



Lansing Gateway Corridor Improvement Authority Board of Directors Monthly Meeting

Tuesday, February 25th, 2025 – 2:30 PM

Peckham Inc.

3510 Capitol City Blvd.

Lansing, MI 48906

AGENDA

1. Call to Order/ Roll Call
2. Approval of the Lansing Gateway CIA Meeting Minutes (January 21, 2025)– **Action**
3. Adoption of the Lansing Gateway 2025 Spending Plan- **Action**
4. I. Stallings Proposal Presentation and Discussion
5. Public Comment
6. Other Business
7. Adjournment



Andy Schor, Mayor

**Lansing Gateway Corridor Improvement Authority
Board of Directors Monthly Meeting**

January 21st, 2025 @ 3pm

Peckham Inc.

3510 Capital City Blvd, Lansing, MI 48906

Board Room

Members Present: Robert Benstein, Bob Van Arkel, Diane Hartwell,
Jo Sperry, Steven Bohnet

Members Absent:

Facilitator Present: Kahleea Washington (Lansing EDC)

Guests Present: Ian Stallings (Ian Stallings Fashion and Design)

Public:

Recorded by: Kahleea Washington (Lansing EDC)

Call to Order/ Roll Call

Roll call at 3:13 pm

Approval of Lansing Gateway CIA Meeting Minutes (Nov. 19th, 2024)– Action

Motion: Van Arkel

Support: Hartwell

Passed unanimously

Approval of Lansing Gateway CIA 2025 Meeting Schedule- Action

Motion: Bohnet

Support: Van Arkel

Passed unanimously

Vote on the 2025 Board Member Officer Positions

Sperry motioned to accept the proposed slate of candidates.

Motion: Sperry

Support: Bohnet

Passed unanimously

Discussion on the 2025 Annual Budget/ Spending Plan

The board was in favor of the proposed spending plan and will act on it at the next meeting.

Other Business

NA

Public Comment

Ian Stallings introduced himself to the board and presented potential enhancements to the corridor through an art installation. Stallings proposed providing an art design project for the corridor this upcoming spring.

Adjournment:

Chair Benstein requested a motion to adjourn the meeting.

Motion: Van Arkel

Support: Bohnet

Adjournment: 4:27

X _____
Robert Benstein
Chairperson, Lansing Gateway Corridor Improvement Authority

Lansing Gateway CIA
2025 Annual Spending Plan

Q1: January 1 - March 31

Q2: April 1 - June 30

Q3: July 1 - September 30

Q4: October 1 - December 31

Lansing Gateway CIA

Total Budget: \$67,594.93

Spending Goal (75% of total budget): \$50,696.20

Spending Categories:

Aesthetic and Design	\$17,743.67	35%
Economic Reconstruction	\$12,674.05	25%
Marketing and Promotional	\$7,604.43	15%
Organizational	\$12,674.05	25%

Aesthetic and Design:

- Corridor entrance signage (\$1200) Q2
- Additions to the eastside landscaping effort (\$700) Q3
- Curb maintenance (\$10,000) Q3
- Community Clean Up Day (\$5000) Q2

Economic Reconstruction

- Business Enhancement Grants (\$20,000) Q4

Marketing and Promotional

- Print needs (\$1000)
- Graphic design needs (\$3000)

Organizational

- Annual community event (\$1000) Q4
- Scrapfest Partnership (\$15,000) Q3



Proposal for Drawing Set and Design Plan: Grand River Blvd Corridor, Lansing, MI

Prepared by: Ian Stallings

Date: January 22, 2025

Project Overview

The Grand River Blvd Corridor represents a pivotal artery of Lansing, stretching from Waverly Road past the Capital Airport and culminating at the bluff where North Street and Grand River intersect, offering a breathtaking view of the Capitol dome and the cityscape. This area holds immense potential as a cultural, historical, and aesthetic corridor that connects key landmarks and neighborhoods within Lansing. Our proposal aims to deliver a comprehensive drawing set and design plan that aligns with the community's aspirations, enhances connectivity, and elevates the visual identity of the corridor.

Scope of Work

1. Site Analysis and Assessment

Conduct a detailed review of the corridor using existing studies that have already been generated, including:

- Current land use, infrastructure, and traffic flow.
- Environmental factors, such as green spaces, the riverfront, and tree canopies.
- Opportunities for cultural, historical, and community integration.
- Areas of economic development and revitalization potential.

2. Visioning and Concept Design

Develop conceptual designs, focusing on:

- Streetscape enhancements (lighting, signage, landscaping).
- Pedestrian and bicycle pathways to improve walkability and connectivity.
- Integration of public art and landmarks to highlight Lansing's unique character.

- Design of overlooks and scenic points, especially at the bluff with views of the Capitol dome.

3. Detailed Drawing Set

Produce a full set of professional drawings, including:

- Site plans and elevations.
- Streetscape details and cross-sections.
- Conceptual renderings of key focal points (e.g., bluff overlook, improved intersections).
- Infrastructure recommendations, including transportation, utilities, and stormwater management.

4. Phasing and Implementation Plan

- Propose a phased implementation strategy to align with budgetary and logistical considerations.
- Identify funding opportunities and potential partnerships, leveraging public and private investments.

Deliverables

- Visioning document with community input.
- Full preliminary drawing set to gain momentum and attention for the project, including plans, elevations, and renderings.
- Phased implementation strategy with cost estimates and timelines.

Project Timeline

Phase	Duration	Milestones
Site Analysis	2 weeks	Completion of existing conditions report and data collection.
Visioning & Concept Design	7 weeks	Design development and creation, leading to the presentation of conceptual designs and stakeholder review.
Exhibition Installation	4 weeks	Delivery of finalized drawings, installation of exhibition, and marketing of opening and other hosted events in the Gladden Space.
	9 weeks	

Community Programming

Hosting scheduled events in Gladden Space to attract community support, developers, and funding for Phase II. Promoting other cultural events in the area such as Art at the Airport, ScrapFest, Arts Council of Greater Lansing Events, Gloss, Open Jams, etc.

Total Duration **22 weeks** Ending with ScrapFest.

Budget

The proposed budget will include costs for professional services, stakeholder engagement, and deliverables to fit within available GR CIA guidelines. A detailed breakdown of costs will be provided upon approval of this proposal. Budget not to exceed \$15,000.00 to ISFAD Studio LLC for the IP, drawings and concepts.

Exhibition: In partnership with Gladden Space LLC the exhibition preparation, materials, installation and exhibition run will be a separate contract with expenses not to exceed \$15,000.00.

Team Qualifications

Our team specializes in urban design, community revitalization, and infrastructure planning, with a proven track record of:

- Revitalizing historic neighborhoods.
 - Designing sustainable and community-centered projects.
 - Partnering with municipalities and cultural institutions to bring transformative visions to life.
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Conclusion

The Grand River Blvd Corridor represents a unique opportunity to create a cohesive, inspiring, and functional design that reflects the essence of Lansing while addressing the needs of its community. We are excited about the opportunity to collaborate and bring this vision to fruition.

We look forward to your feedback and the chance to further discuss how we can contribute to the success of this project.

Contact Information: Ian Stallings for ISFAD Studio
Email: [ian@ianstallings.com]
Phone: [415.279.0058]

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