



AGENDA
Committee on Development and Planning
Monday, August 26, 2019 @ 4:00 P.M.
Council Conference Room, 10th Floor

Councilmember Adam Hussain, Chair
Councilmember Jeremy Garza, Vice Chair
Councilmember Jody Washington, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- August 12, 2019

4. Discussion/Action:

A.) RESOLUTION - Introduction and Set Public Hearing; Z-5-2019; 521 W. Hillsdale Street; "DM-4" Residential to "D-1" Professional Office

B.) ORDINANCE - Z-3-2019; 835 W Genesee Street; "C" Residential to "DM-1" Residential

C.) RESOLUTION – SLU-2-2019; Neighborhood Community Center 835 W. Genesee Street

5. Other

6. Adjourn

[illegible]

DRAFT



MINUTES
Committee on Development and Planning
Monday, August 12, 2019 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Council Member Hussain called the meeting to order at 4:01 p.m.

PRESENT

Council Member Hussain, Chair
Council Member Garza, Vice-Chair- excused
Council Member Washington, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Lisa Hagen, Council Legal Analyst
Joseph Abood, Chief Deputy City Attorney
Stephen Purchase, Summit Street Development
Greg Venker, Assistant City Attorney
Hannah Bryant, LEAP
Anum Mughal, LEAP
Susan Stachowiak, Economic Development & Planning
Karl Dorshimer, LEAP
Steve Purchase
John Hindo
Terri Fitzpatrick, Boji Group
Jessica DeBone, Boji Group
Wayne Sieloff, Capital Area Airport
Bob Vanartel
Bryan Beverly
Dianne Hartwell
Steve Bohlar
Nikki Solden, Soldens Pet Supplies
Jeffrey Johnson, Bake N Cakes

PUBLIC COMMENT

No public comment.

MINUTES

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE MINUTES FROM JULY 8, 2019 AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

ORDINANCE- Rezoning annexed properties; S. Waverly and Jolly Road

Council Member Hussain outlined the history of the property and location and the recommendation for final designation from the Planning Board. Ms. Stachowiak added that there are seven (7) parcels total on Waverly, and one (1) on Jolly. The Jolly Road parcel is single family and will be rezoned as such, and the Waverly parcels will be rezoned E-2 Commercial. When they first were annexed into the City they were rezoned F-Commercial which was the closed to the zoning they were in the township.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR REZONING OF THE RECENTLY ANNEXED PROPERTIES ON S WAVERLY AND JOLLY ROAD. MOTION CARRIED 2-0.

ORDINANCE - Z-4-2019; 213 E. Malcom X Street; "C" Residential to "F" Commercial

Council Member Hussain note that he house has been deeded to the applicant and a historic preservation deed restriction applied. The required public hearing for the rezoning was held on July 29th.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE ORDINANCE FOR Z-4-2019. MOTION CARRIED 2-0.

RESOLUTION – OPRA District; 700 May Street, Summit Street Development, LLC

Mr. Purchased made statements to the Committee summarizing the timeline the ownership has been in effect, the various phases of redevelopment, and noted this would represent the final phases of development. At this time, he clarified, they are only asking for the OPRA District due to immediate improvements that need to be addressed, so they were looking to secure the designation. Council Member Hussain asked Mr. Dorshimer what the maximum an OPRA can be held and was told seven (7) years.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION FOR THE OPRA DISTRICT FOR 700 MAY STREET. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing for the Intent to Create North Grand River Avenue Corridor Improvement Authority

RESOLUTION - Set Public Hearing for the Intent to Create South Martin Luther King Jr. Blvd Corridor Improvement Authority

Ms. Bryant went through the presentation in the packet, outlining what a corridor improvement authority is, what the improvements are, taxes, boundaries, board appointments, and lastly summarized the meetings held with partners in the affected communities as they explored what they wanted to see in those corridors. Council Member Hussain asked what their timeline would be, and Ms. Bryant stated the hearing would be September 23, 2019 with the intention to be back before Council in December, 2019. The Committee reviewed the map of the proposed authority on N. Grand River and asked why they chose those areas, boundaries and "branches" of abutting street. Mr. Dorshimer confirmed there was consideration place on boundaries similar to Michigan and Saginaw authorities, and also in the case of N Grand River, the group concurred they went from the airport to Cedar to pick up the heavily traveled patterns, Old Town and other established abutting neighborhoods. Mr. Markel, Mr. Beverly and Mr. Sieloff all spoke on their support and goals for the corridor authority. Council Member Washington spoke in support of the authorities, noting that since the City has two already, the process should move along in a timely manner, at

which point Mr. Smiertka did acknowledged there are provisions for notices, plans, boundaries and TIFA guidelines that have to be followed.

The group then reviewed the map for the South Martin Luther King Jr. Blvd. Corridor Authority, and Mr. Johnson and Ms. Solden spoke on their support of the authority, as business owners in the affected area. They spoke in support of traffic calming, improving the bus stops, improvements, pocket parks, lighting and addressing pedestrian travel. Council Member Washington asked if MLK was part of the opportunity zone, and Ms. Bryant confirmed. Ms. Bryan then completed the review of the presentation in the packet.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE HEARING FOR SEPTEMBER 23, 2019 FOR THE INTENT TO CREATE A NORTH GRAND RIVER AVENUE CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE HEARING FOR SEPTEMBER 23, 2019 FOR THE INTENT TO CREATE A SOUTH MARTIN LUTHER KING JR. BLVD. CORRIDOR IMPROVEMENT AUTHORITY. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing; Brownfield Plan #76; Farnum Building Redevelopment Project; 123 West Allegan Street

Introductions

Mr. Dorshimer summarized the \$20 million project with brownfield eligibilities. This would reimburse \$2.8 million over a 21 year period, and with the property in the TIFA, 10% of the new taxes will pass to the TIFA capture. Of that 10%, 5% will go to brownfield revolving and 5% to brownfield administration. When the brownfield plan expires, TIFA will capture all. Over the 21 years this will be \$125,000 in revolving, and with the State tax at 3 mills it will be \$171,000 over 21 years. Mr. Dorshimer concluded by informing the Committee that the applicants have taken the interest off the table, which would have made it closer to a \$4.5 million plan. The Boji Group representative provided a brief presentation, also included in the packet, which spoke to the 10-story, 90,000 sq. ft. building, age, location, their portfolio, and project summary. This project will include interior demolition, asbestos abatement, new utilities, new fire protection, roof replacement, elevator repairs bathroom renovations, sidewalk improvements, lighting and historic preservation. The group proposed a timeline of abatement by 4/1/2020, 9th and 10th floor work complete by 9/1/2020 and the project completion by 1/15/2021. Council Member Washington asked if they believed they would have tenants to fill the space, and it was confirmed by all members present from the Boji Group.

MOTION BY COUNCIL MEMBER WASHINGTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR AUGUST 26TH, 2019 FOR THE BROWNFIELD #76; FARNUM BUILDING REDEVELOPMENT PROJECT AT 123 WEST ALLEGAN STREET. MOTION CARRIED 2-0.

DISCUSSION - Brownfield Plan #70; 735 Hazel, LLC; "The Wing"; 735 Hazel Street, Transfer of Ownership

Mr. Dorshimer confirmed the only information that LEAP had at this time was included in the letter they provided. They are aware the property was sold, but assure the Committee that the Brownfield that was issued and the project cannot proceed with a new owner. The incentives that were issued are no longer available to a new owner. There has been nothing provided to his officer on who the new owner is, and they have not contacted his office in search of

incentives. Lastly, Mr. Dorshimer confirmed that at this time, there is nothing the Council has to do.

Other

No other topics.

Adjourn

Adjourned at 4:52 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee

INTRODUCTION OF ORDINANCES

The following ordinance of the City of Lansing, Michigan, providing that the Code of Ordinances be amended by providing for the rezoning of property located in the City of Lansing, Michigan, and for the revision of the district maps adopted by Section 1246.02 of the Code for property located at:

Z-5-2019: 521 W. Hillsdale Street from “DM-4” Residential District to “D-1”
Professional Office District

was introduced by the Committee on Development & Planning, read a first and second time by its title and referred to the Committee on Development and Planning.

BY THE COMMITTEE ON DEVELOPMENT & 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, _____, 2019, at 7 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of approving and/or opposing the Ordinance for rezoning:

Z-5-2019: 521 W. Hillsdale Street from “DM-4” Residential District to “D-1”
Professional Office District

CITY OF LANSING
NOTICE OF PUBLIC HEARING

Z-5-2019, 521 W. Hillsdale Street

Rezoning from “DM-4” Residential District to “D-1” Professional Office District

The Lansing City Council will hold a public hearing on Monday, , 2019 at 7:00 p.m. in Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider Z-5-2019. This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street from “DM-4” Residential District to “D-1” Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

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, 2019 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

GENERAL INFORMATION

APPLICANT/OWNER: Shawn Watson
521 W. Hillsdale Street
Lansing, MI 48933

REQUESTED ACTION: Rezone 521 W. Hillsdale Street from "DM-4"
Residential to "D-1" Professional Office

EXISTING LAND USE: Single Family Dwelling

EXISTING ZONING: "DM-4" Residential District

PROPOSED ZONING: "D-1" Professional Office District

PROPERTY SIZE & SHAPE: 49.5' x 66' = 3,267 square feet

SURROUNDING LAND USE: N: Single & 2-Family Residential
S: 2-Family Residential
E: Vacant
W: Vacant

SURROUNDING ZONING: N: "DM-4" Residential District
S: "DM-4" Residential District
E: "D-1" Professional Office District
W: "D-1" Professional Office District

MASTER PLAN DESIGNATION: The Design Lansing Comprehensive Plan
designates the subject property as "Downtown
Mixed Use Center: Edge". W. Hillsdale Street is
designated as a local road.

SPECIFIC INFORMATION

This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street, legally described as:

"East 3 rods of the West 7 rods of Lot 8, Block 162, Original Plat"

from "DM-4" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

AGENCY RESPONSES:

Assessor: No comments.

BWL:

Building Safety: The Building Safety Office has no objections to the rezoning. This project is subject to building plan review.

Fire Marshal:

Parks & Rec.: No comments.

Public Service: No comments.

Transportation:

ANALYSIS**COMPATIBILITY WITH SURROUNDING LAND USE**

The rezoning will allow for a zoning and land use pattern that is compatible with the area in which it is located. The surrounding area is characterized by a mix of office and varying density residential uses. The two properties to the east and the two properties to the west of the subject property are already zoned "D-1" Professional Office. As evidenced by the attached zoning map, the proposed rezoning will eliminate an inconsistent zoning pattern in the block in which it is located. Consistent zoning patterns create consistent land use patterns which is a primary goal of the Comprehensive Plan and of proper planning and zoning principles in general. Since the subject property is located between properties that are zoned "D-1" Professional Office, denying this request for "D-1" zoning would deprive the applicant of the same land use rights that are already afforded to the adjoining property owners.

The property at 527 W. Hillsdale was rezoned in 2008 from "DM-4" Residential to "D-1" Professional Office. The parcels that directly adjoin the subject property to the east and west are currently vacant, one or both of which could be combined with an adjoining parcel to create additional parking if necessary to support the proposed use(s) of the building and not overuse the on-street parking in the area. Furthermore, the "character" or appearance of the building will continue to be residential in nature and the activity generated will be minimal and not disruptive to the surrounding residential uses.

COMPLIANCE WITH MASTER PLAN

The Design Lansing Comprehensive Plan designates the subject property as "Downtown Mixed Use Center: Edge". The purpose of this designation is:

"To support the downtown area by allowing a mix of uses and to enhance the quality of the pedestrian environment; maintain the presence of older, often historic buildings; and provide for a transition in building height and use intensity to near-downtown neighborhoods".

The Plan list the following as "typical uses" for the Downtown Mixed Use Center: Edge":

"Office, institutions, entertainment, *live-work and residential*. Retail and personal services as an accessory use should be located in the same building as a primary use. Automobile-oriented uses and light industrial are permitted with special approval. High rise office and residential towers with large surface parking lots and limited street frontage should not be permitted."

The applicant's proposal is to renovate the existing building at 521 W. Hillsdale for use as a law office. The "D-1" Professional Office district allows for office use, low-density multiple family residential use or a combination of both office and residential uses. These uses are consistent with the intent and purpose of the "Downtown Mixed Use Center: Edge" as described above and are among the "typical uses" listed in the Plan for this district.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC

No adverse impacts on vehicular or pedestrian traffic are anticipated to result from the proposed rezoning. The traffic generated by converting the residential building at 521 W. Hillsdale Street into a law office is anticipated to be very low and likely even less than the volume of traffic that would be generated by multi-family residential use as permitted under the current zoning designation. There is already a strong mix of residential and non-residential traffic in the neighborhood. In addition, the subject property is located a mere 85+/- feet from Pine Street which is a collector road that is designed to carry a fairly high volume of traffic.

ENVIRONMENTAL IMPACT

There are no physical changes proposed for the site at this time and therefore, the rezoning will have no impact on the natural environment. Employees and visitors to the site will utilize the existing, paved driveway on the west side of the building which can accommodate 3-4 vehicles in tandem. It is unclear as to whether the driveway on the east side of the building is located on the subject property or the vacant lot. Law offices typically generate a very low volume of traffic and thus, the available parking should be adequate to support the demand. While parking in tandem for non-residential uses does not comply with the requirements of the Zoning Ordinance, the alternative is for the applicant to purchase one of the adjoining vacant lots, combine it with the subject property and develop it into a paved parking lot. Parking lots are not aesthetically or environmentally desirable in predominantly residential neighborhoods, particularly when they are not necessary from a practical standpoint and are only being constructed to fulfill a code requirement. Administrative site plan review and approval is required prior to construction of additional parking on the site or on one of the adjacent properties.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT

The request to rezone the subject property to "D-1" Professional Office will not adversely impact land use patterns in the area. There is already a very strong presence of office zoning and land uses in the vicinity of the subject property. Offices are low impact uses that do not generate much traffic and do not create noise or other nuisances, thus making them compatible with adjoining or nearby residential uses.

Approval of the requested rezoning will not set a negative precedent for future requests to rezone property in the area. The "D-1" Professional Office zoning pattern has already been established and this request merely fills in a gap in the zoning along in the 500 block on the south side of W. Hillsdale Street.

SUMMARY

This is a request by Shawn Watson to rezone the property at 521 W. Hillsdale Street, legally described as:

"East 3 rods of the West 7 rods of Lot 8, Block 162, Original Plat"

from "DM-4" Residential District to "D-1" Professional Office District. The purpose of the rezoning is to permit the building at this location to be used for professional offices.

The proposed rezoning is consistent with the land use pattern being advanced in the master plan and with the zoning and land use patterns already established in the area. In addition, no adverse impacts on vehicular and pedestrian traffic, the environment or future patterns of development are anticipated to result from approval of this rezoning.

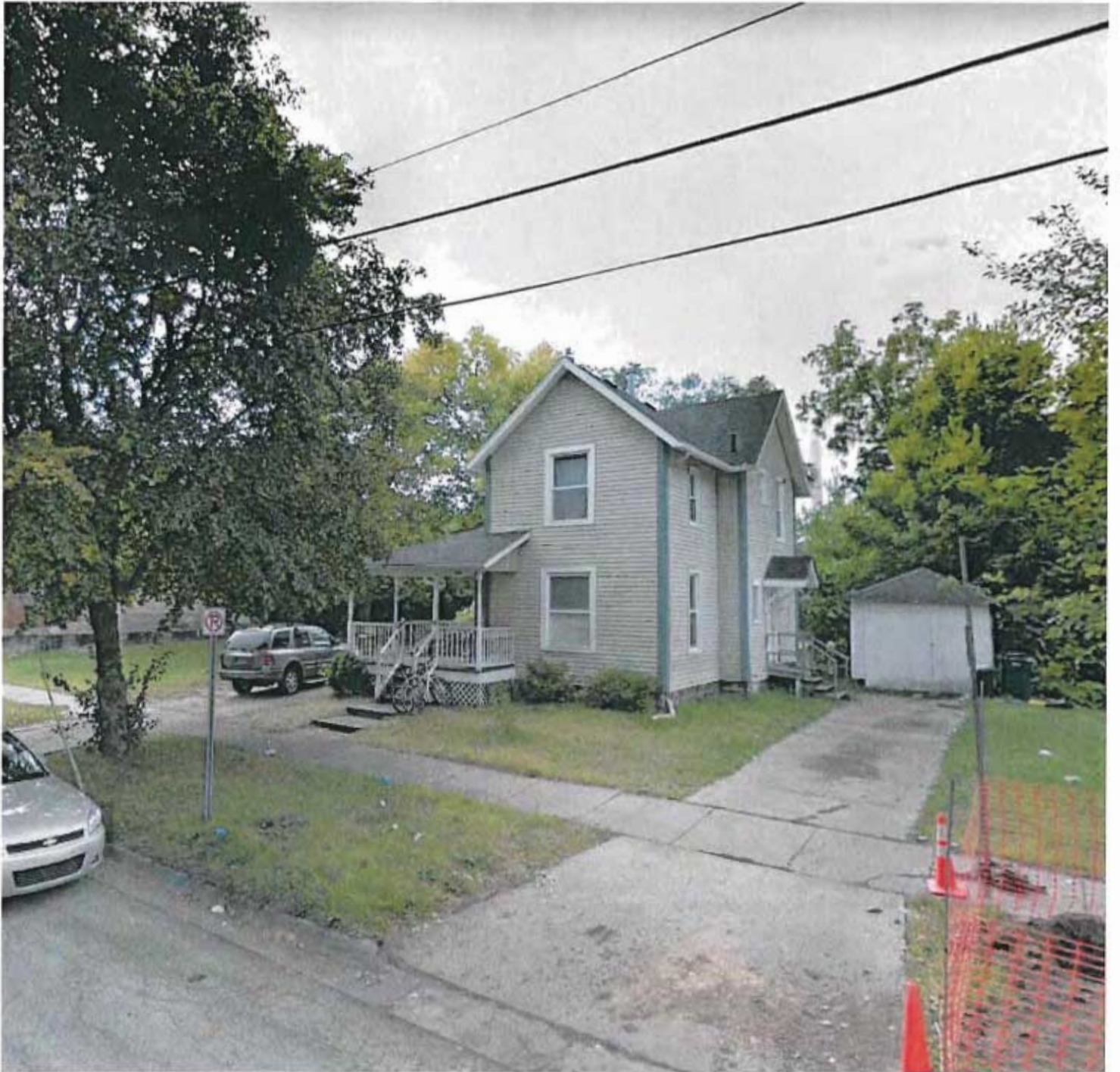
RECOMMENDATION

Pursuant to the findings described above, the following recommendation is offered for the Planning Board's consideration:

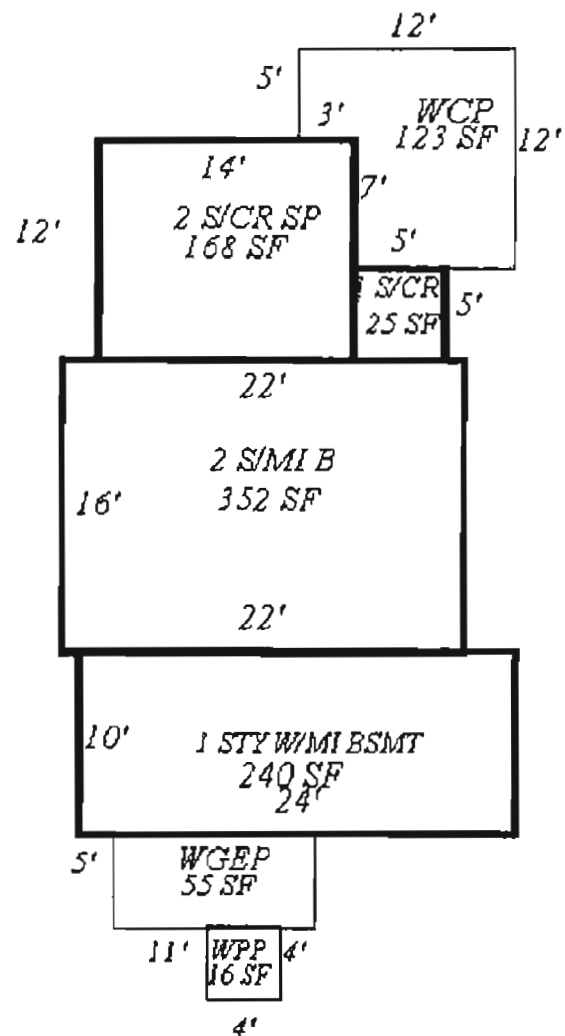
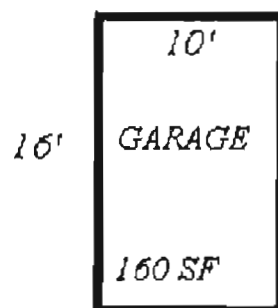
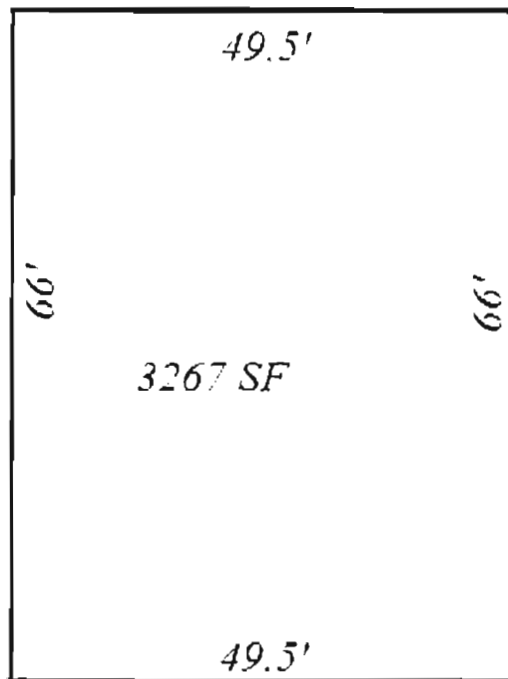
Recommend that Z-5-2019 be approved to rezone the property at 521 W. Hillsdale Street from "DM-4" Residential District to "D-1" Professional Office District, based on the findings of fact as outlined in this staff report.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



W HILLSDALE ST



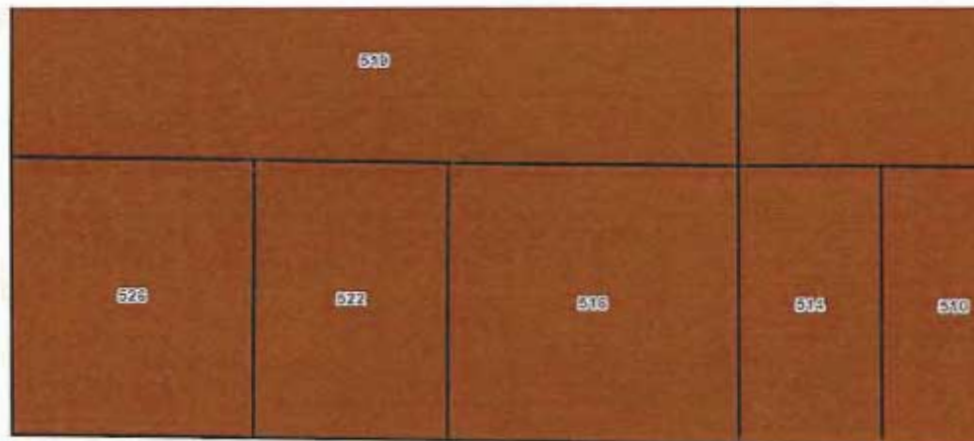




600



600



599



Zoning District

-  A Residential-Single
-  B Residential-Single
-  C Residential-2 Unit
-  NONE
-  CUP Community Unit Plan
-  D-1 Professional Office
-  D-2 Residential/Office
-  DM-1 Residential-Multiple
-  DM-2 Residential-Multiple
-  DM-3 Residential-Multiple
-  DM-4 Residential-Multiple
-  E-1 Apartment Shop
-  E-2 Local Shopping
-  F Commercial
-  F-1 Commercial
-  G-1 Business
-  G-2 Wholesale
-  H Light Industrial
-  I Heavy Industrial
-  J Parking
-  ROW Right of Way



North

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 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 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-5-2019

Parcel Number's: 33-01-01-16-361-201

Address: 521 W. Hillsdale Street

Legal Descriptions: East 3 Rods of the West 7 Rods of Lot 8, Block 162, Original Plat from "DM-4" Residential District to "D-1" Professional Office District.

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 _____, 2019, 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 30th day after enactment.

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 1246.02 OF THE CODE OF ORDINANCES.

The City of Lansing ordains:

Section 1. That the district maps adopted by and incorporated as Section 1246.02 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-3-2019

Parcel Number's: 33-01-01-17-232-002

Address: 835 W. Genesee Street

Legal Descriptions: North 66 feet of the West 241.312 feet of Lot 3 & the North 66 feet of the West 99 feet of Lot 2 of Block 2, Claypool Subdivision, also Lots 5 through 11 Inclusive, Dodge & Daniels Subdivision East of Butler from "C" Residential District to "DM-1" Residential District.

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 _____, 2019, 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 30th day after enactment.

GENERAL INFORMATION

APPLICANT/OWNER:	Michael Markey 835 Genesee, LLC 1402 Cooper Avenue Lansing, MI 48910
REQUESTED ACTIONS:	Rezone from "C" Residential to "DM-1" Residential Special Land Use Permit for a neighborhood recreational facility
EXISTING LAND USE:	Vacant building
EXISTING ZONING:	"C" Residential District
PROPOSED ZONING:	"D-1" Professional Office District
PROPERTY SIZE:	Irregular Shape - 2.16 acres
SURROUNDING LAND USE:	N: Single & 2-Family Residential S: Single & 2-Family Residential E: Single & 2-Family Residential W: Single & 2-Family Residential
SURROUNDING ZONING:	N: "C" Residential District S: "C" Residential District E: "C" Residential District W: "C" Residential Districts
MASTER PLAN:	The Design Lansing Master Plan designates the subject property for Medium-Low Density Residential use. W. Genesee and N. Butler are designated as local roads.

DESCRIPTION:

Z-3-2019 is a request to rezone the property at 835 W. Genesee Street from "C" Residential District to "DM-1" Residential District. The purpose of the rezoning is to permit the majority of the building at this location to be used for 36 residential efficiency apartments.

SLU-2-2019 is a request for a special land use permit to allow the, approximately 4,000 square foot gymnasium portion of the building at 835 W. Genesee Street to be utilized by the neighborhood for recreational/athletic purposes and meeting space.

AGENCY RESPONSES

BWL:	No objections - See attached.
Building Safety:	The BSO has no objections to this rezoning. The project will be subject to site and building reviews.
Development Office:	
Fire Marshal:	
Parks & Recreation:	There is what looks to be a cut out for the playground in the property. This is not a City of Lansing playground. We had an agreement with the former owner but that expired and we do not have interest in maintaining this as a playground/park space owned and maintained by the City.
Assistant Planning Mgr.:	Recommend approval. The rezoning is essential to using this property for more than 2-Family residential. 36 efficiency apartment units may be excessive, however, and a mix of units may be in order. The property is listed on the National Register of Historic Places: (https://www.lansingmi.gov/DocumentCenter/View/7520/Genesee-Street-School_Lansing_Ingham-PDF), and the Secretary of the Interior's Standards for Rehabilitation at: (https://www.lansingmi.gov/314/Rehabilitation-Services) should be followed in order to receive Federal Historic Preservation Tax Credits (https://www.nps.gov/tps/tax-incentives.htm) of up to 20% of qualified rehab costs. The property is not in a local historic district, however, so applying the Secretary's Standards is not a requirement.
Public Service:	
Traffic Engineer:	No comments or requirements.

Background Information

The property to be rezoned is located at the southeast corner of S. Butler and N. Genesee. The building on the site is the former Genesee School, built circa 1910. The school was closed in 1987 and since that time, the building has been used as offices by many non-profits and neighborhood organizations. The primary tenant was the Black Child & Family Institute which moved out in 2012 after having occupied the building for several years. The building was most recently been used as offices by several non-profit

organizations including “Bridging the Digital Divide” and “MIPlacemakers/Zero Day”. In 2014, MIPlacemakers/Zero Day was granted a rezoning from “C” Residential to the “D-1” Professional Office district, with the following conditions:

1. There shall be no greenhouses or hoop houses on the property.
2. The proposed 16 residential units must be constructed and ready for occupancy by military veterans only, **within 36 months from the date of this rezoning approval** by the Lansing City Council.
3. The existing fence shall not be removed unless it becomes a hazard as a result of an “act of God”. In the event it does become a hazard, it may be replaced, repaired, or removed at Zero Day’s discretion.
4. No other structures except residential garages or carports, of which there shall be no more than one covered/enclosed parking space per residential unit for use of the resident only. Such garages/carports must be placed on the existing hardsurfaced parking area outlined in red on the attached aerial photograph of the site dated March 31, 2015, and must be constructed with similar architecture and materials to the existing building. Plans that demonstrate compliance with this condition must be reviewed and approved by the zoning administrator prior to issuance of a building permit.

Sections 1240.04 (f) (7) & (8) of the Zoning Ordinance provide that:

“Time period for establishing development or use. Unless another time period is specified in the ordinance rezoning the subject land, the approved development and/or use of the land pursuant to building and other required permits must be commenced upon the land within 18 months (or shorter if specified) after the rezoning takes effect and thereafter proceed diligently to completion. This time limitation may, upon written request, be extended by the City Council if: (1) It is demonstrated to the City Council’s satisfaction that there is a strong likelihood that the development and/or use will commence within the period of extension and proceed diligently thereafter to completion and (2) the City Council finds that there has not been a change in circumstances that would render the zoning with statement of conditions incompatible with other zones and uses in the surrounding area or otherwise renders it inconsistent with zoning policy.

“Reversion of zoning. **If the approved development and/or use of the rezoned land does not occur within the time frame specified under Subsection (7) above, then the land shall revert to its former zoning classification** as set forth in MCL § 125.3405.”

Since the applicant for the 2014 conditional rezoning did not construct the 16 residential units, the rezoning to the “D-1” Professional Office district is null and void and the subject property has reverted back to the “C” Residential zoning district.

REZONING ANALYSIS

COMPATIBILITY WITH SURROUNDING LAND USE:

The subject property is zoned “C” Residential and is surrounded on all sides by the same zoning

designation. While there are no other parcels in the vicinity of the subject property that area zoned “DM-1” Residential, there are several parcels in the area that are zoned “DM-3” and “DM-4” which are the City’s highest density multiple family residential zoning designations. The “DM-1” district is the lowest density multiple family residential zoning designation. Given the eclectic zoning pattern that already exists in the area, the proposed rezoning will not create an inconsistent zoning pattern.

The subject property is substantially larger than any other parcel in the area. Under the current “C” Residential zoning, the property can only be used for 2 residential units. The use of the building over the years for offices has been legally nonconforming and since the building has been vacant for more than 1 year, it can no longer be used for that purpose. Without a rezoning, therefore, the building is virtually unusable. Since the area is already characterized by multi-family residential use, it is reasonable to allow the building on the subject property to be used for that same purpose. The “DM-1” district zoning is necessary to permit more than 2 units on the site while at the same time limiting the density to that which is consistent with the general density of the area given that most of the parcels are relatively small and contain more than 1 residential unit. The purpose of the current rezoning is to permit the existing building to be used for up to 36 residential efficiency apartments. The “DM-1” district permits a maximum density of 19.8 dwelling units per acre. The proposed residential use would have a density of 16.5 dwelling units per acre which is not only well within the density allowed under the proposed “DM-1” district but is also consistent with the overall density of the surrounding area.

The applicant is not proposing any changes to the exterior of the building or the site itself. Therefore, its character will remain virtually the same. The only potential impact will be slightly more traffic generated by the addition of 36 residential units. The additional traffic, however, will have a negligible impact on the transportation system in the area since there are already numerous multiple family residential uses in the vicinity of the property. In fact, the entire block to the south and to the east are already zoned “DM-3” Residential, which district permits multiple family residential use to a density of 39.6 dwelling units per acre.

While the building may need significant restoration, it is structurally sound and adds much value to the neighborhood. The residential apartments will provide housing for people who work, attend school or simply choose to live in an area that is within walking distance to the goods, services and entertainment already available in Lansing’s core downtown. The site also has convenient access to public transportation at both N. ML King to the west and N. Capitol Avenue to the east, both of which are major bus routes.

COMPLIANCE WITH MASTER PLAN:

The Design Lansing Master Plan designates the subject property for “Medium-Low Density Residential Use”. More specifically, the Master Plan calls for 6 to 10 dwelling units per acre with building heights of 2-3 stories. The building at 835 W. Genesee is 3 stories in height. While the proposed density of 16.6 dwelling units per acre exceeds the density being advanced in the Master Plan, it is consistent with the overall density in the surrounding area and is well within the allowable density (18.1 dwelling units per acre) of the “C” Residential district which is the current zoning of the subject property. The only reason that the rezoning is necessary is that the “C” Residential districts has a limitation of 2 dwelling units per parcel of land whereas, the “DM-1” district permits multiple units, up to the allowable density of the

district. It is acknowledged that the proposed zoning will allow for a density level that is not consistent with the specific Master Plan designation. It will, however, allow for a land use pattern/density level that is consistent with the area in which it is located and consistency in land use patterns is one of the primary goals of planning principles in general.

IMPACT ON VEHICULAR AND PEDESTRIAN TRAFFIC:

The purpose of the rezoning is to permit conversion of the building at 835 W. Genesee into a maximum of 36 residential efficiency apartments. The proposal will likely generate additional pedestrian traffic which is very positive for the area, particularly since the current walkway system and traffic controls in the vicinity of the subject property are designed to accommodate pedestrian traffic in a safe manner. Furthermore, by providing residential units in the downtown near 2 major bus routes (M.L. King and Capitol Avenue), the occupants of the units can be less dependent on automobiles.

Vehicular traffic generated by the office uses that have occupied the building over the years has not been a burden on the surrounding residential neighborhoods and the traffic generated by 36 residential efficiency units is anticipated to be minimal.

Access to the site will be via the existing driveway to the parking lot along N. Butler Blvd. The parking lot contains approximately 48 parking spaces. 36 parking spaces are required for the proposed 36 efficiency units. This leaves 12 parking spaces which is more than adequate to support the proposed use of the gymnasium by the neighborhood which is the subject of the applicant's accompanying special land use permit request. There is also more than enough space on the existing lot to accommodate additional parking if necessary.

IMPACT ON PUBLIC FACILITIES:

All utilities and other public services are available to the subject property. Site plan review and approval will be required if more than 1,000 square feet of new impervious surface is proposed to be added to the property. A storm water management plan for the entire site would have to be reviewed and approved by the City Engineers as part of the site plan review process.

ENVIRONMENTAL IMPACT:

No negative environmental impacts are anticipated to result from the proposed rezoning. It is not anticipated that the proposed 36 efficiency units and use of the existing gymnasium by the neighborhood would generate excessive traffic, noise or other issues that would negatively impact the surrounding area. In terms of the physical environment, with the exception of possibly expanding the parking lot at some point in the future, the site will remain virtually unchanged.

IMPACT ON FUTURE PATTERNS OF DEVELOPMENT:

The proposed rezoning will have no negative impacts on future patterns of the development in the area. The current "C" Residential zoning does not allow for reasonable use of the site (2 residential units). Rezoning the property to the "DM-1" Residential district will allow for use of the building on the subject

property in a manner consistent with the existing land use pattern and residential density level in the surrounding area.

The circumstances that justify the rezoning are unique to the property in question. The subject property is much larger than any other parcel in the area and contains a former elementary school building. Is approval, therefore, will not set a negative precedent for future rezoning requests in the area.

Overall, the proposal is expected to have a positive impact on future patterns of development in the area. There are several schools that have been closed in the City of Lansing, most of which are also located in residential neighborhoods. Reuse of these buildings has had a very positive impact on the community as opposed to vacant buildings which are subject to vandalism and can deteriorate over time, becoming a blight in the neighborhoods in which they are located.

SPECIAL LAND USE PERMIT ANALYSIS

Section 1282.03(f)(1)-(2) 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?

The Special Land Use permit is to allow the gymnasium to be open and available to the neighborhood for athletic/recreational purposes and for meeting/gathering space. The owner of the building will be solely responsible for all aspects of this operation. Previous owners of the subject property have made the gymnasium and the outdoor playground available to the neighborhood without the required special land use permit, which is necessary to comply with the zoning ordinance requirement for a private recreational use. The special land use permit is merely the formal approval for the activities that have historically occurred on the property for many, many years without incident.

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

The special land use permit will not change the essential character of the area. It will not result in any physical changes to the site and will permit activities that have been taking place on the property continuously over the years.

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

The proposed special land use is not anticipated to interfere with the enjoyment of adjacent properties. The existing gymnasium at 835 W. Genesee has historically been available to the neighborhood for various activities without any permits or approvals from the City. The use that is the subject of this special land use permit request, therefore, is not new to the site. The applicant is simply requesting the special land use permit so that the proper zoning approvals will be in place. Since there is no evidence that making the gym available to the neighborhood in the past has caused any problems in the area, there is no reason to believe that it would do so moving forward.

-
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?**

No changes are proposed for the site (no new parking or new building area) and therefore, the proposed special land use will have no impact 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?**

No nuisances are anticipated to result from the proposed special land use as it will not generate any smoke, odors, fumes or glare. In addition, since the intent is to allow the gymnasium to be utilized by residents of the neighborhood, it is not anticipated that it will generate any additional traffic. Past occupants of the building have also allowed residents in the area to utilize the gym for athletic/recreation purposes and there have been no complaints with regard to noise or any other issues that would negatively impact the surrounding neighborhood.

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?**

No negative comments have been received from any of the reviewing departments or agencies with regard to impacts on public facilities and services.

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

The proposed special land use will not place demands on any public services in excess of current capacity.

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 proposed special land use is consistent with the intent and purpose of both the Zoning Code and the objectives of the Master Plan. The Zoning Ordinance allows community facilities in residential neighborhoods in order to provide convenient recreational facilities and gathering space for its residents where it can be determined, through the special land use permit process, that the location for such use is appropriate. Providing these types of facilities in residential neighborhoods is also consistent with property planning principles in general. In this particular case, there is more than adequate parking on the site, the building is located a fair distance from any of the adjacent residences the recreational facilities are already in place and have been utilized by the community in the past without incident.

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

No new construction is proposed for the subject property. The building that is the subject of this request complies with all dimensional requirements set forth in the Zoning Ordinance. In addition, there is more than adequate parking on the site to accommodate the proposed special land use, both from a code standpoint and from a practical standpoint.

SUMMARY

The findings of fact as outlined in this staff report support a positive recommendation for the requested rezoning from “C” Residential to “DM-1” Residential. The proposed rezoning will be consistent with the existing land use patterns in the area and with the goals of the Design Lansing Comprehensive Plan. Additionally, the proposed rezoning will have no negative impacts on traffic patterns, the environment or future patterns of development in the area.

The findings of fact as outlined in this staff report also support a finding that the proposed special land use permit for a community facility providing recreational, athletic and gathering facilities to the surrounding neighborhood complies with all of the criteria of Section 1282.03(f)(1)-(9) of the *Zoning Code* for evaluating Special Land Use permits.

1. The proposed Special Land Use will be harmonious with the character of adjacent properties and surrounding uses.
2. The proposed Special Land Use will not change the essential character of the surrounding properties.
3. The proposed Special Land Use will not interfere with the general enjoyment of adjacent properties.
4. The proposed Special Land Use does represent an improvement to the lot as it currently exists.
5. The proposed Special Land Use will not be hazardous to adjacent properties.
6. The proposed Special Land Use can be adequately served by public services and utilities.
7. The proposed Special Land Use will not place any demand on public services and facilities in excess of current capacities.
8. The proposed Special Land Use is consistent with the specific designations of the Zoning Code and the Design Lansing Comprehensive Plan.
9. The proposed Special Land Use will comply with the dimensional requirements of the Zoning Ordinance.

RECOMMENDATION

Pursuant to the findings described in this report, the following requests are recommended for approval by the Planning Office:

Z-3-2019 be approved to rezone the property at 835 W. Genesee Street from “C” Residential District to “DM-1” Residential District.

SLU-2-2019 be approved for a special land use permit to allow the gymnasium at 835 W. Genesee Street to be available for use by the residents of the area for recreational/athletic facilities and gathering space with the condition that the facility is operated and maintained by the owner or owner’s representative for the property.

Respectfully Submitted,

**Susan Stachowiak
Zoning Administrator**



BOARD OF WATER AND LIGHT MEMO

May 30, 2019

TO: City of Lansing – Planning Department, Susan Stachowiak
FROM: Andy Baumgartner, Real Property Analyst, Legal Services, 517-702-6795
RE: COL Z-3-2019_835 W. Genesee Comments

BWL Electric: Approved with the following comments:

- The BWL can provide an (underground and/or overhead) electric service to serve the new development based on the Board's Rules and Regulations for Electric Service.
- A copy of the final site, grading, and electrical plans for the proposed development must be supplied to the Customer Projects Department before a final cost for electric service and service agreement can be provided to the owner/ developer.
- Owner/ developer must contact BWL Customer Projects Department, Jerry Wheeler @ 517-702-6644, to initiate service agreement process.
- There are no apparent conflicts with the proposed development and the existing BWL electric distribution facilities.

BWL Street Lighting: Approved with the following comments

- Butler Road between Genesee and Shiawassee has STLT in conduit on East side of street. Genesee has no issues. OPI's are located in parking lot.
- This approval does not constitute an agreement for service, and is subject to the following conditions: BWL owns and operates street lighting facilities along the roadway (within the R.O.W). Should any part of the BWL street lighting system be in conflict with the proposed project, an engineered solution will be required to maintain lighting of the roadways. Advanced notice of conflicts will be required to effectively address. For Street Light Engineering contact Gary Simpson by email at Simpson.gary@LBWL.COM or by phone at (517)702-6647.

Note: This site plan approval does not constitute an agreement for service. All customers must meet LBWL requirements and enter a service agreement prior to receiving service.

BWL Water & Steam Distribution:

Approved

Please note that this approval does not constitute an agreement for service, and is subject to the following conditions:

- Site Specific Comments:
 - BWL records indicate an existing 2-inch service serving the site. The proposed rezoning does not appear to impact existing BWL water facilities.
 - Should the customer require changes to the water service in order to meet new zoning requirements, then the customer will be required to submit an application to the BWL Utility Service Department at 517-702-6700. The customer will be required to enter a service agreement, meet BWL requirements, and pay applicable fees prior to receiving service. Additional information can be found online at <http://www.lbwl.com/Commercial/Water-Services/Water-Service-Installation/>.
 - Should construction work be performed in the vicinity of existing BWL Water Facilities, then the customer is responsible for verifying the precise location and depths of the existing water mains or services prior to design/construction. The BWL will not be responsible for unanticipated conflicts caused by inaccuracies in the customer's design documents or MISS-DIG staking in the field. Any work on the site that exposes, disturbs, or otherwise carries the risk of damage to existing BWL Water Distribution facilities, is subject to review by the BWL. The owner is responsible for the costs of preparing a plan to protect these facilities, as well as the costs of inspection and/or repair, if deemed necessary by the BWL.
- Any questions about specific water service requirements may be directed to the BWL Water Distribution Department; Jerrod Wade via e-mail at Jerrod.Wade@lbwl.com.

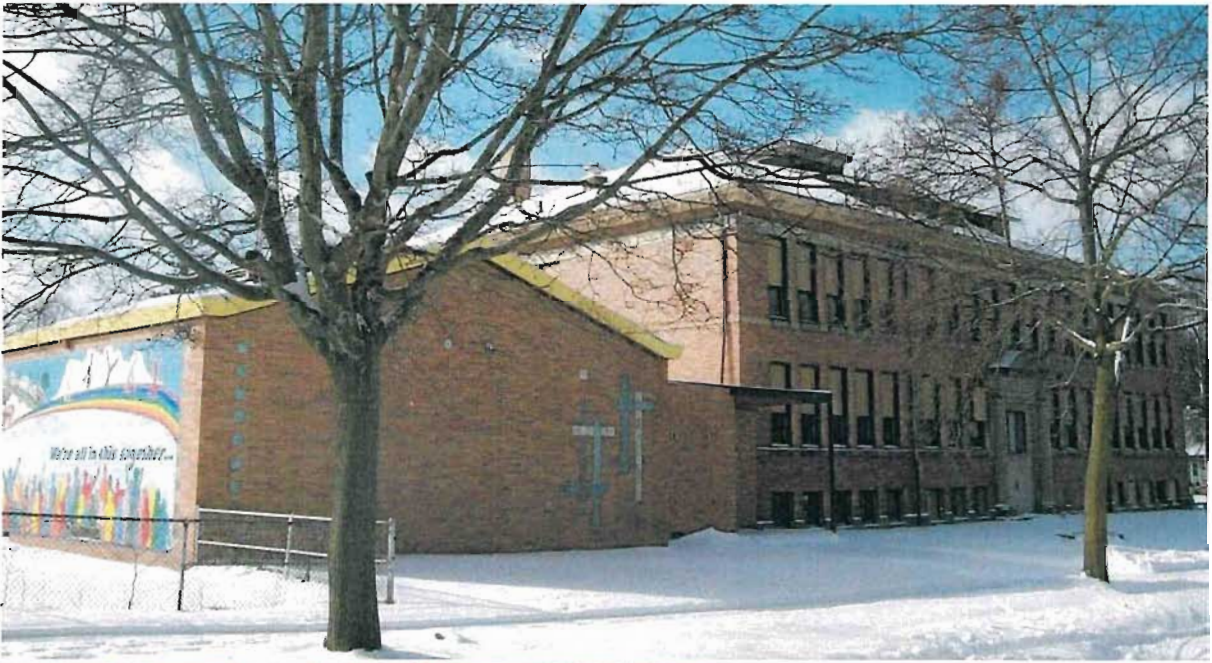
Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.

BWL Water Operations: Randall Roost
No comments or concerns with the rezoning.

BWL Environmental Wellhead Protection: Angie Goodman, Water Quality

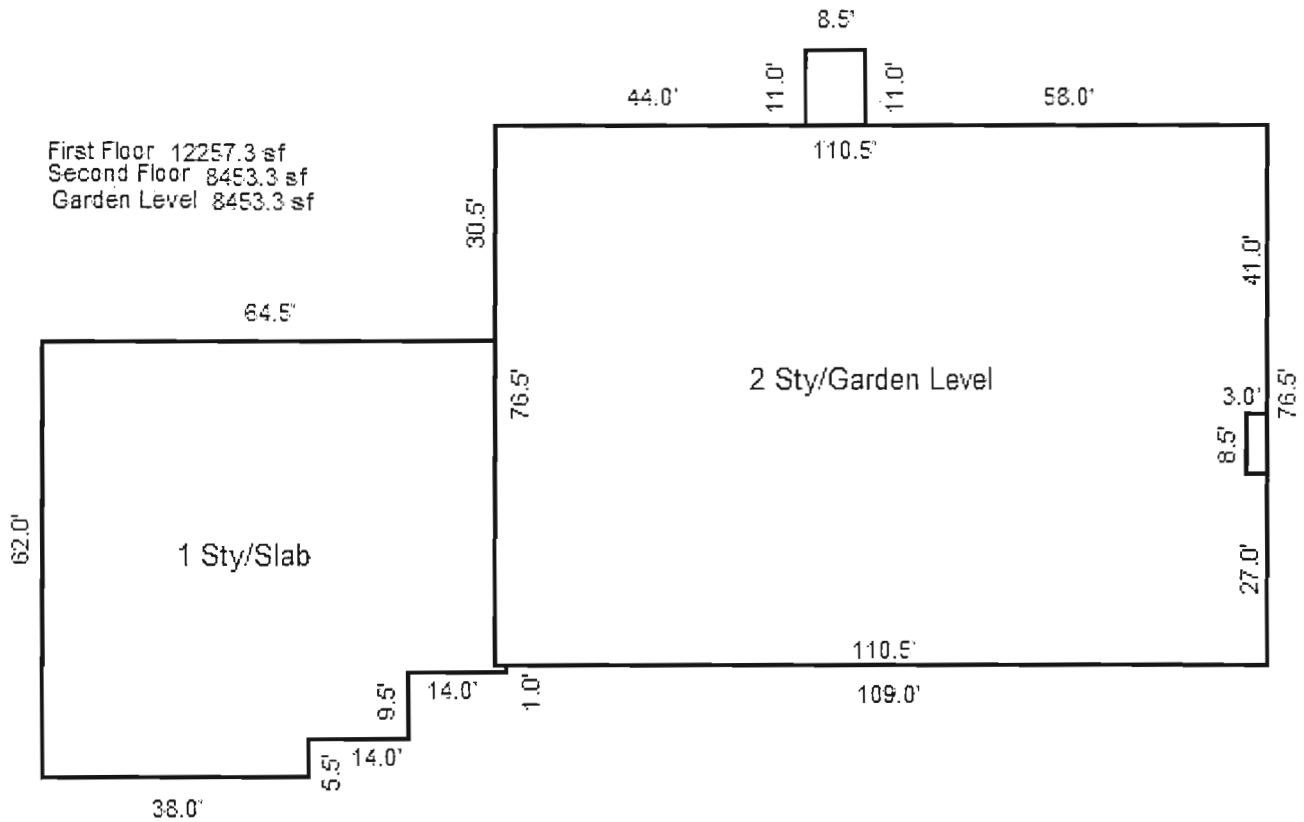
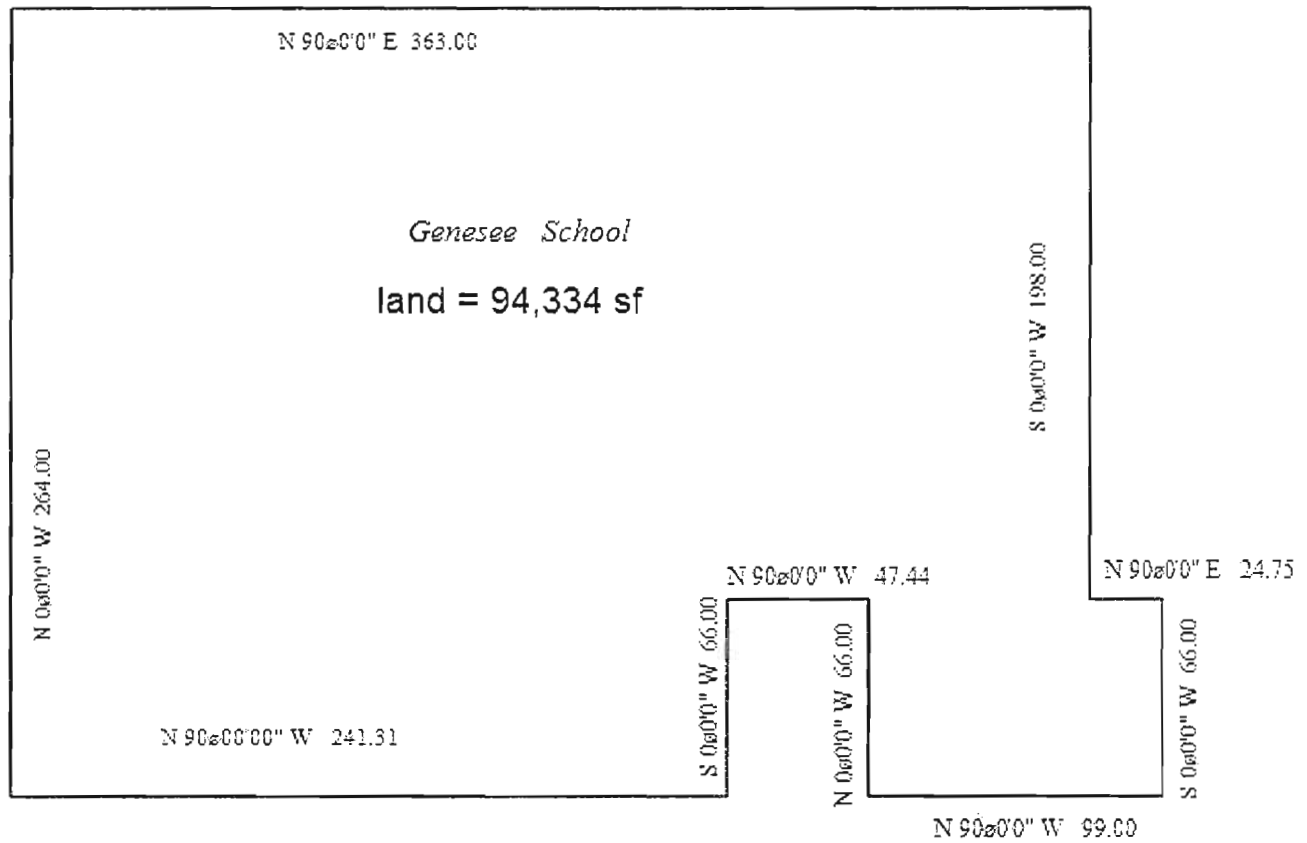
This project lies within the Board of Water & Light Wellhead Protection Area. Care must be exercised during construction to minimize the exposure of contaminated soils to weather and subsequent loss to the groundwater. Construction machinery should be parked on paved areas when not in use, and leakage of petroleum products and other potential contaminants must be immediately cleaned up and properly disposed of. Newly exposed soil could offer a route for contaminants into local groundwater.

Note: Any site plan approval does not constitute an agreement for service. All customers must meet BWL requirements and enter a service agreement prior to receiving service.



W. genesee St.

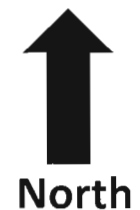
N. Butler Blvd.







Zoning District	
	A Residential-Single
	B Residential-Single
	C Residential-2 Unit
	NONE
	CUP Community Unit Plan
	D-1 Professional Office
	D-2 Residential/Office
	DM-1 Residential-Multiple
	DM-2 Residential-Multiple
	DM-3 Residential-Multiple
	DM-4 Residential-Multiple
	E-1 Apartment Shop
	E-2 Local Shopping
	F Commercial
	F-1 Commercial
	G-1 Business
	G-2 Wholesale
	H Light Industrial
	I Heavy Industrial
	J Parking
	ROW Right of Way



North

Summary of Genesee Renaissance Center Visioning Meetings

Overview

In the fall of 2012, two visioning meetings were held by the Genesee Renaissance Coalition (GRC) to help determine community priorities for future use of the Genesee School, located at 835 West Genesee Street, over the next 100 years. The attendees agreed to rename the building the *Genesee Renaissance Center*. Throughout the meetings, three main questions guided community members' suggestions for the school.

1. How will we serve the building?
2. How will the building serve us?
3. Who will renovate it? (Public funds are not available.)

Participants

A total of 38 community members attended at least one of the meetings. (8 of the 38 people attended both meetings.) Every participant represented at least two community interests, including:

- 33 Neighbors of the center
- 11 Members of Genesee Gardens Cohousing
- 6 Frequent playground users
- 4 individuals with a historical connection to the building
- 2 Members of the Rivendell Cooperative
- 2 Mural contributors
- 2 People with Young Adult interests
- 1 Member of the GROW Initiative
- 1 Representative from Vesta Building Industries
- 1 Person from CSA Farms
- 1 Member of Eastside Lansing
- 1 Person with Elderly Interests
- 1 Representative of REACH Studio
- The Director of Closing the Digital Gap
- The Planning Director of the City of Lansing
- The President of the Downtown Neighborhood Association
- The City Councilperson for Lansing's 4th ward
- The Creator of Michigan Now
- A former Lansing School Board member
- A GLAAHI board member
- A photographer
- A small business owner
- A communications professional
- An artist

(Note: the number of interests does not match the total number of participants because everyone had more than one interest.)

Representativeness of the Genesee Neighborhood

Data from the 2010 U.S. Census for the census blocks within the boundaries of the Genesee Neighborhood was used to find the age distribution of the community. The table below shows how the participants of the visioning meetings compare to the neighborhood with respect to age:

	2010 Census Data		Visioning Participants	
	Number	Percent	Number	Percent
Total	1,260	100.0%	33	100.0%
Ages 0-9	191	15.2%		
Ages 10-17	123	9.8%		
Ages 18-44	656	52.1%		
Ages 45-59	189	15.0%		
Ages 60-74	73	5.8%		
Ages 75+	42	3.3%		

Description of Visioning Meeting Results

During the meetings, participants discussed three issues related to the three guiding questions:

1. What We Like About or Currently Use at the Genesee Renaissance Center
2. What We'd Wish to See at the Genesee Renaissance Center in the Future
3. What We DON'T Want to See at the Genesee Renaissance Center

Specific ideas related to these three issues were recorded during the meetings. Afterward, the individual suggestions were grouped into 18 reoccurring themes:

Emergent Themes from the Genesee Renaissance Center Visioning Meetings	
A. Community Access/Diversity	J. Property Management/Sustainability
B. Historical Preservation	K. Civic Engagement/Empowerment
C. Music and the Arts	L. Security/Safety
D. Computers/Internet	M. Community/Adult Education
E. Parks/Playgrounds/Outdoor Entertainment	N. Childhood Education/Programs
F. Gardening	O. Indoor Exercise/Fitness
G. Community/Health Services & Resources	P. Industrial Usage
H. Entrepreneurial Development	Q. Controlled Substances
I. Building Structure/Architectural Design	R. Blight (Vacant Lot, Boarded up Building, etc.)

The themes were then mapped according to how many times each was mentioned for each of the three issues (what we like, what we'd wish to see, what we DON'T want). The maps are arranged so that the largest bubbles show the themes that were mentioned the most for each issue, and the smaller bubbles show the themes that weren't mentioned as many times. The themes are just one way to group all the individual ideas, and some ideas appear in more than one theme. The theme maps are meant to help the GNC get an overall picture of the ideas.

Neighborhood wisdom and some truth¹ about Genesee School Building March 14, 2013

Structural history

- 1912 Genesee School built
- Grounds include over 2 acres
- 1962 the gym was added
- typical monthly utility bills, averaged over summer and winter, all utilities: \$1,700

Program history

- 1987 Black Child and Family Institute opened, renting from Lansing School District for \$1/year
 - same year Fred Marshall, building maintenance and operations manager started
 - BCFI moved out suddenly June 2012
- June 2002 Closing the Digital Gap moved in. Still operating today at the school
- Today, two churches and various community groups use space temporarily in the building, mostly managed by Marcus Jefferson, with help from CtDG staff.

What happened after BCFI left? How did we get here?

- July 2012: Four neighbors met with Superintendent and Director of Admin. Services to open discussion on how to keep the building open and people using it- avoid abandonment.
- August: First group of neighbors met at Northwest Initiative to discuss how to move forward and include our neighbors.
 - Decided we needed 2 forums to gather input on:
 - what do we want to avoid
 - what do we currently like and use
 - what do we want to see in the future
- September and October: Forums held with over 50 neighbors in age range from 8-80 years old
 - Decided to begin a renaissance with the school building, but not stop there.
 - Decided to name ourselves Genesee Renaissance Coalition, and the working title for the building was Genesee Renaissance Center, or affectionately as Renaissance Center.
- Heart of Lansing Villages group (with Northwest Initiative and AARP) shared their Nov. 2012 survey of over 1,000 residents 55, 65, and 75 years old who were asked what they need to stay in their homes, to age in place
- November 2012, Cristin Larder, statistician, and neighbor, voluntarily summarized the data from fall forums and the survey of our elders to make infographics and summary of census data. Available upon request: mctiko@yahoo.com or 517-203-8937.
- January 2013: Invited investors and potential tenants, including Tim Hunnicutt, who could put required amount of love and money into the school to renovate it and make it work in the neighborhood, be a good neighbor.
- February/March 2013: Tim Hunnicutt, approached the G.R. Coalition leadership, asking to meet with the Lansing School District to discuss sale of the property and future process.
 - March 13, 2013: announcement and next steps: developing a neighborhood vision for Genesee, including all stakeholders. Also known as a place-making charette

¹ These are facts as best determined by the Genesee Renaissance Coalition, with help from HISTORIC GENESEE SCHOOL WORK GROUP, and the Lansing School District Facility Analysis from July 1993.

Please contact 517-203-8937 or email mctiko@yahoo.com if you know otherwise or can help fill in more information.

Genesee Neighborhood Demographics

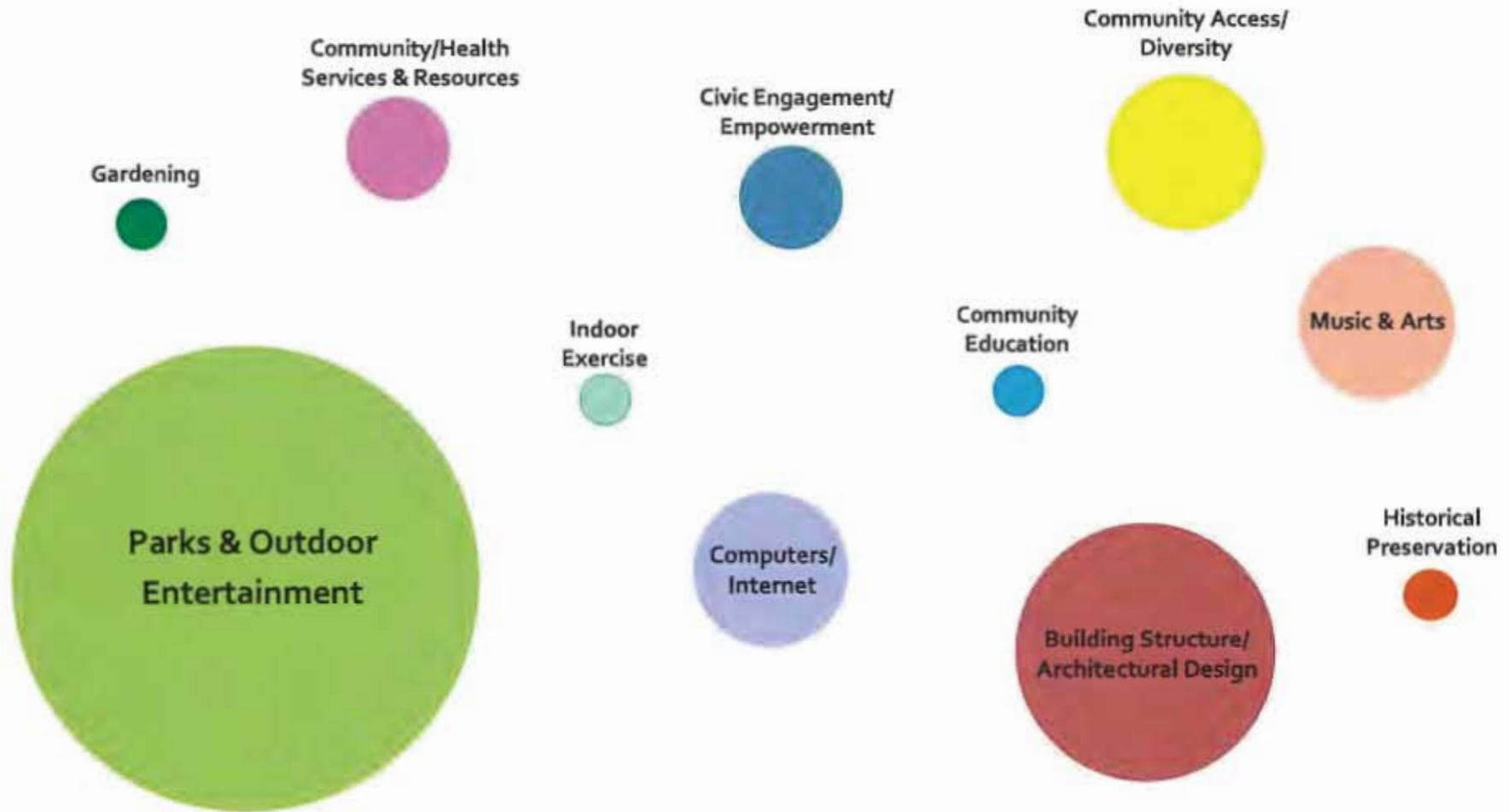
Source: 2010 Census Data

	Number	Percent
Total Population	1,260	100.0%
Race/Ethnicity		
NH White	621	49.3%
NH Black	366	29.0%
NH Native	8	0.6%
NH Asian/PI	24	1.9%
NH Other	1	0.1%
NH Mixed	75	6.0%
Hispanic	165	13.1%
Age Groups		
Ages 0-9	191	15.2%
Ages 10-17	123	9.8%
Ages 18-44	656	52.1%
Ages 45-59	189	15.0%
Ages 60-74	73	5.8%
Ages 75+	42	3.3%

	Number	Percent
Housing Units	741	100.0%
Occupied	573	77.3%
Vacant	168	22.7%
Households	573	100.0%
Owner	156	27.2%
Renter	417	72.8%

Results of the 2012 Genesee Renaissance Center Visioning Meetings

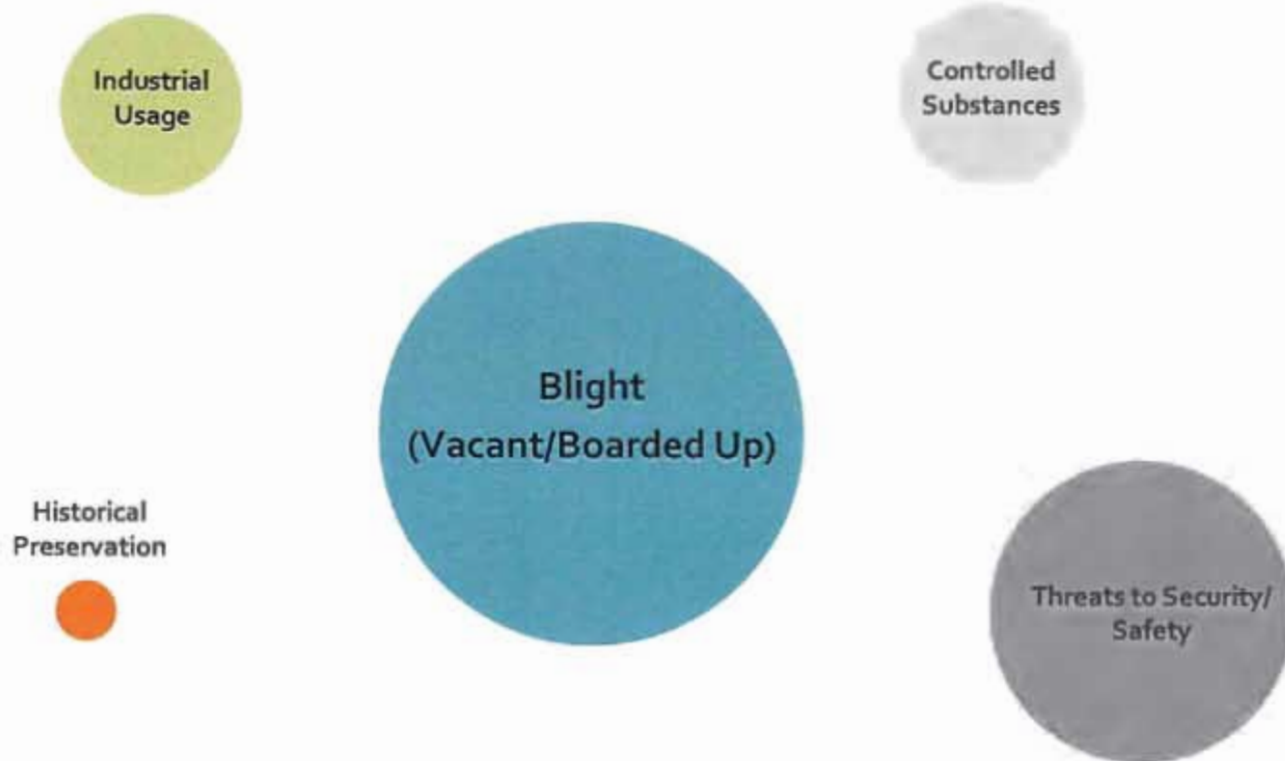
What We Like About or Currently Use at the Genesee Renaissance Center



Larger bubbles represent themes that were mentioned more times than themes with smaller bubbles at the two visioning meetings.

Results of the 2012 Genesee Renaissance Center Visioning Meetings

What We DON'T Want to See at the Genesee Renaissance Center



Larger bubbles represent themes that were mentioned more times than themes with smaller bubbles at the two visioning meetings.



**Butler Corridor Coalition
May 2013 Neighborhood Forum
REPORT**

June 19, 2013

www.butlercorridor.org

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SECTION ONE: Introduction and Overview

Forty neighbors, business owners and community members, gathered together on Saturday, May 11, 2013 at Lansing's First Presbyterian Church to take the future of our neighborhood into our hands. We were many ages, many income levels and many colors, united in our desire to take the best of the historic N. Butler Avenue Corridor and push it into the next century.

Here are some things we said:

- We like the small lots and four-story tall trees that create a green canopy enfolding us. We do not like landlords or homeowners who don't care for their properties.
- We like our small blocks, encouraging us to walk from here to there. We do not like raceway streets frightening parents with strollers or friends in wheelchairs.
- We reflected the values of knowledge workers before people spoke of "the creative class". We do need more bicycle amenities.
- We like our neighbors. We want more places to gather with them. Those could range from pocket parks and benches, to small cafes and bookstores.
- We treasure our old buildings, from the large imposing ones to the small "mother in law" houses. We do not want them left to fall into disrepair so that demolition is the only recourse. We cannot allow broken windows to criminally color our neighborhood.*
- We choose to eat well. We want varied options nearby, from fresh garden produce in community gardens to grocery stores carrying affordable, real food.
- We like to shop. We want to walk to buy what we need.
- We want our neighborhood to feel inviting to our many communities.
- We are thirsty for knowledge. We need tools to help us exchange ideas with the globe.
- We appreciate our commercial neighbors and intend to work with them in a spirit of mutual respect.

* George L. Kelling, C. M. (1996). *Fixing Broken Windows: Restoring Order and Reducing Crime in Our Communities*. New York: Simon and Schuster.

SECTION TWO: How to Stay Involved / Next Steps

The Butler Corridor Coalition thanks everyone that attended the Coalition's first Neighborhood Forum in May. We were delighted that over 40 neighbors, business owners, city council candidates, elected officials, and other citizens attended to share ideas and input.

This is a draft summary of the history that brought us together, and the conversation that took place at the BCC Neighborhood Forum. We invite feedback and input on the content of this report. To add any other ideas you have about the proposed development projects, or the neighborhood, please email info@butlercorridor.org.

We published this report on June 19, 2013, and intend to accept comments, questions, and other feedback for 30 days. On July 18, 2013, we will collect all the feedback we've received, and publish a final report. The report will be distributed to neighbors, elected officials, the Michigan Association of Broadcasters, Zero Day, the City of Lansing, the Lansing Economic Area Partnership, and other relevant entities. We hope the findings will positively shape proposed development projects, and the overall direction of our neighborhood.

If you have interest in joining the work group for this effort, contact us by email, info@butlercorridor.org. If you want more information regarding our activities, then visit our website, butlercorridorcoalition.org for additional resources and updates.

Follow Up

In July 2013, the BCC organized an ice cream social on the yet to be developed property owned by MAB at the corner of Ionia and Butler. The purpose: to remind community members of the ending of the comment period for the draft form of this report.

In September 2013, the BCC plans a second neighborhood forum at the Zero Day property in the former Genesee Street Elementary School to strategically plan next steps and desired outcomes based upon this finalized report.

SECTION THREE: About The Butler Corridor Coalition



The Butler Corridor Coalition defines itself using a one-third mile "walkshed", or any area about a 10 minute walk from the former Genesee Street School site (walkshed denoted in purple).

The Butler Corridor Coalition is made of citizens, organizations, and business owners working together to improve the quality of life in the area around N. Butler Avenue near downtown Lansing, Michigan.

our purpose.

Residents and representatives of several Lansing-based community organizations, including the Downtown Neighborhood Association, the Westside Commercial Association, and the Genesee Street School Coalition, formed the coalition in April 2013.

We believe that economic decision-making should be inclusive and open, and that economic development projects should create opportunity for residents, workers, and business owners alike. We seek to broaden public participation, identify and distill a set of clear objectives for the corridor, and ultimately ensure that future economic development creates real, measurable community benefits that improve the lives of workers, families and our city as a whole.

out motto:

"You don't have to move to live in a good neighborhood." - Majara Carter
Butler Corridor Coalition, www.butlercorridor.org, 5 of 18

our "gymnastic"
- mags

SECTION FOUR: What Brought Us Here?

This report is a summary of the goals and next steps of the Butler Corridor Coalition. The content for this report was collected at the May 9, 2013 meeting of the Coalition at Lansing's First Presbyterian Church, where over 40 neighbors, business owners, and concerned citizens joined together to have a conversation about the future of the neighborhood.

But how did we get here in the first place?

The Butler Corridor Coalition was formed in response to development plans at two key neighborhood sites, both facing the threat of abandonment and neglect. The first site is a vacant lot, situated between Ottawa, Sycamore, Ionia, and Butler streets, just a 10-minute walk from the Michigan Capitol building and the heart of downtown Lansing. Once slated to become the site of the Michigan Governor's mansion, the site had attracted the interest of several real estate developers over the last several years, but multiple efforts failed to materialize.

Opportunity struck this spring when the Michigan Association of Broadcasters (MAB), a state association based in Lansing, purchased the five-acre site. MAB, the non-profit trade association for Michigan radio and television stations and broadcasters, purchased the site in hopes of building their state headquarters there.

The second site targeted for redevelopment is the 100-year-old Genesee Street Elementary School. Closed in the 1980's, the building remained in the ownership of the Lansing School District, but the property's growing maintenance costs were becoming a burden for the school district. During the 2000's, the average monthly utility bill over the summer and winter months for all utilities was \$1,700.

Community members sought to find ways to preserve the historic, 1912-built building situated on two acres of land, and to support tenants like the former Black Child and Family Institute (BCFI) and Closing the Digital Gap, two non-profits that partnered with the Lansing School District to provide services under the building's roof.



Photo courtesy of Capital Area District Library.

In Fall 2012, a group of community organizations banded together to talk about ways to preserve the building. Unofficially dubbed the Genesee Renaissance Coalition, they partnered with Closing the Digital Gap and the Lansing School District to construct a business plan, schedule meetings with concerned citizens, and to create a strategy to change the direction of the School. Armed with a restoration price tag of nearly \$3 million, the group pitched their ideas for redevelopment to the Great Lakes Capital Fund (GLCF). It was through GLCF that they connected with Zero Day, a non-profit organization that works to rehabilitate and re-orient military veterans to civilian life. Zero Day purchased the building in early April, and will utilize the building as its headquarters, while simultaneously training their members to preserve and restore the building.



The Genesee Street Elementary School in 2013. Photo courtesy of MC Rothorn and the Downtown Neighborhood Association.

With similar development timelines, these projects offer residents of the N. Butler Avenue corridor the opportunity to define what they want the neighborhood to look like over the next 5, 10, and 20 years. Commercial development can change neighborhoods in dramatic ways, so the same residents that worked to save the Genesee Street Elementary School banded together to discuss the future of each development and how they could move forward cooperatively, not competitively.

Michigan Association of Broadcasters Overview

About MAB:

- Current President and Chief Executive Officer is Karole White
- Company consists of 389 station members and 18 board members
- Purchased 5 acres, bordered by Ottawa, Butler, Ionia and Sycamore Streets

About the Project:

- Goal is to build a new headquarters and media center, probably at the SE corner at Ottawa and Sycamore.
- Neither an architect nor a builder have yet been chosen, but a concept architect, Barry Wood, has been hired. An MSU intern has been hired to perform a community needs analysis.
- Neither the size of the building nor the number of parking spaces has been determined, but may be determined by mid-June.
- Want the headquarters to fit the character of the surrounding community as much as possible.
- Once MAB's needs and the technology needs of the community are determined, credits from the Michigan Economic Development Corporation (MEDC) will be explored, as well as grants from the National Telecommunications and Information Administration (NTIA) for education and training.
- Plan to demolish the 2 western-most houses on Ottawa Street by June 1.
- Will develop remainder of property. RFP is being created. Meetings with potential developers are ongoing.
- Once financing is arranged, the City Council approves plans, and the community is supportive, construction will begin.

Potential Partners: Lansing Economic Area Partnership (LEAP), Michigan Economic Development Corporation (MEDC).

Present Zoning: DM-3 Residential District. The intent of the "DM-3" Residential District is to permit the construction or conversion of structures for multiple dwellings, which may be developed at a net density to 39.6 dwelling units per acre. Permitted Uses are medium density, multiple dwellings with minimum lot area per unit.

Estimated Timeline: One to three years.

Zero Day Overview

About Zero Day: Parent organization is MiPlacemakers, Inc., a 501c3 not-for-profit organization that specializes in "placemaking" economic development.

Zero Day Headquarters: The former Genesee Street Elementary School

Lot size: Approximately 2 acres

Approximately 30,000 square feet (3 levels)

Anticipated investment: \$3,000,000

Future use will require rezoning:

- Studio Intrigue Architects: hired and are developing new use drawings
- Mixed use/office/low density multifamily residential
- Historic preservation of existing school building
- Green renovations to ensure sustainable operations

Current Relationships:

- Historic Preservation organizations, including FAAR Group, MHPN, Preservation Lansing, National Trust for Historic Preservation
- Community revitalization and community development groups, including CEDAM, Michigan Land Bank, Ingham County Land Bank, Great Lakes Capital Fund

Mission:

Community/neighborhood revitalization & military veteran training/employment

Operations

Training, supportive services, construction, property improvement, graphic design/marketing, real estate development, housing, business development, landscaping, community gardens.

Current Projects

Neighborhood Clean Up with Zero Day, DNA, and Ingham County Land Bank: Zero Day has agreed to place 2 dumpsters on site for neighbors to clear out their yards and unwanted household materials, excluding hazardous materials not accepted by waste management companies. Will continue to host and support the project through July 1, 2013, and will gladly extend the program so long as the neighborhood is showing progress and the Land Bank continues to assist.

Community Garden: In partnering with neighborhood champions, we will continue to permit the use of the property for a neighborhood garden, so long as it is supported and maintained by neighbors.

Veteran Training: Classes have begun and will continue throughout the year. The school is not open to the general public for purposes of safety and security. When appropriate, Zero Day staff will welcome neighbors and businesses to the premises on an appointment basis (public notice will be provided). Hazardous material assessments are underway with abatement activities to follow in the near future.

Updates:

Genesee Street Elementary School Building renovation plans have started.
Maintenance and upkeep is ongoing (performed by Zero Day staff).

Zero Day Personnel & Leadership

General Operations: Tim Hunnicutt

Project Coordination: Dennis Boutwell

Business Operations: Chuck Embs

Business Development: Tim Hunnicutt and Chuck Embs

Career Counseling: Tim Hunnicutt and Chuck Embs

Zero Day Supportive Services: Tim Hunnicutt

Community Development: Tim Hunnicutt, Joe Andrews, Katie Norman

Non-profit Board Leadership: Jeff Towns and Rick Norris

Community Garden: Sara Lepley

Historic Preservation: Tim Hunnicutt

Graphic Design and Marketing: Katie Norman

Property Management: Tim Hunnicutt, Dennis Boutwell

Construction Management: Tim Hunnicutt, Dennis Boutwell

Construction Design: Tim Hunnicutt

Veteran/Apprentices are participating in varying capacities, but involved in all activities listed above.

SECTION FIVE: What do we want to Preserve, Transform, Enhance?

A. Coming Together, Volunteering

Preserve

Diverse, unique neighborhood agencies, organizations, and businesses, including:

- for-profit
- non-profit
- governmental
- non-governmental
- churches/faith community
- resident-driven & commercially-driven

Small ways for neighbors to get together and know one-another, like progressive parties, GOTV campaigns, outdoor potlucks, increased home ownership (using the existing renters/neighbors in the home already)

Wish for these existing groups to continue to thrive, filling the niches they do, giving and receiving help in the community.

Some of the groups represented at our table:

- Crossroads Church
- 4th Ward Progressives
- Neighborhood associations, including the Downtown Neighborhood Association (DNA), Westside Neighborhood Association (WNA), Genesee Neighborhood Association (GNA)
- Westside Commercial Association (WCA)
- Northwest Initiative (NWI)

Enhance

- Sense of place
- Individual groups work together, in the spirit of:
 - “you don’t have to move to live in a good neighborhood” and
 - “I see that garden/that building/that event, and I must be welcome to join/volunteer/help, because this is my neighborhood.”
- Neighborhood traditions of acceptance and agitation.
 - WNA, GNA, DNA

Transform

- Dream and think big- be optimistic...yes, we can!
- The Butler Corridor Coalition might build power with each individual group using community organizing skills and strategy to effect one change that is widely and/or deeply felt in the area within the Corridor walkshed
- Identify avenues to power within individual groups and BCC (so I know, as an individual or as a representative of a group, what I can do about something I/we care about)
- Connect the dots (the individual groups working in the walkshed)

B. How We Get Around – Transportation and Connectivity

Preserve

- The neighborhood has a compact street grid, is walkable, and sidewalks are in good shape (for the most part)
- Lots of good choices for destinations downtown and at the corner of Saginaw and MLK (El Azteco, Rite Aid)
- There are both a good number of choices for bus stops as well as bus routes to take you downtown or elsewhere (including 3, 8, 9, 11, 12). The timing of the schedules works
- The Saginaw Street bike lane is a great addition, helps improve biking options
- The clear separation between residential streets and heavier volume streets makes walking and biking on lower volume feel safe
- Keep the right-turn-only on Lapeer and Sycamore – helps quiet neighborhood traffic

Enhance

- Add more bike lanes, there are streets at excess capacity that could mean new east, west, north, and south routes
- Could some on-street parking that is underutilized become bike lanes?
- Sycamore, Ottawa, Ionia, and Butler all need traffic calming – state workers speed through our neighborhoods
- Consider key places to add benches, trees, and other amenities to enhance walkability, make the area inviting
- Consider adding small intersection islands at Genesee / Butler and possible other areas to slow cut-through traffic
- Shiawassee – no one knows it is a “bike route”, so add sharrows (shared auto/bike traffic lanes duly marked) and more signage so bicyclists feel safe and visible – bicycle boulevard?
- Consider ways to limit parking with new development to maintain feel and character of the neighborhood

“You don’t have to move to live in a good neighborhood.” – Majora Carter

- Genesee Street is scary to walk through at night, especially close to Butler. Find ways to improve lighting
- Intersection of MLK and Genesee, MLK and Lapeer need much better pedestrian crossings, unsafe to cross now and it separates our neighborhood cohesion
- Large potholes on both Genesee and Butler need attention
- Why isn't there a bicycle lane on Oakland, too?
- Pine is too wide and needs a road diet

C. Where We Play – Parks, Trails, Gardens and Lawns

Preserve

- Walkability
- The west end of Ferris Park offers lots of activities and is well-designed

Enhance

- Restore Gardens at Zero Day, better communicate availability and ground rules for use
- Schedule more festivals and events at Ferris Park like the former Art in the Park event
- Designs should include passive use spaces with benches, table etc. Places for lunch, reading
- Make parks more pet-friendly, and consider adding a dog park component to Ferris Park
- Add biking lanes and paths, connect with West Saginaw bike lane, add west bound bike lane

Transform

- Use more greenspace for gardens: include gardens at both Zero Day and MAB projects
- Include playgrounds and play spaces at both Zero Day and MAB sites
- Add pocket parks closer to high numbers of children
- Add Tennis Courts at an available location in the neighborhood
- Reuse and repurpose abandoned properties
- Improve street appeal ambience with flower and vegetable gardens in front yards
- Make Shiawassee Street a complete street
- Create a community center at an available site in the neighborhood

D. Where We Rest

Preserve

- Our diverse housing stock
- Architectural integrity
- Character
- Variety
- Our diverse incomes: take care not to lose this diversity by creating larger lots, larger houses

Enhance

- Launch a building/housing code education program: What does compliance look like; what to do if building is tagged; where to get help; how to report non-compliance
- Create a historic district: Educate property owners that increased property values do not dictate increased taxes (Mathieu-Gast Act)
- Develop a unique streetlight design to brand the neighborhood
- Increase trash receptacles; host a trash receptacle design contest/ contact Reach Art Studio for help

Transform

- Put a grocery store at the corner of Ionia and Butler
- Put a bike path on Butler, remove all parking
- Create affordable lofts above Parks Furniture offering tax incentives
- Redesign Quality Dairy's exterior
- Nurture sensitivity to abounding trash
- Plant trumpet vines on the 70 utility poles lining Saginaw
- Line Saginaw with trees, add wells at bases for flowers
- Put garden on roofs
- Ensure that MAB's 5 acres have as little surface parking as possible

E. Curb Appeal

Preserve

- Maintain historic character theme throughout neighborhood
- Renovate or upgrade vacant homes
- Improve look and appeal of Park Furniture Building and adjacent property

Enhance

- Consider enhancements to curb side medians. Add decorative flowers, shrubs, trees, and greenery, as well as ornamental trees
- Add more trash receptacles throughout the neighborhood
- Add neighborhood way-finding signage
- Add awnings, fences, benches where possible
- Enhance storefronts along Saginaw Corridor from MLK to Pine, including Quality Dairy
- Improve, stylize and standardize street lighting. Increase overall lighting

Transform

- Tear down structures that cannot be renovated
- Grocery store or market to eliminate food access and food desert issues
- Address legislation and policy for eviction, and address absentee landlord accountability
- Seek change of curb placement of personal belongings

F. Small Business

Preserve

- Limit the size of any businesses in the Corridor (Boutique)
- Reuse or repurpose historic materials removed from buildings under redevelopment or revitalization
- Develop funding resource for community, businesses or individuals
- Partner with Zero Day for exploration of community revitalization

Enhance

- Add videographer training and usage for community. Develop apprenticeships
- Identify Zero Day and MAB as homes to media center
- Enhance relationships with economic anchors: Zero Day, Shanora's, MAB, Furniture Store, Rite Aid, El Azteco
- Explore a portable playground concept
- Develop Precious Care, education components

Transform

- House physical BCC in Zero Day building. Look for additional options
- Explore career development opportunities with partners
- Assist Zero Day with public face of veterans-in-need
- Develop a personal community member revitalization process or program

SECTION SIX: Mapping Shared Goals

What shared goals / agreements did we reach today?

- Where do we not have agreement?
- What remains to be known / decided?

In Common:

- Find ways of removing of billboards on Saginaw Street
- Install traffic calming, parking, and other infrastructure on Butler Street
- Need Bike Lane going west to pair with Saginaw – perhaps on Shiawassee Street. Also consider removing parking or a traffic lane along Pine and Ottawa to add bicycle lanes and calm traffic. State workers using the neighborhood as a thoroughfare need to respect that this is a place where people live
- Improve the pedestrian crossing along MLK at Lapeer and Genesee. This will help connect the Westside to the Genesee neighborhood
- Include greenspace at MAB site – perhaps mini-parks
- Enhance Ferris Park, as it is currently underutilized. Beautify the large open space, add activities: movies, festivals, etc. Consider adding a small urban dog park. Find ways to better hide the parking area and enhance its look with street trees and other plantings
- Engage City officials, landlords, and renters in policy initiatives to enhance / improve properties. Consider policies that engage renters and protect them from certain practices
- Find ways to create character across the neighborhood, capture our historic character and market it to the city and region
- Renovate commercial corridors along Saginaw (especially MLK to Pine Street) and the small section along Ionia Street. Maintain existing structures and enhance historic character
- Publicize NorthWest Initiative's Farmers Market better in the neighborhood to connect us to local food opportunities
- Examine ways to improve the pedestrian experience along Butler. This includes creating a nicer walking greenway to the farmer's market and other destinations

"You don't have to move to live in a good neighborhood." - Majora Carter

- MAB development should be townhouses like Printers Row in Cherry Hill Neighborhood, or a similar look and feel that includes patios and ways of adding eyes on the street. Identify ways for the site to increase the amount of greenspace. There is a unique opportunity at the corner of Ottawa and Butler to use a mixed-use approach to capture state worker foot traffic for commercial uses
- Include mixed uses at MAB site, commercial and mixed residential
- Add public wireless, long term – bury utilities

Differences:

- Roundabout at Butler and Shiawassee or a curbed planting circle without roundabout
- Slow down traffic on Grand Avenue
- Provide residents with information about assessments and evaluations
- As a last resort, shame bad landlords with photos and picketing where they live
- Brand Butler Corridor neighborhood with consistent lighting and other features, beginning with curbside plantings on Butler Street
- Add fruit trees into street tree mix
- Dog Park at Ferris Park
- Create feeling of safe neighborhood:
 - Spaces and forms that feel safe and inviting
 - Address behaviors like autos playing loud music and honking

Acknowledgements

The Butler Corridor Coalition Work Group extends our thanks to:

Bob Johnson, Director, Planning and Neighborhood Development Office, City of Lansing, MI

Brendan Boyle

Downtown Neighborhood Association

Genesee Neighborhood Association

First Presbyterian Church

Jessica Yorko, 4th Ward City Councilmember, City of Lansing, MI

Kindra Jackson, K's Precious Care

Michigan Association of Broadcasters

Preservation Lansing

Westside Commercial Association

Zero Day

This report was compiled by:

Gretchen Cochran, Lynn Martinez, Bill D. Morris, Rory L. Neuner and MC Rothhorn



Neighborhood and Housing Survey Results

Tri-County
Five-Year Fair and Affordable Housing Plan





Survey Process:

Internet survey conducted via Vertical Response®:

46 (21%) completed surveys from November 2013 through February 2014

Paper surveys conducted via intercept events and at community meetings:

169 (79%) completed surveys from August 2013 through December 2013

Clinton County: 8 surveys (4%)

Eaton County: 21 surveys (10%)

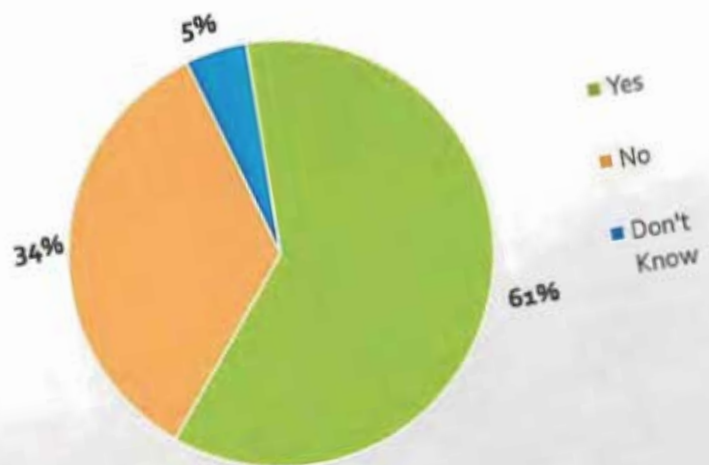
Ingham County: 109 surveys (51%)

County unknown or other: 77 surveys (36%)

Is housing affordable?

- The majority of survey respondents (61%) indicated that their housing costs are affordable.
- Over one-third (34%) of respondents indicated that their housing costs are not affordable.

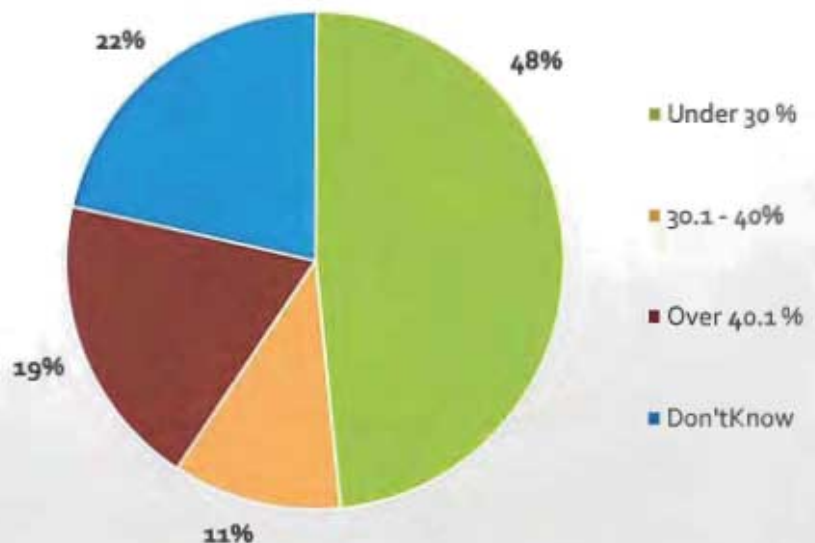
Do you think that you are living in an affordable home based upon your income? (Cost for housing includes mortgage and escrow or rent, electric, gas, water, property tax, and insurance.)



What percentage of income is spent on housing costs?

- Nearly one-third of respondents (30%) reported their housing costs are more than 30% of their household income.
- Nearly half (48%) of respondents reported their housing costs to be 30% or less of their household income.

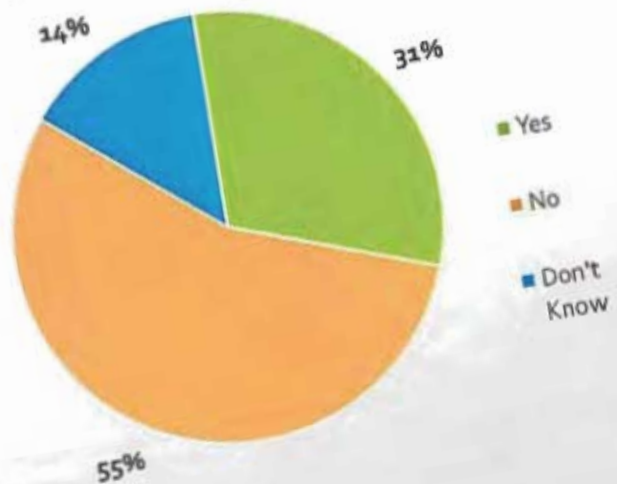
Please estimate the percentage of your costs for housing, based upon your annual income? (Cost for housing includes mortgage & escrow or rent, electric, gas, water, property tax, and insurance.)



Is there enough affordable housing in the Tri-County area?

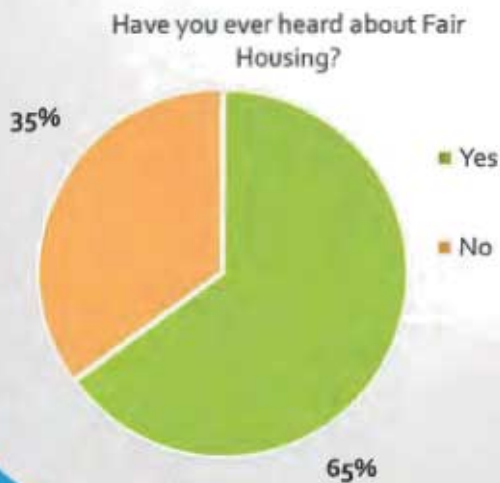
- Over half (55%) of respondents believe their community does not have enough affordable housing.

Do you think that your community or area has enough affordable housing?



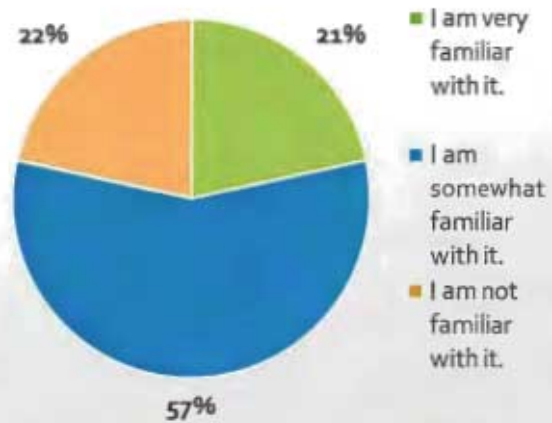
How much do people know about Fair Housing Laws?

Over half of respondents (65%) have heard of Fair Housing.



One fifth (21%) of respondents believe they are very familiar with Fair Housing laws.

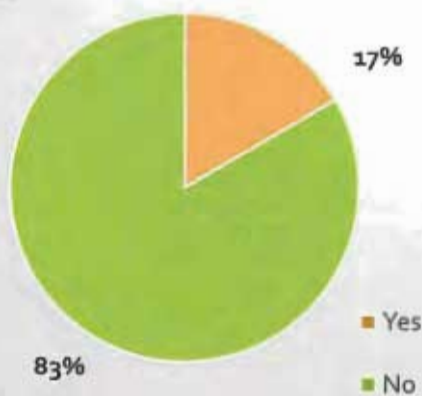
If you answered "Yes", how much do you know about Fair Housing Laws and your rights?



Mortgage Discrimination

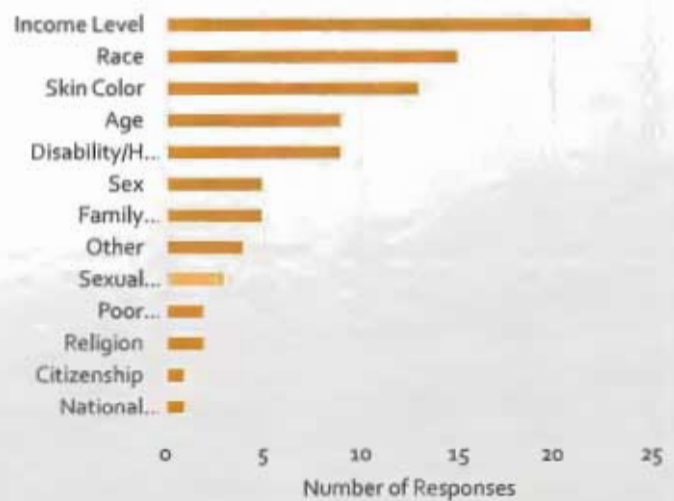
Nearly one fifth (17%) know someone or have themselves experienced discrimination when buying a house.

Have you or anyone you know ever experienced financial discrimination by loan officers or mortgage brokers due to your or his/her personal status within the last 5 years?



Other than income level, the most commonly cited reason for discrimination was race, followed by skin color.

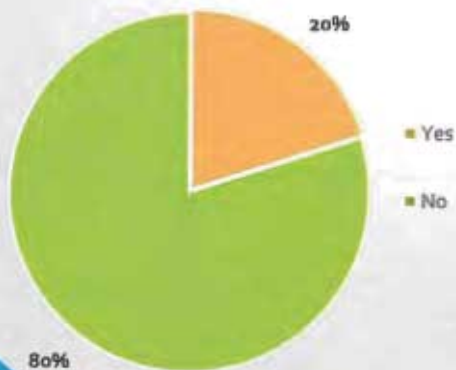
If you answered "Yes," what do you believe was the reason for the treatment you or the person received? (Select all that apply.)



Rental Discrimination

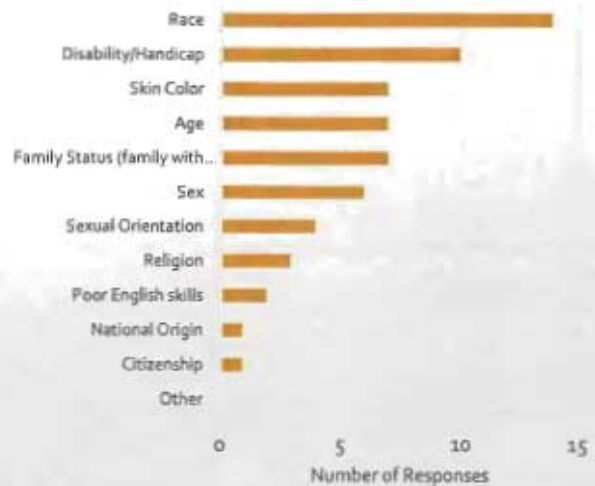
One fifth of respondents (20%) reported a situation of discrimination when renting a housing unit.

Have you or anyone you know ever experienced rental housing discrimination by rental property managers/owners due to your or his/her personal status within the last 5 years? (For example, turned down for a rental house.)



Income, race, and disability were the most commonly cited reasons respondents believed they were discriminated against when renting.

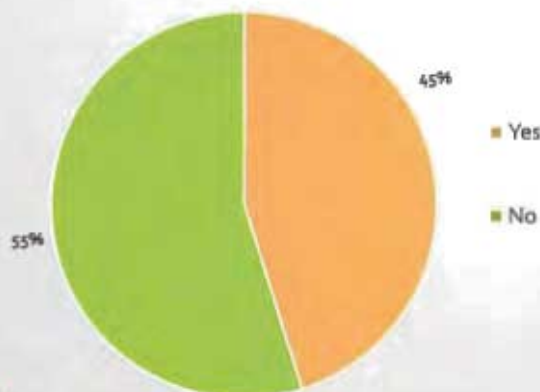
If you answered "Yes," what do you believe was the reason for the unfair treatment you or the person received? (Please select all that apply.)



Neighborhood Segregation

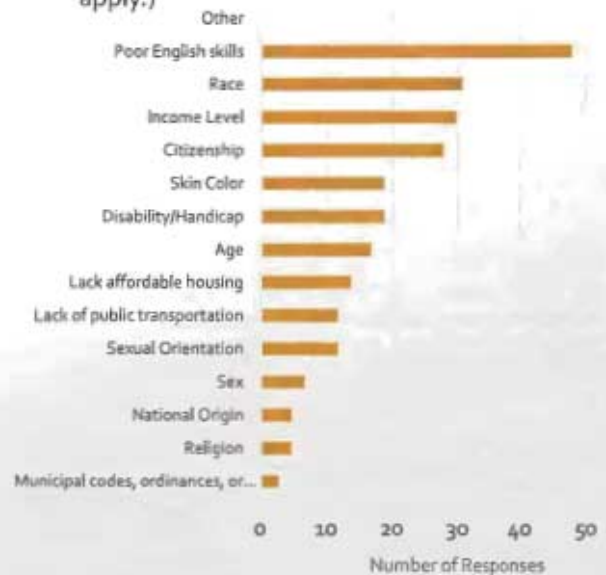
Just over half of respondents (55%) believe our neighborhoods are *not* segregated.

Do you feel that you or your acquaintances' housing choices are geographically limited to certain areas or neighborhoods in your region?



Of those who believe our communities are segregated, the most common reason given was poor English skills, followed by race.

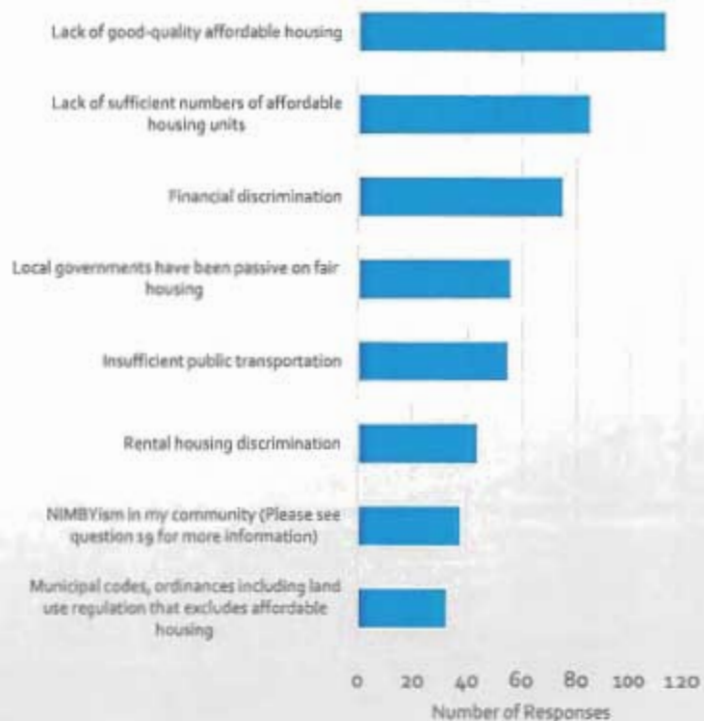
If you answered "Yes," what do you believe is the basis? (Please select all that apply.)



What are the barriers to affordable housing?

- Of the responses given, the quality of the available units, and the lack of enough units were most commonly cited.
- Household finances and access to transportation were also often cited.

What do you think are the main barriers to fair housing? (Select all that apply)



Respondent Characteristics

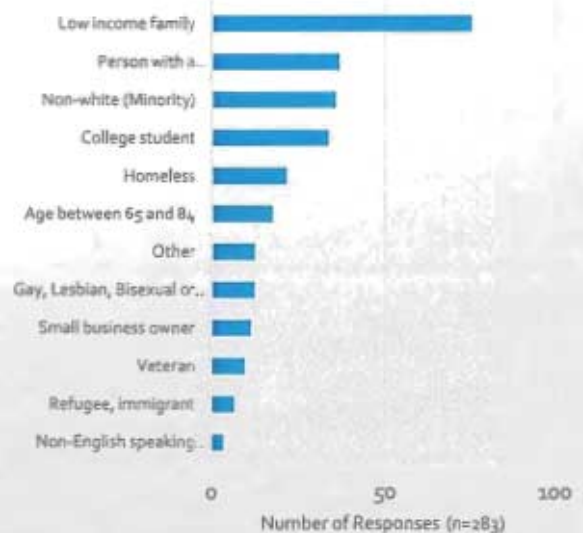
Of those who responded, the largest percentage (21%) reported incomes under \$10,000. The next largest percentage (13%) reported incomes over \$100,000.

Total income of you household from all sources from one year.



Respondents reported belonging to several cohorts: among the most prevalent were low income family (27%), person with disabilities (13%), non-white person (13%), college student (12%), and homeless person (8%).

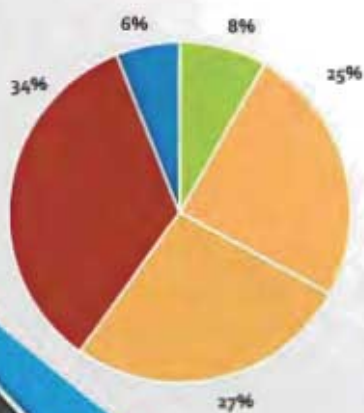
Please check all of the following that apply to you or to a member(s) of your household.



Respondent Characteristics

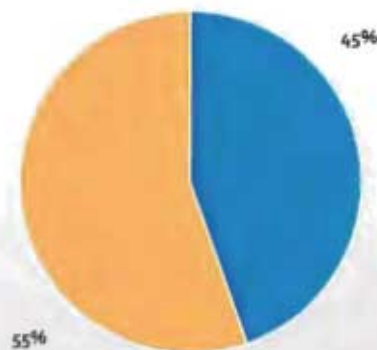
What is your age in years?

- 20 and younger
- 21 - 30
- 31 - 45
- 46 - 65
- 66 and older



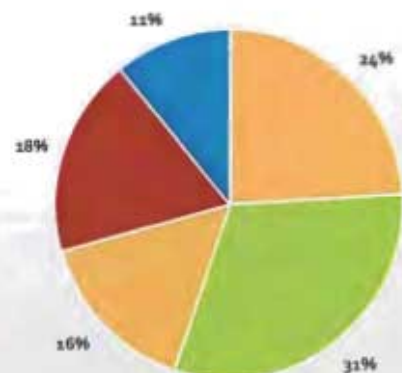
What is your sex (gender)?

- Female
- Male



How many people are in your household, including you?

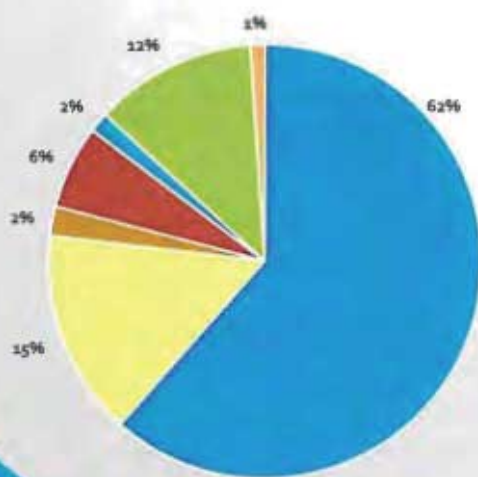
- 1 person
- 2 people
- 3 people
- 4 people
- 5 or more people



Respondent Characteristics

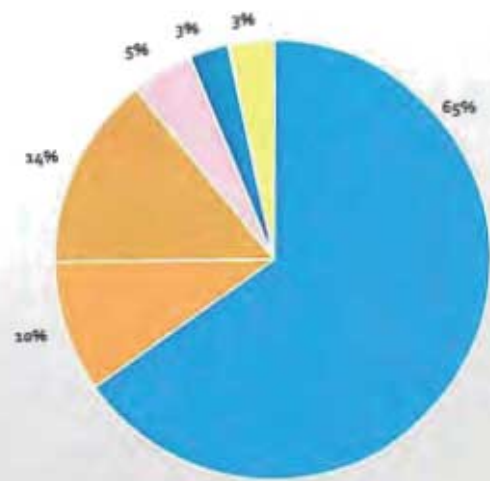
What is your current marital status?

- Married
- Single head of household
- Divorced
- Prefer not to answer
- Single/ Never married
- Domestic partners
- Widowed



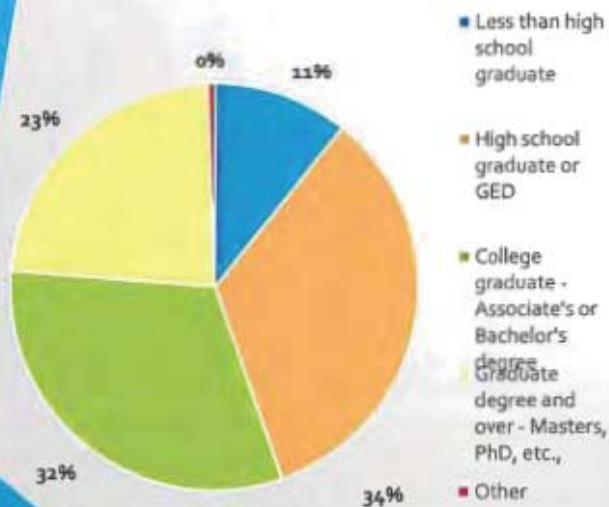
How many children (under 17 years-old) are in your household?

- No children
- 1 child
- 2 children
- 4 children
- 3 children
- Other

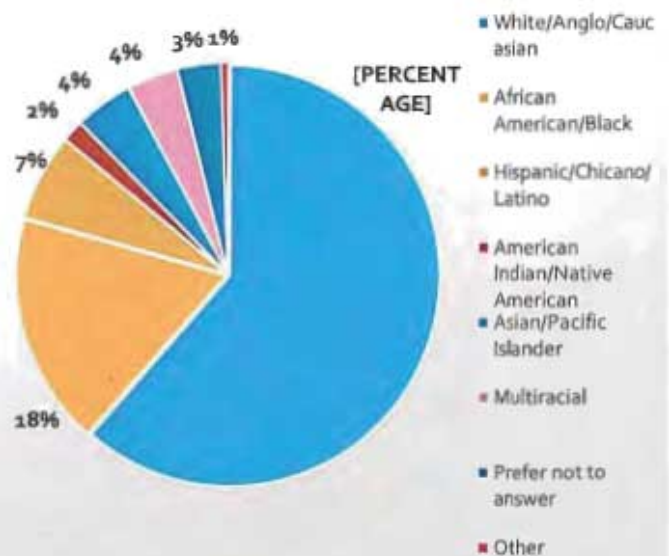


Respondent Characteristics

What is your education level?



Of which ethnic or cultural group do you consider yourself a member?



BY THE COMMITTEE OF DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

SLU-2-2019

**Neighborhood Community Center in the "DM-1" Residential District
835 W. Genesee Street**

WHEREAS, Michael Markey has requested a Special Land Use permit to allow the gymnasium at 835 W. Genesee Street to be used by the neighborhood/community for recreational/athletic purposes and for community gathering and performing arts space; and

WHEREAS, community centers are permitted in the "DM-1" Residential district, which is the zoning designation of the subject property, if a Special Land Use permit is approved by the Lansing City Council; and

WHEREAS, a review was completed by staff evaluating the character, location and impact of the proposal on the surrounding area, the environment and public services as well as its consistency with the existing zoning and land use patterns in the area and with the objectives of the Design Lansing Comprehensive Plan; and

WHEREAS, the Planning Board held a public hearing on June 4, 2019, at which the applicant spoke in favor of the request, one area resident spoke in opposition to the request and 6 area residents/property owners spoke in support of the gymnasium being available to the neighborhood but expressed concerns about the proposed use of the remainder of the building for apartments; and

WHEREAS, the Planning Board, at its regular meeting held on June 4, 2019, voted (4-0) to recommend approval of SLU-2-2019, a Special Land Use permit to allow the gymnasium at 835 W. Genesee Street to be used by the neighborhood/community for recreational/athletic purposes and for community gathering and performing arts space with the condition that the facility is operated and maintained by the owner or owner's representative for the property; and

WHEREAS, the City Council held a public hearing regarding SLU-2-2019 on 7/29/2019; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board and concurs therewith; and

NOW THEREFORE BE IT RESOLVED that the Lansing City Council hereby approves SLU-2-2019, a Special Land Use permit to allow the gymnasium at 835 W. Genesee Street to be used by the neighborhood/community for recreational/athletic purposes and for community gathering and performing arts space with the condition that the facility is operated and maintained by the owner or owner's representative for the property.

BE IT FURTHER RESOLVED that this Special Land Use permit shall remain in effect only so long as the petitioner fully complies with this resolution, and if the petitioner fails to comply, the Special Land Use permit may be terminated by City Council Resolution.

BE IT FINALLY RESOLVED that in granting this request, the City Council determines the following:

1. The proposed neighborhood community center is compatible with the essential character of the surrounding area, as designed.
2. The proposed neighborhood community center will not change the essential character of the surrounding area.
3. The proposed neighborhood community center will not interfere with the general enjoyment of adjacent properties.
4. The proposed neighborhood community center will not impact adjacent properties as it will not be detrimental to the use or character of the property under consideration.
5. The proposed neighborhood community center will not impact the health, safety and welfare of persons or property in the surrounding area.
6. The proposed neighborhood community center can be adequately served by essential public facilities and services.
7. The proposed neighborhood community center will not place any demands on public services and facilities in excess of current capacities.
8. The proposed neighborhood community center is consistent with the intent and purposes of the Zoning Code and the Design Lansing Master Plan.
9. The proposed neighborhood community center neighborhood community center will comply with the requirements of the "DM-1" Residential District.