

# Of the many ideas you heard, which ones seem most exciting to you?

(responses from participants at hands-on design workshop on May 1, 2013)



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## Architectural Character

- Attention to architecture: wide sidewalks and gathering places, less road
- Brownstones, black iron fencing, keep street parking

## Attractive Parking

- Attractive multifamily parking

## Changing Density

- Rolling development throughout Lansing to Webberville; increase density locations, housing, businesses
- Increased density, mixed-use
- Changing density patterns – adding balance, diversity
- Higher Density Development
- Connecting Lansing (old town) and East Lansing with greater density of residential and commercial

## Changing Regulations

- Form-based code for entire LEAP region
- Smaller signage (removing billboards)

## Code Enforcement

- More code enforcement
- Code enforcement on businesses
- East Lansing town/gown issues: density, code enforcement, etc.

## Comprehensive Plan

- A comprehensive plan for the region. Nice to hear emphasis on natural, resources and outdoor spaces.

## Complete Streets

- Complete streets
- Bury utilities, more greenspace and connected walkable spaces for kids, adults, families, elders.... Complete streets!

## Connected Trails

- Extend and connect bike trails/lanes puts pedestrians and cyclists on a level footing with drivers instead of relegating the major trails to a floodplain that is often impassable
- Complete the trails system
- Trail system across region/corridor
- Area-wide connectivity thru trails
- Increase trail connectivity in the region and use the rivers

## Connectivity

- Connect neighborhoods/service (doing so with more pathways and non-motorized opportunities)
- Transportation loop
- Connecting feeders from north to south
- Connection between areas
- Connectivity

## Culture

- Cultural emphasis (arts/music/entertainment)
- Promote all walks of life

## Economic Develoment

- More focus on arts and culture as economic development tool

## Gateways

- Really announce entries into new cities or townships

## Greener, Tree-lined Streets

- Tree-lined
- Tree-lined streets, road diet boulevards, utilizing Red Cedar for trails bike/walk
- Densification with tree-lined corridor
- Treescaping, capitalizing on our natural resources, landscaping seem most “doable” in the present. Many great ideas for future implementation but at present monetary challenges
- More trees
- Make it beautiful!
- More trees
- Greener
- “Greening of the corridor”
- More landscape considerations throughout the corridor
- Like the idea of greening the corridor, tree canopy
- Creating easy / people friendly walkable places, creating nice sidewalks by shopping plazas and adding street lamps and greenery (trees, flowers)
- I liked the ideas of prettying up the corridor and making it more inviting
- Tree canopy along entire corridor and plantscaping and greenspace
- Greening the corridor – street trees, green/living buildings with green roofs and walls, parks, food gardens

## High-Quality Public Spaces

- Focus around the Red Cedar River in the corridor that enhances public spaces
- Common spaces for families, youth, elderly
- Public gathering spaces in the corridor
- Enhance natural features
- More farmers markets, public gathering spaces, widen sidewalks for use by cafes
- Large fountains around downtown
- Green space, pocket parks, connect trails
- Red Cedar area as a natural highlight / feature
- Red Cedar development for recreation

## Jobs & Business

- Concentrate commerce
- Diversification of businesses and designation of density hubs
- I am having trouble entertaining most of these ideas because there’s no business plan attached to the ideas. It takes money to beautify, where does it come from? Job growth / attracting higher wage office users to increase tax base.

## Keep Rural Character

- Keep the rural character between Meridan and Williamston

## Keep the Mall

- I didn’t like the ideas about getting rid of the mall - it’s a popular spot for adolescents my age.

## Meridian Mall Town Center

- Make Meridian Mall multi-use – two storied – downtown like, canopy of trees!
- Creative redevelopment at Meridian Mall
- Changes in Meridian Township – eliminating vacant big box stores, greening parking lots, repurpose Meridian Mall

## Michigan Ave Main Street

- Improving Michigan Ave from Sparrow to Frandor – housing, retail, restaurants
- Between downtown/127: closer storefronts, more cohesive, light posts
- Creating a vibrant life / corridor along Michigan Ave – neighborhoods, quality housing, strong code enforcement, owner occupancy

## Mixed-use, Mixed Housing

- Concentrated mixed-use, mixed housing types along the corridor
- Multi-use, multi-ages
- Mixed-use development
- More mixed-use developments along the corridor
- Mixed-use

## Optimize the Rivers

- Make Red Cedar River a focal point
- Optimization of the river
- Accentuate the rivers (Grand & Red Cedar)
- Optimize the River
- Rivers as connectors
- Enhancing the river front along the border of East Lansing
- Use of Red Cedar River / riverfront as a water feature to attract development
- Red Cedar River focus for development

## Protect Farmland

- Protecting farmland

## Rethink Frandor / 127

- Make Frandor multiuse, making Frandor a welcome to city
- Rework Frandor area
- 127 as a gateway
- Frandor walkable under 127
- Aesthetics along 127: greener, more attractive intro to the city
- Frandor transform to more of a town center
- Frandor as a gateway
- Gateway area at 127
- Gateway at 127
- Gateway at 127/Frandor
- Redevelop Frandor as urban mixed-use center
- Redeveloping Frandor to be sustainable
- Improving Frandor area
- US 127 overpass – redesign it
- Developing a “gateway to Lansing / East Lansing” area off 127
- Start with Frandor: this should be a welcoming area, right now it is divisive
- Make Frandor into more of an urban development
- Re-designing Frandor area
- No one likes Frandor
- Address “deserts” and barrier areas like area around 127 and Frandor/ Meridian Mall areas – making them destinations that emphasize their positive aspects

## Rethink Retail

- Better shopping
- Less fast food

## Sense of Place

- Mixed-use with a center for arts and culture creating a sense of place in Okemos on vacant property @ Okemos Road and Mt Hope
- Specific areas with a sense of place
- Design for sense of place
- Sense of place
- Create a greater sense of place for Lansing Township area especially between Fairview and 127, and 127 to MSU Brody/Harrison

## Strategic Infill

- Fill in the missing teeth
- Less parking lots and more density

## String of Pearls

- “String of pearls” centers interspersed with lower density development
- “String of pearls” – improve Frandor and Meridian Mall, East Lansing CBD
- Defined neighborhoods (stadium district, midtown, etc)
- Neighborhood nodes
- Focus on nodes of development, more mixed-use and higher density interspersed with ag and green space
- String of pearls: each area to shine, unique
- Build up around nodes
- Develop a consistent “style” vision with a cohesive theme but emphasizing the “string of pearls” concept with distinct “downtown/town center” feels to distinct neighborhoods and cultural areas

## Sustainable Design / Energy

- Incentives for LEED-ND development, CSAs
- CSAa, better farmers markets, rain gardens
- Sustainable growth
- Re-use of asphalt parking
- Friendlier regulations to cottage industries and renewable energy production
- Building energy efficient / sustainable as close to zero carbon use as possible

## Transit

- Increase public transit options; faster, more frequent buses to points of interest; make buses easier to use with better schedules (ie gps tracking, smartphone app)
- Transit connectivity
- Transit center at Meridian Mall
- Multi-modal station near Frandor with bike, trails, bike lockers
- Reviving rail corridors
- Design, revive rail corridor at Hobby Lobby
- Connect, link transit hubs
- BRT to cut down Frandor and campus traffic and to connect East Lansing to Lansing
- Focus on multi-modal transit (slower traffic / road diets)
- Connect transit hubs (CTC, Frandor, MSU, Amtrack multi-modal center)

## Walkable & Bikable

- Better height to width ratio in downtown Okemos
- Better pedestrian access from neighborhoods
- Bridging the gaps, improving walkability, bike-ability
- Improve safety for cyclists and pedestrians
- Improve/create a non-motorized path across 127. Lake Lansing, Saginaw, and Michigan are not safe, much less inviting to non-motorized users
- Non-motorized accommodations
- Walkability
- Connectivity: walkability, bike paths, improving river use
- Increase/connect non-motorized network
- In City of Lansing building near street with parking behind / human scale streetscapes
- Walkability – bringing it to the corridor.
- Bikability
- Pedestrian connectivity – trails, sidewalk enhancements
- Walkable, bikable, completely re-do Michigan Ave
- Pedestrian and bike-friendly
- Maintain already existing infrastructure especially sidewalks and parks