

Mayor's Neighborhood Advisory Board (NAB)
Held Jointly with The
City of Lansing Human Relations & Community Services
(HRCS) Advisory Board

Date of Meeting: Thurs, November 20, 2025
Time of Meeting: 5:30 PM – 7:30 PM
Place of Meeting: Letts Community Center
1220 W. Kalamazoo St, Community Room
Lansing, MI 48915

~Agenda~

- I. Call to Order.....
Co-Chair Christopher Smadzinski-Green and Co-Chair Tirstan Walters
 - a) State Purpose of the Meeting
 - b) State Rules for Public Comment

- II. Roll Call for Both Boards DNACE & HRCS* Staff

- III. Establish a Quorum for Both Boards DNACE & HRCS* Staff

- IV. Approval of the Agenda..... Receive a Motion

- V. Approval of Minutes (October 16, 2025)..... Receive a Motion

- VI. Communications..... Co-Chairs

- VII. HRCS Director's Report Kim A. Coleman

Introduction of Facilitator - Yarden Blumstein, Executive Director
Resolution Services Center

- IX. New Business..... Co-Chairs
Christopher Greene-Szmadzinski
and Tirstan Walters

Continue the discussion of a binding format for how the advisory boards will reach a leadership decision on a site proposal. Provide Criteria Used to Select the Five Proposed Locations. for the Nova Lansing Housing Initiative (ModPods)

- X. Public Comment (Limited to 1 Minute) NAB Co-Chairs

- XI. Adjournment..... Receive Motion

Mayor's Neighborhood Advisory Board Members: Brian Baer (1st Ward), Florence Baerren (2nd Ward), Matthias Bell (4th Ward), Courtney Cole (3rd Ward), Christopher Greene- Szmadzinski (2nd Ward), MaryBeth VanHorn (1st Ward); and Tirstan Walters

HRCS Advisory Board Members: Paul Dripchak LMSW/Secretary (4th Ward), Ronald Embry/Chair (2nd Ward), Sean Gehle (MAL), Melissa Horste Vice Chair (MAL), Glenn Lopez (1st Ward), Versey Williams (3rd Ward), Thomas Woods (MAL), Vacancy (MAL)

*HRCS: Human Relations and Community Services

ModPod Site Assessment Check Sheet

Title: Pod Community Site Assessment Checklist

Site: 2516 S Washington Ave | Ward/Neighborhood: 4 | Date: 09/02/2025

A. Location & Access to Minimize Barriers

- Proximity to public transit within 0.5 miles: reasonable travel time, commute
- Proximity to essential services 0.5 – 1 mile: primary care, behavioral health, food/grocery, social services.
- Employment centers/workforce programs 1 – 2 miles or accessible via transit
- Neighborhood fit: how well the Pod community aligns with the surrounding area and its residents, services in ways that support stability, safety, and wellbeing for guests
- Visibility and safety: adequate lighting, sightlines, passive surveillance
- Walkability: safe routes to transit and services, reducing barriers to follow-through

B. Physical Site & Infrastructure

- Pod compatibility: suitable footprint for modular/prefab pods; space for circulation and common areas
- Utilities: reliable water, electricity, wastewater; capacity for climate control
- Sanitation & Hygiene: adequate toilets/showers; access to waste removal
- Accessibility: ADA or local equivalents; accessible entrances/restrooms
- Safety & resilience: fire protection, egress, structural integrity; weather resilience
- Site layout: zones for residents, staff, service providers; parking/vehicular turning space
- Environment: shade, flood zone, stormwater management, energy efficiency opportunities
- Neighborhood stability: crime rates, lighting, visibility, and neighborhood perception of safety
- Common spaces and outdoor areas available

C. Regulatory & Legal

- Zoning: permitted or workable zoning pathway; permit process identified
- Licensing: State campsite licensing,

D. Services Access & Staffing

- On-site service footprint: group training, case management, counseling, recovery supports (or adjacent partner access)
- Staffing logistics: offices, break areas, storage; staff parking/commuting considerations
- Partner footprint: potential co-location or predictable partner visits

E. Social and Community Integration

- Community readiness: receptivity, attitudes of neighbors/local organizations regarding guest
- Peer support opportunities: community centers, churches, nonprofits for regular programming

F. Financial & Land Use

- Acquisition/lease terms: cost, duration, options for renewal
- Offsets/partnerships: in-kind/contributions to reduce cost

G. Documentation (optional)

- Supporting documents attached: map, site photos, zoning letters, initial floor plan concepts
- Notes and observations: __

Evaluator Sign-off: City of Lansing Team- HRCS & Project Manager Date: 09/02/2025

Additional Notes:

Extended Comments from Project manager:
 2515 S Washington Ave (Warming House)
 Site & Infrastructure Ideal Site. Requires fence repair.
 Pod compatibility and footprint Site size can support 50+ pods with support services operating out of existing buildings.
 Site has windbreaks, let good site lines.
 Utilities and sanitation readiness All necessary utilities are present on site.
 Accessibility compliance Existing building is compliant.
 Financial Snapshot
 ROM (Rough Order of Magnitude) Estimate for sight prep and development

- Pod utilities: \$225k
- Add showers to existing bathroom: \$75k
- Fence repairs: \$10k
- Warming house work: \$50k

Comments from review team: Public transit is right down the street. Several essential services: Kroger <1m; Child and Family Services <.5m; Non-Profit Hub <.5m.
 Michigan Works is approx 1m away. Property is off the road, however is has good lighting.
 Currently has bathrooms, but would need to be updated and have showers and additional stalls added.
 While the meeting at ward 4 showed supportive of the pod program there were others at different meetings that express their concern with the property being located at this particular site.

ModPod Community Site Selection

Scoring Rubric Sheet

Purpose: Quantify site suitability with a transparent, auditable scoring system.

Scoring legend

- 0 = Not feasible
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Very good
- 5 = Excellent

Scores:

A. Location & Access: **25**

- Proximity to transit: 0-5
- Proximity to services: 0-5
- Neighborhood fit: 0-5
- Visibility/safety: 0-5
- Walkability: 0-5

Score: 22

B. Physical Infrastructure Readiness: **45**

- Pod compatibility: 0-5
- Utilities capacity: 0-5
- Sanitation facilities: 0-5
- Accessibility: 0-5
- Safety/resilience: 0-5
- Site layout/configuration: 0-5
- Environment: 0-5
- Neighborhood stability: 0-5
- Common spaces: 0-5

Score: 41

C. Zoning & licensing Path: **10**

- Zoning eligibility: 0-5
- State Licensing: 0-5

Score: 0

D. Service Access & Parking: **15**

- On-site service footprint: 0-5
- Staff parking: 0-5
- Partner and guest parking: 0-5

Score: 15

E. Social and Community Integration: 10

- Community readiness: 0-5
- Peer support opportunities: 0-5

Score: 7

- **Financial and land use: 10**
- Acquisition/lease terms 0-5
- Offsets/partnerships 0-5

Score: 10

Total Score: 95 /115

Pass: Total ≥ 77
 Conditional: 60–76
 Fail: < 59

Summary:

Why this site is considered: Low cost, site would cost least to get up and running

Key strengths: paved, structure

Primary risks/mitigations: Some resistance from ward 3 meeting.

Location & Accessibility: Within a park, no accessibility issues

Proximity to transit, services, and residents: less than 1 mile

Neighborhood context and compatibility: would be out of site line of most neighbors

Visibility, safety, and pedestrian access: Did not show anything substantial

Site & Infrastructure: Ideal Site. Requires fence repair. +

Pod compatibility and footprint: Site size can support 50+ pods with support services +

Utilities and sanitation readiness: All necessary utilities are present on site. +

Accessibility compliance: Existing building is compliant.

Financial Snapshot: See above notes

Estimated cost for sight prep and development: \$360,000

ModPod Site Assessment Check Sheet

Title: Pod Community Site Assessment Checklist

Site: 1028 W Barnes Ave- Shabaz | Ward/Neighborhood: 4 | Date: 10/1/25

A. Location & Access to Minimize Barriers

- Proximity to public transit within 0.5 miles: reasonable travel time, commute
- Proximity to essential services 0.5 – 1 mile: primary care, behavioral health, food/grocery, social services.
- Employment centers/workforce programs 1 – 2 miles or accessible via transit
- Neighborhood fit: how well the Pod community aligns with the surrounding area and its residents, services in ways that support stability, safety, and wellbeing for guests
- Visibility and safety: adequate lighting, sightlines, passive surveillance
- Walkability: safe routes to transit and services, reducing barriers to follow-through

B. Physical Site & Infrastructure

- Pod compatibility: suitable footprint for modular/prefab pods; space for circulation and common areas
- Utilities: reliable water, electricity, wastewater; capacity for climate control
- Sanitation & Hygiene: adequate toilets/showers; access to waste removal
- Accessibility: ADA or local equivalents; accessible entrances/restrooms
- Safety & resilience: fire protection, egress, structural integrity; weather resilience
- Site layout: zones for residents, staff, service providers; parking/vehicular turning space
- Environment: shade, flood zone, stormwater management, energy efficiency opportunities
- Neighborhood stability: crime rates, lighting, visibility, and neighborhood perception of safety
- Common spaces and outdoor areas available

C. Regulatory & Legal

- Zoning: permitted or workable zoning pathway; permit process identified
- Licensing: State campsite licensing,

D. Services Access & Staffing

- On-site service footprint: group training, case management, counseling, recovery supports (or adjacent partner access)
- Staffing logistics: offices, break areas, storage; staff parking/commuting considerations
- Partner footprint: potential co-location or predictable partner visits

E. Social and Community Integration

- Community readiness: receptivity, attitudes of neighbors/local organizations regarding guest
- Peer support opportunities: community centers, churches, nonprofits for regular programming

F. Financial & Land Use

- Acquisition/lease terms: cost, duration, options for renewal
- Offsets/partnerships: in-kind/contributions to reduce cost

G. Documentation (optional)

- Supporting documents attached: map, site photos, zoning letters, initial floor plan concepts
- Notes and observations: __

Evaluator Sign-off: City of Lansing Team- HRCS & Project Manager Date: 10/1/25

Additional Notes:

Extended comments from Project Manger-
 1028 W Barnes Ave (Shabazz Academy)
 Site & Infrastructure Pod site requires foundations, security.
 Pod compatibility and footprint Site size can support 50+ pods with support services.
 Utilities and sanitation readiness All necessary utilities are present on site.
 Accessibility compliance Academy isn't ADA, but a small build out could be provided.
 Financial Snapshot
 ROM (Rough Order of Magnitude) Estimate for sight prep and development • Pod utilities:
 \$225k
 • Pod foundations: \$50k
 • Fence: \$50k
 • Shower, laundry, community center, operations: \$175k

Comments from review team: Property is on the corner of a main road and on bus route.
 The AARP Health Center is <1m, MMRS .5m, LMTS 1.3m, QD .5m, Non profit HUB 1.6m,
 Kroger 1.5m. Michigan Works 1.2 miles. Property is well lit and next to a sky-walk to
 provide a safe route to cross the road. Property does have functioning bathrooms, would
 need to update to add showers or have a hygiene trailer brought in. Also property does not
 have an elevator, however, the gym accessible from the outside and would accommodate
 the resource center. Larger building could provide the opportunity to expand at a later date.
 Property is currently for sale with a listing price of \$650,000, however, when contacting the
 listing agent they seemed willing to work with us on both price and purchasing terms.

ModPod Community Site Selection

Scoring Rubric Sheet

Purpose: Quantify site suitability with a transparent, auditable scoring system.

Scoring legend

- 0 = Not feasible
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Very good
- 5 = Excellent

Scores:

A. Location & Access: 25

- Proximity to transit: 0-5
- Proximity to services: 0-5
- Neighborhood fit: 0-5
- Visibility/safety: 0-5
- Walkability: 0-5

Score: 25

B. Physical Infrastructure Readiness: 45

- Pod compatibility: 0-5
- Utilities capacity: 0-5
- Sanitation facilities: 0-5
- Accessibility: 0-5
- Safety/resilience: 0-5
- Site layout/configuration: 0-5
- Environment: 0-5
- Neighborhood stability: 0-5
- Common spaces: 0-5

Score: 40

C. Zoning & licensing Path: 10

- Zoning eligibility: 0-5
- State Licensing: 0-5

Score: 0

D. Service Access & Parking: 15

- On-site service footprint: 0-5
- Staff parking: 0-5
- Partner and guest parking: 0-5

Score: 15

E. Social and Community Integration: 10

- Community readiness: 0-5
- Peer support opportunities: 0-5

Score: 8

- **Financial and land use: 10**
- Acquisition/lease terms 0-5
- Offsets/partnerships 0-5

Score: 3

Total Score: 91 /115

Pass: Total ≥ 77
Conditional: 60–76
Fail: < 59

Summary:

Why this site is considered: Building is in good conditions, and good location

Key strengths: Minimal changes required to get started; room to grow

Primary risks/mitigations: Large investment

Good location that is close to transit and services

Location & Accessibility: corner lot, within a neighborhood

Proximity to transit, services, and residents: corner lot, within a neighborhood

Neighborhood context and compatibility: community seemed welcoming +

Visibility, safety, and pedestrian access: Did not show anything substantial

Site & Infrastructure: Pod site requires foundations, security.

Pod compatibility and footprint: Site size can support 50+ pods with support services.

Utilities and sanitation readiness: All necessary utilities are present on site. +

Accessibility compliance: Academy isn't ADA, but a small build out could be provided.

Financial Snapshot: See above

Estimated cost for sight prep and development: \$500,000

ModPod Site Assessment Check Sheet

Title: Pod Community Site Assessment Checklist

Site: 800 Daleford Ave (Comstock Park) | Ward/Neighborhood: 4 | Date: 10/2/25

A. Location & Access to Minimize Barriers

- Proximity to public transit within 0.5 miles: reasonable travel time, commute
- Proximity to essential services 0.5 – 1 mile: primary care, behavioral health, food/grocery, social services.
- Employment centers/workforce programs 1 – 2 miles or accessible via transit
- Neighborhood fit: how well the Pod community aligns with the surrounding area and its residents, services in ways that support stability, safety, and wellbeing for guests
- Visibility and safety: adequate lighting, sightlines, passive surveillance
- Walkability: safe routes to transit and services, reducing barriers to follow-through

B. Physical Site & Infrastructure

- Pod compatibility: suitable footprint for modular/prefab pods; space for circulation and common areas
- Utilities: reliable water, electricity, wastewater; capacity for climate control
- Sanitation & Hygiene: adequate toilets/showers; access to waste removal
- Accessibility: ADA or local equivalents; accessible entrances/restrooms
- Safety & resilience: fire protection, egress, structural integrity; weather resilience
- Site layout: zones for residents, staff, service providers; parking/vehicular turning space
- Environment: shade, flood zone, stormwater management, energy efficiency opportunities
- Neighborhood stability: crime rates, lighting, visibility, and neighborhood perception of safety
- Common spaces and outdoor areas available

C. Regulatory & Legal

- Zoning: permitted or workable zoning pathway; permit process identified
- Licensing: State campsite licensing,

D. Services Access & Staffing

- On-site service footprint: group training, case management, counseling, recovery supports (or adjacent partner access)
- Staffing logistics: offices, break areas, storage; staff parking/commuting considerations
- Partner footprint: potential co-location or predictable partner visits

E. Social and Community Integration

- Community readiness: receptivity, attitudes of neighbors/local organizations regarding guest
- Peer support opportunities: community centers, churches, nonprofits for regular programming

F. Financial & Land Use

- Acquisition/lease terms: cost, duration, options for renewal
- Offsets/partnerships: in-kind/contributions to reduce cost

G. Documentation (optional)

- Supporting documents attached: map, site photos, zoning letters, initial floor plan concepts
- Notes and observations: __

Evaluator Sign-off: _____ City of Lansing Team- HRCS & Project Manager Date: 10/2/25

Additional Notes:

Notes from Roy Plowman- Project Manager
800 Daleford Ave (Comstock Park)
Site & Infrastructure Requires parking, paving, security, warming house improvements
Pod compatibility and footprint Site size can support 50+ pods and support services.
Sits in a low area, but has good drainage.
Utilities and sanitation readiness All necessary utilities are present on site.
Accessibility compliance Warming house remodel should address accessibility.
Financial Snapshot
ROM (Rough Order of Magnitude) Estimate for sight prep and development

- Parking: 50k
- Pod foundations: \$75k
- Pod utilities: \$225k
- Shower, laundry, community center, operations: \$150k

Property is also part of the Census 69, CDBG zone. May be additional funding available for rehab
Additional notes from review team: Bus stop within <.5 m; Mid Michigan Leadership Academy, Advent House, CareFree Medical, Neighborhood Empowerment Center are all <1m away. Michigan Works is 3m away but transit is available. Building would benefit from updating. Is currently 2 stories, but no stairs on the inside. Bathroom is accessible from the outside. Would need to significantly expand the building to accommodate showers, restrooms and resource center. There is a low area, however, it has been confirmed to have good drainage and we would most likely add additional drainage when adding the surface for the pods.

ModPod Community Site Selection

Scoring Rubric Sheet

Purpose: Quantify site suitability with a transparent, auditable scoring system.

Scoring legend

- 0 = Not feasible
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Very good
- 5 = Excellent

Scores:

A. Location & Access: 25

- Proximity to transit: 0-5
- Proximity to services: 0-5
- Neighborhood fit: 0-5
- Visibility/safety: 0-5
- Walkability: 0-5

Score: 23

B. Physical Infrastructure Readiness: 45

- Pod compatibility: 0-5
- Utilities capacity: 0-5
- Sanitation facilities: 0-5
- Accessibility: 0-5
- Safety/resilience: 0-5
- Site layout/configuration: 0-5
- Environment: 0-5
- Neighborhood stability: 0-5
- Common spaces: 0-5

Score: 33

C. Zoning & licensing Path: 10

- Zoning eligibility: 0-5
- State Licensing: 0-5

Score: 0

D. Service Access & Parking: 15

- On-site service footprint: 0-5
- Staff parking: 0-5
- Partner and guest parking: 0-5

Score: 7

E. Social and Community Integration: 10

- Community readiness: 0-5
- Peer support opportunities: 0-5

Score: 8

Financial and land use: 15

- Acquisition/lease terms 0-5
- Offsets/partnerships 0-5

Score: 10

Total Score: 81 /115

Pass: Total ≥ 77

Conditional: 60–76

Fail: < 59

Summary:

Why this site is considered: Distance from services, existing building

Key strengths: Very close to services


Primary risks/mitigations: Proximity to multiple schools

Location & Accessibility: _____

Proximity to transit, services, and residents: _____

Neighborhood context and compatibility: _____

Visibility, safety, and pedestrian access: Did not show anything substantial

Site & Infrastructure: Requires parking, paving, security, warming house improvements 

Pod compatibility and footprint: Site size can support 50+ pods and support services.

Utilities and sanitation readiness: All necessary utilities are present on site.

Accessibility compliance: Warming house remodel should address accessibility.

Financial Snapshot: See above

Estimated cost for sight prep and development: \$500,000

ModPod Site Assessment Check Sheet

Title: Pod Community Site Assessment Checklist

Site: 1400 E Kalamazoo St- Hunter Park | Ward/Neighborhood: 1 | Date: 10/1/25

A. Location & Access to Minimize Barriers

- Proximity to public transit within 0.5 miles: reasonable travel time, commute
- Proximity to essential services 0.5 – 1 mile: primary care, behavioral health, food/grocery, social services.
- Employment centers/workforce programs 1 – 2 miles or accessible via transit
- Neighborhood fit: how well the Pod community aligns with the surrounding area and its residents, services in ways that support stability, safety, and wellbeing for guests
- Visibility and safety: adequate lighting, sightlines, passive surveillance
- Walkability: safe routes to transit and services, reducing barriers to follow-through

B. Physical Site & Infrastructure

- Pod compatibility: suitable footprint for modular/prefab pods; space for circulation and common areas
- Utilities: reliable water, electricity, wastewater; capacity for climate control
- Sanitation & Hygiene: adequate toilets/showers; access to waste removal
- Accessibility: ADA or local equivalents; accessible entrances/restrooms
- Safety & resilience: fire protection, egress, structural integrity; weather resilience
- Site layout: zones for residents, staff, service providers; parking/vehicular turning space
- Environment: shade, flood zone, stormwater management, energy efficiency opportunities
- Neighborhood stability: crime rates, lighting, visibility, and neighborhood perception of safety
- Common spaces and outdoor areas available

C. Regulatory & Legal

- Zoning: permitted or workable zoning pathway; permit process identified
- Licensing: State campsite licensing,

D. Services Access & Staffing

- On-site service footprint: group training, case management, counseling, recovery supports (or adjacent partner access)
- Staffing logistics: offices, break areas, storage; staff parking/commuting considerations
- Partner footprint: potential co-location or predictable partner visits

E. Social and Community Integration

- Community readiness: receptivity, attitudes of neighbors/local organizations regarding guest
- Peer support opportunities: community centers, churches, nonprofits for regular programming

F. Financial & Land Use

- Acquisition/lease terms: cost, duration, options for renewal
- Offsets/partnerships: in-kind/contributions to reduce cost

G. Documentation (optional)

- Supporting documents attached: map, site photos, zoning letters, initial floor plan concepts
- Notes and observations: __

Evaluator Sign-off: _____ City of Lansing Team- HRCS & Project Manager Date: 10/1/25

Additional Notes:

Notes from Project Manager-
 1400 E Kalamazoo St (Hunter Park)
 Site & Infrastructure Requires parking expansion, paving, security, stand alone operations, etc.
 Pod compatibility and footprint Site size can support 50+ pods and support services.
 Site is open park.
 Utilities and sanitation readiness All necessary utilities are present on site.
 Accessibility compliance Site is a greenfield park, no accessibility concerns.
 Financial Snapshot
 ROM (Rough Order of Magnitude) Estimate for sight prep and development

- Pod utilities: \$225k
- Pod foundations: \$50k
- Fence: \$50k
- Shower, laundry, community center, operations: \$175k

Comments from review team: Public transit in on the same street. Allen Neighborhood Center, which is less than <.5m down the street, has several essential services, including food, medical, pharmacy and assistance with applying for benefits. Michigan Works is 2 miles, and transit is available. Meeting at Ward 1 was supportive, welcoming and encouraging. Site is currently empty, with the exception of the community pool that is operational 3 months out of the year. If site is selected, would recommend placement on the other side of the park.

ModPod Community Site Selection

Scoring Rubric Sheet

Purpose: Quantify site suitability with a transparent, auditable scoring system.

Scoring legend

0 = Not feasible

1 = Poor

2 = Moderate

3 = Good

4 = Very good

5 = Excellent

Scores:

A. Location & Access: 25

- Proximity to transit: 0-5
- Proximity to services: 0-5
- Neighborhood fit: 0-5
- Visibility/safety: 0-5
- Walkability: 0-5

Score: 25

B. Physical Infrastructure Readiness: 45

- Pod compatibility: 0-5
- Utilities capacity: 0-5
- Sanitation facilities: 0-5
- Accessibility: 0-5
- Safety/resilience: 0-5
- Site layout/configuration: 0-5
- Environment: 0-5
- Neighborhood stability: 0-5
- Common spaces: 0-5

Score: 25

C. Zoning & licensing Path: 10

- Zoning eligibility: 0-5
- State Licensing: 0-5

Score: 0

D. Service Access & Parking: 15

- On-site service footprint: 0-5
- Staff parking: 0-5
- Partner and guest parking: 0-5

Score: 5

E. Social and Community Integration: 10

- Community readiness: 0-5
- Peer support opportunities: 0-5

Score: 10

- **Financial and land use: 10**
- Acquisition/lease terms 0-5
- Offsets/partnerships 0-5

Score: 10

Total Score: 75 /115
 Pass: Total ≥ 77
 Conditional: 60–76
 Fail: < 59

Summary:

Why this site is considered: Due to proximity to other services
 Key strengths: Very close to supportive services
 Primary risks/mitigations: ~~Would need complete build, and closeness to City pool~~

Location & Accessibility: On a main road, easy to walk
 Proximity to transit, services, and residents: very close
 Neighborhood context and compatibility: Very supportive during meeting
 Visibility, safety, and pedestrian access: ~~Did not show anything substantial~~

Site & Infrastructure: Site is an open park +
 Pod compatibility and footprint: Can Support 50+ pods and support services
 Utilities and sanitation readiness: All necessary utilities are present on site
 Accessibility compliance: Greenfield park, no accessibility concerns

Financial Snapshot: See above notes

Estimated cost for sight prep and development: \$500,000

ModPod Site Assessment Check Sheet

Title: Pod Community Site Assessment Checklist

Site: 1801 N Washington Ave- Reasoner | Ward/Neighborhood: 1 | Date: 09/02/25

A. Location & Access to Minimize Barriers

- Proximity to public transit within 0.5 miles: reasonable travel time, commute
- Proximity to essential services 0.5 – 1 mile: primary care, behavioral health, food/grocery, social services.
- Employment centers/workforce programs 1 – 2 miles or accessible via transit
- Neighborhood fit: how well the Pod community aligns with the surrounding area and its residents, services in ways that support stability, safety, and wellbeing for guests
- Visibility and safety: adequate lighting, sightlines, passive surveillance
- Walkability: safe routes to transit and services, reducing barriers to follow-through

B. Physical Site & Infrastructure

- Pod compatibility: suitable footprint for modular/prefab pods; space for circulation and common areas
- Utilities: reliable water, electricity, wastewater; capacity for climate control
- Sanitation & Hygiene: adequate toilets/showers; access to waste removal
- Accessibility: ADA or local equivalents; accessible entrances/restrooms
- Safety & resilience: fire protection, egress, structural integrity; weather resilience
- Site layout: zones for residents, staff, service providers; parking/vehicular turning space
- Environment: shade, flood zone, stormwater management, energy efficiency opportunities
- Neighborhood stability: crime rates, lighting, visibility, and neighborhood perception of safety
- Common spaces and outdoor areas available

C. Regulatory & Legal

- Zoning: permitted or workable zoning pathway; permit process identified
- Licensing: State campsite licensing,

D. Services Access & Staffing

- On-site service footprint: group training, case management, counseling, recovery supports (or adjacent partner access)
- Staffing logistics: offices, break areas, storage; staff parking/commuting considerations
- Partner footprint: potential co-location or predictable partner visits

E. Social and Community Integration

- Community readiness: receptivity, attitudes of neighbors/local organizations regarding guest
- Peer support opportunities: community centers, churches, nonprofits for regular programming

F. Financial & Land Use

- Acquisition/lease terms: cost, duration, options for renewal
- Offsets/partnerships: in-kind/contributions to reduce cost

G. Documentation (optional)

- Supporting documents attached: map, site photos, zoning letters, initial floor plan concepts
- Notes and observations: __

Evaluator Sign-off: _____ City of Lansing Team- HRCS & Project Manager Date: 09/02/25

Additional Notes:

Notes from Project Manager-
1801 N Washington Ave
Site & Infrastructure Requires regrading, parking, curb cuts, paving, security.
Pod compatibility and footprint Site size can support 50+ pods and support services.
Site has windbreaks, let good site lines.
Utilities and sanitation readiness Some pole mounted transformers are present. No utilities are apparent.
Accessibility compliance Site is a greenfield, no accessibility concerns.
Financial Snapshot
ROM (Rough Order of Magnitude) Estimate for sight prep and development

- Regrade 1/3 of the site with engineered fill: \$175k
- Curb Cuts, parking: 125k
- Pod foundations: \$75k
- Pod utilities: \$250k
- Shower, laundry, community center, operations: \$175k

Notes from Review Staff: Handy's food market .8m; Cristo Rey 1.2m; Speedway .8m, Gorman's Food market 1.4m; Peckham 2.5; MiWorks 3.4m; multiple bus stops in the area. During community meeting regarding the pods, the participants were supportive, welcoming and encouraging. Site is a complete greenfield, Also would combine with property own by the land bank that shares a property line.

ModPod Community Site Selection

Scoring Rubric Sheet

Purpose: Quantify site suitability with a transparent, auditable scoring system.

Scoring legend

- 0 = Not feasible
- 1 = Poor
- 2 = Moderate
- 3 = Good
- 4 = Very good
- 5 = Excellent

Scores:

A. Location & Access: 25

- Proximity to transit: 0-5
- Proximity to services: 0-5
- Neighborhood fit: 0-5
- Visibility/safety: 0-5
- Walkability: 0-5

Score: 25

B. Physical Infrastructure Readiness: 45

- Pod compatibility: 0-5
- Utilities capacity: 0-5
- Sanitation facilities: 0-5
- Accessibility: 0-5
- Safety/resilience: 0-5
- Site layout/configuration: 0-5
- Environment: 0-5
- Neighborhood stability: 0-5
- Common spaces: 0-5

Score: 20

C. Zoning & licensing Path: 10

- Zoning eligibility: 0-5
- State Licensing: 0-5

Score: 0

D. Service Access & Parking: 15

- On-site service footprint: 0-5
- Staff parking: 0-5
- Partner and guest parking: 0-5

Score: 3

E. Social and Community Integration: 10

- Community readiness: 0-5
- Peer support opportunities: 0-5

Score: 10

- **Financial and land use: 10**
- Acquisition/lease terms 0-5
- Offsets/partnerships 0-5

Score: 7

Total Score: 65 /115

Pass: Total ≥ 77
Conditional: 60–76
Fail: < 59

Summary:

Why this site is considered: Community seemed supportive,

Key strengths: Site is close to several support services

Primary risks/mitigations: Would need a complete build

Location & Accessibility: Not on a main road, but very close to transit options

Proximity to transit, services, and residents: multiple stops in the area

Neighborhood context and compatibility: Was very supportive during meetings

Visibility, safety, and pedestrian access: Did not show anything substantial

Site & Infrastructure: Requires regrading, parking, curb cuts, paving, security.

Pod compatibility and footprint: Site size can support 50+ pods and support services.

Utilities and sanitation readiness: Some pole mounted transformers are present. No utilities

Accessibility compliance: Site is a greenfield, no accessibility concerns.

Financial Snapshot: See Above

Estimated cost for sight prep and development: \$800,000

2516 S Washington Ave

2516 S Washington Ave



2516 S Washington Ave



Bus Stop



Forest Community Health Center



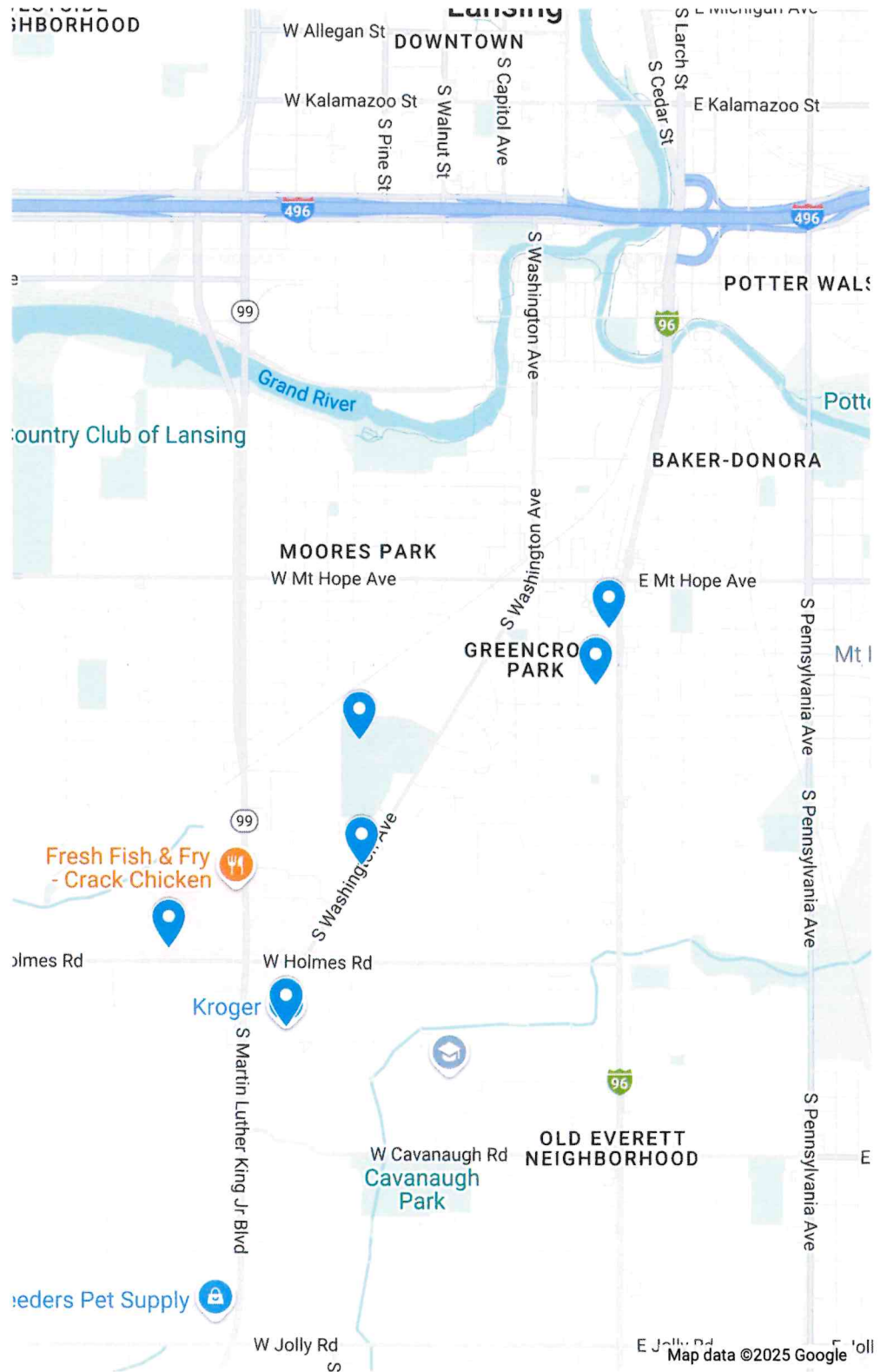
Kroger



Great Giant Market



Capital Area Michigan Works!



1028 W Barnes

1028 W Barnes



1028 W Barnes Ave



Bus Stop



Oak Street Health South
Lansing Primary Care Clinic



Ingham Community Health
Centers



Kroger



Great Giant Market



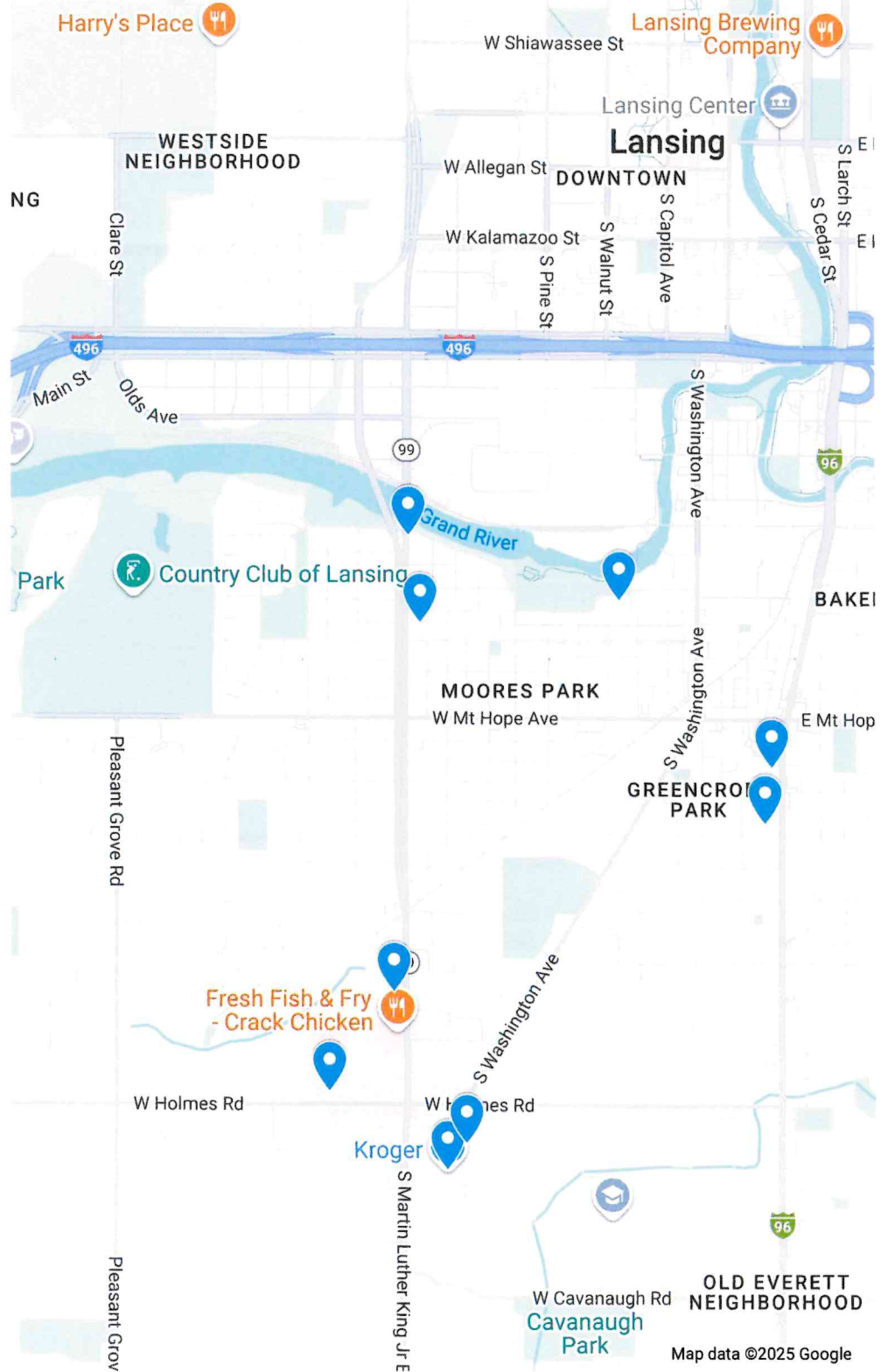
Capital Area Michigan Works!



Mid-Michigan Recovery
Services Inc.



BHG Lansing Treatment Center



900 Daleford Ave - Comstock Park

900 Daleford Ave - Comstock Park



Comstock Park



Bus Stop



Care Free Medical



University of Michigan Health-
Sparrow St. Lawrence



Outpatient Behavioral Health |
University of Michigan Health-
Sparrow



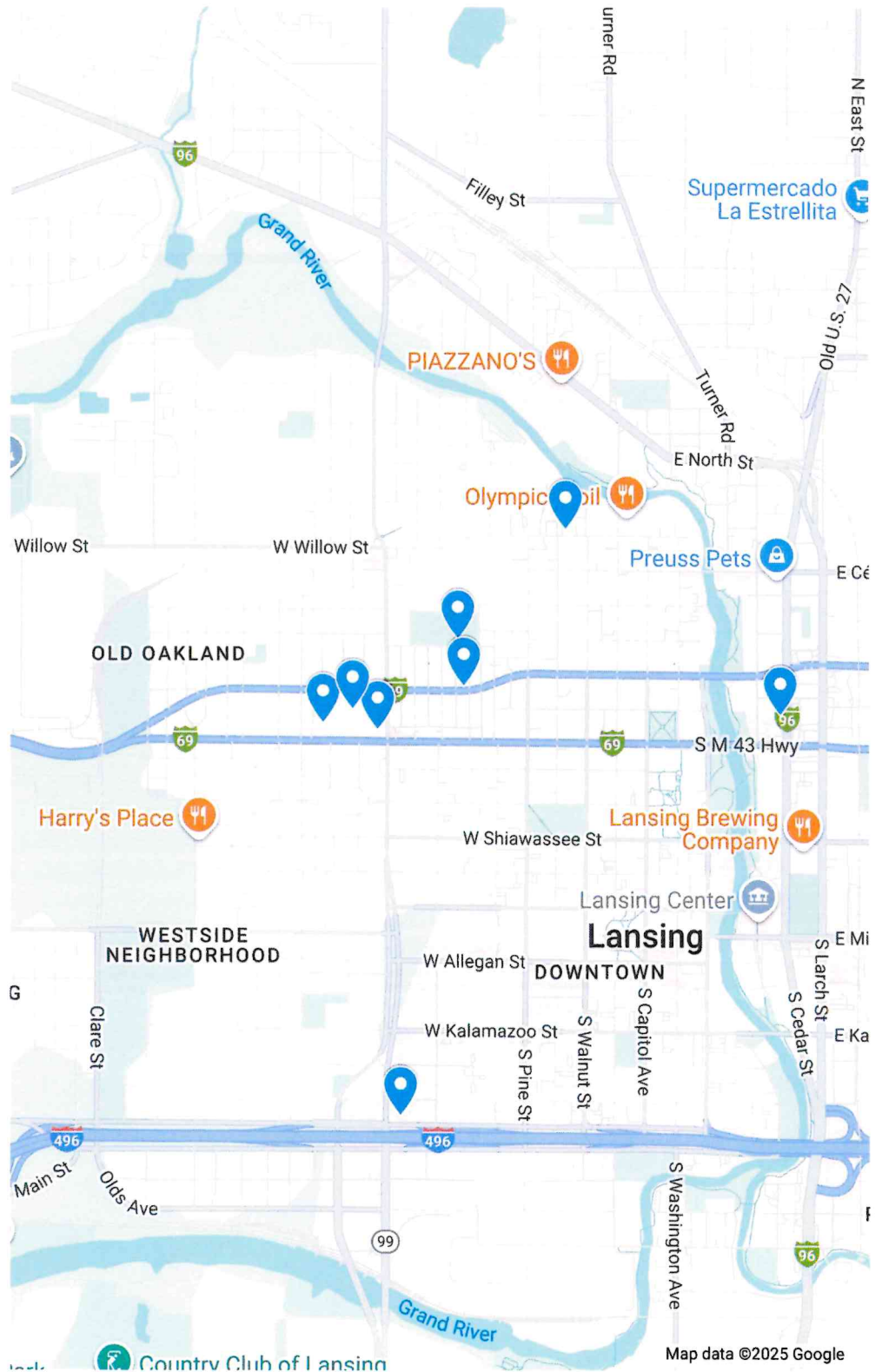
Handy's Food Market



Manpower












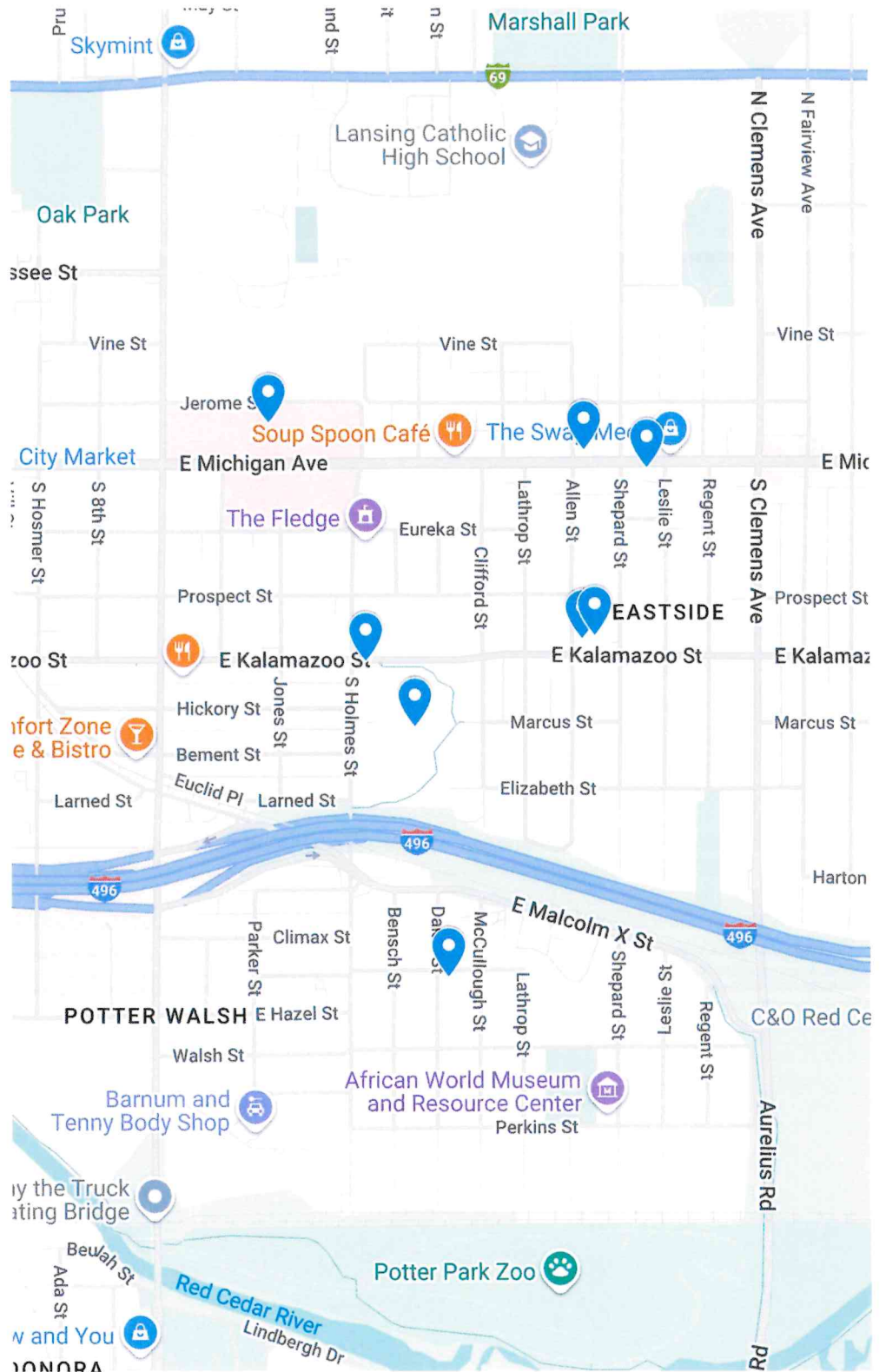
Personnel World, Inc.



1400 E Kalamazoo St - Hunter Park

1400 E Kalamazoo St - Hunter Park

-  Hunter Park
-  Bus Stop
-  Allen Community Health Center
-  E.W. Sparrow Hospital
-  Eastside Lansing Food Co-Op
-  Sunset Food Market
-  Women's Center of Greater Lansing
-  Eastside Community Action Center
-  Lifeboat



Reasoner Park

Reasoner Park



Reasoner Park



Bus Stop



Care Free Medical



Handy's Food Market



Gorman's Food Market



Supermercado La Estrellita



Manpower

