td>
<td>6%</td>
<td>9%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 1990, 2000, and 2010
### BIG TEN COMPARISON

The graph below compares the size of the population cohorts for four Midwestern Big Ten university communities with the size of the population cohorts for East Lansing. Each of these communities are different in size and how they interface with the university; nonetheless, they provide insight into how population can impact land use.

The City of East Lansing is heavily populated by a student aged population, with 62% of residents between the ages of 18 and 24 as indicated below. This is especially evident when compared to the Big Ten university communities used to analyze population groups; the city with the most analogous proportion of college age residents was State College, Pennsylvania, with 71%. This percentage is significantly higher when compared to the other Midwestern cities housing Big Ten universities.

Many of the commercial businesses in the downtown appeal and market to the college-aged population. While there are several restaurants and a retail stores that also appeal to a broader range of age groups, there are often suggestions from residents that they would like to see more commercial business in the downtown that would appeal to age groups other than the 18 to 24 year old age group.

<table>
<thead>
<tr>
<th>Population</th>
<th>Total</th>
<th>% of Total</th>
<th>Total</th>
<th>% of Total</th>
<th>Total</th>
<th>% of Total</th>
<th>Total</th>
<th>% of Total</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18</td>
<td>3,666</td>
<td>8%</td>
<td>5,218</td>
<td>13%</td>
<td>9,148</td>
<td>11%</td>
<td>2,129</td>
<td>5%</td>
<td>16,382</td>
<td>14%</td>
</tr>
<tr>
<td>18-24</td>
<td>30,264</td>
<td>62%</td>
<td>15,656</td>
<td>38%</td>
<td>35,703</td>
<td>44%</td>
<td>29,671</td>
<td>71%</td>
<td>113,934</td>
<td>29%</td>
</tr>
<tr>
<td>25-34</td>
<td>4,895</td>
<td>10%</td>
<td>7,456</td>
<td>18%</td>
<td>12,542</td>
<td>16%</td>
<td>3,971</td>
<td>9%</td>
<td>20,278</td>
<td>18%</td>
</tr>
<tr>
<td>35-49</td>
<td>3,154</td>
<td>7%</td>
<td>4,639</td>
<td>11%</td>
<td>8,747</td>
<td>11%</td>
<td>2,238</td>
<td>5%</td>
<td>17,023</td>
<td>15%</td>
</tr>
<tr>
<td>50-64</td>
<td>3,506</td>
<td>7%</td>
<td>4,687</td>
<td>11%</td>
<td>7,880</td>
<td>10%</td>
<td>2,041</td>
<td>5%</td>
<td>16,101</td>
<td>14%</td>
</tr>
<tr>
<td>65 &amp; Over</td>
<td>3,094</td>
<td>6%</td>
<td>3,594</td>
<td>9%</td>
<td>6,385</td>
<td>8%</td>
<td>1,984</td>
<td>5%</td>
<td>10,612</td>
<td>9%</td>
</tr>
</tbody>
</table>

*Source: U.S. Census Bureau, 2010*
Jurisdictions with a higher ratio of student-age residents have a tendency to have artificially low median household income values when compared to jurisdictions with a lower ratio of student-age residents. This is largely due to two reasons. First, university students are likely working part-time minimum-wage service jobs or not working at all. Second, households as defined by the U.S. Census Bureau include unrelated persons living in a single-occupied housing unit, which could include students. This is different than a family household, which must include at least two related persons and is less likely to include students. In 2014, median household income in the city was $33,064 compared to $49,087 in the State of Michigan and $53,482 in the United States as a whole. East Lansing’s comparatively large student population is evident in its lower median household income value when compared to the state and nation. Nonetheless, this value likely does not tell the whole story. The U.S. Census Bureau defines income as Pell Grants, Scholarships and financial support from friends and relatives; however, student loan disbursements are not counted as income. Furthermore, not all students are likely to report non-wage income like Pell Grants and scholarships. It should be noted that students living on campus in group quarters (dormitories) are not included in the U.S. Census Bureau income calculations for the city.

**MEDIAN FAMILY INCOME**

Median family income focuses on a slightly more specific type of household (family household) and, for the most part, filters out students by definition. Median family income includes the combined income of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Median family income in the City of East Lansing was $88,548 in 2014, compared to $61,684 in the State of Michigan and $65,443 in the United States as a whole. In East Lansing, the disparity between median household income and median family income is approximately $55,484. This disparity is substantial, primarily because the number of non-family households (9,522) far outnumbers the quantity of family households (4,490) in the city. Clearly, family households in the city have higher combined incomes than non-family households in the city; however, there are far fewer family households. This dynamic could have a major impact on the categories of retail and service establishments which are attracted to the city; if the city would like to increase the diversity of retail and service establishments, the quantity of family households will need to be increased.

Source: American Community Survey, 2014
The variables contributing to population growth, decline and stagnation are comprehensive. In the context of a university community, the importance of considering average household size as a contributing variable to population change should be accompanied by the analysis of trends in household types between that of family and non-family households. Since 1990, East Lansing saw a rise (+1,983, +26%) in non-family households and a decrease (-1,471, -25%) in family households, compared to 2010. This is due to an increase in the number of non-family student households. Nevertheless, this shift increased the total number of households from 13,500 in 1990 to 14,012 in 2010, a rise of approximately 4% tipping the scales further out of balance.

The size of households in East Lansing has also changed. Between 1990 and 2010, the average household size of owner-occupied housing units decreased from 2.64 to 2.30 (-13%). Comparatively, the average household size of renter-occupied housing units decreased from 2.33 in 1990 to 2.17 in 2010 (-7%). Like many Midwestern communities, East Lansing is likely experiencing the impacts of an aging Baby Boomer population, which results in two-person households without children. In 2010 the owner-occupied household size continues to decrease; however, more moderately, while the renter-occupied remains relatively flat.

**Average Household Size**

<table>
<thead>
<tr>
<th></th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner</strong></td>
<td>2.64</td>
<td>2.41</td>
<td>2.30</td>
</tr>
<tr>
<td><strong>Renter</strong></td>
<td>2.33</td>
<td>2.13</td>
<td>2.17</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 1990 - 2010
Housing occupancy remained largely unchanged in East Lansing between 2000 and 2010 with a slight increase in the number of vacant housing units. Comparatively, the city contained less vacant units as a percentage of total housing units when compared to the State of Michigan in both 2000 and 2010. Both East Lansing and the State of Michigan saw an increase in vacancies during the decade, which was likely related to the decline in the housing market during the Great Recession. Nevertheless, the city has relatively low vacancy rates, which are also reasonably moderate enough to allow for turnover, signaling a healthy local rental and real estate market.

RACE

East Lansing became slightly more diverse between 2000 and 2010 due to a population shift between the city’s two largest proportional races. In 2010, it was observed that approximately 78.4% of the population was considered white compared to 80.9% in 2000, a decrease of almost 3%. Comparatively, it was observed that approximately 10.6% of the population was considered Asian in 2010 compared to 8.2% in 2000, an increase of nearly 28%. Those considered black or African American comprised approximately 6.8% of the population in 2010 and 7.4% of the population in 2000. All other races remained relatively unchanged.
As demonstrated by the income data on page 29, East Lansing is an affluent community further substantiated by the housing data. A Homestead Properties Map located on page C22 shows the owner-occupied properties in gradients of green. Each color gradient represents a range of value for the properties. The remaining properties shown on the map in white are either vacant land or commercial properties, including rental housing. According to the 2011-2015 American Community Survey 5-Year Estimates, East Lansing has a median housing value of $171,800 where the median housing value for Michigan is $122,400 and the United States is $178,600.

The 2015 ACS 5-Year Estimates show 8,968 occupied dwelling units in East Lansing paying rent. Of these total units, 37% were paying over a $1000 a month with the median dollars spent on rent being $863. The same source indicates that the median dollars spent on rent in Michigan is $783.

<table>
<thead>
<tr>
<th>2015</th>
<th>City of East Lansing</th>
<th>Estimate</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS RENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less than $500</td>
<td></td>
<td>636</td>
<td>7.1%</td>
</tr>
<tr>
<td>$500 to $999</td>
<td></td>
<td>5,027</td>
<td>56.1%</td>
</tr>
<tr>
<td>$1,000 to $1,499</td>
<td></td>
<td>1,875</td>
<td>20.9%</td>
</tr>
<tr>
<td>$1,500 to $1,999</td>
<td></td>
<td>838</td>
<td>9.3%</td>
</tr>
<tr>
<td>$2,000 to $2,499</td>
<td></td>
<td>389</td>
<td>4.3%</td>
</tr>
<tr>
<td>$2,500 to $2,999</td>
<td></td>
<td>100</td>
<td>1.1%</td>
</tr>
<tr>
<td>$3,000 or more</td>
<td></td>
<td>103</td>
<td>1.1%</td>
</tr>
<tr>
<td>Occupied units paying rent</td>
<td></td>
<td>8,968</td>
<td>100%</td>
</tr>
<tr>
<td>Median (dollars)</td>
<td></td>
<td>863</td>
<td>(X)</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates

Some of the highest rents can be found closest to the university and the core downtown. The downtown rent data uses information within the Census Tracts and Block Groups shown on the chart and map on page 33. Median Household sizes vary among the defined areas but the highest is 5.9 located in Block Group 1, Census Tract 4100. It also has the highest average gross rent which would be expected by the median household size. This area is also one of two areas that are closest to neighborhood segments that have predominantly owner-occupied housing. The 100% Homestead Map on page C22 shows several owner-occupied properties within the same Block Group and Tract. The other Tract and Block Group close to a neighborhood segment that have predominantly owner-occupied housing is Block Group 2, Tract 4100. It has the smallest median household size and the lowest rents.
<table>
<thead>
<tr>
<th>City of East Lansing</th>
<th>Population</th>
<th>Median Household Size</th>
<th>Median Household Income</th>
<th>Average Gross Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block Group 1, Census Tract 4100</td>
<td>1,560</td>
<td>5.9</td>
<td>$26,458</td>
<td>$1,461</td>
</tr>
<tr>
<td>Block Group 2, Census Tract 4100</td>
<td>1,179</td>
<td>3.5</td>
<td>$14,388</td>
<td>$1,173</td>
</tr>
<tr>
<td>Block Group 3, Census Tract 4100</td>
<td>866</td>
<td>2.7</td>
<td>$11,250</td>
<td>$774</td>
</tr>
<tr>
<td>Block Group 3, Census Tract 4301</td>
<td>2,134</td>
<td>3.7</td>
<td>$17,818</td>
<td>$1,410</td>
</tr>
<tr>
<td>Block Group 1, Census Tract 4302</td>
<td>1,672</td>
<td>2.9</td>
<td>$11,078</td>
<td>$939</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,411</strong></td>
<td><strong>3.74</strong></td>
<td><strong>$16,198</strong></td>
<td><strong>$1,151</strong></td>
</tr>
<tr>
<td><strong>Average Age</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>21.16</strong></td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2011-2015 ACS 5-Year Estimates
EDUCATIONAL ATTAINMENT

As can typically be expected of a community containing a large university, the City of East Lansing is highly educated. As of 2010, 97% of the population had received a high school diploma or higher, and 68% of the population had received a bachelor's degree or higher. Historical figures from 1990 and 2000 reveal that these figures have remained largely unchanged over the past 30 years.

<table>
<thead>
<tr>
<th></th>
<th>Michigan 1990</th>
<th>East Lansing</th>
<th>Michigan 2014</th>
<th>East Lansing</th>
</tr>
</thead>
<tbody>
<tr>
<td>High School Diploma or higher</td>
<td>73%</td>
<td>97%</td>
<td>89%</td>
<td>97%</td>
</tr>
<tr>
<td>Bachelor's Degree or higher</td>
<td>15%</td>
<td>71%</td>
<td>26%</td>
<td>70%</td>
</tr>
<tr>
<td>Graduate or Professional Degree</td>
<td>7%</td>
<td>40%</td>
<td>10%</td>
<td>41%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 1990, 2014

CREATIVE CLASS + CREATIVE OCCUPATIONS

The creative class is defined as a socio-economic class of individuals, which are employed, work or volunteer in particular creative fields. Although the creative class includes a wide range of occupations, fields commonly identified include knowledge-based workers in the sciences, engineering, architecture, research, healthcare, business, legal and education. Arts, media, design and bohemians are also included in this demographic. Creative class workers are theorized to have a particular positive effect on the local economies where they are prevalent. While the U.S. Census and American Community Survey provide a detailed foundation for comparing occupations and employment, gleaning occupations which fall squarely within creative class fields is not a perfect science. Nonetheless, as of 2014, East Lansing appears to have a creative class advantage (46% creative class) when compared to the State of Michigan (35%) and the United States (36%) as a whole.

<table>
<thead>
<tr>
<th></th>
<th>East Lansing</th>
<th>Michigan</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creative Class</td>
<td>46%</td>
<td>35%</td>
<td>36%</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2014
A jobs to housing balance is a metric which measures the proportion of jobs per household. The Lansing-East Lansing Metropolitan Statistical Area (MSA) has a job to housing ratio of approximately 1.25. This ratio is based upon 228,200 jobs and 183,422 households. The method involved the collection of jobs data for the MSA from the Bureau of Labor Statistics from February 2016 and the collection of household data for the MSA from the 2010 U.S. Census. The lack of Bureau of Labor Statistics data for county subdivisions, such as cities, limits the scope of this analysis to the MSA region.

In many households, more than one member of the household is employed, thus, the number of jobs is likely to be more than the number of households. The Lansing-East Lansing MSA is consistent with this assumption. However, if there is a large disconnect between employment and housing in a given region or sub-area, significant in-commuting and out-commuting may occur.

For comparison purposes, the American Community Survey (ACS) collects data on travel time to work for residents of East Lansing. The 2014 5-year ACS estimates indicate that the mean travel time to work for an East Lansing resident is 19.9 minutes. Furthermore, 76% of East Lansing residents have a travel time to work of 24 minutes or less. It is likely that the majority of East Lansing residents work in the city or in a neighboring community.
In general, since 1990, the rate of bicycling and transit usage for commuting to work has increased in East Lansing, while walking has decreased. In particular, biking saw the largest increase as a means of commuting. This may be due to the increase of bicycle lanes or bike-friendly facilities in the city. In 2014, walking had the highest rate of utilization for alternative commuting to work (22%), followed by bicycling (9%), and mass transit (6%). In general, East Lansing has a high rate of non-motorized and alternative modes of transportation to work (44%) compared to automobile commuting (56%). If carpooling is included, commuters in East Lansing use alternative modes as often (50%) as those driving alone (50%).
It has been long understood that development patterns impact both revenues and expenses for municipalities. However, in recent years there has been a growing recognition that not all development is created equal when analyzed on a per acre basis. The graphics below and on the next two pages illustrate this point in East Lansing.

The graph below shows some of the larger commercial development projects across the city in recent years. They reflect a variety of locations, downtown vs. suburban as well as zoning districts. The higher-density development projects, i.e., multi-stories on smaller lots, generate significantly more revenue on a per acre basis than their lower-density counterparts.

The 3D maps on the next two pages are a different illustration of these concepts, focusing solely on downtown. Even within a single zoning category, in this case B3, the values of properties can vary significantly. The higher-value properties tend to be denser redevelopment projects, while the lower-value properties are the older one-story buildings – a reflection on both the changing nature of downtown as a higher-density district and the value implications associated with that change.

These graphics are not intended to suggest that high-density development is preferred simply because it generates greater revenue per acre. Some higher-value projects, particularly those with residential uses, may also have higher costs. However, these graphics are intended to illustrate that the growth of future tax revenue and associated expenses are closely aligned with density. It is important that this value proposition continue to be analyzed and considered for future zoning changes.

**PROPERTY TAX ANALYSIS**

2010 Taxes Per Acres and Taxable Value
PROPERTY VALUES PER ACRE

DOWNTOWN AND BAILEY NEIGHBORHOOD SNAPSHOT

VIEW LOOKING NORTH FROM MSU CAMPUS

Credit: City of East Lansing

VALUE PER ACRE ($)

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DEMOGRAPHICS
THE BIGGER PICTuRE
EAST LANSING

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VALUE PER ACRE ($)

DDA and Surrounding Area

View Looking East from Glencairn Neighborhood

Credit: City of East Lansing

Property Values Per Acre

Downtown and Bailey Neighborhood Snapshot

Grand River Avenue
Bogue Street
Michigan Avenue

©
The following chapter includes the community’s vision and the goals, objectives and actions to guide policymakers in realizing their vision.
VISION
To have strong neighborhoods
To have enhanced public assets
To have a vibrant economy
To have a quality environment
To have a high-preforming government

VISION STATEMENT
In order to have strong neighborhoods, enhanced public assets, a vibrant economy, quality environment and high-performing government, the city will aspire to achieve the goals, objectives and actions intended to guide land use policies that result in a healthy and vibrant downtown, robust business development and sustainable neighborhood growth.
East Lansing is a dynamic university community with a broad base of desirable community features. This base provided a valuable springboard as the planning commission began to identify a vision of the city’s future self. By relying on community input and its well-motivated steering committees, the vision became clear. Further discussion and analysis led to the policy directives described through the plan’s goals, objectives and actions. Those policies, as well as the plan, recognize the city’s population change, the major influence which MSU has on the city, and the impact of a university student population large both in its overall percentage and numerically as overwhelming dynamics. Along with a stable, well-educated adult and senior citizen population, many of whom wish to continue their close and valued relationship with both their university and a welcoming and desirable central city, downtown, the city has had a committed and well-motivated driving force which has put forward a well-constructed and progressive plan.

The dynamic forces noted above had led the steering committees to the following priorities which you will find in the body of the plan as the following goals:

1. To have strong neighborhoods that are diverse, attractive, and safe by promoting increased numbers of and diversity in housing; and by actively supporting neighborhoods’ appearances, and in assuring their residents’ comfort and safety.

2. To have quality community assets by analyzing how community facilities can be maintained and how best to respond to future changes; how to best develop public access to the Red Cedar River; and how best to respond to future changes; how to maintain and benefit from the city’s natural features.

3. To have a diversified, growing tax base and vital economy by enhancing the center city for all ages through different strategies such as public art and live music, “wayfinding”, recruitment of diverse retail stores and offices; and many other ways, like redeveloping gateways and corridors and promoting greater technology-based businesses and organizations.

4. To have a safe and efficient multimodal transportation system by seeking creative ways to safely integrate pedestrian, bicycle, and vehicular traffic, by developing new and improved connecting routes to, from, and within the city, and by adapting to more efficient alternative fuels and vehicles.

5. To capitalize on and strengthen existing citizen assets, including neighborhood associations; to increase efforts to fully integrate all residents into the community including those of other national origins; to bring student residents into active participation in all city activities including governmental decision-making; and, for all citizens, to utilize social media effectively to maximize their participation.

6. To have land use patterns consistent with smart growth principles by incorporating a suitable Form Based Code and, with broad citizen participation and input, develop other land use policies that include responsive parking guidelines, into the city’s zoning code.

Those priorities will be carried out as the city council directs staff through its Strategic Priorities, the Capital Improvement Program, and as they work to attract the desired development through public/private development partnerships in the DDA.
GOALS AND OBJECTIVES

THE BIGGER PICTURE

EAST LANSING

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Human Dignity, Community Education, and Civic Participation
Human dignity, community education and civic participation focuses on providing support for policies that advance and achieve social equity and healthy lifestyles among residents of all ages, income and cultures and on policies that improve access to information and knowledge about issues affecting the community and encourage participation in forming all policies.
How can the city prepare for the housing needs of a rapidly growing population of persons 55 years and older?

Despite a large, younger student population, East Lansing’s residents are aging. Creating an environment that allows seniors to “age in place” and encourages mixed-use senior housing developments can help prepare the community for the expected increase in the 55 and older population.

Why is it important to have neighborhoods/residents involved in civic matters?

Civic involvement of both citizens and neighborhood associations is key to a democratic society and engaged community. Information sharing encouraged across various groups with clear lines of communication often inspires valuable public input.

Are there benefits to facilitating interactions between neighbors with differing lifestyles such as long-term residents and students?

It can be difficult to engage or encourage the integration of residents at varying life and development stages. This can be seen most notably in the interactions between long-term property owners and students. Events and programs that bring neighbors together in a safe and fun environment have the ability to bridge the social gaps between these groups of residents.
GOALS/OBJECTIVES

GOAL 1
To capitalize on and strengthen existing citizen assets.

Objective 1-1: Utilize neighborhood associations to further neighborhood sense of community.

Action 1-1.1: Assist neighborhoods in developing an Adopt-a-Neighbor program to partner younger residents with senior citizens to assist with property maintenance needs.

Action 1-1.2: Finalize the neighborhood association handbook to provide residents with a basic framework to run their organizations.

Action 1-1.3: Expand Neighborhood Partnerships Initiative to encourage more participation in city government.

Action 1-1.4: Promote collaboration among the Neighborhood Partnership Initiative, the Prime Time Seniors’ Program, Neighborhood Associations and MSU to create neighborhood-based wellness and safety programs.

Action 1-1.5: Encourage the MSU Registered Student Organizations (RSO) and Neighborhood Partnership Initiative to provide a “welcome back” campaign geared toward building positive student relationships.

Objective 1-2: Enhance cultural integration of residents of differing national origins.

Action 1-2.1: Enhance the language programs at the Library (Practice your English, French and Spanish) and educate the public on the volunteer/learning opportunity.

Action 1-2.2: Explore added opportunities to highlight and celebrate the community’s various cultures through city festivals and events.

Action 1-2.3: Discuss the continuation and enhancement of the city’s current interpretation service.

Objective 1-3: Support student residents in becoming active, responsible and socially integrated members of the community.

Action 1-3.1: Create a program for tutoring and mentoring of high school students through the Prime Time Seniors’ Program.

Action 1-3.2: Develop an education program to teach high school-aged students more about being a citizen in East Lansing.
**Action 1-3.3:** Partner with Michigan State University (MSU) to create, encourage, and enforce an Off-Campus Code of Conduct.

**Action 1-3.4:** Collaborate with the MSU Center for Service Learning to encourage volunteer opportunities in the city.

**Action 1-3.5:** Promote citizen volunteer-ism with the city’s human service and public service agency grantees.

**Action 1-3.6:** Connect the MSU Registered Student Organizations (RSO) with the Community Relation Coalition (CRC) to provide volunteer support for all neighborhoods to maintain quality of life.

**Action 1-3.7:** Create a campaign to promote social norms and a ‘one community’ mentality for all residents, including street harassment issues, rental occupancy, drinking responsibly and employment highlights.

**Action 1-3.8:** Create a joint calendar of events highlighting both City of East Lansing and Michigan State University community events and activities.

**Action 1-3.9:** Create partnerships between local organizations and the East Lansing Downtown Management Board (DMB) to develop and promote annual community engagement activities.

**Action 1-3.10:** Encourage student participation in the city’s boards and commissions.

**Objective 1-4:** Increase participation by multiple demographic groups through social media.

**Action 1-4.1:** Include opportunities for interested people to share their thoughts on budget considerations.

**Action 1-4.2:** Include opportunities for interested people to share their thoughts on redevelopment proposals.
Year-Round Farmers Market

A space to house a year-round farmer’s market encourages and provides year-round local and fresh food access.

College Volunteer Network

Baltimore, MD, in collaboration with the Baltimore Collegetown Network, coordinates off-campus volunteer opportunities for students of area colleges.

Welcome Back Campaign

The City of New Brunswick, NJ welcomes new and returning students at Rutgers University by providing information about municipal services, student resources and off-campus living as part of a “Good Neighbor” program.

Seniors Tutoring Students

AARP sponsors Experience Corps, which provides a platform for senior citizens to tutor students in various subjects.
GOALS AND OBJECTIVES

EAST LANSING

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ECONOMIC SUSTAINABILITY
Economic sustainability focuses on providing support for policies that protect and improve the economic conditions of the city.
HOW DOES SUPPORT FOR A KNOWLEDGE-BASED REGIONAL ECONOMY SUPPORT ECONOMIC GROWTH?
Economic growth is multifaceted. Supporting a knowledge-based regional economy and working to attract new residents and retain existing residents supports job growth, which in turn grows the economy.

WHY IS REINVESTMENT OR REDEVELOPMENT IN UNDERUTILIZED OR ABANDONED PROPERTIES IMPORTANT TO A COMMUNITY?
Redevelopment of underutilized or abandoned properties is necessary for the long-term viability and sustained growth of a community. Listing redevelopment priorities based upon prioritized metrics that measure economic viability and community need is a method used to help promote the redevelopment of underutilized or abandoned properties.

HOW DOES THE CITY WORK TO RETAIN RESIDENTS AND ATTRACT NEW RESIDENTS?
Increasing the quality of life in East Lansing to strengthening the city’s appeal as a place to live is vital to recruiting and retaining residents and businesses. This can be done in a number of ways, such as: encouraging the development of new quality housing, making improvements to the infrastructure, providing arts and entertainment to name a few.
Objective 2-1: Increase the attraction and vitality of the downtown for all demographic groups.

   Action 2-1.2: Support active streets through the promotion of art, live music and outdoor seating in the core downtown.

   Action 2-1.3: Continue to improve the city’s “Wayfinding” system, which includes uniform signage with clear directional information for motorists, cyclists and pedestrians.

   Action 2-1.4: Create a strategy to attract more office users to the downtown.

   Action 2-1.5: Continue to collaborate with downtown property owners to recruit a broader diversity of retail including, but not limited, to urban grocery, soft goods, boutiques and higher quality restaurants.

   Action 2-1.6: Implement Downtown Urban Design Guidelines that include enhancements to both the public and private portions of the streetscape, including substantial street trees and landscaping.

   Action 2-1.7: Work with the Capital Area Transportation Authority (CATA) and Michigan Department of Transportation (MDOT) to maintain downtown access, pedestrian access, greenspace and median alignment during design of redevelopment projects and during transit enhancements design and development.

   Action 2-1.8: Market opportunities for redevelopment of economically underutilized downtown properties.

   Action 2-1.9: Expand the downtown to make it less linear through the possible DDA expansion and zoning changes. Expand the downtown one block to the north of Albert Avenue to provide additional redevelopment opportunities. (See Future Land Use Map C2)

   Action 2-1.10: Promote housing for persons 55 years and older in the downtown to diversify the residential options in the district.

   Action 2-1.11: Evaluate all city-owned property downtown, including open space and surface parking lots, for potential redevelopment.

   Action 2-1.12: Preserve the function of the alley behind Grand River Avenue in the downtown by enhancing the walkability and aesthetics of the space.
Objective 2-2: Support the development of mixed-use districts to provide basic employment and retail services for the convenience of residents and employees.

Action 2-2.1: Revise zoning and land use policies in a way that will better integrate the housing, office, technology and commercial needs of the city.

Action 2-2.2: Institute a minimum building height in commercial districts to prevent strip center development and encourage the redevelopment of existing commercial areas to include mixed-use, multiple-story buildings, specifically:
- Downtown
- Trowbridge corridor
- Lake Lansing/Coolidge Road area

Action 2-2.3: Require mixed-use and higher residential density projects to be connected to multiple modes of transportation.

Objective 2-3: Encourage continued growth through redevelopment of gateways and major commercial corridors.

Action 2-3.1: Study the area along Lake Lansing Road and intersecting streets to improve upon existing land uses patterns.

Action 2-3.2: Market opportunities for the redevelopment and revitalization of underutilized commercial properties, specifically:
- The properties at the intersection of Abbot Road and Burcham Drive
- The properties along Coleman Road and Coolidge Road, near their intersection
- The Trowbridge Road corridor
- The intersection of Harrison Road and Michigan Avenue

Action 2-3.3: Promote the Michigan Avenue Corridor Plan through collaboration with the City of Lansing to improve properties along West Michigan Avenue with innovative redevelopment aesthetic enhancements consistent with the Downtown Development Authority (DDA) Design Guidelines.

Action 2-3.4: Consider economic incentives such as Tax Increment Financing (TIF), the Community Reinvestment Program (CRP) and Brownfield Redevelopment, or other local, state and federal programs to support the implementation of the East Village Master Plan.

Action 2-3.5: Achieve and maintain Redevelopment Ready Community status where citizen input is a focus.

Action 2-3.6: Encourage redevelopment at the city’s entrances in an aesthetically appropriate fashion.

Action 2-3.7: Utilize the city’s Debt Management Plan to help plan and guide development and redevelopment.

Action 2-3.8: Support commercial adaptive reuse or redevelopment of properties, especially where new sewer and water infrastructure has been constructed.

Objective 2-4: Promote the development and growth of the knowledge-based economy.

Action 2-4.1: Create a program to retain Technology Innovation Center (TIC) graduates within the city limits, which includes strategies to encourage the development of flexible work spaces that can grow with a company and promote partnerships with MSU.
**Action 2-4.2:** Partner with Lansing Economic Area Partnership (LEAP) to provide business support services throughout the city.

**Action 2-4.3:** Support the University’s efforts to commercialize technology, especially the Facility for Rare Isotope Beams (F-RIB).

**Action 2-4.4:** Continue to update the economic indicators report to stay on the cutting edge of economic growth.

**Action 2-4.5:** Create a comprehensive strategy to retain retirees, current graduates from the university and other members of the public beyond their education or work time in East Lansing.
Some college towns create webpages which advertise the community as a place for more than just students.

Industrial and office parks can be built as mixed-use, live/work developments that are walkable and aesthetically pleasing and accommodate makerspace.

Portland, OR, with the help of the Portland Business Alliance, provides space to entrepreneurs for testing the viability of products and retail store fronts.

Holland, MI offers senior housing in their downtown, providing shopping and other services within a walkable urban context and diversifying demographic groups in the core of the city.
Housing focuses on topics that provide support for policies that consider safe and affordable housing opportunities for persons of all ages, income and cultural groups.
HOW DOES THE CITY MAKE SURE RENTAL HOUSING IS SAFE FOR STUDENTS?
Student rental properties are abundant in college towns such as East Lansing. Regular code enforcement with clear expectations is important for the proper maintenance and upkeep of properties.

WHAT ARE THE BENEFITS OF USING A NEIGHBORHOOD FORM BASED CODE?
Infill development and redevelopment may be used to revitalize parts of existing neighborhoods and increase the number of urban housing options. Neighborhood form based codes can provide the framework to develop missing middle housing to blend seamlessly into the existing neighborhoods.

WHAT ARE THE PROS AND CONS OF HAVING HISTORIC DISTRICTS?
The establishment and upkeep of historic districts is an important placemaking strategy; however, the cost of making improvements under the requirements of government standards can be relatively high and, yet, the additional scrutiny afforded by Historic District Commission review can also result in cost savings. Evaluating historic district boundaries and surveying existing conditions may help assure that existing districts have proper boundaries.

WHAT IS A LAND USE BUFFER?
Buffers come in various forms. A variety of housing types can be utilized as buffers between higher density and lower density uses. For example, missing middle housing types, such as duplexes and small multi-plexes, can help to buffer a single-family neighborhood from mid-rise, mixed-use buildings and more intense commercial corridors. Another type of buffer is upper story step back requirements where a mixed-use district abuts a residential district. For example, often times a mixed-use district will back up to or end beside a higher-density residential district. Where this occurs, the building can be stepped back at the level it exceeds the height of the residential development to minimize shadowing and transition the height differences.

LAND USE
It is important that land use regulations not only match the vision for a community, but trends in the market as well. Urban communities are increasingly becoming more dense and walkable. The city may benefit from land use regulations that permit additions to homes closer to lot lines and higher height restrictions that allow for a greater density.

Missing middle housing is commonly defined as housing types which are consistent in design or scale with single-family homes but provide a more affordable, walkable composition through increased density and diverse housing choice.
**Objective 3-1:** Increase supply of diverse housing to accommodate the needs of all current and future residents.

**Action 3-1.1:** Utilize Community Development Block Grant (CBDG) funding in collaboration with Capital Area Housing Partnership (CAHP) or other federal and state programs to support improvements to owner-occupied homes where the family income is below 80% of the Area Median Income (AMI).

**Action 3-1.2:** Provide development incentives for projects that reserve housing for individuals 55 years or older and persons with income below 80% of the Area Medium Income (AMI).

**Action 3-1.3:** Develop guidelines for housing within mixed-use developments, which provide more variety of housing styles to appeal to a broader demographic under the Downtown Development Authority’s (DDA) Housing Policy.

**Action 3-1.4:** Work in collaboration with Michigan State University (MSU) to ensure quality student, alumni and visiting faculty housing is available near campus.

**Action 3-1.5:** Establish land use policies which promote the improvement or redevelopment of aging housing structures to accommodate the needs of both student and non-student residents.

**Action 3-1.6:** Identify best practices to educate property owners on the cost benefit of using Universal Design Standards. The manual should provide guidance on how to design and build spaces that are readily accessible by everyone regardless of age, size or ability.

**Action 3-1.7:** Conduct and/or collect research targeted towards identifying residential and community characteristics that encourage young professionals (between the ages of 22 to 40 years old) and families to reside in the community.

**Action 3-1.8:** Continue to evaluate the Historic District boundaries to determine whether they are consistent with the National Register Evaluation Criteria.
Objective 3-2: Support activities, policies and organizations that maintain neighborhood stability and quality.

Action 3-2.1: Provide Neighborhood Associations with resources which will increase resident’s participation.

Action 3-2.2: Support efforts to improve social integration of students in the community and encourage collaborative problem solving of neighborhood issues.

Action 3-2.3: Develop new land use policies that reduce the number of nonconforming rental properties in single-family residential districts.

Action 3-2.4: Amend land use policies to allow appropriately scaled expansions to existing owner-occupied, single-family residential dwellings, while also tempering the amendments toward preservation of neighborhood character and integrity.

Action 3-2.5: Continue to protect the integrity of the city’s neighborhoods and housing through code enforcement.

Objective 3-3: Enhance the safety of neighborhoods.

Action 3-3.1: Pursue funding options to eliminate gaps in neighborhood street lighting.

Action 3-3.2: Develop and publicize a best practices manual for neighborhood traffic calming.

Action 3-3.3: Seek funding sources to expedite accessibility and safety improvements to neighborhood sidewalks and streets.

Action 3-3.4: Continue and, where appropriate, expand “community policing” in the neighborhoods.

Action 1-3.5: Continue enforcing, developing and educating residents about quality of life ordinances such as snow removal, noise, litter, bulk rubbish and fireworks.

Action 3-3.6: Finalize and implement the American’s with Disabilities Act (ADA) transition plan for the entire city.

Objective 3-4: Improve the appearance of neighborhoods.

Action 3-4.1: Develop a streetscape improvement program targeted at major streets.

Action 3-4.2: Create an assistance program for improvements to neighborhood entrances and other common areas.

Action 3-4.3: Evaluate current overnight parking and on-street permit parking regulations in residential neighborhoods to consider more flexible regulations in older neighborhoods where parking is limited.
Micro-Apartment Units

Pedestrian scaled micro-apartments add affordable units to Mount Pleasant, SC. Micro units can be less than 400 square feet.

Small Multi-plex Infill Development in Transitional Traditional Neighborhoods

Grand Rapids, MI has encouraged multi-family infill development in transitional areas of established neighborhoods to provide missing middle housing types.

Street Tree Replacement Program

The City of Seattle, WA offers an “Urban Tree Replacement Program” to maintain and improve the established urban forest in residential neighborhoods.

Mixed-Use Senior Housing

Communities fulfill several needs when new senior housing projects are constructed as mixed-use developments.
GOALS AND OBJECTIVES

THE BIGGER PICTURE

EAST LANSING

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TRANSPORTATION, INFRASTRUCTURE AND ENVIRONMENTAL SUSTAINABILITY
Transportation, Infrastructure and Environmental Sustainability focuses on providing support for policies that recognize current and future motorized and non-motorized transportation needs relative to land use and the demographic needs of the community, the physical structures that are needed for the city to function and the long term effects of development on the environment.
WHAT DETERMINES THE WALKABILITY OF A COMMUNITY? HOW SAFE IS THE NON-MOTORIZED TRANSPORTATION SYSTEM?
Walkable neighborhoods are defined not only by the safe non-motorized facilities that line their streets, but also by the nearby walkable destinations. Walkable neighborhoods should be dense enough to encourage walking to mixed-use centers within a quarter mile radius. The walkability of a community and the safety of pedestrians and bicyclists is largely dependent upon the infrastructure in place and the behaviors of drivers and users. Non-motorized infrastructure should have standards of design which create clear direction to motorists, pedestrians and bicyclists.

HOW CAN GREEN STREET DESIGN ALSO PROVIDE TRAFFIC CALMING?
Street design can be both functional and aesthetic. Road diet which calm traffic, provide areas for stormwater, such as rain gardens, and create shorter distances for crossing pedestrians.

WHAT SHOULD THE FOCUS BE FOR THE RED CEDAR RIVER?
The Red Cedar River has long played a role in the lives of Michigan State University students and area residents. Improvements should focus on water conservation and water quality; and the river should be celebrated as a recreational and aesthetic asset.

WHAT TYPE OF LAND USES SHOULD BE LOCATED NEAR EXISTING AND PROPOSED TRANSIT STATIONS?
The Capital Area Transit Authority (CATA) provides transit service to Lansing and East Lansing and is a primary source of mobility for many Michigan State University students and East Lansing residents. Land uses near existing and proposed transit stations should be dense and mixed-use in nature.
Objective 4-1: Determine and prioritize the best uses of public facilities and resources to meet the changing needs of the community.

- **Action 4-1.1:** Integrate alternative and/or additional uses in underutilized public facilities.
- **Action 4-1.2:** Regularly update the Parks, Recreation, Open Space and Greenways Plan to manage and improve public recreation facilities.
- **Action 4-1.3:** Continue to expand curbside recycling to include additional collection of materials.
- **Action 4-1.4:** Study the possibility of creating a public composting facility for food waste.
- **Action 4-1.5:** Determine an end user and funding source for renovations to bring the third floor of the East Lansing Hannah Community Center to a productive use for the community, while meeting the expanding needs of the community.
- **Action 4-1.6:** Turn portions of Albert Avenue, near the redeveloped Ann Street Plaza, into a pedestrian-only street for certain times of the week or for events.
- **Action 4-1.7:** Support public engagement activities (e.g., concerts, ice cream socials) at public park facilities.
- **Action 4-1.8:** Review the City Charter to determine whether changes need to be made to address the modern needs of the community.

Objective 4-2: Provide public access to the Red Cedar River.

- **Action 4-2.1:** Seek resources to implement a riverfront park in conjunction with the East Village redevelopment.
- **Action 4-2.2:** Work with Michigan State University (MSU) and other governmental jurisdictions to improve public access to the Red Cedar River.
- **Action 4-2.3:** Create a pathway along the river connecting the East Village area to the River Trail network.

Objective 4-3: Enhance the city’s natural features through the creation and preservation of programs and policies that guide development.

- **Action 4-3.1:** Protect and enhance high quality wetlands facing development pressure.
**Action 4-3.2:** Maintain use of the Tree Inventory and increase species diversity for successful management of the city’s urban forest.

**Action 4-3.3:** Procure funding and implement Phase I of the tree planting plan at Burcham Park.

**Action 4-3.4:** Develop a tree ordinance to mitigate the loss of trees during development.

**Action 4-3.5:** Procure conservation easements in the Northern Tier to mitigate the impact of concentrated development in other areas of the city.

**Action 4-3.6:** Develop a program to create rain gardens in the area between the sidewalk and the street, where space allows.

**Action 4-3.7:** Plant and maintain diverse native vegetation on city properties.

**Action 4-3.8:** Eradicate invasive plant species on city properties through resident volunteer programs.

**Action 4-3.9:** Utilize permeable pavement in city parking lots and sidewalks where appropriate.

**Action 4-3.10:** Complete and implement a deer management plan to decrease the deer herds and their damage to residences and neighborhoods.

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**Objective 5-1:** Enhance the city’s street network.

**Action 5-1.1:** Implement traffic calming measures for pedestrian and vehicular safety where traffic studies and other community objectives support their use, especially near schools.

**Action 5-1.2:** Collaborate with Regional Transportation Organizations to evaluate transportation routes in response to population movement.

**Action 5-1.3:** Pursue engineering and design studies as well as funding sources, to extend State Road from Chandler Road to Webster Road.

**Action 5-1.4:** Pursue engineering and design studies as well as funding sources, to extend Coleman Road from West Road to Wood Street.

**Action 5-1.5:** Support Tri-County Regional Planning and the Michigan Department of Transportation (MDOT) in seeking funding for an interchange at one of the following locations: US 127 and State Road, Interstate 69 and Chandler Road or extending State Road to Webster Road.

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**GOAL 5**

To have a safe and efficient multimodal transportation system.

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**Objective 5-1:** Enhance the city’s street network.

**Action 5-1.1:** Implement traffic calming measures for pedestrian and vehicular safety where traffic studies and other community objectives support their use, especially near schools.

**Action 5-1.2:** Collaborate with Regional Transportation Organizations to evaluate transportation routes in response to population movement.

**Action 5-1.3:** Pursue engineering and design studies as well as funding sources, to extend State Road from Chandler Road to Webster Road.

**Action 5-1.4:** Pursue engineering and design studies as well as funding sources, to extend Coleman Road from West Road to Wood Street.

**Action 5-1.5:** Support Tri-County Regional Planning and the Michigan Department of Transportation (MDOT) in seeking funding for an interchange at one of the following locations: US 127 and State Road, Interstate 69 and Chandler Road or extending State Road to Webster Road.
Action 5-1.6: Support efforts to utilize the Chandler Drain to widen Chandler Road to improve conditions for economic development in the Northern Tier.

Action 5-1.7: Continue efforts to minimize traffic congestion on Abbot Road.

Objective 5-2: Improve cycling and pedestrian transportation facilities.

Action 5-2.1: Continue to implement the Non-motorized Transportation Plan.

Action 5-2.2: Minimize pedestrian vs. vehicle conflict through innovative road designs.

Action 5-2.3: Connect the River Trail and the Northern Tier Trail to the surrounding regional trails.

Action 5-2.4: Explore an alternative north/south non-motorized pathway at the Department of Agriculture property off Marigold Avenue to allow pedestrian and bike traffic without going onto Harrison Road.

Action 5-2.5: Assist the East Lansing Public School (ELPS) system in the implementation of safe routes to schools.

Action 5-2.6: Improve Abbot Road and Collingwood Drive to create a safe access point for bikers going to or coming from MSU’s campus.

Action 5-2.7: Increase the number of bicycle racks significantly in the downtown to address the high bicycle use in the community and on campus in a way that minimizes the public space occupied.

Action 5-2.8: Provide information or signage about proper use of bike lanes and sidewalks.

Action 5-2.9: Improve non-motorized connectivity through the use of signage throughout neighborhoods, connecting the routes to city parks and other community assets.

Objective 5-3: Encourage alternative fuel and other innovative motorized transportation options.

Action 5-3.1: Implement alternative fuel usage in city vehicles in partnership with MSU to utilize existing facilities on campus.

Action 5-3.2: Expand electric car charging stations in the city.

Action 5-3.3: Incorporate moped and motorcycle parking in all city parking structures and lots.

Action 5-3.4: In conjunction with CATA, develop a ‘redi-ride’ program for East Lansing citizens 60 years and older.
The City of Indianapolis, Indiana recently developed a TOD “heat map” which identifies intersections and transit locations where dense development around transit stops is likely to take place given a proper land planning and zoning regulatory framework.

The City of Raleigh, North Carolina is in the process of implementing a bicycle wayfinding program which directs bicyclists to specific destinations via designated bike routes.

Cities across the United States that are adjacent to rivers and streams are protecting and restoring “urban wetlands” due to their importance in flood control measures and water quality.

The City of Denver, Colorado boasts a successful pedestrian only street surrounded by restaurants, shopping and attractions.
**Bike Repair Stations**

Michigan State University has installed DIY bike repair stations on campus for quick bike repair and adjustments. These should be placed in predictable locations like city parks or high-use transit stations.

**Urban Composting**

Boulder, CO offers a curbside composting program for residents helping to divert waste from landfills.

**Required Bike Parking**

New York City, NY has requirements and design specifications as well as an installation program for bicycle parking.

**Barrier Free Canoe & Kayak Launch**

Allendale Charter Township and Ottawa County, MI coordinated the installation of barrier-free canoe and kayak launch docks to improve public access to the Grand River.
Urban Form focuses on providing support for policies that consider the **physical shape** and **structure of the city** as it is formed by buildings, streets, land uses, art and aesthetic choices made by past and present residents.
**GOALS AND OBJECTIVES**

**THE BIGGER PICTURE**

**EAST LANSING**

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**Plan Update:**

June 2018

**How Does Human Scale Development Patterns Impact a Pedestrian, Motorist or Business Patron?**

Human scale development patterns can have a significant impact on how people perceive and interact with a street as a pedestrian, motorist or business patron. If the scale of development creates a safe and inviting space, people are more likely to walk and enjoy a place as a destination.

**What is the Importance of the Building Frontage Composition?**

Building frontages, including large windows, displays, outdoor seating, canopies, signs and materials, have the ability to define the functionality of the public realm. A variety of frontages makes a street more interesting and inviting. Most buildings should have an active frontage to avoid the feeling of a dead street or block.

**Are Building Uses Important in an Urban Environment?**

Interesting uses and activities in buildings and spaces help to create a sense of place in urban environments and attract patrons. Building uses should be mixed so as to create an active feel at all hours of the day. Uses should also interact harmoniously with pedestrians and residents living nearby.

**What Does the Spatial Arrangement of Buildings Do in an Urban Environment?**

The placement and arrangement of buildings helps to shape and define the public realm in urban environments. In downtown and mixed-use nodes, buildings should frame the street to provide a sense of enclosure and activate the public realm.

**Mobility**

Urban environments must be accessible by multiple forms of transportation. Nodes within the city should be connected by safe and lit non-motorized pathways, bike lanes and transit stops.
GOALS/OBJECTIVES

GOAL 6

To have land use patterns consistent with smart growth principles such as higher density providing better community self sufficiency and quality of life mixed land uses and walkable neighborhoods.

Objective 6-1: Develop land use policies which foster the integration rather than segregation of land use.

  Action 6-1.1: Develop a hybrid form-based code for select areas to allow for mixed-use development with an emphasis on the design of the public realm. The initial basis will utilize funding secured by CATA under the Federal Transportation Authority Transit Oriented Development Planning Pilot Program and its subsequent public outreach efforts achieved through “Shaping the Avenue”.

  Action 6-1.2: Develop land use policies that allow for redevelopment and revitalization within the existing neighborhood fabric.

  Action 6-1.3: Monitor the development pressures on the Northern Tier sod farm property and begin developing land use policies for its future development.

  Action 6-1.4: Review mixed-use development parameters and provide design standards to allow for variety in new construction of these types of structures.

Objective 6-2: Develop parking policies that reduce the need for parking spaces in urban areas.

  Action 6-2.1: Encourage alternative parking options to reduce infrastructure needed.

  Action 6-2.2: Reduce parking requirements for mixed-use development projects on or near transit lines.
Shared Streets

Shared space allows pedestrians, vehicles, bikes, and transit to use the same surface without the need for curbs, crosswalks, or traffic signals.

Wrapped Parking Structure

Wrapped parking structures provide retail spaces at the ground level to avoid “dead blocks” or gaps and instead activate the street space.

Michigan Main Street

Grand Haven, MI is a designated Michigan Main Street (MMS). The Michigan Main Street program provides technical assistance and services regarding downtown revitalization efforts to communities designated as MMS communities.
The following chapter provides the framework for future changes to the zoning code.
Twelve future land use designations have been created which represent the future vision of land use in the City. Each of the designations are described in detail and divided into one of three land use contexts: RESIDENTIAL, MIXED-USE and COMMERCIAL. Within each context, there are sub-contexts that differ in their density, form and intent.

The boundaries shown on the future land use map are intended to be general locations for each future land use category. As future policy decisions are made that translate into new zoning district regulations, these boundaries will be more clearly defined through additional public participation processes.

The descriptive text on the following pages provides a general description of what the characteristics of the city are, where each future land use category is overlaid and what the land use category is intended to accomplish toward the goals and objectives of the plan. It also describes similarities and differences between the future land use categories and the existing zoning districts.

Each future land use category provides for the context of street spaces and building types, building height and use and height comparison envisioned. Pictures, maps, cross-sections and graphics have been provided to better explain and interpret the intent of each category.

While Action 6-1.1 on page 75 recommends a hybrid form-based code be developed for select areas of the city, the following future land use categories provide the flexibility to fit within different zoning code styles and is not intended to limit the city to a form-based code.
This land use category is shown on the future land use map predominately where mostly owner-occupied, single-family established neighborhoods exist. The category is limited to single-family building types at not more than six (6) units per acre with heights no higher than two and one-half (2-1/2) stories or thirty (30) feet thus they create neighborhoods with the lowest housing density in the city.

The intent of this land use category is to protect the existing neighborhood character by allowing property improvements without increasing density.

This land use category is analogous to the R-1, Low Density Single-Family Residential and the RA, Residential Agricultural Zoning Districts which both permit single-family building types at a maximum density of 5.4 dwelling units per acre based on a minimum lot size of 5,000 sq. ft. with a minimum of seventy (70) feet of lot width. Buildings are limited to two and one-half (2-1/2) stories or thirty (30) feet.
context: street spaces and building types
future land use category: **RESIDENTIAL 1**

context: building height and use

<table>
<thead>
<tr>
<th>USE WITHIN R1 CATEGORY</th>
<th>GROUND FLOOR</th>
<th>UPPER FLOOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Manufacturing</td>
<td>PERMITTED</td>
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<tr>
<td>Manufacturing</td>
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<td>Museum</td>
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<tr>
<td>Place of Worship</td>
<td>PERMITTED</td>
<td>Require special approval.*</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>Require special approval.*</td>
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</tr>
<tr>
<td>Residential</td>
<td>Require special approval.*</td>
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</tr>
</tbody>
</table>

Residential units may be occupied by a family or up to 2 unrelated persons.
Residential density shall not exceed 6 units per acre.

* Requires special approval.
context: R1 in East Lansing

context: height comparison
This land use category is shown on the future land use map primarily where there are Cluster Developments or Planned Unit Developments with a mix of either single-family, two-family or row house building types. It is shown in these areas because these developments have the building form and building types described in this land use category. It is also shown where there is a mix of renter-occupied and owner-occupied housing, and a mix of single-family, two-family and row house building types. These areas have the potential to provide a buffer between existing commercial uses and single-family uses or a transition between existing single-family building types and more intense multiple-family building types through infill development or redevelopment. The land use category allows for single-family, two-family and row house building types. It is limited to these three building types at a density of eight (8) units per acre with heights no higher than two and one-half (2-1/2) stories or thirty (30) feet.

The intent of this land use category is to increase the variety of housing choices with a small-to-medium building footprint by either allowing for infill development or redevelopment in existing neighborhoods or provide for it in new developments.

This land use category is analogous to the R-2, Medium Density Single-Family Residential Zoning District in that it proposes single-family building types at a maximum density of eight (8) units per acre. Two-family dwellings, townhouses and row houses are building types also promoted by the Residential 2 land use category, which are also allowed in the R-2 Zoning District when developed as a Clustered Development Plan or a Neo-traditional Neighborhood Development Plan. However, each of these requires a minimum site area of twenty (20) acres and two (2) acres respectively whereas the Residential 2 Category does not indicate a minimum acre requirement thus allowing for smaller scale projects.
context: street spaces and building types

- Rowhouse Building Type
- Duplex Building Type
- Single-Family Detached House Building Type
- Single-Family Detached House Building Type
future land use category: **Residential 2**

context: building height and use

---

**Residential units may be occupied by a family or up to 2 unrelated persons.**

**Residential density shall not exceed 8 units per acre.**

* Requires special approval.
context: R2 in East Lansing

context: height comparison

# - R1 R2 R3 R4 R5 M1 M2 M3 M4 C1 C2 C3

Residential - Mixed-Use - Commercial

Height Intensity

* Requires special approval.
This land use category is shown on the future land use map primarily where there is a mix of renter-occupied housing and owner-occupied housing within a single-family residential neighborhood or where there are multi-plex building types three (3) stories or less on the edge of a single-family neighborhood. The category allows for row house and small multi-plex building types. It is limited to these building types at a density of sixteen (16) units per acre with heights no higher than two and one half (2.5) stories or thirty-five (35) feet by right or four (4) stories or fifty (50) feet with a bonus*.

The intent of this land use category is to increase the variety of housing choices with a small-to-medium building footprint by allowing a higher density than the Residential 2 Category through increased height as a bonus* and where it provides a transition between residential and commercial uses and between higher intensity multiple-family uses and single-family residential uses through the redevelopment of existing building types.

This land use category is analogous to the RM-8, Planned Unit Development Zoning District which allows a density of sixteen (16) units per acre. However, the RM-8 District requires a minimum site area of twenty (20) acres and it allows uses such as office, restaurants, nursing care facilities and recreational amenities. The Residential 3 Category does not suggest setting a minimum site area and is not intended to allow the additional non-residential uses allowed in the RM-8 District.

*Bonus refers to an incentive where additional property rights such as height or density are granted to a development when an applicant provides amenities and/or architectural features above the minimums required by Code. A bonus could also be used to provide additional property rights where it would assist a development to attract a specific use or user that would help to fulfill a community goal or public purpose. The details of a bonus would be determined at the time the category was crafted into a zoning regulation.
context: street spaces and building types
context: building height and use

Future land use category: **RESIDENTIAL 3**

Residential density shall not exceed 16 units per acre.

* Requires special approval.
context: R3 in East Lansing

context: height comparison

# R1 R2 R3 R4 R5 M1 M2 M3 M4 C1 C2 C3
[Height Intensity]

- Residential
- Mixed-Use
- Commercial

* Requires special approval.
This land use category is shown on the future land use map primarily where there is multiple-family housing or where there is any type of housing on the edge of a major street or the core downtown area. The category allows for row house, and small to medium size multi-plex building types. It is limited to these building types at a density of sixteen (16) units per acre with heights no higher than two and one half (2.5) stories or thirty-five (35) feet by right or four (4) stories or fifty (50) feet with a bonus*. This land use category introduces low intensity neighborhood service type commercial uses such as a bed and breakfast, small office, personal service business, restaurant and extended care facilities.

The intent of this land use category is to increase the variety of housing choices with a small-to-medium building footprint by allowing redevelopment at the same density as the Residential 3 Category through increased height as a bonus* where it provides a transition between residential and commercial uses and between higher intensity multiple-family uses and single-family residential uses, but also have the flexibility to introduce low intensity neighborhood service type commercial land uses.

This land use category is most analogous to the RM-8 Planned Unit Development and RM-14, Low Density Multiple-Family Residential Zoning Districts in terms of allowable density; sixteen (16) and per acre. The uses and building height proposed for the Residential 4 Category (restaurant, services, offices and nursing care facilities with a building height of four stories) is most analogous to the RM-8 District. The Residential 4 Category allows commercial uses in the same building as a residential use, but requires a them to be placed on the first floor whereas the RM-8 District allows commercial uses, but does not require them be located in the same building as a residential use as long as it meets the requirements of the overall housing to commercial requirements of the code. RM-14 District does not allow uses other than residential.

*Bonus refers to an incentive where additional property rights such as height or density are granted to a development when an applicant provides amenities and/or architectural features above the minimums required by Code. A bonus could also be used to provide additional property rights where it would assist a development to attract a specific use or user that would help to fulfill a community goal or public purpose. The details of a bonus would be determined at the time the category was crafted into a zoning regulation.
context: street spaces and building types

Large Multi-Plex Building Type

Row House Building Type

Row House Building Type

Small Multi-Plex Building Type

Row House Building Type

Small Multi-Plex Building Type
**Future Land Use Category: Residential 4**

**Context: Building Height and Use**

- **Residential Density**: Shall not exceed 17 units per acre.

### Use within R4 Category

<table>
<thead>
<tr>
<th>Use within R4 Category</th>
<th>Ground Floor</th>
<th>Upper Floor</th>
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<tbody>
<tr>
<td>Light Manufacturing</td>
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</tbody>
</table>

**Building Height**

- **4 Stories (50 feet)** with bonus 1
- **No Minimum Height**
- **Max 2.5 Stories (35 feet)**

*Residential density shall not exceed 17 units per acre.

* Requires special approval.
context: R4 in East Lansing

Plan Update: June 2018

context: height comparison

# R1 R2 R3 R4 R5 M1 M2 M3 M4 C1 C2 C3
Residential Mixed-Use Commercial

Height Intensity

- Requires special approval.
future land use category: **RESIDENTIAL 5**

context: form

![Image of residential buildings](Image)

context: zoning plan

This land use category is shown on the future land use map primarily where there is predominately renter-occupied housing for students separated from predominately owner-occupied housing by a major street. It is located in close proximity to the University and the core downtown with convenient access to public transportation. The category allows for infill development or the redevelopment of existing buildings with row house, small to medium size multi-plex building types and low intensity neighborhood service type commercial uses within a residential building. It is limited to these three building types at a density of twenty-four (24) units per acre with heights no higher than four (4) stories or sixty-four (64) feet by right or six (6) stories or eighty-four (84) feet with a bonus*. Buildings allowed to increase height beyond four (4) stories or thirty-five (35) feet by right should step upper levels back where a transition is needed between abutting buildings or uses that are less dense.

The intent of this land use category is to increase the number and variety of housing choices for students in close proximity to the University and core downtown in a location where there is a more direct travel route by foot or non-motorized transportation methods to get to the University or the core downtown.

This land use category is analogous to the RM-54, University Oriented Multiple-Family Zoning District. It allows office and retail uses with residential uses in the same building. However, the Residential 5 Category suggests an increased density through higher building heights.

---

*Bonus refers to an incentive where additional property rights such as height or density are granted to a development when an applicant provides amenities and/or architectural features above the minimums required by Code. A bonus could also be used to provide additional property rights where it would assist a development to attract a specific use or user that would help to fulfill a community goal or public purpose. The details of a bonus would be determined at the time the category was crafted into a zoning regulation.
context: street spaces and building types

- Stacked Flats / Multi-Plex Building Type
- Mixed-Use Building Type with Underground Parking
- Row House Building Type
- Row House Building Type
- Medium Multi-plex Building Type with Parking
- Medium Stacked Flats / Multi-plex Building Type
future land use category: **RESIDENTIAL 5**

context: building height and use

Residential density shall not exceed 24 units per acre.

* Requires special approval.
context: R5 in East Lansing

context: height comparison

# R1 R2 R3 R4 R5 M1 M2 M3 M4 C1 C2 C3

Residential Mixed-Use Commercial

Height Intensity
future land use category: **MIXED-USE 1**

**context: form**

This land use category is shown on the future land use map primarily where there is a mix of low intensity neighborhood service type commercial uses and/or single-family type rental properties. The category allows for row house, mixed-use, work/live and small to medium size multi-plex building types. It is limited to these four building types with heights no higher than three (3) stories or forty-eight (48) feet by right.

The intent of this land use category is to increase the number of housing opportunities in these areas while maintaining low intensity neighborhood service type commercial uses through redevelopment or repurposing of existing buildings.

This land use category is analogous to the B-1, General Office Business Zoning District which allows residential uses in the same building as office uses. However, the Mixed-Use 1 Category allows for a broader range of retail uses and residential building types.
context: street spaces and building types

Mixed-Use Building Type with Public Space
Row House Building Type with Street Parking
Row House Building Type
Live/Work Building Type
Mixed-Use Building Type
Residential-Style Mixed-Use Building Type
**future land use category:** MIXED-USE 1

**context:** building height and use

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**Use within M1 category**

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>Ground Floor Special Approval</th>
<th>Upper Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Manufacturing</td>
<td>Manufacturing</td>
<td>Warehouse</td>
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<td>Bed and Breakfast</td>
<td>Residential</td>
</tr>
</tbody>
</table>

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**Building Height:**
- No Minimum
- Max 3 Stories (48 feet)

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**Note:** The image contains a diagram with a legend indicating the use of floors and special approval areas.
context: M1 in East Lansing
future land use category: **MIXED-USE 2**

context: form

This land use category is shown on the future land use map primarily where there is a mix of medium to large multi-plex and single-family type student occupied rental properties. The category allows for small to medium multi-plex and mixed-use building types. It is limited to these two building types with heights no higher than four (4) stories or sixty-four (64) feet by right.

The intent of this land use category is to increase the number of housing opportunities in close proximity to the core downtown and the University and also allow for, but not require, neighborhood service type commercial uses through redevelopment or re-purposing of existing buildings.

This land use category is most analogous to the B-2, Retail Sales Business Zoning District in terms of permitted retail and service uses. The Mixed-Use 2 Category, however, mandates that non-residential uses be integrated with residential uses in the same building while the B-2 District allows multiple-family residential uses as a special use but only when the building also contains a permitted non-residential use. The B-2 District is also more generous in its allowance of additional height with an approved special use permit for properties with two (2) or more acres or if they are located within the Downtown Development Authority boundary they may have less than two (2) acres. Under these circumstances a building may be up to six (6) stories or eighty-four (84) feet which is higher than the four (4) stories or sixty-four (64) feet by right the Mixed-Use 2 Category suggests.
context: street spaces and building types

- Mixed-use Building Type
- Street Space with Ground Floor Retail Activation
- Mixed-Use Building Type with Public Space
- Small Multi-Plex Building Type
- Mixed-Use Building Type with Public Space
- Stacked Flats Building Type
future land use category: **MIXED-USE 2**

category: building height and use

![Diagram of building height and use](image)

**USE WITHIN M2 CATEGORY**

<table>
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<tr>
<th>Light Manufacturing</th>
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<th>Warehouse</th>
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<tbody>
<tr>
<td><strong>REQUIRED use within building</strong></td>
<td><strong>Ground Floor PERMITTED</strong></td>
<td><strong>Upper Floor PERMITTED</strong></td>
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* Requires special approval.
context: M2 in East Lansing

context: height comparison

# R1 R2 R3 R4 R5 M1 M2 M3 M4 C1 C2 C3
Residential Mixed-Use Commercial
Height Intensity

M2 - MIXED USE
ACADEMIC DISTRICTS
PARKS/SCORELS/OPEN SPACE/VACANT
CITY BOUNDARY
RAILROADS
PARCELS
RIVER AND LAKES

April 12, 2018
City of East Lansing, MI
FUTURE LAND USE
This land use category is shown on the future land use map primarily along major streets at the gateways to the city or University where there is a mix of commercial properties and single-family and multi-plex rental properties. The category allows for mixed-use buildings with minimum heights of two (2) stories or thirty-five (35) feet but no higher than four (4) stories or fifty (50) feet by right or up to six (6) stories or eighty-four (84) feet with a bonus.* Buildings allowed to increase height beyond four (4) stories or thirty-five (35) feet by right should step upper levels back where a transition is needed between abutting buildings or uses that are less dense.

The intent of this land use category is to increase the number of housing opportunities in close proximity to the University and maintain or increase opportunities for commercial type uses through redevelopment.

The Mixed-Use 3 Category is most analogous to the B-2, Retail Sales Business Zoning District. The Mixed-Use 3 Category however mandates that retail and service uses be located on the ground floor with residential uses allowed on the ground floor as a special use and a permitted use on the upper floors. A maximum building height of eighty-four (84) feet is suggested for Mixed-Use 3 Category which is compatible with the height allowed in the B-2 District.

*Bonus refers to an incentive where additional property rights such as height or density are granted to a development when an applicant provides amenities and/or architectural features above the minimums required by Code. A bonus could also be used to provide additional property rights where it would assist a development to attract a specific use or user that would help to fulfill a community goal or public purpose. The details of a bonus would be determined at the time the category was crafted into a zoning regulation.
context: street spaces and building types
future land use category: **MIXED-USE 3**

context: building height and use

---

**Light Manufacturing**
**Manufacturing**
**Warehouse**
**Vehicle Rental**
**Shopping Center**
**Hospital**
**Laboratory (support or research)**
**Extended Care / Nursing Facility**
**Health Club**
**Indoor Recreation**
**Hotel**
**Extended Stay Hotel**
**Retail Establishments**
**Restaurant**
**Place of Assembly**
**Services**
**Professional Office**
**Museum**
**Place of Worship**
**Bed and Breakfast**
**Residential**
**Parking within the Building**

* Requires special approval.

---

Plan Update: June 2018

**THE BIGGER PICTURE**

**EAST LANSING**
Plan Update: June 2018

context: M3 in East Lansing

context: height comparison

---

1. Residential
2. Mixed-Use
3. Commercial

---

# Requires special approval.
future land use category: **MIXED-USE 4**

context: form

This future land use category is shown on the future land use map primarily in the core downtown area and East Village where there is a mix of single-family and multi-plex rental properties and commercial buildings ranging from one (1) story to eight (8) stories. The core downtown also has new mixed-use buildings that have both residential renter and owner-occupied units. The category allows for mixed-use buildings with a minimum height of four (4) stories or sixty-four (64) feet and eight (8) stories or one hundred and twenty-eight (128) feet by right or ten (10) stories or one hundred and forty (140) feet with a bonus.* Buildings on the south side of Albert Avenue between Abbot Road and MAC Avenue should step the building back where necessary to avoid creating significant shade over the public plazas during the community events season primarily May through October.

The intent of this land use category is to increase the housing options and commercial retail and office space in these areas. More specifically, diversify the population cohorts living in the area, draw major employment industries to the community and provide opportunities for key services such as a grocery store, urgent care facility and other such basic services within walking distance from many of the city’s urban neighborhoods. In addition, produce quality public realms that feel safe, welcoming and are designed with environmentally responsible features such as pervious paving, shade trees and rain gardens.

The Mixed-Use 4 Category is most analogous to the B-3, City Center Commercial Zoning District. As it suggests, property under this category should be occupied by a wide range of shops, offices and services uses including hotels in conjunction with residential uses often contained within the same building. Building heights of ten (10) stories are recommended within the Mixed-Use 4 Category whereas the B-3 District allows an increase in stories up to one hundred and forty (140) feet by special use permit and upon three-fourths affirmative vote of all members of the city council. On-site parking in the B-3 District requires specific approval by the Planning Commission. The East Village Zoning District is somewhat similar to the Mixed-Use 4 Category in that at least 50 percent of the first floor of each building must be devoted to retail uses.

*Bonus refers to an incentive where additional property rights such as height or density are granted to a development when an applicant provides amenities and/or architectural features above the minimums required by Code. A bonus could also be used to provide additional property rights where it would assist a development to attract a specific use or user that would help to fulfill a community goal or public purpose. The details of a bonus would be determined at the time the category was crafted into a zoning regulation.
context: street spaces and building types
future land use category: **MIXED-USE 4**

context: **building height and use**

---

**Light Manufacturing**

**Manufacturing**

**Warehouse**

**Vehicle Rental**

**Shopping Center**

**Hospital**

**Laboratory (support or research)**

**Extended Care / Nursing Facility**

**Health Club**

**indoor Recreation**

**Hotel**

**Extended Stay Hotel**

**Retail Establishments**

**Restaurant**

**Place of Assembly**

**Services**

**Professional Office**

**Museum**

**Place of Worship**

**Bed and Breakfast**

**Residential**

**Parking within the Building**

---

**Building height**

**MIN 4 STORIES (64 feet)**

**MAX 8 STORIES (128 feet)**

---

**USE WITHIN M4 CATEGORY**

**Ground Floor PERMITTED**

**Ground Floor Special Approval**

**Upper Floor PERMITTED**

---

**second floor**

**third floor**

**fourth floor**

**fifth floor**

**sixth floor**

**seventh floor**

**eighth floor**

**ninth floor**

**tenth floor**
context: M4 in East Lansing

context: height comparison

M4 - Mixed Use
ACADEMIC DISTRICTS
PARKS/SCCOOLS/OPEN SPACE/VACANT
CITY BOUNDARY
RAILROADS
PARCELS
RIVER AND LAKES

context: M4 in East Lansing

THE BIGGER PICTURE
EAST LANSING

Plan Update:
June 2018

FUTURE LAND USE CATEGORIES

April 12, 2018
City of East Lansing, MI
FUTURE LAND USE
This land use category is shown on the future land use map primarily along major streets on the edge of established owner-occupied single-family residential neighborhoods. Existing uses include one and two-story buildings with office and retail uses. The category allows for office and retail uses in a one (1) or two (2) story building with heights up to thirty-five (35) feet not dissimilar to what exists in 2017.

The intent of this land use category is to provide for low profile suburban style office and retail uses with easy highway access.

The Commercial 1 Category is most analogous to the B-5, Community Retail Sales Business Zoning District as it relates to land use which allows a wide variety of retail and office uses and services. Residential uses are not permitted. Where it differs drastically is the B-5 District requires a maximum building height of four (4) stories but up to six (6) stories or eighty-four (84) feet in height with a special use permit whereas the Commercial 1 Category recommends that buildings have only two (2) stories.
context: street spaces and building types
future land use category: **COMMERCIAL 1**

context: building height and use

<table>
<thead>
<tr>
<th>USE WITHIN C1 CATEGORY</th>
<th>Ground Floor</th>
<th>Upper Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Manufacturing</td>
<td></td>
<td></td>
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<tr>
<td>Manufacturing</td>
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<td></td>
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<tr>
<td>Warehouse</td>
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<td>Retail Establishments</td>
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<td>Restaurant</td>
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<tr>
<td>Place of Assembly</td>
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<td>Services</td>
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<tr>
<td>Bed and Breakfast</td>
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<tr>
<td>Residential</td>
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</tr>
</tbody>
</table>

Building Height:
- No Minimum
- Max 2 Stories (35 feet)

second floor
future land use categories

the bigger picture

east lansing

context: c1 in east lansing

c1

context: height comparison

# r1 r2 r3 r4 r5 m1 m2 m3 m4 c1 c2 c3

residential
mixed-use
commercial

height intensity

the plan update: june 2018

future land use categories

119
This land use category is shown on the future land use map primarily along major streets north of Saginaw Highway and Haslett Road. Existing uses include office within one (1) to six (6) story buildings. The category allows for office, retail, service, restaurant and laboratory uses in buildings up to (6) stories or eighty four (84) feet in height not substantially different than what exists in 2017.

The intent of this land use category is to provide a transition between the generously flexible land use options provided in the C3 land use category and the more conservative land use options reflected in the C1 land use category.

The Commercial 2 Category is most analogous to the B-5, Community Retail Sales Business Zoning District which allows a wide variety of retail and office uses and services. Residential uses are not permitted. The B-5 District requires a minimum building height of four (4) stories but allows a building with up to six (6) stories with a special use permit.
context: street spaces and building types
future land use category: **COMMERCIAL 2**

context: building height and use

**Building Height**
- No Minimum
- Max 6 Stories (84 feet)

**Use Within C2 Category**

<table>
<thead>
<tr>
<th>Ground Floor (Permitted)</th>
<th>Upper Floor (Permitted)</th>
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<tbody>
<tr>
<td>Light Manufacturing</td>
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<td>Place of Worship</td>
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<tr>
<td>Bed and Breakfast</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>
context: C2 in East Lansing

context: height comparison

THE BIGGER PICTURE
EAST LANSING

Plan Update: June 2018

FUTURE LAND USE CATEGORIES

C2
This future land use category is shown on the future land use map primarily on the west side of the Northern Tier. Existing uses include office within buildings up to five (5) stories in height. The most recent developments in this area of the city have implemented a variety of environmentally responsible features such as pervious paving, rain gardens and native groundcovers used in lieu of mulch. The category allows a broad range of uses including light manufacturing, manufacturing, warehouse, vehicle rental, shopping center, hospital, laboratory, extended care/nursing facility, health club, indoor recreation, retail establishments, restaurants, services, office and museum in buildings up to (6) stories or eighty-four (84) feet in height. This range of allowed uses is significantly expanded from what exists in 2017.

The intent of this land use category is to expand the city’s employment industry and provide a land use category flexible enough to accommodate employment clusters (geographic groupings of businesses that are in similar industries). One such example is information technology which might include businesses related to computer hardware or software design, engineering, manufacturing, wholesaling and other related ventures.

This future land use category recommends a wide range of uses including manufacturing, research, service, offices and retail uses. There is no existing zoning district which would accommodate this range of uses.
context: street spaces and building types

- Extended Care / Nursing Building Type
- Research Lab Building Type
- Medical Building Type
- Hospital Building Type
- Health Club Building Type
- Office Building Type
future land use category: COMMERCIAL 3

category: building height and use

context: building height and use

Building Height

- No Minimum
- MAX 6 STORIES (84 feet)

Ground Floor
- Permitted

Upper Floor
- Permitted

1st Floor

2nd Floor

3rd Floor

4th Floor

5th Floor

6th Floor

USE WITHIN C3 CATEGORY

- Light Manufacturing
- Manufacturing
- Warehouse
- Vehicle Rental
- Shopping Center
- Hospital
- Laboratory (support or research)
- Extended Care / Nursing Facility
- Health Club
- Indoor Recreation
- Hotel
- Extended Stay Hotel
- Retail Establishments
- Restaurant
- Place of Assembly
- Services
- Professional Office
- Museum
- Place of Worship
- Bed and Breakfast
- Residential
context: C3 in East Lansing

context: height comparison
This category includes a large area in the northeast portion of the city which was annexed into the city under a 425 Agreement with Bath Township in 2002. This vacant property consists of flood plain and wetlands and presents significant development challenges. Additional analysis is needed to determine a specific future land use recommendation. The existing RA, Residential Agriculture Zoning District is suitable at this time to preserve the natural features. Permitted uses include single-family dwellings, nurseries and allied uses, general farming, orchards, greenhouses, public, private or parochial schools, publicly owned parks and recreation areas and privately owned golf courses.
This future land use category encompasses land owned by Michigan State University and is analogous to the City of East Lansing U, University Zoning District. In this District land may be used for any purpose necessary or convenient for the operation and maintenance of the university.
A BACKGROUND

The following appendix is intended to give a better understanding of where the goals, objectives and actions fit within existing conditions and past efforts.
Human Dignity, Community Education, and Civic Participation. To have a strong community, residents must have access to information and be involved in decisions that impact their daily lives. They must have access to programs and information that helps them meet their most basic needs and makes living in the community more fulfilling regardless of their age, income, ethnic background, religion or physical ability.

The city achieves resident engagement through a variety of initiatives. The primary method of participation are the boards and commissions of the city, but there are also a number of other initiatives and organizations such as the Community Relations Coalition and Neighborhood Associations, as well as communications tools currently being utilized.

 Boards and Commissions: The city has 21 boards and commissions made up of volunteer members of the community who are appointed by the city council and advised by members of the city staff. These boards and commissions play a critical government role by proposing and/or reviewing policies in their area of knowledge or authority and making recommendations to the city council. The following provides a general description of each board and commission and their responsibilities:

• The Arts Commission promotes art in the community, encourages cooperation with metropolitan arts agencies, develops and recommends proposals for activities related to the exhibition, performance and instruction in the arts and works with other boards and commissions to strengthen the aesthetics and appeal of projects that affect public places. The Art Selection Panel is responsible for choosing public art that is purchased or donated to the city. The panel also provides guidance regarding the appropriate location, placement and maintenance of art.

• The Board of Review convenes in March to review the assessment roll of the city, hear appeals of property owners regarding their assessment and corrects the assessment roll where it is deemed just. It also convenes meetings in July and December for the purpose of making clerical corrections and changes to the homestead status.

• The Brownfield Redevelopment Authority’s purpose is to assist development projects that face economic challenges due to environmental constraints ranging from the presence of toxic and hazardous substances to functionally obsolete and blighted properties. Assistance is provided through tax increment financing. This Board has been created to provide a framework for assessing and approving brownfield projects.

• The Building Authority acquires buildings for governmental use and oversees the payment of debt for those buildings.

• The Building Board of Appeals determines the suitability of alternate materials and methods of construction, acts as the appeals board for the city’s construction codes (building, mechanical, plumbing and electrical codes) and for sign, fire and housing codes.

• The Citizen Innovation and Technology Panel has been tasked with helping to research, collaborate and share ideas with the city in order to provide improved services to the community. The panel serves in an advisory capacity, primarily focusing on technology that directly impacts the residents of East Lansing.

• The Commission on the Environment studies issues and makes recommendations to city council on a variety of matters pertaining to environmental protection, reviews, studies and makes recommendations on policies and legislation necessary to implement programs for the protection of the environment and studies existing and proposed programs and assists in the development of new programs.

• The Downtown Development Authority develops programs and projects which are aimed at improving downtown East Lansing including new business development, business recruitment and retention, downtown beautification, public improvements, and marketing and promotion.
• The Downtown Management Board (DMB) promotes East Lansing’s Downtown through a variety of marketing efforts, including merchant co-op advertising and the annual marketing campaigns. The marketing campaigns are designed to encourage shoppers and visitors to experience downtown East Lansing. The DMB is composed of three sub-committees including Marketing, Business Relations and Maintenance, which work together to help market the downtown, improve business activity and ensure downtown’s cleanliness.

• The East Lansing/Meridian Water/Sewer Authority sets policy concerning the management, supervision and control of the water production facilities for East Lansing and Meridian Township.

• The Historic District Commission reviews proposed alterations and additions to the exterior of structures within historic districts, and provides educational materials and programs on preservation principles and practices.

• The Housing Commission advises the city council on matters pertaining to housing within the city, including neighborhood environmental preservation and programs for housing production and conservation; reviews rental housing licenses and amendments to the housing code. The members of this commission represent low and moderate-income persons, minority groups, the elderly, persons with special needs, the business community, and the general public and residents of community development target areas.

• The Human Relations Commission protects and promotes human dignity and respect for the rights of all individuals and groups, establishes and implements procedures to receive, investigate, mediate, conciliate, adjust, dispose of, issue orders and hold hearings on complaints arising under the human relations ordinance, develops Community Development Block Grant recommendations for city council; and reviews and makes recommendations regarding the status of social services provided to East Lansing residents. These members represent to the extent practicable, the population of the city especially those groups protected by the ordinance.

• The Library Board of Trustees sets policy concerning the management, supervision and control of city library facilities.

• The Elected Officers Compensation Commission determines the salaries of East Lansing Councilmembers.

• The Parks & Recreation Advisory Commission annually reviews the Parks and Recreation Master Plan, Service Delivery Plan, Capital Improvements Project’s budget and fee schedule as prepared by city staff. The commission makes recommendations to the planning commission and/or city council regarding the adoption of the plans, reviews any parks and recreation bond proposals and makes recommendations in writing to the city council prior to them taking final action on the matter.

• The Planning Commission creates a Master Plan for the physical development of the city; reviews rezoning requests, site plans, subdivisions, special use permits and other land use applications, the development of parks and other public improvements, develops new zoning standards and ensures that the standards of appropriate environmental protection legislation are applied.

• The Seniors Commission identifies and recommends supportive services and educational and leisure time programs, assists and advises the city council on the operation and maintenance of local and regional senior centers and in obtaining gifts, grants, endowments and appropriations of city and Community Development Block Grant funds, serves as an advocate to the city council in all matters of local, regional and state concern, serves as liaison with local, country and state governmental and non-governmental agencies in order to represent the interests of and enhance the quality of life for seniors in the city.

• The Transportation Commission advises the city council on matters pertaining to effective transportation by motorized and non-motorized vehicles and recommends policies concerning the public safety on the streets.
• The **University Student Commission** proposes programs and policies to improve student and community relationships and establishes formal channels of communication between the two, represents the viewpoints of the university student population with respect to city policies and legislation, reviews issues in the city governance process that have a potential to affect the interests of the university student population and associated activities.

• The **Zoning Board of Appeals** interprets and grants variances from provisions of the zoning code, conducts hearings and resolves disputes regarding decisions of the zoning official.

In addition to the formal boards and commission, the city also solicits input from a number of advisory groups such as the Parking Task Force. Council will also appoint ad hoc committees to review special issues.

**Active Neighborhood Associations:** East Lansing has 25 neighborhoods of which several have neighborhood associations that sponsor social events, attend to neighborhood issues, and often advocate for neighborhood interests in meetings of the city council and city boards and commissions.

**Neighborhood Watch/Community Policing:** The East Lansing Police Department initiated the Neighborhood Watch program in 2011. The program is directly overseen by the Police Department in an effort to address community concerns and issues which arise in individual neighborhoods. Each of the East Lansing Neighborhoods has an officer or two assigned as their designated Neighborhood Watch Liaison. These officers are there to attend community meetings, functions and address any concerns which trouble their assigned area. Through this program, neighborhood problems and concerns are dealt with effectively and efficiently. This also allows for citizens to interact with members of the Police Department, enhancing the relationship with community and department employees.

**Community Relations Coalition:** The Community Relations Coalition (CRC) was formed in 1999 after several community disturbances in East Lansing. The CRC was a recommendation of the Action Team task force chaired by the President of MSU.

The CRC is an independent not-for-profit organization with a board consisting of residents and students to work on enhancing relationships and building bridges between neighbors. The program places students in key neighborhoods in community building roles, and other programs to bring the community together.
Capital Area Housing Partnership, Inc. (CAHP): This organization is a nonprofit 501 (c) that works in partnership with the City of East Lansing, Michigan State University and several other organizations. It offers homeownership assistance programs to people seeking to live in East Lansing that without assistance may not be able to afford the cost of housing. CAHP is always researching new ideas and working to bring the best opportunities and assistance to potential homebuyers.

Emerging Leaders Program: In order to increase awareness in civic engagement the city initiated a program in 2007 called Emerging Leaders. Its main purpose is to recruit East Lansing residents with a passion for, commitment to, and interest in the East Lansing community to participate in a 10-week course in civic engagement designed to support the community’s emerging leaders. It develops leadership and public service skills by studying a wide range of topics, including: history and structure of local government, municipal finance, the importance of regional partnerships, entrepreneurialism and the role of arts and culture in the local economy.

The goal is to develop skilled neighborhood leaders and a network of community contacts to become positively engaged in community service activities in East Lansing. Several residents have graduated from the program and more than half have served or are currently serving on a city board, commission or ad hoc committee. Others have provided positive guidance on various critical issues to those within the community. The program was put on hold in 2010 due to budget constraints, but was reactivated at a smaller scale in 2013. Since then it has been administered every two years and will continue as funding allows.

Communications and Publications: The city of East Lansing is dedicated to providing timely and accurate information for residents and visitors through the Communications Division which is responsible for media relations, media events, internal communication services, city publications, and community events. Methods by which this communication is provided continue to evolve and improve as need arises. Some of the methods currently used are described below.

- **Dialog Newsletter:** East Lansing’s residential newsletter is published three times annually (spring/summer, fall, and winter) and mailed to every residential address in the city of East Lansing.

- When looking for quick answers to common or frequently asked questions about East Lansing, **One-Pager Plus** information sheets are fast facts readily available.

- **The City’s Website** is a vital communication link between the city and the community and an important resource for anyone looking for information about East Lansing. The web manager oversees the content on the web to keep it timely and accurate and monitors its look, feel and ease of navigation.

- **The City of East Lansing produces a number of online publications**, which provide community members the opportunity to subscribe to the latest news and events, delivered straight to their in-box.

1) Dialog E-Newsletter provides community news and events

2) Parks, Recreation & Arts

3) Curbside Journal provides waste collection and recycling information

4) Community Events

5) Farmer’s Market

6) Summer Solstice Jazz Festival

7) Business Update

8) Annual Report and Community Calendar

- The city also communicates through social media via Facebook and Twitter.
Economic Sustainability. Providing the necessary financing for infrastructure and services for a quality community is often a complicated and dynamic process. The city council must determine which services are of the highest priority to the community as a whole and department directors must help them find the best balance between the available resources and the community’s needs and wants such as critical operations, infrastructure and desired services.

CITY REVENUE
General fund monies are primarily derived from local property taxes, state revenue sharing, fines, fees, and contracts. The percentage that each of these categories contributes to the general fund varies from year to year and is reflected in the city’s annual budget document. An example of what the break down of the revenues looks like is shown below in the 2017 Budget pie chart.

Property Taxes: The City of East Lansing is a governing body that levies property taxes using two multiplying factors, millage rate and taxable value, to determine the amount of taxes levied for each property. A mill represents $1 per $1000 of taxable value. East Lansing’s millage rate is established by city council with limitations established by the city charter and state law.

Under Proposal A, approved by the voters in November 1993, the taxable value of a property is revised each year by the Consumers Price Index (CPI) or 5% whichever is less to get the Capped Value (CV). At the time a property is sold or otherwise transfers to another owner, the value is uncapped and a new TV base is established at the level of the SEV for the following year. The chart below shows the CPI value from 2005 till 2017.

<table>
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<tr>
<th>Year</th>
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<td>2005</td>
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<tr>
<td>2017</td>
<td>1.009</td>
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</table>

The city collects property taxes in the summer (July 1) and winter (December 1). The taxes are collected for the operation of the city itself, as well as East Lansing School District, Lansing School District, Haslett School District, Bath School District, Ingham Intermediate School District, Clinton County Regional Education Service Agency, Lansing Community College, Capital Area Transportation Authority (CATA), Ingham County, Clinton County and the State of Michigan Education Millage.

Service Generated Funds: Are user fees that ultimately pay for a particular service or offset the overall cost of a service.

Water/Sewer Fund
The water and sewer funds are generated primarily from user fees for city water and sewer services. These funds can only be used to maintain and improve the water and sewer system.

Parking Enterprise Funds
Parking enterprise funds are generated from the city’s parking system. These funds are used to
maintain the parking system, pay debt service associated with parking facilities and, if available, expand the parking facilities. These funds are also used to reimburse the general fund for the cost of its management and operations.

*Park and Recreation Funds*
Program registration permit and application fees are all used to direct charges to those that use the service. However, these fees do not typically cover the entire cost of the service.

**Municipal Bonds:** Municipal bonds are securities that are issued for the purpose of financing the infrastructure needs of the issuing municipality. These needs vary but can include streets, bridges, hospitals, public housing, sewer and water systems, power utilities, and various public projects.

*General Obligation Bond*
General obligation bonds are municipal bonds issued by the city and backed by its full faith and credit. These bonds are initiated by a ballot proposal for a small millage increase specifically earmarked for a specific capital improvement project. This method is used as a means to insure that needed projects can be accomplished on a regular basis, even during tight budgetary times. These bonds are then paid off through the General Fund. Excluding revenue bonds, a city is permitted to issue bonds totaling up to 10 percent of the city’s assessed value.

*Revenue Bond*
A revenue bond is a municipal bond supported by the revenue from a specific project, such as a parking structure or water park. These bonds are only payable through revenues from the project that the bond supports.

**Miscellaneous Sources:**
*Special Assessment*
The state constitution allows the legislature to authorize local governments to use special assessments to help pay for local improvements based on the benefit the improvement gives the property. Special assessments are one of the ways a local government may collect money to pay for local improvements. This charge is levied in a specific geographic area known as a Special Assessment District. A special assessment may only be levied against parcels of real estate which have been identified as having received a direct and unique “benefit” from the public project.

*State of Michigan Revenue Sharing*
The State Revenue Sharing program distributes sales tax collected by the State of Michigan to local governments as unrestricted revenues. The distribution of funds is authorized by the State Revenue Sharing Act, Public Act 140 of 1971, as amended (MCL 141.901). In 2011 the State implemented the Economic Vitality Incentive Program (EVIP) related to the statutory portion of State Revenue Sharing. That program was replaced in 2014 by the Cities, Villages and Townships Revenue Sharing Program which eliminated two of the three EVIP requirements and maintained the requirement cities to publish a Citizen’s Guide and Performance Dashboard. This document can be found on the city’s website, Clerk’s office and at the East Lansing Public Library.

Funding for the State Revenue Sharing program consists of the following dedicated tax revenues:

- Constitutional - 15% of the 4% gross collections of the state sales tax;
- Statutory - 21.3% of the 4% gross collections of the state sales.

*Community Development Block Grant (CDBG) Program*
The federal Community Development Block Grant program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low-and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq.

CDBG funds may be used for activities which include, but are not limited to:

- acquisition of real property;
- relocation and demolition;
• rehabilitation of residential and non-residential structures;

• construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers and the conversion of school buildings for eligible purposes;

• public services within certain limits;

• activities relating to energy conservation and renewable energy resources; and

• provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

Private Donations
As traditional sources for capital improvements become restricted, private and other non-traditional fund sources offer an opportunity to bridge funding gaps. It is anticipated that the city will begin to look to private funding sources to assist in the financing of some public improvements. Private sources are particularly attractive for projects with high visibility.

ECONOMIC DEVELOPMENT ACTIVITIES
The city works to create and grow its economic vitality through innovative programs, new economy initiatives and hands-on collaboration with developers and entrepreneurs to ensure that the City of East Lansing becomes a destination for industries, organizations and entrepreneurs.

Locally: The city works closely with five local entities, the Downtown Development Authority (DDA), the Downtown Management Board (DMB), the Brownfield Redevelopment Authority (BRA), the Economic Development Corporation (EDC) and the Local Development Financing Authority (LDFA) which play an important role in promoting and developing the city, specifically the downtown.

Through these entities, in an effort to promote economic growth, the city provides a number of economic development incentives to businesses. Varying levels of support are offered based on the availability of state and federal funding, the nature of private sector investment, and the degree of anticipated public benefit.

Downtown Development Authority (DDA)
The DDA, a publicly appointed 11 member board, was created in 1986 under Public Act 197 of 1975 to correct and prevent deterioration in the downtown district, encourage historical preservation and to promote economic growth within the downtown district. The Authority has access to tax increment financing (TIF) to assist the development of downtown sites into mixed-use projects (retail, housing, entertainment, office space or a combination of uses). The DDA has provided TIF support to several downtown projects over the years, including University Place (Marriott and office tower), City Center, as well as numerous downtown infrastructure improvements.

Downtown Management Board (DMB)
The DMB, a publicly appointed nine member board, was created in accordance with the Michigan Public Act 146, in July of 1997 to assist in the marketing and promotion of the downtown, to maintain common areas of the downtown and to recruit and retain business in the downtown.

In accordance with Public Act 146, the DMB collects a special assessment. This assessment is dependent upon the business location and total square footage. The first floor is assessed at $0.08 per square foot, $0.05 on the second floor, and $0.03 per square foot for the third floor and basement properties. These rates have not changed since their inception in 1997 and have been renewed three times.

Brownfield Redevelopment Authority (BRA)
The BRA, a publicly appointed 11 member board, was created in August of 2000 under Public Act 381 of 1996 to assist in the redevelopment of contaminated, functionally obsolete or blighted properties. The BRA has access to tax increment financing and grants available for redevelopment activities such as environmental studies, clean-up activities, site preparation and infrastructure improvements. The BRA has approved 25 brownfield plans, of which 19 remain active. These plans include redevelopment projects across the city, including downtown, Michigan Avenue and the Trowbridge corridor.

Local Development Financing Authority (LDFA)
The LDFA, a publicly appointed seven member board, was created under Public Act 281 of 1986.
The LDFA provides tax increment financing support to the city’s SmartZone, a technology-based economic development effort that primarily supports the downtown incubator, the Technology Innovation Center (TIC).

**Northern Tier Financial District**
The city has established a financial district in its Northern Tier, paving the way for the successful opening and/or expansion of banking institutions and insurance companies.

**Tax Increment Finacing**
Tax Increment Financing (TIF) is the utilization of the incremental increase in tax revenue generated from a new project that is greater in value from the development it replaces. The city utilizes TIF for a variety of development projects. The city has three entities that have the ability to utilize TIF: Downtown Development Authority (DDA), Brownfield Redevelopment Authority (BRA), and Local Development Finance Authority (LDFA). The specific use of TIF revenue varies between these three entities, but generally provides for the use of TIF revenue to complete public components of a project. These components include a wide range of activities such as streets and parking (DDA), environmental remediation (BRA) and business development services (LDFA). The legal basis and regulations of TIF are provided for through Michigan law.

**Brownfield Tax Incentive**
Originally signed into law in 1997 the Brownfields Tax Incentive encourages the cleanup and reuse of brownfields. Under the Brownfields Tax Incentive, environmental cleanup costs are fully deductible in the year incurred rather than capitalized and spread over time.

**Personal Property Tax Abatement**
The city can provide as much as 100 percent abatement of personal property taxes for a period of up to 12 years for qualifying office or technology businesses. Property eligible for abatement includes equipment, furniture, computer systems and other taxable business assets other than real property.

**Site Location Assistance**
The city provides an array of site location assistance, including site search and identification, analysis of alternative sites, pro formas and related due-diligence activities.

**Entrepreneurial Support**
The city-initiated Technology Innovation Center (TIC) is a technology-based incubator in downtown that provides support for small startup businesses such as low-cost office space and support services. The Hatch is a city and MSU initiated student business accelerator designed to enable student entrepreneurs to grow their ideas through a creative, co-working environment.

**Regional Resources:** To enhance these efforts, the city works with a number of regional and community partners, such as the Lansing Economic Area Partnership (LEAP) and Michigan State University (MSU), to expand the economic vitality throughout the Tri-county region.

Clusters Analyzed in the MSU/LPI – LEAP, INC. 2009 REPORT

Ten clusters were examined for potential targeting as part of a comprehensive economic development strategy for the region. These include:

- Finance, Insurance & Real Estate (FIRE)
- Information Technology
- Environmental Technology
- Advanced Energy & Storage
- Health Care
- Life Sciences & Biomedical
- Food Innovation
- Biopharmaceuticals
- Flexible Manufacturing
- Supply Chain Management & Logistics.

**Finance, Insurance, and Real Estate Cluster**
The Finance, Insurance, and Real Estate (FIRE) Cluster is comprised of companies that engage in business related to credit markets, commercial and residential lending, investing, property transactions, and health, medical, life, and property and casualty insurance ventures.

**Information Technology Cluster**
The Information Technology (IT) Cluster is comprised of companies that engage in business related to computer hardware or software design,
engineering, manufacturing, assembly, repair, processing, management, training, wholesaling or other similar ventures.

**Environmental Technology Cluster**
The Environmental Technology Cluster is comprised of companies that engage in business-related to environmental assessments, remediation, design, engineering, compliance and analysis. Also included within this cluster are commercial financial institutions, manufacturers and wholesalers of machinery and equipment related to environmental controls and analysis.

**Advanced Energy and Storage Cluster**
The Advanced Energy and Storage Cluster is comprised of companies that engage in business related to the design, engineering, construction and manufacturing of energy collection, distribution and storage of advanced energy systems including wind, solar, biofuels and advanced batteries.

**Health Care Cluster**
The Health Care Cluster is comprised of companies that engage in business related to human health services including primary, emergency and specialty care as well as medical insurance providers. Also included within this cluster are manufacturers and wholesalers of medical equipment, devices and supplies.

**Life Science and Biomedical Cluster**
The Life Science and Biomedical Cluster is comprised of companies that engage in business related to providing and advancing human health and well-being. This includes research, development and manufacturing of medicine, vaccines, pharmaceuticals, clinical methods and procedures.

**Food Innovation Cluster**
The Food Innovation Cluster is comprised of companies that engage in business related to agricultural production and development of new procedures and products derived from food. The Food Innovation Cluster does not include sectors that engage in biopharmaceutical activities.

**Biopharmaceutical Cluster**
The Biopharmaceutical Cluster is comprised of companies that engage in business related to the research, design and manufacturing of organically based medicinal products. Sectors with this cluster include medical manufacturers, chemical manufacturers, lab equipment manufacturers and other related businesses.

**Flexible Manufacturing Cluster**
The Flexible Manufacturing Cluster is comprised of companies that engage in business related to design, engineering or manufacturing of durable goods on a limited run or specialty series basis. Sectors within this cluster include: machine shops, parts manufacturers, computer assisted manufacturing services, foundries, tool and die operations and other manufacturers. Flexible manufacturing differs from traditional manufacturing. Traditional manufacturing shops generally conform to a mass production manufacturing model. Flexible manufacturing shops however, operate under a model more similar to that of craft production, in which flexible shops shift production from one good to another with relative ease. These shops rely on the adaptability, knowledge and skills of workers and flexibility of equipment, machines and industrial processes. In the Lansing area, limited run specialty auto or truck manufacturing would be considered an example of flexible manufacturing.

**Supply Chain Management and Logistics Cluster**
The Supply Chain Management and Logistics Cluster is comprised of companies that engage in business related to the distribution, storage and design of systems that manage the flow of goods and resources. Business sectors within this cluster include: supply chain systems consulting, transportation, cargo handling and warehousing.

**Downtown Core**
Since 2006 east Lansing has seen tremendous momentum in investments in and around the downtown that has made a significant impact on the activity that can be seen throughout the day.

In 2013, Jackson National Life invested more than $10 million in a new office in the former Barnes and Nobel Book store bringing more than 100 insurance jobs downtown. Since opening in the fall of 2012, the Michigan State University’s Eli and Edythe Broad Art Museum sited on Grand River Avenue overlooking downtown East Lansing has attracted more than 180,000 visitors and exhibited 822 works according to
the Broad MSU Two Year Report (2012-2014) in 2015 attracting another 64,833 visitors up 5.23 percent from 2014 numbers according to Broad MSU 2015 Annual Report.

**Business Climate**

Historically, two primary market conditions have shaped the downtown business climate. The most critical is the mix of retail (including dining) and service businesses that generate the largest share of demand for customer parking. While quantity of businesses is a factor, more critical is the quality of the business mix and their ability to draw customers. The other, but secondary factor is downtown office tenants. These businesses help support the downtown real estate market and their employees provide an additional customer base for retail and service businesses. A third factor which will impact parking in the near future is the addition of residential units in a number of mixed-use projects in the development pipeline. Residential units will bring a demand for permit parking and will need to be balanced with short-term parking options for shoppers and diners.

**Retail Mix**

Retail in the downtown has continued to evolve over the past five years from a “traditional” retail base, i.e., clothing, home furnishings, etc., to dining and entertainment based businesses. This shift is typical of a trend occurring in many downtowns. While this trend does not automatically equate into lower parking utilization, changes within the downtown dining and entertainment segment have negatively impacted utilization. Most of the new dining establishments entering downtown in recent years have been smaller, fast food restaurants. The fast food restaurants tend to rely more on convenience traffic than full-service restaurants that attract destination visitors and create additional parking demand.

Further challenging the overall business climate has been the increasing dining and shopping options across the marketplace, including Eastwood Towne Centre. Eastwood has clearly had a negative impact on dining establishments downtown, but the impact on downtown retail had mostly been realized in the 1980’s and 1990’s as suburban retail rapidly expanded. Some pressure does still exist on the few remaining traditional retailers.

Another impact on downtown business performance has been the weak Michigan economy. Every year since 2000, Michigan has realized net job losses. During that same time, the population in the East Lansing-Lansing MSA has only grown by 1.8%, versus 4.3% for the entire United States. The combination of weak demographics and the increase in dining and shopping options in other jurisdictions creates a challenge for downtown to maintain its overall market share.

The city can have an impact on the diversification of businesses locating in the community through the use of placemaking strategies such as having programs in place to increase access to public art, music and art festivals and other social events throughout the year promoting the downtown as a vibrant activity hub. Additional strategies include the promotion of a variety of housing including urban housing to appeal to different life styles. These amenities and activities are appealing to a range of age groups and have the ability to draw additional residents to the community and retain current residents.
**Housing.** Housing and the neighborhoods they create are two of the most fundamental assets a community has to offer its residents. Maintaining the existing housing stock within the neighborhoods and encouraging the development of a variety of new housing can stabilize the neighborhoods as well as facilitate community growth.

**Housing Stock:** Providing housing for a diverse population can be a challenge. It is especially challenging in a university community where the population cohort consists of mostly university students, between the ages of 18 and 24, and is disproportionately large (62.3% of the total population of 48,579 persons) compared to the remaining population cohorts combined. The chart below compares the age groups as a percentage of the overall populations.

This equates to approximately 30,264 persons between 18 and 24 years old living in the City of East Lansing. Since there is no indication that the university expects to see a decrease in enrollment in the foreseeable future and they have expressed a desire to keep enrollment flat, one would expect there to be diminished interest in the developers wanting to develop more student housing. However, the interest continues with no concern from student oriented housing investors that the market is reaching the point of over saturation. Conversely, there have been concerns expressed by residents over the years about the repercussions of having more student housing than the demand can absorb. As the need for student housing continued to grow, the abutting communities also started to build more student oriented apartment developments. The charts on the next two pages lists the student housing developments built between 1998 and 2017 in East Lansing and the abutting communities. These lists do not include multiple-family housing that was built prior to 1998 that is occupied by students or single-family units occupied by students.

The housing closest to the university continues to be desirable for all population cohorts, however, the number of properties in close proximity to the campus are limited by the city’s boundaries. As the university has grown over the years, the balance of student to other demographic segments of the population in the neighborhoods in close proximity to the university has shifted drastically to predominantly student-occupied neighborhoods. There has been, and continues to be, a desire to balance the demographic age groups within these neighborhoods. Various initiatives such as the Residential Rental Restriction Overlay Districts and the Bailey Community Center Senior Housing project are examples of innovative steps to help balance the housing needs of the community.

The following sections touch on some of the challenges experienced over the years with the task of adding housing for other demographic

<table>
<thead>
<tr>
<th>City of East Lansing</th>
<th>2000</th>
<th></th>
<th>2010</th>
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<tbody>
<tr>
<td></td>
<td>Age</td>
<td>Population</td>
<td>Percent</td>
<td>Population</td>
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<tr>
<td>Under 18 years</td>
<td>4,200</td>
<td>9.0%</td>
<td>3,666</td>
<td>7.5%</td>
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<tr>
<td>18 to 24 years</td>
<td>27,273</td>
<td>58.6%</td>
<td>30,264</td>
<td>62.3%</td>
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<tr>
<td>25 to 34 years</td>
<td>4,912</td>
<td>10.6%</td>
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<td>35 to 44 years</td>
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<td>5.8%</td>
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<td>45 to 54 years</td>
<td>2,887</td>
<td>6.2%</td>
<td>2,090</td>
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<td>55 to 64 years</td>
<td>1,730</td>
<td>3.7%</td>
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<td>4.9%</td>
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<td>65 to 74 years</td>
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<td>75 to 84 years</td>
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<td>85 years and over</td>
<td>618</td>
<td>1.3%</td>
<td>724</td>
<td>1.5%</td>
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<tr>
<td><strong>Total Population</strong></td>
<td><strong>46,525</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>48,579</strong></td>
<td><strong>100.0%</strong></td>
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Source: U.S. Census Bureau, 2000 & 2010 Census
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<thead>
<tr>
<th>Year</th>
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<th>Units</th>
<th>Occupancy</th>
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<td>314 MAC</td>
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<td>38</td>
<td>Masonic Temple</td>
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<tr>
<td></td>
<td>314 Evergreen</td>
<td>9</td>
<td>32</td>
<td></td>
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<td>639-643 E. Grand River</td>
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<td>22</td>
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<td>16789 Chandler Rd.</td>
<td>306</td>
<td>936</td>
<td>Chandler Crossings - The Landings</td>
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<td>Campus Village I</td>
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<td>607 Oak</td>
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<td>605 E. Grand River</td>
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<td>54</td>
<td>Stonehouse II</td>
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<td>404 Evergreen</td>
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<td>12</td>
<td></td>
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<td></td>
<td>1000 Coleman, 3400-3500 Beaur</td>
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<td>318 Elm Place</td>
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<td>18</td>
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<td>Trowbridge Lofts</td>
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<td>2016</td>
<td>300 E. Grand River*</td>
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<td>78</td>
<td>300 Grand</td>
<td>East Lansing</td>
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<td>400 Gunson Street</td>
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<td>40</td>
<td>Garten Haus</td>
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<td>2017</td>
<td>6170 Abbot</td>
<td>27</td>
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<td>The Cottages on Abbot</td>
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<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>1,293</strong></td>
<td><strong>3,608</strong></td>
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</tbody>
</table>

*The owners of 300 Grand have done extensive marketing to non-students tenants. This has resulted in a number of units in the project being leased to a non-student demographic, though the majority of units are still students.*

Many of the oldest houses in the city are located in Historic Districts, designated as a Landmark Property, or located in a Fraternity - Sorority Thematic District. Some of the homes within the Historic Districts are owner-occupied and with the guidance of the Historic Preservation Code will maintain their charming historic character. However, others were converted into student groups or converting single-family housing already converted to student housing back to owner-occupied housing.

Starting with the chart on page A12 that lists the age of the city’s housing stock which ranges from over 78 years old to new builds.
rental properties prior to the implementation of the Historic District regulations and have been modified in ways that compromise some or all of their historic character.

Over the years the city’s student rental housing stock has grown with that of the university population growth except for the minor down swings shown as student rental houses and student multiple-family developments have shifted to the surrounding communities. Starting in the early to mid 2000’s, the city began encouraging developers proposing student multiple-family developments to opt for “mixed-market” multiple-family developments as an alternative to student specific multiple-family developments as a safeguard to over saturation of student housing. If at some point there were more student housing units than what could be absorbed, as some residents feared, a “mixed market” unit would appeal to a larger market and would be less likely to become vacant.

The term “mixed market” rental was not defined in the zoning code until 2015 but was generally interpreted to limit the number of units with more than three bedrooms within a multiple-family structure. A definition for “mixed market” was added to the zoning code in 2015 with the following language:

Mixed Market Rental Unit means a rental dwelling unit within a multiple-family dwelling which has a mix of studio, one-bedroom, two-bedroom and three-bedroom units with no more than 25 percent of the units being three-bedroom units and each dwelling unit rented under a single rental contract.

Mixed market rental unit means a rental dwelling unit within a multiple-family dwelling which has a mix of studio, one-bedroom, two-bedroom and three-bedroom units with no more than 25 percent of the units being three-bedroom units and each dwelling unit rented under a single rental contract.

This was also an attempt to diversify the rental housing available for demographic groups beyond the 18 to 24 year old group.

Senior housing in the city has grown slowly over the years but the existing inventory provides for different levels of mobility and service needs. Additional senior housing will be needed to accommodate the city’s growing senior population. The chart on page A16 list the housing options that are restricted to senior citizens within the city.
A senior housing survey was conducted by the city in 2013 to get a better understanding of what type of housing the residents of East Lansing within the age range of 51 years and older would like to see develop. While the results provide valuable information that can be shared with developers, a more in-depth senior housing study is needed to understand the type and quantity of housing and how quickly it can be absorbed. Generally, the survey showed while many seniors choose to age in place, a significant number prefer to live within walking distance of activities and entertainment.

Over the years there have been many changes in the number of persons occupying both owner-occupied and renter-occupied homes. The most recent demographic data shows that there has been a reduction in the number of rental properties renting to five, six, and seven persons and an increase in the number renting to two, three, and four persons per household. Some of these changes are a reflection of the city encouraging developers to develop mix-market rental units rather than student specific rental units with four or more bedrooms per unit. While owner-occupied properties have also reduced the number of five, six, and seven person households they have increased the number of one, two, and three person households.

Housing vacancies have remained low for both rental and non-rental property which seems to indicate that the community can continue to absorb additional housing in both rental and owner-occupied housing. However, there is a limited amount of undeveloped land for residential development to occur in the city. There is little undeveloped land within the East Lansing School District for the development of new housing to attract families with children.

**Housing Initiatives:** The City of East Lansing has been supportive over the years of programs and developments which provide housing units for the low and moderate-income households. The city has developed several housing programs utilizing multiple funding opportunities, as will be discussed in the next few pages, to provide quality housing options for a broader demographic population and to maintain strong neighborhoods. The following describe a few of these initiatives.

**Avondale Square** – The 600 block of Virginia Avenue (now known as Avondale Square) which was located within a Neighborhood Revitalization Strategy Area (NRSA) was revitalized with new home construction. Avondale Square includes 26 new homes and a neighborhood pocket park. The project is within walking distance of East Lansing Public School system and the city’s downtown. Ten of the homes were built for income-qualified households. Each of the new homes are deed restricted to be owner-occupied, with the exception of seven homes that were permitted to...
have accessory units over their garages. These accessory units could be licensed as a rental for a family or two unrelated persons. Unfortunately, no new home in the Avondale project applied for an accessory unit.

**Wolf Court** – Wolf Court has also seen some remarkable changes through the years. Through partnerships with the City of East Lansing, Ingham County Land Bank, the Department of Housing and Urban Development (HUD), and Capital Area Housing Partnership (CAHP), three new homes have been constructed along this street that are targeted for low and moderate-income home-buyers. Through each of these constructions, affordable five-star energy homes were made available and new East Lansing residents were brought into the community.

**Capital Area Housing Partnership (CAHP)** - formerly Hometown Housing Partnership, Inc. (HHP), and East Lansing Housing and Neighborhood Services (ELHNS) is an independent non-profit home ownership assistance organization in the City of East Lansing. CAHP was created in 1993 in an effort to offer homeownership assistance programs to families and/or individuals interested in buying a home in East Lansing. Since its inception, the organization has assisted more than 70 families and/or individuals with purchasing and rehabilitating homes in target neighborhoods throughout the East Lansing community.

**The Property Improvement Program** - The U.S. Department of Housing and Urban Development (HUD) and the Michigan State Housing Development Authority (MSHDA) make it easier for consumers to obtain affordable home improvement loans by insuring loans made by private lenders to improve properties that meet certain requirements. They are loans to finance light or moderate property improvements to protect or improve the basic livability or utility of the property. The program may be used to insure such loans for up to 20 years, with a maximum loan amount of $25,000 for improving a single-family home.
The **Homeownership Opportunity Assistance Program** - offers down payment assistance, rehabilitation funding and lead paint remediation for income-qualified buyers. There are homes available in four target neighborhoods in East Lansing and up to $25,000 in down-payment assistance is available per home.

The **Homeowner Rehabilitation and Improvement Program** - offers up to $24,999 to income-qualified homeowners in the city to rehabilitate, improve, and weatherize their homes. Eligible improvements include code violation and weatherization improvements.

The **Employer Homeownership Opportunity Program (EHOP)** - offers $5,000 forgivable loans to qualifying City of East Lansing and Michigan State University employees to be used on closing costs of East Lansing homes for a total of $15,000 per employer each year. The EHOP initiative encourages retention of the East Lansing workforce and reinvestment in East Lansing’s older, historic neighborhoods.

Between the years 2008 (the inception of the joint program) and 2016, over thirty Michigan State and City of East Lansing employees have received assistance.

**Public Housing Facility** - Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. The City of East Lansing does not administer public housing facilities but does support the need for this type of housing and helps to facilitate its development. Persons seeking housing assistance are referred to the Michigan State Housing Development Authority (MSHDA).

The city must continue to search for ways to encourage housing growth in areas where needs are not being met.

**Neighborhood Improvement Programs:**
East Lansing has developed and implemented several neighborhood improvement programs and affordable housing initiatives in order to
diversify housing options and maintain quality neighborhoods.

One of the most effective neighborhood improvements funding resource utilized by the city is provided by the U.S. Department of Housing and Urban Development (HUD). Some of the tools made available through HUD to improve neighborhoods include the Neighborhood Revitalization Strategy Area (NRSA), Community Development Block Grant (CDBG) funds and the Section 108 loan program.

HUD designated East Lansing as an Entitlement Community in 1974 making it eligible for various housing and community development funds. To be eligible for these funds the city is required to develop a five year consolidated plan that broadly discusses the need for housing and community development. In addition to this plan, the city is required to submit an “Action Plan” every year that specifies how the money will be spent and how it relates to the city’s Five Year Consolidated Plan.

A Community Development (CD) Advisory Committee provides funding recommendations for annual Community Development Block Grant (CDBG) dollars received by the city for existing programming needs. The CD Advisory Committee is composed of eight residents already serving on an East Lansing Board or Commission. CD Advisory Committee was put in place to develop the annual funding recommendation and Action Plan, members are represented as follows: two Human Relation Commission members, one Planning Commissioner, one Historic District Commissioner, one University Student Commissioner, one Housing Commissioner, one Transportation Commissioner and one Senior Commissioner.

Neighborhood Revitalizations Strategy Area (NRSA) - In early 2005, community input and the criteria for receiving Section 108 loan funds were used to designate the city’s first NRSA. The City of East Lansing NRSA is identified as the Bailey-Avondale-Southeast Marble Strategy Area.

Each year the city identified goals and objectives that would be met for new construction, rehabilitation and the purchase-resale for homes located within NRSA. The City of East Lansing is required to report progress on these activities through the Consolidated Action Plan Evaluation Report (CAPER) annually. The primary focus for redevelopment for the NRSA was the development of the Avondale Square Neighborhood. Now complete, this neighborhood features 26 new homes, 10 of which were sold to low and moderate-income home buyers. In addition, a pocket park was developed for residents’ use.

The city’s NRSA was expected to expire in June of 2015, however, it was extended until June of 2016 to assist in the final income qualified home sales for the Avondale Square project. City council will need to determine whether it would like to apply for a new NRSA area. The benefit of doing so allows for specific entitlement dollars to be allocated within the NRSA region for new construction, rehabilitation and economic empowerment opportunities such as job creation.

Community Development Block Grant Program (CDBG) - The Community Development Block Grant program is responsible for funding the majority of the improvements made to the city’s income eligible census tract areas since the program’s inception in 1974. The main purpose behind CDBG funding is to provide quality affordable housing. This funding can generally be used for housing, economic development, public infrastructure and public service activities such as child care, domestic abuse support and homeless shelters. Over the past twenty-two years (between 1995 and 2017), the city has allocated nearly $5.2 million of CDBG funding for public facility improvements. Of the $5.2 million, $1.6 million has been expended on specific housing rehabilitation and acquisition projects that have helped to improve approximately 132 single-family households.

Approximately, $3.6 million of the $5.2 million spent on public facility improvements was used to repair and upgrade basic public infrastructure such as the repair and replacement of public sidewalks. With the city’s Sidewalk Maintenance program being drastically reduced in funding, Community Development Block Grant funds have been focused on installing ADA accessible
curb cuts and sidewalks in neighborhoods that fall within the CDBG census tract areas. Approximately forty percent of the city’s total CDBG allotment has been allocated for improvements to public facilities within or serving the targeted neighborhoods as determined by HUD.

About $750,000 of the $5.2 million spent on public facilities was used on public building improvements. Several public buildings were expanded or renovated to accommodate community and neighborhood activities, including the Hannah Community Center, Valley Court Community Center, the Bailey Community Center, the Orchard Street Pump House, the Spartan Village Community Center and facilities within other University Apartment complexes. Some of this assistance has been provided through the CDBG-R program, in which federal dollars were made available to local communities for street, sidewalk, alleyway, and streetscape (installation of trees/grading) throughout the local community.

The city has also undertaken other housing rehabilitation programs over the years. In the 1980’s through the early 1990’s, the city granted loans totaling approximately $350,000 to improve 14 cooperative housing units and another $71,000 to create fully accessible housing units.

With continuing aid from resources such as the Community Development Block Grant program, funding opportunities will provide potential home-buyers with down payment assistance and home-owners rehabilitation efforts. On average, four to five East Lansing home-owners per year receive CDBG assistance totaling $20,000. These projects have a significant impact on the long-term sustainability of the city’s households and neighborhoods as a whole.

Through the allocation of Community Development Block Grant dollars, the city initiated a home ownership assistance program in 1986, called the Targeted Acquisition and Rehabilitation Assistance program. This program provided deferred loans for low-and moderate-income persons to purchase and improve single-family houses. In 1993, the city created a non-profit housing corporation to facilitate home ownership. The corporation was allowed to purchase and resell houses at a reduced cost to the homeowner, or provide partial down payment and closing cost assistance to buyers in purchasing a home. Such homes may also involve the necessary rehabilitation to bring the units up to current housing standards. For the past 20 years, non-profit housing agency Capital Area Housing Partnership (formerly Hometown Housing Partnership), has administered a Down Payment Assistance and Homeowner Rehabilitation Assistance, by which persons can receive approximately $20,000 in financial assistance. To date, 132 homes have been assisted through these programs.

Section 8 Program is a federally funded program, administered by Michigan State Housing Development Authority (MSHDA) which provides money to help eligible low income households pay their rent. MSHDA offers Housing Choice Vouchers (formerly known as Section 8) and Public Housing within the City of East Lansing. For those eligible for Housing Vouchers MSHDA pays the owner of the rental housing the difference between 30 percent of adjusted family income and the payment standard or the gross rent for the unit, whichever is lower, as determined by MSHDA. The city also utilizes MSHDA to leverage other resources for single-family rehabilitation in the NRSA.

Neighborhood Preservation: East Lansing has committed to preserving neighborhoods while also providing safe student housing over the years through many years of trial and error. As mentioned above many initiatives have been introduced to help balance the housing needs of all of the residents of the city. These initiatives also strive to preserve the general character of the neighborhoods.

In 2004, the Residential Rental Restriction Overlay District, a citizen petition driven ordinance, was established as the city continued to see rental license applications for properties in neighborhoods with established single-family, owner-occupied homes. The purpose of the
overlay districts are to allow owners of property within R-1 and R-2 zoning district to further control the types of rental properties permitted in single-family dwellings within their neighborhood to help preserve the attractiveness, desirability, and privacy of residential neighborhoods by precluding all or certain types of rental properties and thereby avoiding the potential negative effects rental properties can have on a neighborhood with regard to property deterioration, increased density, congestion, noise, traffic levels and reduction of property values. The ordinance provides three levels of restrictions as described below:

1. **R-O-1** Districts prohibits the issuance of any new rental licenses, including Class I rental licenses.

2. **R-O-2** Districts allow owners to apply for a Class I rental license if the property was owned at the time the overlay was approved. When properties are sold after the time in which the overlay was approved the property is no longer eligible to apply for a Class I rental license.

3. **R-O-3** Districts allow owners to apply for a Class I rental license, however, the property owner does not need to have owned the property prior to the approval of the overlay district.

Class I rental licenses are for owner-occupied properties where the owner wants to have a roomer reside with the owner and owner’s family. All owners must own and reside at a property for at least 18 months prior to submission of a rental license application.

The overlay restriction will not impact properties that already have a rental license. However, if a property owner allows a rental license on a property to remain expired for over 12 months then the property would lose any prior legal non-conforming grandfathering status.

**Historic Districts** - East Lansing has homes and neighborhoods that were built as far back as the late 1800’s. Many of these houses have strong architectural character and are located throughout the first neighborhoods along Michigan Avenue. As the neighborhoods began to age and convert to rental properties, there was a growing concern that the special character of these houses could be lost, as many already had been. This led the city council to appoint a committee in 1986 to study the historical character of older neighborhoods and their structures. The resulting report, *City of East Lansing Historic District Study Committee Final Report of 1988*, identified six areas which were important to preserving the historic housing stock of the community, along with a series of exemplary or culturally important, but geographically dispersed properties that also deserved preservation. The report led to the adoption of the Historic Preservation Code in 1989, which formally established historic districts in East Lansing. (See Historic District Map C9)

Each historic district is located in close proximity to Michigan State University’s campus and generally consists of houses with a variety of architectural styles which owner and renter occupied.

**Collegeville** is the oldest district and closest to the core of MSU’s campus, located between Grand River and Michigan Avenues, east of Harrison Avenue. It is the location of the first subdivisions and structures in the city, many of which were built for MSU employees. Today, a majority of the houses are renter-occupied yet many of the structures retain their original characteristics and have only been slightly altered from their construction in the early part of the 20th century.

**Chesterfield Hills**, by contrast, has nearly all owner-occupied houses with unique architecture styles throughout the neighborhood. The architectural style varies from craftsman style homes to traditional colonial revival homes. There is a limited number of post-WWII homes, as the vast majority of homes were built before the era. There are also only a limited number of rentals and in the past decade, that number has dropped, as projects have been undertaken to extinguish some of the rental licenses in this neighborhood, in conjunction with larger redevelopment projects nearby.

**Hillcrest Village** is located along the south side of Grand River Avenue at the west entrance to the city. The area consists of a series of brick apartment buildings, built in the 1930’s, placed around a central green. There is also a section of
the district at the north western boundary that were converted from apartments to condominium units, providing for additional homeownership opportunities in the city.

*Oakwood* is located north of Valley Court Park in an area of the city with unique undulating topography and narrow streets. The houses generally have a variety of architectural styles located on small, narrow lots the majority of which have been well maintained. The original residents of this area were often a “who’s who” of early life in East Lansing, including judges, elected officials, and higher ups at the University. There is a mix of owner-occupied and rental properties and the neighborhood is lushly vegetated.

*College Grove* and *Bailey* are similar in nature. Both are located near the downtown and are nearly entirely renter occupied. The College Grove subdivision was one of the earliest subdivisions in the city and includes property in both historic districts. MAC Avenue, in the College Grove district, is home to the some of the earliest fraternity and sororities. The Bailey district is home to the first non-rectilinear streets in the city, opting instead for a more curving and flowing street network. Many structures in both districts have been well preserved, but the majority of the structures in these districts have been altered, some substantially, from their original design.

The *Historic Preservation Code* also includes 24 Landmark Historic Properties and a Thematic Streetlight District. The Landmark Structures District includes various buildings throughout the city, including private homes and the Central School, Orchard Street Pumphouse, The Peoples Church and The Masonic Temple. The landmarks are not necessarily located within a district but nonetheless add character to abutting neighborhoods and are considered important pieces of architecture or structures that played an important role in the history of the City of East Lansing. The Streetlight District is intended to highlight the historic nature of the streetscape and streetlights that are located in the original neighborhoods of East Lansing, between Grand River/Michigan Avenues and Saginaw Street.

**Conclusion**

The city has implemented various policies and ordinances over the years to address conflicting property interests with each playing a role in preserving the character of the city’s neighborhoods. The city has also implemented multiple community improvement programs which help to maintain strong neighborhoods by improving neighborhood infrastructure, and rehabbing neighborhood housing. Finally the city has expanded the socio-economic demographic make-up of the city by providing a range of affordable housing, and providing down payment assistance to income-qualified households.

Housing trends will continue to change over time and it is expected that balancing the housing needs of non-student residents and student residents will continue to be a priority. Community improvement programs play a key role in maintaining stable neighborhoods as policies and ordinances developed to accomplish the goals established in the Bigger Picture Master Plan.
Transportation, Infrastructure, and Environment. Infrastructure is a vital city asset and key to developing high quality communities. East Lansing is responsible for the installation and maintenance of a majority of its infrastructure with the exception of its franchise utilities and state, county and private roads.

**Streets:** There are 63.83 miles of local streets and 21.59 miles of major streets within the city. Streets are classified as either local or major streets, depending on the type of properties they serve and how they function. Local streets are streets that generally serve residential uses only. Major streets are those that serve large portions of the community and carry vehicles throughout the city. (See Major Streets Map A6)

Much of the funding available for street maintenance and improvement comes through Public Act 51, the Michigan law that governs the distribution of motor vehicle fuel taxes. The Act funds a number of transportation related programs directly but the majority of the tax dollars collected are divided between state highways, county roads and municipal streets. Funds are allocated to counties, cities and villages based on their population and the size of their street system. East Lansing has received up to $2.8 million per year based on this formula. The city may divert up to 25 percent of these monies to the Local Street Fund but the remainder must be used for maintenance and improvements within the major street rights-of-way, including sidewalk improvements or repairs.

Other funding sources available to the city for street improvements include Community Development Block Grant (CDBG) programs and Federal Transportation dollars. CDBG programs provide funding for targeted neighborhoods and Federal Transportation dollars provide funding under various programs that have changed throughout the years. The city actively seeks funding for street improvements through all of the available programs.

Every even numbered year, an inventory and analysis of the roadways throughout the city are done using the PASER rating system and ‘Roadsoft’ program, developed by the Michigan Department of Transportation. This widely used program analyzes the roads based on the condition of the pavement, the pavement type, width and other relevant characteristics, providing the numerical rating for the roadway. This rating can change from block to block within the same street, depending entirely on the road condition. This information is put into a database and is used to help determine where and when maintenance is needed or where replacement is necessary. This analysis is an important part of the city’s annual maintenance of streets and is a major factor in determining when roads are reconstructed or resurfaced.

New road development will generally be limited to the “Northern Tier” (north of Lake Lansing Road) where the majority of vacant land is located. In anticipation of significant future development of this area, Abbot, Coolidge and West Roads were reconstructed and improved from Lake Lansing Road to the city’s northern boundary between 2006 and 2014. In addition, the city has been working with the surrounding jurisdictions of Lansing Township and DeWitt Township to extend Coleman Road under US 127 to provide another east/west connection between the jurisdictions.

**Non-Motorized Transportation:** Sidewalks are components of infrastructure that contribute to the walkability of the community and make it a more desirable place to live and work. East Lansing requires sidewalks along the frontage of all new developments and when roads are reconstructed, that sidewalks are installed or widened wherever feasible. There are 46.5 miles of sidewalk along primary roads (major streets and local collectors/arterials), with many more miles along the local streets in the city’s neighborhoods.

The city requires a five foot sidewalk along all local streets and eight foot sidewalks along all major streets. In the downtown, wider sidewalks are installed wherever possible to accommodate outdoor seating, entertainment venues, sidewalk sales and to encourage street level activity. In the East Village district (the area east of Bogue Street, west of Hagadorn Street, south of Grand River Avenue and north of the Red Cedar River) the Code requires sidewalks 22 feet wide along...
major streets to accommodate pedestrian oriented features. Bike paths are installed where the city’s Non-Motorized Transportation Plan calls for them (see Bike Path Plan) and right-of-way width and design can accommodate them. Typical bike lanes are five feet wide, on both sides of the street to encourage bikers to ride in the street at all times, rather than on the sidewalk.

Recognizing the need to address long term maintenance of the sidewalk network, City Council adopted a sidewalk repair program in 1999. This originally started as a five year program, but given funding difficulties, the project is expected to stretch out over an indefinite period. Sidewalk funding is largely a product of municipal finances, although 1% of Act 51 dollars (over a 10 year average) must be used for non-motorized transportation routes.

The city is also home to the Northern Tier Trail system, which runs from 1/2 mile south of Lake Lansing Road to State Road in the northern portion of the city. The four and one-half mile system includes a main route, running from Harrison Meadows Park to State Road, along an inter-county drain, and four trail spurs, connecting surrounding neighborhoods and amenities to the trail system. Eight community parks and recreation facilities are directly accessible from the trail system. The first section was constructed in 1999 at a width of ten feet, allowing a variety of users throughout the year to share the trail. Further extensions of the trail system are planned, pending the acquisition of grant funding. Maintenance for the Northern Tier Trail comes from the parks and grounds maintenance funding in the city’s budget.

In 2011, the city adopted a comprehensive Non-Motorized Transportation Plan to address the long term needs for residents and visitors. At the time the plan was developed, 29.4% of the city’s population used some form of non-motorized or mass transit in their daily trips to work or school, a number that is higher than many of our peer communities. The plan analyzes the city from a bike/walk perspective and makes a number of recommendations for moving towards a complete non-motorized pathway network, including corridor and street specific design concepts to further enhance the bike and pedestrian experience in East Lansing.

Water: The city now has approximately 500,000 lineal feet (over 94 miles) of water pipe. Nearly every road in the city has a water main running beneath it, serving the adjacent residential or commercial uses. There are 988 water hydrants throughout the city and over 8,500 individual water meters tracking flows for each customer. At this time, there is limited planned expansion to the distribution system. However, similar to the road network, if a major development project were to occur in the Northern Tier, water main construction would likely be necessary.

East Lansing’s water originates from the East Lansing-Meridian Water and Sewer Authority plant, located off Burcham Drive. The Authority, which is comprised of three representatives each from the city and from Meridian Township controls water production for the city and a majority of the Township. The Authority is responsible for the operation and maintenance of the plant, wells, and raw water distribution mains, with the maintenance of the individual distribution pipes the responsibility of the appropriate municipality. In East Lansing, the main water lines come west along Burcham Drive and Lake Lansing Road, before branching north and south and into the neighborhoods in smaller pipes. At each service point, the city is responsible for maintenance from the pipe in the street up through the curb stop (water shut-off), with the lead from the curb stop to the house the responsibility of the property owner. (See Water System Map)

The age of the water lines ranges from one year to over 90 years old. When the main replacements are needed, plans and specifications are developed and a public bidding process is conducted. As part of new development or major road reconstruction, the city analyzes the underlying water main to determine whether or not replacement at that time is cost effective and whether the upgrades to the system would be needed at that time. There are areas of the city that would benefit from larger pipes, to increase the existing water pressure. In between major construction contracts, twenty to thirty valves per year are typically replaced through routine maintenance and smaller, private construction projects.
**Sewer/Stormwater:** There are over 800,000 feet of public sewers in East Lansing’s system, including all of the associated manholes, catch basins and appurtenances. The system has both combined and separated sewage portions. The older portions of the city, near downtown, are still a combined sewer system which has both sanitary sewer and stormwater flowing through the same system of pipes to the treatment plant. In these systems, a heavy rain can inundate the pipes and exceed the treatment plant capacity, causing backups into homes and businesses and overflows to the city’s Combined Sewer Overflow tunnel and retention basin. In a separated system, there are two pipes, one for stormwater and one for sanitary sewer. The separation of pipes significantly reduces the possibility of backups and overflows of untreated water.

The city operates a Water Resource Recovery Facility (WRRF) that serves the city, Michigan State University, and Meridian Township. The plant, which has a total capacity of up to 18.75 million gallons per day, currently processes approximately 12.6 million gallons of water before discharging it into the Red Cedar River. This treatment results in 40 tons of biosolids daily. Treatment at the facility is through a combination of biological, physical, and chemical processes. Plant upgrades have occurred over the years, but with large amounts of mechanical and electrical equipment and improving technology, there is a continual need to replace equipment. From a system wide perspective, maintenance of the sewer system is difficult to predict, as breaks in sewer lines cannot be anticipated or forecast with any great deal of certainty.

To address the negatives associated with the combined system and to comply with federal and state mandates under the Clean Water Act, the City implemented a Combined Sewer Overflow (CSO) program. This three phase project has already had a substantial positive impact on the environmental quality of the Red Cedar River by severely curtailing the amount of untreated or partially treated water entering the river. Phase A of the CSO consisted of 8,000 lineal feet of ten foot diameter tunnel and 450 lineal feet of seven foot diameter tunnel to function as in-line detention during large, sustained storm events. These events, which would previously overwhelm the system, are instead stored underground before being transported to a large retention basin. The water is pumped from the retention basin to the WRRF when flows subsided and adequate capacity is available to further treat the water. Phase B involved the separation of the sewer in a key area of the stormwater system, near the intersection of Hagadorn Road and Grand River Avenue. The final phase, Phase C, was the construction of a retention treatment basin. If the retention basin becomes full, partial treatment of the combined sewage by settling and disinfection is performed before discharging into the Red Cedar River. The funds to cover this project were provided by a low interest loan from the State of Michigan Revolving Loan Fund.

**Franchise Utilities:** The City of East Lansing is served by a number of franchise utilities, providing natural gas, cable, electricity, and internet service to its residents and businesses. The Lansing Board of Water and Light (LBWL) is the dominant electrical supplier to East Lansing residents and businesses. The LBWL is a municipal utility, owned by the citizens of Lansing. They were founded in 1885 to provide drinking water and fire protection. They began offering electrical service in 1892 and have expanded that portion of their business over the years to serve a number of municipalities in Mid-Michigan. They are the third largest electric utility in the State and the largest municipal owned one. They currently operate three power generation plants: the Erickson and Eckert plants in Lansing, and a new cogeneration facility that burns natural gas for electricity and steam production. This new plant will eventually take a coal fired steam generation plant offline, providing much cleaner steam to the region.

Natural Gas in East Lansing is provided by Consumers Energy. Consumers Energy is a division of CMS Energy, headquartered in Jackson, MI. They serve over six million Michigan residents with either electricity or natural gas and have a presence in all 68 counties in the Lower Peninsula. They are the sole natural gas supplier in mid-Michigan. Their electrical footprint is limited in East Lansing to the extreme northern part of the city where the Lansing Board of Water and Light’s system does not currently reach and the Trowbridge Road corridor.
Cable is provided by numerous providers, both terrestrial and satellite. After cable deregulation in 2006, providers no longer had to negotiate with local municipalities to enter the market, they were given a statewide franchise. In East Lansing, AT&T’s U-Verse and Comcast are the main terrestrial cable companies. Satellite service can be acquired through Dish Network or DIRECTV.

Residents and businesses of East Lansing can choose from a wide variety of internet service providers. Many apartment complexes have contracts with specific companies to provide service to their tenants and there are a variety of local companies that have grown over the years to serve the community. Fiber optic service is prevalent in East Lansing, especially in the downtown, providing fast data transfer between the user and the website they are trying to reach.

**Parking:** The municipal parking system was instituted as part of an economic development initiative that realized the value of the land in the downtown area for development and redevelopment. Surface parking lots consume valuable real estate and interrupt the landscape and the downtowns walkability each important to creating a quality urban atmosphere to attract people to the core downtown. Parking structures fronted by first floor commercial real estate and other uses above provide more value to the community.

The city currently operates five parking structures: Grove Street, M.A.C. Avenue (below the Marriot), City Center, Division Street and Albert Place. These structures are all located in the central or eastern portion of the downtown. Parking structures are used both by patrons with long term parking permits and by short term or daily visitors. The areas of the ramps that allow permit parking are separated from the daily parking areas to make sure there is sufficient availability for permit parking. Balancing the amount of permit and daily parking is important to maximizing the usefulness of the parking structures to the general public and surrounding businesses.

There are still eight surface parking lots throughout the downtown. Over the years, the surface lots have slowly been redeveloped as part of public/private partnerships to bring additional housing and commercial opportunities to the downtown. This trend is expected to slowly continue into the future. The existing surface lots include limited permit parking at the far western end of downtown and near City Hall, with the majority of surface lots in the heart and eastern end of downtown used for shorter term visitor parking. The downtown streets are lined with parking meters wherever traffic safety will allow it. These meters are also intended for the short term needs of consumers and are located throughout the downtown.

The municipal parking system is a complicated system which must be closely studied and monitored to find the balance between changing trends and parking inventory. The cost associated with developing and maintaining parking lots and structures is substantial. A significant surplus of parking can have a negative fiscal impact. Alternatively, having insufficient parking can make the downtown less desirable for business and residents. The city’s Parking Master Plan from 2006 is in the process of being updated, to ensure that the City is planning for the long term needs of the downtown and the long term health of the parking system.

**Michigan State University:** The University has taken substantial efforts to improve on campus parking by adding additional spaces and creating large commuter lots on the south side of campus. Approximately 4,000 spaces have been added to the MSU parking system since 2004. More students are parking on campus and utilizing the excellent shuttle bus service provided by CATA. MSU has also changed its ticketing and towing policies making the system more parker friendly. This overall shift in campus policy treating parkers as an asset (revenue source) rather than a liability, has resulted in a significant drop in student parkers over the past two years, it has become apparent that student parkers had become an integral financial base for the parking system.
Without student daytime parkers, system cash flow has been negatively affected and there has been a void of new downtown patrons coming in to replace the student parkers.

The parking structure adjacent to Morrill Hall across from Charles Street constructed in early 2000. This facility added an additional 752 spaces primarily serving faculty and staff during the day. It typically provides free parking after 6:00 p.m.

MSU constructed another parking structure at the former Police Post off Harrison Road in 2015.

ENVIRONMENTAL SUSTAINABILITY
The City of East Lansing has made a commitment to have an environmentally sustainable community. To enforce this commitment the city adopted the Climate Sustainability Plan in 2012 (see the link on appendix C) to facilitate the development of services which reduce greenhouse gases. The city has also made a commitment to protect and restore its natural features where necessary.

Natural Features: Encompassing a wide variety of spaces throughout the city, natural features generally include any area that is untouched by human development. This includes wetlands, woodland areas, rivers and any other undeveloped areas. Natural features are viewed as one of the intangible parts of a community that make a place attractive for residents to live and businesses to locate. The city has protected and preserved its natural features primarily through making them part of the city’s park land (see link for parks master plan).

Rivers and Watersheds: East Lansing is part of two major mid-Michigan watersheds, the Red Cedar and the Looking Glass. Both of these rivers are sub-watersheds of the overall Grand River watershed, which drains much of mid-Michigan before terminating into Lake Michigan. The Looking Glass River itself is north of the city, in Clinton County, while East Lansing is one of the communities that the Red Cedar River passes through directly before joining the Grand River in downtown Lansing.

The Looking Glass watershed encompasses 309 square miles of land in six counties. It runs for 65 miles and includes fourteen sub-basins. Most of the land area in the watershed is agricultural, but there are several municipalities along the route as well. East Lansing’s role in protecting the Looking Glass watershed is through the oversight of the Remy-Chandler drain system. This inter-county drain addresses storm water runoff in the northern half of the city, roughly bounded by Saginaw Highway to the south. An extensive program has been put into place to ensure that water in the Remy-Chandler is as clean as possible before it enters the main Looking Glass system. The Towar Gardens area, just outside of East Lansing, was the site of an award winning storm water project that brought an extensive series of rain gardens to the watershed, addressing both existing flooding and long term water quality issues. Any development taking place in an area that drains into the Remy-Chandler is subject to strict storm water controls to ensure that there is no negative impact downstream.

The Red Cedar watershed is substantially smaller, covering approximately 166 square miles in three counties. Nearly the entire watershed is in Ingham County, where the 45 mile long river runs from Williamston to Lansing. The watershed is increasingly urbanized as the river travels to the west and as tributaries travel to the north or south, intersecting the main river. As such, water quality varies throughout the river’s length. The river runs east/west across the width of East Lansing.
Lansing, with the majority of it being located on the campus of Michigan State University. It is an iconic part of the community, playing an important role in the history of Michigan State University.

Development pressures in previous decades have brought buildings and parking lots up to the edge of the river in East Lansing. The area of the river on campus has been treated with more sensitivity as it relates to development. As it travels west to Lansing, development is more extensive along the river bank, creating further runoff and non-point source pollution issues.

Given the proximity to the University, river monitoring has been prevalent over the decades and evidence suggests that the river has started to recover from pollution in years past.

As mentioned previously, East Lansing has a combined storm and sanitary sewer system. In 1995, the city undertook a major three phase public works project that built massive storage tunnels under both Grand River and Michigan Avenues, creating additional storage capacity for the wastewater treatment plant in order to handle major storm events. Previously, the plant did not have the capacity to prevent major storm events from overwhelming the wastewater treatment plant thus causing sewage to be directly released into the river, creating a potential public health issue and damage to the ecosystem. With this system in place, these events have been minimized significantly.

**Floodplain:** With two major watersheds both traversing the city, flooding is a concern throughout the community. Historically, the floodplain in East Lansing has been concentrated in the East Village area along the Red Cedar and along the Remy-Chandler drain in the northern tier of the city and a significant area along the south side of Michigan Avenue. The sod farm along Chandler Road is also largely covered by a floodplain designation, given its low elevation in comparison to surrounding properties.

The most recent floodplain maps were finalized by the Army Corps of Engineers in early 2011. The revised maps took into account new development and mitigation throughout the watershed. (See Flood Plain Map C19)

**Wetlands:** Generally, a wetland is any land that has hydric soil or is wet long enough to support wetland vegetation. Wetlands are excellent resources for groundwater recharge, water quality management and biodiversity. Commonly referred to as bogs or marshes, wetlands are prevalent throughout Michigan. Large areas of soil in East Lansing are classified as either muck or loam, both of which retain water easily.

The State of Michigan regulates impacts on wetlands over two acres in size. Proposed developments which would impact wetlands, including utilizing the wetlands for storm water purposes, are required to provide mitigation. The state views wetlands throughout the state as filters for water that will eventually reach the Great Lakes and as ecologically important for a wide variety of plant and animal life, among their many roles. Protection of wetlands throughout the state is a major function of the Department of Environmental Quality.

Much of the undeveloped wetlands in East Lansing have been preserved by the city within parkland. Large tracts of land along Abbot Road, north of Saginaw Highway, are part of the city’s park system, protecting the land from development, while creating a greenway for the Northern Tier trail system. The city has also taken a more proactive approach than the State in terms of regulating wetlands. Impacts to any wetland, quarter acre or more in size are reviewed by the city. This approach has protected additional wetlands that otherwise would have been removed for development.

One of a series of rain gardens at Michigan State Federal Credit Union in the Northern Tier.
**Woodlands:** Michigan has long been home to large tracts of trees. Prior to settlement, it is estimated that 95% of the state was covered in woodlands. Nearly half of the timber in Michigan is of a northern hardwood species, such as maple, beech, or birch and timber management is an important part of the agricultural industry in the state. East Lansing still has large tracts of undisturbed woodlands in the northern portion of the city.

Subdivisions that were built near wetlands north of Saginaw Highway, intentionally set aside natural areas, as they were difficult to build on. These natural areas became community amenities for the residents, especially those nearby. Areas of both Pinecrest and Whitehills have large wooded areas throughout their subdivisions, which help form the greenway between Saginaw Highway and Lake Lansing Road. The city has also acquired many large woodland/wetland complexes throughout the city, especially in the areas north of Lake Lansing Road, forming the basis of the Northern Tier Trail.

Perhaps most importantly in East Lansing are the woodlands on Michigan State University’s campus. There are three, very large woodland areas on the northern part of Michigan State’s campus: Sanford Natural Area/Beal Pinetum, Red Cedar Natural Area, and Baker Woodlot/Rajerdra Neotropical Migrant Bird Sanctuary. Smaller, but no less notable, there are a series of woodlands throughout the agricultural lands that stretch south on campus. Each of these areas is habitat to numerous species of plant and animal life and provides important research opportunities to the University and its students.
**Urban Form.** Urban form is the physical shape and structure of the city as it is formed by buildings, streets, land uses, art and aesthetic choices. It is responsible for developing the character of the community by forming the physical shape of the public realm in the neighborhoods and nodes, and along the corridors.

*Neighborhoods:* While moving through East Lansing neighborhoods, each with their own distinct characteristics, one can almost see where one neighborhood begins and another neighborhood ends. This is mostly due to the physical shape of and the location of sidewalks and/or streets, orientation and architectural style of the houses, and the use of street trees. These elements create a framework that give a neighborhood its identity.

*Nodes:* Nodes are clusters of like uses (typically commercial in nature) at an intersection of or along a corridor. They vary in size and intensity throughout the community providing convenient locations for businesses that provide jobs, services and recreation for residents and the surrounding communities. All of East Lansing’s nodes are conveniently located on the edge of neighborhoods and are primarily shaped by their buildings, sidewalks and streets. Many are further enhanced by amenities such as but not limited to shade trees, benches, planters, tables, chairs and umbrellas.

*Corridors:* A corridor’s character is formed partially by the movement of people whether by motorized or non-motorized transportation methods and the speed by which they are allowed to move from place to place. It is further formed by the type, number and width of lanes and the width of paving from curb to curb. Corridors also have amenities such as transit shelters, crossing structures, boulevards, crossing lights, and raised crosswalks to name a few. All of these elements together determine how a corridor is used and how well it functions for moving people in all modes of transportation. East Lansing continually works on enhancing the public realm along its corridors to improve all modes of movement throughout the community.

Good urban form creates public spaces where people enjoy being. It feels safe and comfortable. It can provide shade from the sun, shelter from the rain and barriers from fast moving traffic. It provides sidewalks wide enough for multiple purposes such as accommodating, wayfinding and advertisement signage, bicycle parking and outdoor dining while allowing ample space for pedestrians to move through the space.

There are areas of the community that are likely to redevelop in the future. The existing zoning code may not provide the guidance needed to assure development projects are in character with the surrounding neighborhoods and enhance the public realm. Form-based codes provide more predictability for the developers and the citizens by providing a clear graphic framework which can also include incentives to encourage uses or amenities that the community feels are lacking and that may otherwise not develop.
The following links include sub-plans to the Master Plan. These documents along with any updates made to them should be considered an extension of the Bigger Picture Master Plan and are included by reference.
2015 Parks, Recreation, Open Space and Greenways Plan

www.cityofeastlansing.com/
DocumentCenter/View/2678

Non-Motorized Transportation Plan

www.cityofeastlansing.com/
DocumentCenter/View/1617

Climate Sustainability Plan

www.cityofeastlansing.com/
DocumentCenter/View/635
The following maps are referenced in the Master Plan.
historic districts, landmark properties, and fraternities and sororities thematic map

City of East Lansing, Michigan

THE BIGGER PICTURE
EAST LANSING
Class I Licenses are renewed once every 39 months and are issued for owner-occupied properties where the owner resides in the rental unit.

Class II Licenses are renewed once every 26 months and authorize the owner of a one-family dwelling in which the owner resides to lease or rent room(s) to two or more persons.

Class III Licenses are renewed every 13 months and are issued for non-owner-occupancies of a family or two unrelated persons.

Class IV Licenses are renewed every 13 months and authorize the owner of a one-family dwelling in which the owner does not reside or a two-family dwelling to lease or rent the dwelling to a family of three or more unrelated persons.

Class V Licenses are renewed every 13 months and are known as Class A rentals. Typically these are apartment complexes.

Class VI Licenses are renewed every 13 months and are known as Class B rentals. These are fraternities, sororities, co-ops and other group living situations.
Acknowledgments

We would like to acknowledge the many participants who offered their invaluable time and input during the civic engagement portion of this project. It was during the partnership meetings and community events that the guiding principles for this project were developed.

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