

AGENDA

Committee on Development and Planning February 16, 2026 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Garza, Chairperson
Council Member Nevarez Martinez, Vice Chairperson
Council Member Carter, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. February 9, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Setting a Public Hearing on Z-2-2026; 332 Townsend St., Rezoning from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse
 - C. RESOLUTION - Setting a Public Hearing on SLU-2-2026; Special Land Use Permit, 332 Townsend St. to allow for a sheltered care facility in the "R-AR" Residential Adaptive Reuse district
- 6. Other**
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.



MINUTES
Committee on Development & Planning
Monday, February 9, 2026 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

Council Member Garza called the meeting to order at 4:00pm

PRESENT

Council Member Garza, Chair
Council Member Nevarez Martinez, Vice-Chair
Council Member Carter, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Luke Bingaman, Legislative Analyst
Daniel DuChene, OCA
Andy Fedewa, EDP
Rawley VanFossen, EDP
Alyakira Izaguirre
Andrew Abood
Kris Klein, LEDC
Eric Helzer, Advanced Redevelopment Solutions
Julie Lawton-Essa, The Lawton Group

MINUTES

COUNCIL MEMBER GARZA PASSED THE GAVEL TO COUNCIL MEMBER NEVAREZ MARTINEZ.

MOTION BY COUNCIL MEMBER GARZA TO PLACE ON FILE THE MINUTES FROM DECEMBER 10, 2025, AS PRESENTED. MOTION CARRIED 3-0.

COUNCIL MEMBER NEVAREZ MARTINEZ PASSED THE GAVEL TO COUNCIL MEMBER GARZA.

PUBLIC COMMENT

Discussion/Action

RESOLUTION – Reappointment; Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028

Councilmember Garza noted this is a reappointment and Ms. Nelson is still a resident and has been on the board for over 10 years and summarized her service.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION FOR THE REAPPOINTMENT OF CASSANDRA NELSON AS AN AT-LARGE MEMBER OF THE HISTORIC DISTRICT COMMISSION FOR A TERM TO EXPIRE JUNE 30, 2028. MOTION CARRIED 3-0.

ORDINANCE – Z-1-2025; 3310 W. Mt. Hope Avenue, Rezoning from “R-1” Residential District to “MFR” Multi-Family Residential District

Mr. Abood summarized that this is a 2 acre parcel, the idea is to raise the house and develop 29 units, similar to the property to the West. Councilmember Nevarez Martinez inquired about flooding concerns. Mr. Abood acknowledge this is an area that does flood but once developed they hope to have plans to accommodate.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE ORDINANCE FOR Z-1-2025; 3310 W. MT. HOPE AVENUE, REZONING FROM “R-1” RESIDENTIAL DISTRICT TO “MFR” MULTI-FAMILY RESIDENTIAL DISTRICT. MOTION CARRIED 3-0.

ORDINANCE – Z-3-2025; 117 Island Avenue, Rezoning from “R-3” Residential to “MX-C” Mixed Used Urban Corridor

Mr. Fedewa noted this application is for a rezoning which matches the corridor in Old Town for the purpose of an off-street parking lot and landscaping with be done too. Adding the resident to the left is in support. Councilmember Nevarez Martinez asked if there was anything from the resident at 1411, Mr. Fedewa stated not to his knowledge. Councilmember Garza asked about the landscaping, and Mr. Fedewa responded there will be landscaping along the setbacks, approximately 6 new trees, and a fence.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE ORDINANCE FOR Z-3-2025; 117 ISLAND AVENUE, REZONING FROM “R-3” RESIDENTIAL TO “MX-C” MIXED USED URBAN CORRIDOR. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on SLU-2-2025; Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church

Councilmember Garza asked about the radio station mentioned in the documents. Ms. Izaguirre answered they were approved for an online radio station for the Hispanic Community. Mr. Fedewa added Mary Avenue doesn't permit on-street parking, but overflow isn't anticipated into the neighborhood, they currently have 35 spaces. Councilmember Nevarez Martinez asked if any antennas would be on top of the building, Ms. Izaguirre answered no. Councilmember Garza asked about occupancy and any issues, Ms. Izaguirre responded not at this time.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON SLU-2-2025; SPECIAL LAND USE PERMIT, 4220 S. MARTIN LUTHER KING JR. BLVD., TO AUTHORIZE USE OF THE EXISTING BUILDING AS A CHURCH. MOTION CARRIED 3-0.

RESOLUTION – Setting a Public Hearing on Brownfield Plan #90, Capitol Walk Apartments, 500 block of S. Chestnut Street

Mr. Klein distributed a presentation to the Committee, and the packet was updated and republished on the website. Mr. Klein then summarized the presentation, and introduced Ms. Lawton and Mr. Helzer.

Councilmember Garza inquired about this being 30 years, Mr. Klein confirmed. Ms. Lawton explained this four stories of residential multifamily housing with 124 units, with the first floor stores and rooftop amenities.

Councilmember Nevarez Martinez asked about parking, Mr. Helzer confirmed onsite is available. Councilmember Garza asked how many, Ms. Lawton answered 78. Mr. Klein added there is a 55 space off-site lot across the street.

Councilmember Garza asked for explanation on page 17 for the shortfall of \$271,953. Mr. Helzer responded not unlike a lot of projects, revenue is insufficient to meet debt obligations. They did some different scenarios and decided it was worthwhile to proceed and have a 30 year even with the shortfall. This project isn't feasible without the Brownfield.

MOTION BY COUNCIL MEMBER NEVAREZ MARTINEZ TO APPROVE THE RESOLUTION TO SET A PUBLIC HEARING ON BROWNFIELD PLAN #90, CAPITOL WALK APARTMENTS, 500 BLOCK OF S. CHESTNUT STREET. MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 4:40pm
Submitted by Renee Richmond
Recording Secretary, Lansing City Council
Approved by the Committee on

Z-2-2026

332 Townsend Street

Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

At its February 3, 2026 meeting, the Planning Commission voted 6-0 to recommend approval of Z-2-2026. This is a request to rezone the property at 332 Townsend Street from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse. The purpose of the rezoning is to facilitate the land use of a Sheltered Care Facility inside the existing building, which is permitted in R-AR, subject to approval of a special land use permit by the Lansing City Council.

The Planning Commission held a public hearing at the meeting during which one person spoke on their concerns about neighborhood safety and over-concentration of sheltered care facilities along Kalamazoo St. A special land use permit application, SLU-2-2026, is required to permit the actual sheltered care facility, which is allowed in R-AR, but not DT-3. The Planning and Zoning Office staff recommended approval.

GENERAL INFORMATION

APPLICANT: Boji Group
124 W Allegan St., Suite 2100
Lansing, MI 48933

OWNER: Michigan Beer & Wine Wholesalers
332 Townsend St.
Lansing, MI 48933

REQUESTED ACTION: 1. Rezoning of 332 Townsend St. from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse
2. Special Land Use Permit for a ‘Sheltered Care Facility’

EXISTING LAND USE: Professional Office (vacant)

EXISTING ZONING: “DT-3” Downtown Core

PROPOSED ZONING: “R-AR” Residential Adaptive Reuse

PROPERTY SIZE: 21,780, 0.5 acres

SURROUNDING LAND USE: N: Office
S: County courthouse, office
E: Multi-family residential
W: Office

SURROUNDING ZONING: N: “DT-3” Downtown Core
S: “DT-3” Downtown Core
E: “DT-3” Downtown Core
W: “DT-3” Downtown Core

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as “Downtown Edge”. W Kalamazoo St is designated as an ‘prime connector’.

APPLICANT’S REQUESTS

Z-2-2026: Request to rezone the property at 332 Townsend St. from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse.

SLU-2-2026: Special land use permit to allow a sheltered care facility in the existing building at 332 Townsend St. A sheltered care facility is not permitted in the “DT-3” zoning district but is permitted by special land use permit in the proposed “R-AR” zoning district. A “sheltered care facility” is defined by the zoning ordinance as:

“A governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six (6) adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

1. A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
2. A hospital licensed under Article 17 of Public Act 368; or
3. A hospital for the mentally ill or a facility for the developmentally disabled operated by the department of mental health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.”

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The subject property is surrounded on all sides by “DT-3” zoning, with the exception of the property to the southwest at 415/421 W. Kalamazoo Street that was rezoned to the “R-AR”, Residential Adaptive Reuse district in 2023 specifically to allow the Lansing Rescue Mission sheltered care facility (Z-8-2023) at that location. The “R-AR” zoning is one of the few zoning districts that permits sheltered care facilities and is intended to accommodate reuse of buildings that are unique or to accommodate uses that have unique locational needs such as shelters. Unlike most zoning districts, the “R-AR” district is only intended to address specific situations/uses which is why all properties that are zoned “R-AR” are surrounded by other zoning districts and thus, inconsistent with the zoning patterns in the areas in which they are located. While it is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns, there is a heightened need for shelters at this time and there are no other properties in and around the downtown that are zoned for that purpose, with the exception of the Lansing Rescue Mission property. A rezoning, therefore, is going to be necessary in order to accommodate such facilities, in spite of creating inconsistent zoning patterns. Shelters are essential to the community and should primarily be located in close proximity to the downtown where they can effectively serve the majority of the population in need of their services. The subject property is on the fringe of the downtown but within short walking distance thereof and one block from a major bus route that provides transportation throughout the City. The purpose of requiring a special land use permit is so that each proposal can be evaluated to determine if a particular site is appropriate for use as a shelter and will not negatively impact other uses in the surrounding area.

COMPATIBILITY WITH SURROUNDING LAND USE

There is currently a two-story building with a 6,696 square footprint that occupies the eastern half of the site with a 25-space parking lot on the western half of the property. The property is primarily surrounded by a mixture of multi-story office buildings, off-street parking lots, multi-family

residential buildings, and a public park. A newly developed homeless shelter is approximately 450 feet to the southwest.

“The Nest” is a new non-profit organization, originating from Holy Cross Services, that will be operating the shelter. It successfully operated a day and overnight shelter at 430 N Larch Street for many years. This request will facilitate its relocation so that it can provide separate housing for families and veterans, with access to the facility by use of key cards. The occupancy limit will be determined by the City’s Fire Marshal.

Shelters can generate a relatively high level of activity and thus, the potential negative impacts on adjoining and nearby residential areas need to be considered when determining if a particular location is appropriate for such use. In this case, the property is located two blocks from the core downtown and primarily surrounded by office uses and parking lots. Given the surrounding land uses and the experience that the operator of the proposed facility has with managing shelters, it is not anticipated that the approval of the special land use permit will have any detrimental impacts on the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as “Downtown Edge”. The Plan does not address sheltered care facilities so it cannot be determined if the proposed use is consistent with the future land use designation of the property. It is difficult to state if existing shelters at the time were thought to be adequate to serve the homeless population during the planning process, or if they were not included due to the nature of their use, and thus, there was no consideration for their inclusion. Since the Plan was adopted in 2012 however, the need for accommodations has outpaced the capacity of existing facilities and organizations, thus creating the need for new shelters. Without the Plan providing specific guidance as to where shelters should be located, the basic principles of planning should be used to make that determination.

The proposed shelter location is consistent with a primary goal of master planning which is to accommodate land uses in appropriate areas where they can operate successfully without negatively impacting surrounding uses. The subject property is located just outside of the core downtown in an area that is comprised primarily of offices and parking lots but within a short walking distance from the businesses and services available in the core downtown. In addition, the site is surrounded by relatively high traffic volume thoroughfares and on major bus routes that provide transportation to the site and elsewhere throughout the City.

Another important planning principle to consider when determining where certain uses should be located is accessibility by various modes of transportation. For example, in order to generate and maintain a strong customer base, commercial uses such as restaurants, gas stations, and retail establishments should be located along major thoroughfares where they are visible to large volumes of traffic and can be readily accessed by private vehicles and public transportation. Other uses, such as the proposed shelter, have those same needs but should be located where they are easily accessible by foot and public transportation since the majority of the users do not have private transportation. Public transportation is also very important so that the occupants of the shelter can access places of employment and utilize human service resources that can assist with transitioning out of homelessness. The subject property is located near major bus routes and is within walking distance of many facilities that provide services and resources to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The sheltered care facility will generate additional pedestrian traffic in the area. The amount of vehicular traffic, however, is expected to be negligible and likely even less than what was generated when the building was in full use for office purposes. The applicant has stated that the 25 parking spaces located on the site will be sufficient to serve the needs of the proposed shelter.

IMPACT ON PUBLIC FACILITIES

Use of the buildings for an overnight shelter will likely increase the water and other utility usage. The need for upgrading or expanding utility systems to serve the use will need to be determined between the applicant and the relevant service providing agency during the change of use plan review/permit process.

ENVIRONMENTAL IMPACT

There will be no changes to the site and thus, there will be no impact on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Shelters are essential to the community and need to be accommodated in locations where their operations can be carried out effectively. Shelters are unique in that they need to be located with convenient access to public transportation, businesses, and human service agencies. There is a heightened need for additional shelter space in the City and this proposal will help to fill that need. Furthermore, the proximity of the site to the core downtown provides the occupants of the shelter with convenient access to various civic, institutional, religious, and medical facilities that can assist with accomplishing the ultimate goal of transitioning into permanent.

Since the circumstances surrounding this request are based upon the very specific and unique needs of a shelter, approval of the rezoning will not set a precedent for approval of future rezoning requests in the area and thus will not have any impact on future patterns of development in the area.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

Holy Cross Services (HCS) has operated a day and overnight shelter for many years at 430 N. Larch Street without any significant incidents or complaints from the community. HCS recently announced it will shut down its overnight shelter as soon as April 1, 2026 as part of a broad restructuring and refocusing of services for the people they serve. A new entity, The Nest, will take over operations of the homeless service operations, with HCS continuing to act as a fiduciary for The Nest. The facility will undergo a renovation to convert office space to dwelling space and the maximum allowable capacity will be determined by the City's Building Safety Office and Fire Marshal during the plan review and permitting process for the change of use to the building.

2. Will the proposed special land use change the essential character of the surrounding area?

The proposed shelter will not change the “essential character” of the surrounding area as there is already a shelter within one block to the east and since no changes will be made to the physical site.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

It is not anticipated that the shelter will interfere with the “enjoyment” of adjacent properties. The immediate area surrounding the property consists of surface parking lots and office buildings with a 35-unit apartment building to the southeast. The courthouse across the street to the south draws a large number of people to the area on a daily basis. During the day, the vast majority of the people using the shelter are working at a job, looking for or training for employment, and seeking assistance from various human service agencies. There is little space for congregation outside of the building and there will be on-site personnel to monitor the facility.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

The proposed rezoning and special land use permit will allow for adaptive reuse of a vacant office building which, given the overabundance of office space in the downtown and the low demand for additional office space, without making the necessary accommodations for an alternative use of the building, it will likely remain vacant for the foreseeable future. Vacant buildings deteriorate over time and can become a blight in the areas in which they are located.

The proposed shelter will have no impacts on the natural environment.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, or glare?

The proposed shelter will produce very little vehicular traffic and will not generate smoke, odors, fumes, glare, or any other conditions that would be detrimental to the health, safety, and welfare of the community.

6. Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?

The Building Safety Office inspectors have toured the building and will review the change of use permit when plans are submitted. No concerns about the adequacy of utility services for the change of use have been raised at this time but will be evaluated more thoroughly as part of the plan review/ permitting process.

7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?

Although there will be greater use of utilities, the site is adequately served by all necessary public facilities.

8. Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?

The zoning code is the primary tool for implementing the future land use component of the City's Comprehensive/Master Plan and thus, the intent and purpose of the two documents are the same in that regard. A detailed description of this request as it relates to the Master Plan is provided in the "Compliance with Master Plan" section on page 3 of this report.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

There are no proposed changes to the existing building or site and there is no need for any additional parking.

SUMMARY

Z-2-2026 is a request to rezone the property at 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse. SLU-2-2026 is a request for a special land use permit to allow a sheltered care facility in the existing building at 332 Townsend Street. A sheltered care facility is not permitted in the "DT-3" zoning district but is permitted by special land use permit in the proposed "R-AR" zoning district.

The available information supports a finding that the requests satisfy all of the criteria set forth in the Zoning Ordinance for evaluating rezoning and special land use permit applications, as detailed in this staff report.

RECOMMENDATIONS

Staff recommends approval of Z-2-2026 to rezone 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse and SLU-2-2026, for a special land use permit to allow the building on the site to be utilized for a sheltered care facility.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view



(Looking northwest, Google, July 2025)



(Looking south)



PETITION FOR RE-ZONING

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval to rezone the following described property:

332 Townsend St. Lansing, MI 48933

Street address, including zip code, of property to be rezoned

From DT-3 district to R-AR district.

Legal description:

LOTS 5 & 6 BLOCK 126 ORIG PLAT

Applicant: Boji Group

Address (including zip code): 124 W. Allegan St., Ste. 2100, Lansing, MI 48933

Phone number(s): _____

Fax number: _____ Email: _____

Name of owner: Boji Tower

Address (including zip code): 124 W. Allegan St., Ste. 2100, Lansing, MI 48933

Phone number: _____

Interest in Property (please check one):

- Option to buy, Owner, Lessee, Represent owner

Other (please specify): The Nest Lansing will purchase the property after the Re-Zoning and SLU are approved.

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Do you have a specific plan for using this property? Yes No

If so, describe and / or explain the specific land use proposed for this property:

The property will operate as The Nest, and is intended to provide shelter and comprehensive services to vulnerable individuals, families, and veteran. Day Shelter will be located on (lower level) and overnight shelter for families and veterans (ground floor).

Please answer the following:

Check here if residential

Number of bedrooms:	<u>Bedrooms</u>	<u># of Units</u>	<u>Total Bedrooms</u>
Efficiency		12	
One bedroom			
Two bedrooms			
Three bedrooms			
TOTAL UNITS			

of accessible onsite parking spaces: 2/25

Check here if non-residential

Number of employees (largest shift): _____

Number of accessible onsite parking spaces: _____

Hours and days / week of operation: _____

Explain what changes or changing conditions make the passage of this rezoning necessary:

The property at 332 Townsend Street is proposed to be reused as a managed overnight shelter serving families and veterans, with a managed day shelter for all, rather than its former office/assembly use. The rezoning is necessary because a shelter is not permitted in the current DT-3 zoning, so the existing classification cannot accommodate the proposed community-serving reuse. Rezoning to R-AR allows the City to evaluate this residential-supportive use through the appropriate entitlement pathway, including Special Land Use review.

Comment on other circumstances which justify the amendment:

This amendment supports the adaptive reuse of an existing building to meet a clear public need for safe, indoor overnight accommodations for families and veterans, a population that benefits from stable, supervised lodging and access to support services. The building layout includes spaces that promote safe, managed operations; such as controlled entry/reception, bunk rooms, showers (including ADA), laundry, and case management/meeting areas. The rezoning also enables Special Land Use review, allowing the City to apply operational and site conditions as needed to ensure compatibility and ongoing compliance.

A site plan is always helpful in analyzing the petition to rezone land.

A site plan, if appropriate at this time, should be attached to each copy of not less than 1" = 100', identifying the land which would be affected by the rezoning, the existing zoning classification of all abutting land within 300 feet, all public and private rights-of-way and easements. also, show the proposed development on the land with setbacks, access points, locations of accessory structures, trash receptacles, and parking spaces. A Landscape Screening and Buffering plan must be submitted in accordance with Chapter 1290.

If exhibits are to be furnished late, please indicate date of submittal: _____

If exhibits are not submitted in a timely manner, the petition may be tabled or the process delayed.

FEES:

Consolidated Rate: \$1,100.00

Please have the petition reviewed by and filed with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant: **Jordan Jerore**  Digitally signed by Jordan Jerore
Date: 2026.01.12 14:10:39 -05'00'

Name: **Jordan Jerore** _____

For assistance, please contact:

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1
LANSING, MI 48933-1236
(517) 483-4066
FAX: (517) 483-6036

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, providing for the rezoning of a parcel of real property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1242.02 of the Code of Ordinances.

Z-2-2026: 332 Townsend Street, Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

Was read a first time by its title and referred to the Committee on Development and Planning.

COUNCIL MEMBER	YEAS	NAYS
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	

Ordinance #

AN ORDINANCE OF THE CITY OF LANSING, MICHIGAN, PROVIDING FOR THE REZONING OF A PARCEL OF REAL PROPERTY LOCATED IN THE CITY OF LANSING, MICHIGAN AND FOR THE REVISION OF THE DISTRICT MAPS ADOPTED BY SECTION 1242.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1242.02 of the Code of Ordinances of the City of Lansing, Michigan be amended to provide as follows:

To change the zoning classification of the property described as follows:

Case Number: Z-2-2026
Parcel Number's: 33-01-01-16-329-031
Address: 332 Townsend Street
Legal Descriptions: LOTS 5 & 6 BLOCK 126 ORIG PLAT from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse.

Section 2. All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed.

Section 3. This ordinance was duly adopted by the Lansing City Council on , 2026, and a copy is available in the office of the Lansing City Clerk, 9th Floor, City Hall, 124 W. Michigan Avenue, Lansing, MI 48933.

Section 4. This ordinance shall take effect on the 14th day after enactment.

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-2-2026, 332 Townsend Street
Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

SLU-2-2026, 332 Townsend Street
Special Land Use permit for a Sheltered Care Facility

The Lansing City Council will hold a public hearing on Monday, March 23, 2026, at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request Z-2-2026, to rezone 332 Townsend St. from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse and a request SLU-2-2026, for a special land use permit for a Sheltered Care Facility. The purpose of the rezoning and special land use is to permit a Sheltered Care Facility inside the existing building.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, January 12, 2026 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

Resolution #2026-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, March 23, 2026, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-2-2026: 332 Townsend St., Rezoning from “DT-3” Downtown Core to ‘R-AR’ Residential Adaptive Reuse

SLU-2-2026: 332 Townsend St., Special Land Use for a Sheltered Care Facility

SLU-2-2026

**332 Townsend Street
Special Land Use permit for a 'Sheltered Care Facility'**

At its February 3, 2026 meeting, the Planning Commission voted 6-0 to recommend approval of SLU-2-2026, to permit a sheltered care facility within the existing building on 332 Townsend.

A companion request to rezone the property at 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse was also presented. The purpose of the rezoning is to facilitate the land use of a Sheltered Care Facility which is permitted in R-AR, but not DT-3, subject to approval of the special land use permit by the Lansing City Council.

The Planning Commission held a public hearing at the meeting during which one person spoke on their concerns about neighborhood safety and over-concentration of sheltered care facilities along Kalamazoo St. The Planning and Zoning Office staff recommended approval.

GENERAL INFORMATION

APPLICANT: Boji Group
124 W Allegan St., Suite 2100
Lansing, MI 48933

OWNER: Michigan Beer & Wine Wholesalers
332 Townsend St.
Lansing, MI 48933

REQUESTED ACTION: 1. Rezoning of 332 Townsend St. from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse
2. Special Land Use Permit for a ‘Sheltered Care Facility’

EXISTING LAND USE: Professional Office (vacant)

EXISTING ZONING: “DT-3” Downtown Core

PROPOSED ZONING: “R-AR” Residential Adaptive Reuse

PROPERTY SIZE: 21,780, 0.5 acres

SURROUNDING LAND USE: N: Office
S: County courthouse, office
E: Multi-family residential
W: Office

SURROUNDING ZONING: N: “DT-3” Downtown Core
S: “DT-3” Downtown Core
E: “DT-3” Downtown Core
W: “DT-3” Downtown Core

MASTER PLAN DESIGNATION: The Design Lansing Master Plan designates the subject property as “Downtown Edge”. W Kalamazoo St is designated as an ‘prime connector’.

APPLICANT’S REQUESTS

Z-2-2026: Request to rezone the property at 332 Townsend St. from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse.

SLU-2-2026: Special land use permit to allow a sheltered care facility in the existing building at 332 Townsend St. A sheltered care facility is not permitted in the “DT-3” zoning district but is permitted by special land use permit in the proposed “R-AR” zoning district. A “sheltered care facility” is defined by the zoning ordinance as:

“A governmental or nongovernmental establishment having as its principal function the provision of supervision, personal care, and protection for more than six (6) adults, in addition to room and board, for up to 24 hours a day, five or more days a week and for two or more consecutive weeks, with or without compensation. "Sheltered care facility" includes, but is not limited to, emergency shelters, facilities for persons who are homeless, parolees, ex-offenders, aged, or developmentally or physically disabled, who may require supervision on an on-going basis but do not require continuous nursing care. A sheltered care facility does not include any of the following:

1. A nursing home licensed under Article 17 of Public Act 368 of 1978, as amended, being M.C.L.A. 333.20101 to 333.22181;
2. A hospital licensed under Article 17 of Public Act 368; or
3. A hospital for the mentally ill or a facility for the developmentally disabled operated by the department of mental health under Public Act 258 of 1974, as amended, being M.C.L.A. 330.1001 to 330.2106.”

REZONING

COMPATIBILITY WITH SURROUNDING ZONING PATTERNS

The subject property is surrounded on all sides by “DT-3” zoning, with the exception of the property to the southwest at 415/421 W. Kalamazoo Street that was rezoned to the “R-AR”, Residential Adaptive Reuse district in 2023 specifically to allow the Lansing Rescue Mission sheltered care facility (Z-8-2023) at that location. The “R-AR” zoning is one of the few zoning districts that permits sheltered care facilities and is intended to accommodate reuse of buildings that are unique or to accommodate uses that have unique locational needs such as shelters. Unlike most zoning districts, the “R-AR” district is only intended to address specific situations/uses which is why all properties that are zoned “R-AR” are surrounded by other zoning districts and thus, inconsistent with the zoning patterns in the areas in which they are located. While it is generally considered good planning and zoning practices to create and preserve consistent zoning patterns as they result in consistent development patterns, there is a heightened need for shelters at this time and there are no other properties in and around the downtown that are zoned for that purpose, with the exception of the Lansing Rescue Mission property. A rezoning, therefore, is going to be necessary in order to accommodate such facilities, in spite of creating inconsistent zoning patterns. Shelters are essential to the community and should primarily be located in close proximity to the downtown where they can effectively serve the majority of the population in need of their services. The subject property is on the fringe of the downtown but within short walking distance thereof and one block from a major bus route that provides transportation throughout the City. The purpose of requiring a special land use permit is so that each proposal can be evaluated to determine if a particular site is appropriate for use as a shelter and will not negatively impact other uses in the surrounding area.

COMPATIBILITY WITH SURROUNDING LAND USE

There is currently a two-story building with a 6,696 square footprint that occupies the eastern half of the site with a 25-space parking lot on the western half of the property. The property is primarily surrounded by a mixture of multi-story office buildings, off-street parking lots, multi-family

residential buildings, and a public park. A newly developed homeless shelter is approximately 450 feet to the southwest.

“The Nest” is a new non-profit organization, originating from Holy Cross Services, that will be operating the shelter. It successfully operated a day and overnight shelter at 430 N Larch Street for many years. This request will facilitate its relocation so that it can provide separate housing for families and veterans, with access to the facility by use of key cards. The occupancy limit will be determined by the City’s Fire Marshal.

Shelters can generate a relatively high level of activity and thus, the potential negative impacts on adjoining and nearby residential areas need to be considered when determining if a particular location is appropriate for such use. In this case, the property is located two blocks from the core downtown and primarily surrounded by office uses and parking lots. Given the surrounding land uses and the experience that the operator of the proposed facility has with managing shelters, it is not anticipated that the approval of the special land use permit will have any detrimental impacts on the surrounding area.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as “Downtown Edge”. The Plan does not address sheltered care facilities so it cannot be determined if the proposed use is consistent with the future land use designation of the property. It is difficult to state if existing shelters at the time were thought to be adequate to serve the homeless population during the planning process, or if they were not included due to the nature of their use, and thus, there was no consideration for their inclusion. Since the Plan was adopted in 2012 however, the need for accommodations has outpaced the capacity of existing facilities and organizations, thus creating the need for new shelters. Without the Plan providing specific guidance as to where shelters should be located, the basic principles of planning should be used to make that determination.

The proposed shelter location is consistent with a primary goal of master planning which is to accommodate land uses in appropriate areas where they can operate successfully without negatively impacting surrounding uses. The subject property is located just outside of the core downtown in an area that is comprised primarily of offices and parking lots but within a short walking distance from the businesses and services available in the core downtown. In addition, the site is surrounded by relatively high traffic volume thoroughfares and on major bus routes that provide transportation to the site and elsewhere throughout the City.

Another important planning principle to consider when determining where certain uses should be located is accessibility by various modes of transportation. For example, in order to generate and maintain a strong customer base, commercial uses such as restaurants, gas stations, and retail establishments should be located along major thoroughfares where they are visible to large volumes of traffic and can be readily accessed by private vehicles and public transportation. Other uses, such as the proposed shelter, have those same needs but should be located where they are easily accessible by foot and public transportation since the majority of the users do not have private transportation. Public transportation is also very important so that the occupants of the shelter can access places of employment and utilize human service resources that can assist with transitioning out of homelessness. The subject property is located near major bus routes and is within walking distance of many facilities that provide services and resources to those in need.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

The sheltered care facility will generate additional pedestrian traffic in the area. The amount of vehicular traffic, however, is expected to be negligible and likely even less than what was generated when the building was in full use for office purposes. The applicant has stated that the 25 parking spaces located on the site will be sufficient to serve the needs of the proposed shelter.

IMPACT ON PUBLIC FACILITIES

Use of the buildings for an overnight shelter will likely increase the water and other utility usage. The need for upgrading or expanding utility systems to serve the use will need to be determined between the applicant and the relevant service providing agency during the change of use plan review/permit process.

ENVIRONMENTAL IMPACT

There will be no changes to the site and thus, there will be no impact on the natural environment.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

Shelters are essential to the community and need to be accommodated in locations where their operations can be carried out effectively. Shelters are unique in that they need to be located with convenient access to public transportation, businesses, and human service agencies. There is a heightened need for additional shelter space in the City and this proposal will help to fill that need. Furthermore, the proximity of the site to the core downtown provides the occupants of the shelter with convenient access to various civic, institutional, religious, and medical facilities that can assist with accomplishing the ultimate goal of transitioning into permanent.

Since the circumstances surrounding this request are based upon the very specific and unique needs of a shelter, approval of the rezoning will not set a precedent for approval of future rezoning requests in the area and thus will not have any impact on future patterns of development in the area.

SPECIAL LAND USE PERMIT

Section 1262.02(f) of the Zoning ordinance sets forth the criteria which must be used to evaluate a Special Land Use permit request. The criteria and evaluation are as follows.

- 1. Is the proposed special land use designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area?**

Holy Cross Services (HCS) has operated a day and overnight shelter for many years at 430 N. Larch Street without any significant incidents or complaints from the community. HCS recently announced it will shut down its overnight shelter as soon as April 1, 2026 as part of a broad restructuring and refocusing of services for the people they serve. A new entity, The Nest, will take over operations of the homeless service operations, with HCS continuing to act as a fiduciary for The Nest. The facility will undergo a renovation to convert office space to dwelling space and the maximum allowable capacity will be determined by the City's Building Safety Office and Fire Marshal during the plan review and permitting process for the change of use to the building.

2. Will the proposed special land use change the essential character of the surrounding area?

The proposed shelter will not change the “essential character” of the surrounding area as there is already a shelter within one block to the east and since no changes will be made to the physical site.

3. Will the proposed special land use interfere with the enjoyment of adjacent property?

It is not anticipated that the shelter will interfere with the “enjoyment” of adjacent properties. The immediate area surrounding the property consists of surface parking lots and office buildings with a 35-unit apartment building to the southeast. The courthouse across the street to the south draws a large number of people to the area on a daily basis. During the day, the vast majority of the people using the shelter are working at a job, looking for or training for employment, and seeking assistance from various human service agencies. There is little space for congregation outside of the building and there will be on-site personnel to monitor the facility.

4. Will the proposed special land use represent an improvement to the use or character of property under consideration and the surrounding area in general, and will the use be in keeping with the natural environment of the lot?

The proposed rezoning and special land use permit will allow for adaptive reuse of a vacant office building which, given the overabundance of office space in the downtown and the low demand for additional office space, without making the necessary accommodations for an alternative use of the building, it will likely remain vacant for the foreseeable future. Vacant buildings deteriorate over time and can become a blight in the areas in which they are located.

The proposed shelter will have no impacts on the natural environment.

5. Will the proposed special land use be hazardous to adjacent property or involve uses, activities, materials or equipment which are detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, or glare?

The proposed shelter will produce very little vehicular traffic and will not generate smoke, odors, fumes, glare, or any other conditions that would be detrimental to the health, safety, and welfare of the community.

6. Will the proposed special land use be adequately served by essential public facilities and services, or is it demonstrated that the person responsible for the proposed special land use is able to continually provide adequately for the services and facilities deemed essential to the special land use under consideration?

The Building Safety Office inspectors have toured the building and will review the change of use permit when plans are submitted. No concerns about the adequacy of utility services for the change of use have been raised at this time but will be evaluated more thoroughly as part of the plan review/ permitting process.

7. Will the proposed special land use place demand on public services and facilities in excess of current capacity?

Although there will be greater use of utilities, the site is adequately served by all necessary public facilities.

8. Is the proposed special land use consistent with the intent and purpose of this Zoning Code and the objectives of any currently adopted Comprehensive Plan?

The zoning code is the primary tool for implementing the future land use component of the City's Comprehensive/Master Plan and thus, the intent and purpose of the two documents are the same in that regard. A detailed description of this request as it relates to the Master Plan is provided in the "Compliance with Master Plan" section on page 3 of this report.

9. Will the proposed special land use meet the dimensional requirements of the district in which the property is located?

There are no proposed changes to the existing building or site and there is no need for any additional parking.

SUMMARY

Z-2-2026 is a request to rezone the property at 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse. SLU-2-2026 is a request for a special land use permit to allow a sheltered care facility in the existing building at 332 Townsend Street. A sheltered care facility is not permitted in the "DT-3" zoning district but is permitted by special land use permit in the proposed "R-AR" zoning district.

The available information supports a finding that the requests satisfy all of the criteria set forth in the Zoning Ordinance for evaluating rezoning and special land use permit applications, as detailed in this staff report.

RECOMMENDATIONS

Staff recommends approval of Z-2-2026 to rezone 332 Townsend Street from "DT-3" Downtown Core to "R-AR" Residential Adaptive Reuse and SLU-2-2026, for a special land use permit to allow the building on the site to be utilized for a sheltered care facility.

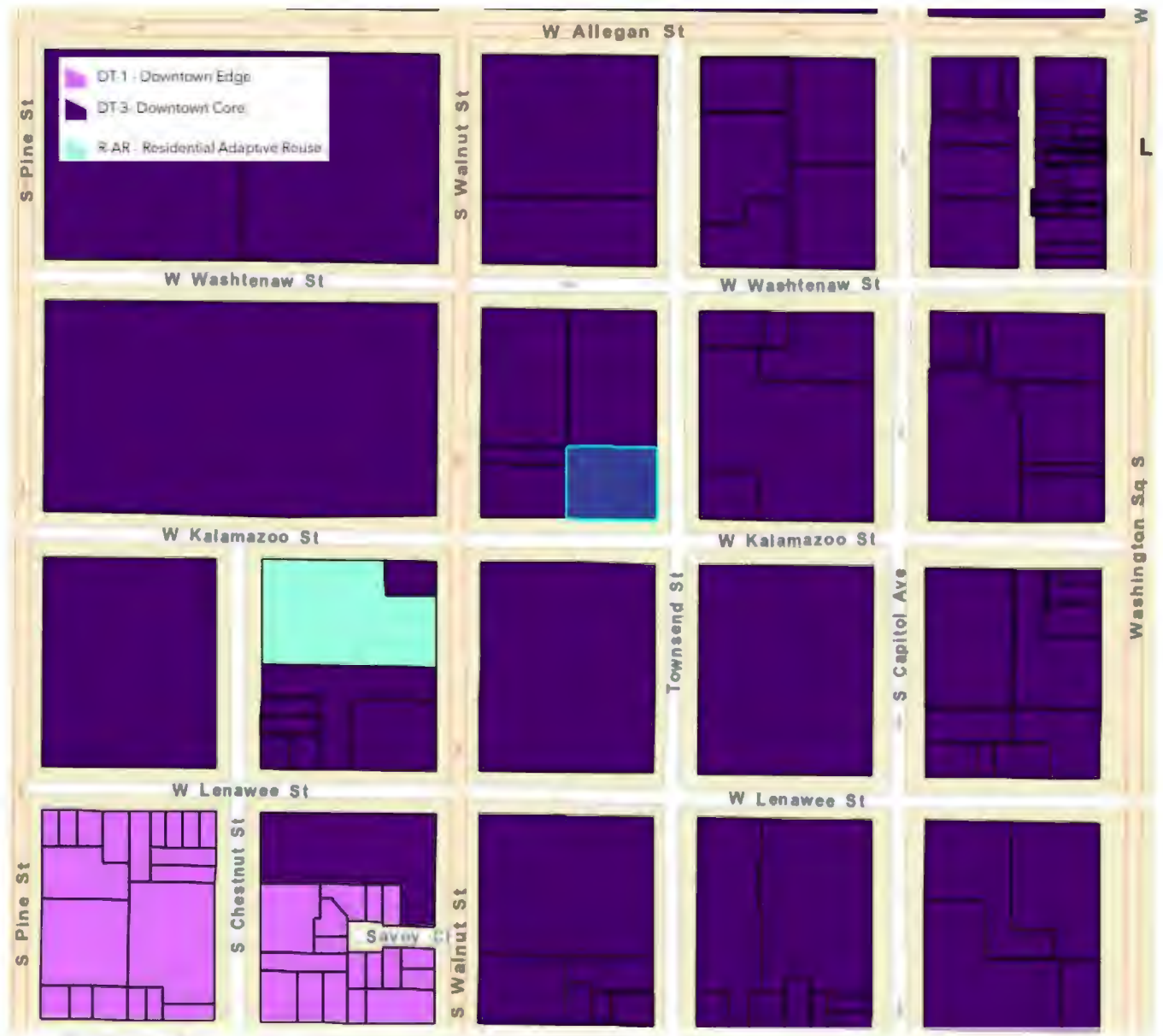
Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**

Aerial:



Zoning:



Street view



(Looking northwest, Google, July 2025)



(Looking south)

PETITION FOR SPECIAL LAND USE

CITY OF LANSING
PLANNING OFFICE

Reset Form

Print Form



Andy Schor, Mayor

FILE NUMBER: _____

DATE SUBMITTED: _____

To the Honorable Mayor and City Council:

The undersigned do hereby petition for approval of a Special Land Use on the following described property:

332 Townsend St. Lansing, MI 48933

full street address, including zip code, or location of property

Legal description:

LOTS 5 & 6 BLOCK 126 ORIG PLAT

Applicant: **Boji Group**

Address (including zip code): **124 W. Allegan St. Ste 2100 Lansing, MI 48933**

Phone number(s): **517-377-3000**

Name of owner(s): **Boji Tower**

Owner address (including zip code): **124 W. Allegan St. Ste 2100 Lansing, MI 48933**

Owner phone number(s): **517-377-3000**

Interest in property (please check one):

- Option to buy
- Owner
- Lessee
- Represent owner

Other (please specify): **The Nest Lansing will purchase property after SLU is approved.**

IF MORE SPACE IS NEEDED FOR THE ITEMS LISTED BELOW, PLEASE ATTACH EXTRA SHEETS

Proposed Special Land Use: **Shelter**

- Child Care (13 or more)
- Residential Care Facility (7 or more)

Zoning of the property: **DT-3 Petitioned to rezone R-AR**

Size of Parcel:

Width: **66** ft. Length: **165** ft. Area: **0.5** Sq. ft.

Irregular: (specify and attach scale drawing with dimension)

Please describe your proposal:

The property is intended to be the Holy Cross Services Day Shelter (lower level) and Overnight Shelter for families and veterans (ground floor). This existing building has a lower level assembly space which will remain for the day shelter and ground floor oversized offices which will be converted into sleeping quarters. Existing break room and meeting spaces will be converted into bathrooms and kitchenettes. With the proximity of the new New Hope Community Shelter, this location and existing building layout coordinate well for the continuation of services in proximity of each other.

include specific background information and copies of permits, approvals, and program information

Submit the following:

- Lot Plan (showing location of existing structure and include adjacent properties and setback dimensions).
- Site Plan (showing parking areas, driveways, accessory buildings, trash receptacles).
- Landscape, screening, and buffering plan in accordance with Chapter 1290.
- Photographs of the site.
- Flood plain elevations, if applicable.
- Copies of permits from other agencies, if applicable.

FEES:

Consolidated Rate: \$1,100.00

Please review the application and file it with the Planning Office. The Planning Office will transmit it to the City Clerk for official submission.

Signature of applicant:
Jordan Jerore

 Digitally signed by
 Jordan Jerore
 Date: 2026.01.12
 14:11:44 -05'00'

Name: Jordan Jerore

For assistance, please contact:

PLANNING OFFICE
 316 N. CAPITOL AVE., SUITE D-1
 LANSING, MI 48933-1236
 (517) 483-4066

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-2-2026, 332 Townsend Street
Rezoning from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse

SLU-2-2026, 332 Townsend Street
Special Land Use permit for a Sheltered Care Facility

The Lansing City Council will hold a public hearing on Monday, March 23, 2026 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider a request Z-2-2026, to rezone 332 Townsend St. from “DT-3” Downtown Core to “R-AR” Residential Adaptive Reuse and a request SLU-2-2026, for a special land use permit for a Sheltered Care Facility. The purpose of the rezoning and special land use is to permit a Sheltered Care Facility inside the existing building.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, January 12, 2026 at the City Clerk’s Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, City Clerk, MMC/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

Resolution #2026-###

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, March 23, 2026, at 7 p.m. in City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan, for the purpose of approving or opposing the Ordinance for rezoning, and the special land use permit for a Sheltered Care Facility:

Z-2-2026: 332 Townsend St., Rezoning from “DT-3” Downtown Core to ‘R-AR’ Residential Adaptive Reuse

SLU-2-2026: 332 Townsend St., Special Land Use for a Sheltered Care Facility



**New Hope Community Center
Moving to the Nest**

February 16, 2026

New Hope's Current Community Impact

▶ **We provide overnight emergency shelter & Case Management for:**

- ▶ Men (102 beds)
- ▶ Women (44 beds)

▶ Shelter 22 Veterans in transitional housing dorms

▶ Shelter families (ranging in size from 2 to 9)

▶ Overall, we shelter up to 200 people overnight

▶ **We offer a Day Center program (M-F 8am to 6pm)**

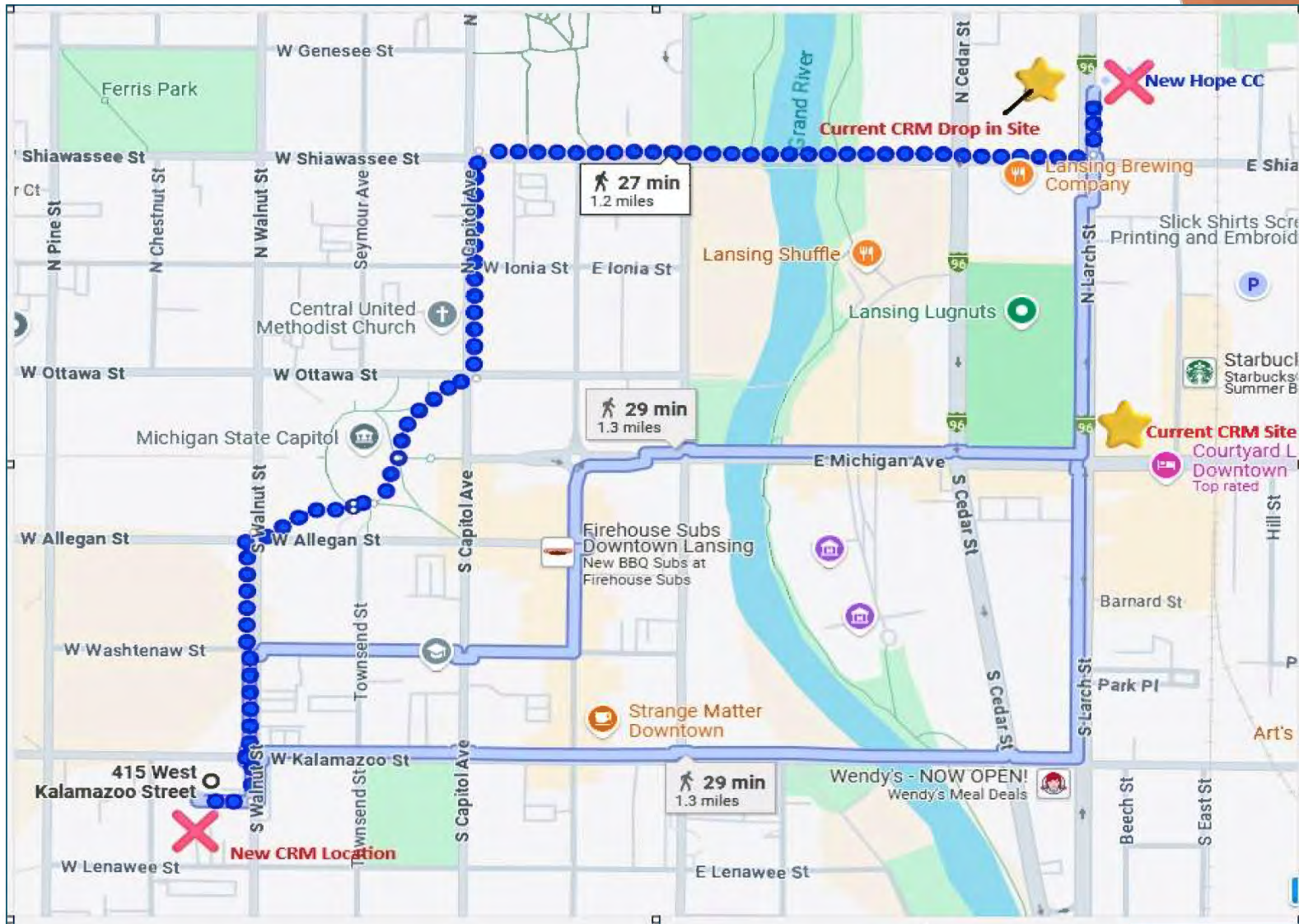
- ▶ Mail services
- ▶ Laundry
- ▶ Meals

▶ **We serve 3 meals a day, 7 days a week (365)**

- ▶ About 6,000 meals a month

Recent Happenings- City Rescue Mission

- ▶ At the end of August, CRM closed and Moved their 100 Men participants (on Michigan Ave) and their 'Drop in' site (across the street from New Hope) that held 70 people; to their new facility (1.2 miles away) off Kalamazoo.
- ▶ CRM now has capacity for:
 - ▶ 200 Men
 - ▶ 100 Women
 - ▶ 100 "Drop in" participants

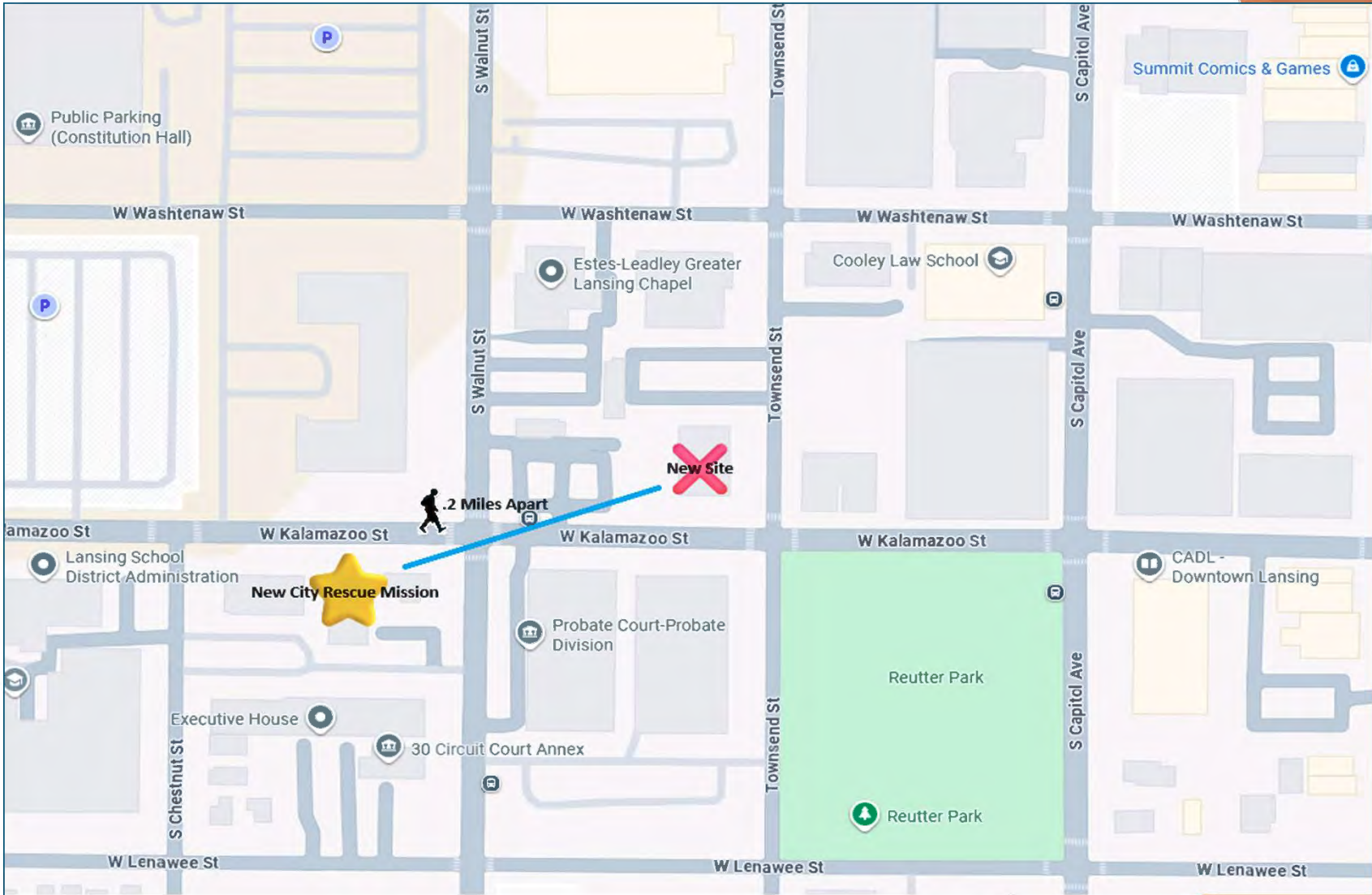


The Problem...

- ▶ New Hope has been running a deficit for years and is unable to continue funding at Shelter.
- ▶ The current building is falling apart and under utilized (operating 2 floors of 5)
- ▶ Location for folks doesn't work anymore. Proximity to other shelters and services is challenging.

The Solution...

- ▶ A new Nonprofit (The Nest) has been established to take over complementary services to CRM (Day Center, Case Management, VETS program, and Family Shelter) at a new CLOSER location.
 - ▶ Without a day center program, there would be 400 people with no place to go (during the day).
 - ▶ Without case management, our homeless population will struggle to improve their situations.
 - ▶ Without family shelters, more kids will be sleeping outside in unsafe conditions.
 - ▶ We would lose 22 beds for our veterans (funded by VA).



New Location

- ▶ Continue to provide overnight shelter for Veterans (only program in the area)
- ▶ Continue to provide overnight shelter for families that are the hardest to place (focus on dads and older teens)
- ▶ Continue a day program for all people to receive services (case management, medical visits, mail, laundry, showers, meals, etc.)
- ▶ Our New facility would be staffed 24/7

STATE-OF-THE-ART, 11,200 SF BUILDING

Downtown Lansing, a five-minute walk to State Capitol



FOR SALE OR LEASE

332 Townsend St.,
Lansing, MI

Available:
11,200 SF

SALE PRICE:

\$1,600,000

CASH OR NEW MORTGAGE

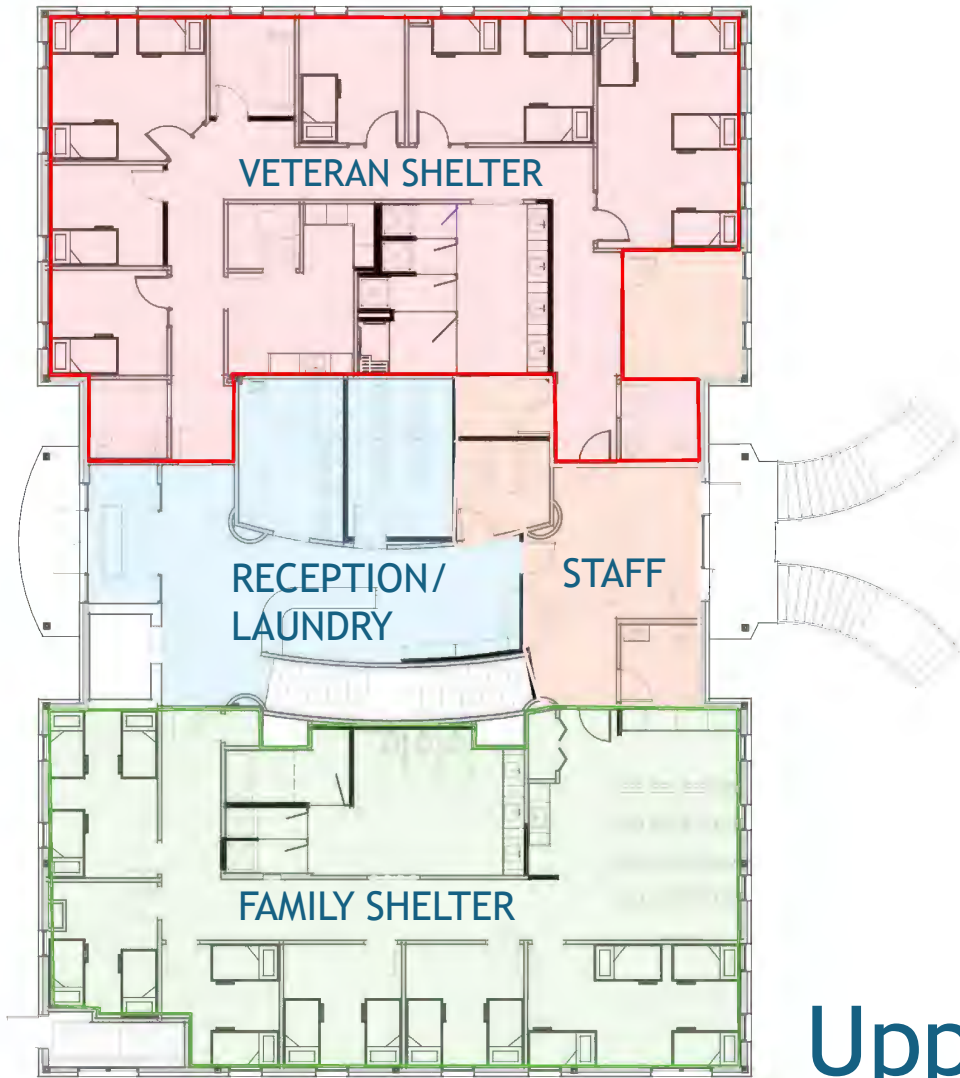
LEASE RATE:

\$22.00

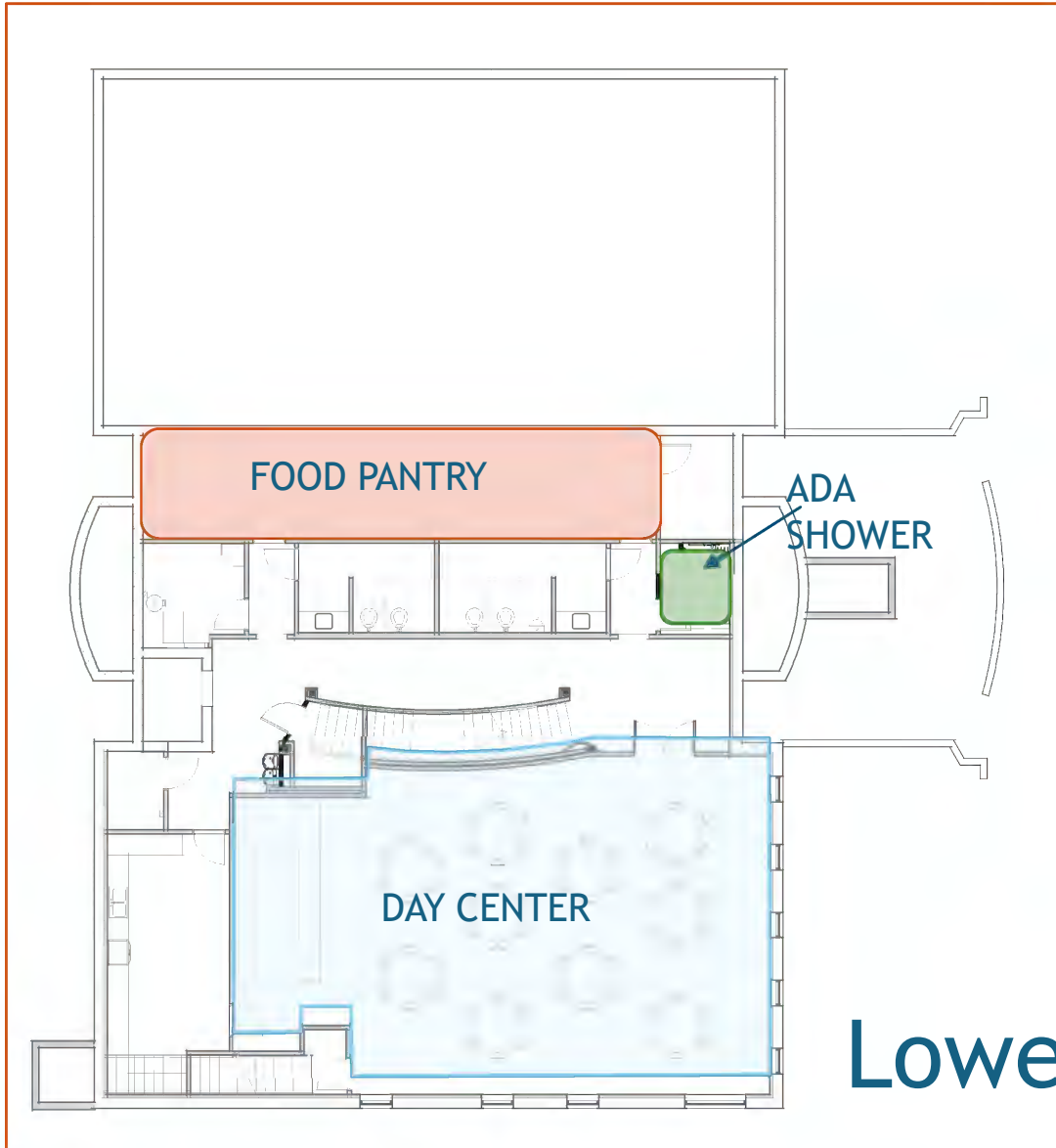
PSF/YR, + UTILITIES & JANITORIAL

2024 EXPENSES

Utilities	\$17,000
Insurance	\$3,400
Bldg Repairs & Lawn/Snow	\$14,700
Property Taxes	\$53,475
Total	\$103,075



Upper Level Plan



Lower Level Plan

Thank you!
For More Information:

Shelbi Frayer
Shelbi@theLansingNest.org