CARRIAGE HILLS SHOPPING CENTER REDEVELOPMENT

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INTRODUCTION

Process: The senior class of the 2014 Landscape Architecture program at Michigan State University will be researching, analyzing, and creating master plans for an 80-90 acre site in East Lansing, MI, which includes a core site that is currently a 12-acre shopping center. This shopping center has recently become mostly vacant due to a large grocery store tenant leaving as well as other failed businesses. The surrounding neighborhood communities contain retail, single family housing, medium-density apartments/condominiums, and forested land.

Our class met with a community group to discuss thoughts and concerns for the site. We prepared an Inventory and Analysis presentation for the group and finished with questions and comments. Through community involvement, developer involvement, guidance from professors and guest critics, our class was able to come up with unique and well thought-out plans for the current Carriage Hills Shopping Center.
The site is located in East Lansing, Michigan, Ingham County.
SITE LOCATION CONTINUED...

- “Entrance” to site is the corner of Hagadorn and Lake Lansing roads.
- Each student is responsible for redesigning an 80-90 acre site to support the core retail area in the neighborhood - Carriage Hills Shopping Center.
- Single family housing, mid-density housing, and forested areas surround the shopping center.
PROBLEM STATEMENT

Carriage Hills Shopping Center has become mostly vacant due to its lack appeal and lack of visibility from Lake Lansing Road. The surrounding apartments are not visually appealing and the lack of a more upscale apartment/loft draws a large number of college students to the site. The shopping center lacks an anchor that can provide financial stability to the area by creating jobs and bringing in revenue. There also seems to be a lack of connectivity on site; there is little connection between shopping districts and single-family housing or mid-density housing.

By implementing an attractive retail district, mixed-use district, mid-density and high-density apartments and lofts, green connectors, and community facilities, this project should bring excitement, business, and diverse user groups to the site.
RESEARCH

Community Input:

- In 2010, an “L&L” grocery store was located in the shopping center that was very convenient and well liked by the neighborhood communities but has since become vacant.
- Businesses still operating include; a frames store, an Asian restaurant/club, and a credit union.
- A Plasma Center was proposed to take the place of the L&L, but community members opposed the idea greatly because it did not help the identity of the site and did not provide an economic anchor or a community gathering space.
- A sense of Neighborhood is very important. Neighbors want a place where they can run into each other and see friends and family.
- The site should be walkable and provide adequate Transit so that cars will not overcrowd the site.
- Needs an “economic driver,” something that provides jobs and economic stability.
- “Arts and culture” were important buzz words to the community members.
- 8-10 blind people in the neighborhood need to access and use the site safely and conveniently.
RESEARCH CONTINUED…

Findings:

- A neighborhood grocery store and restaurant (like Buddies Pub & Grill) is desired by the neighborhood community group.
  - The neighborhood community group would like a “specialty grocery store” – not a Meijer, Kroger, or Wal-Mart.
- The area is thought of as a “pass through” by people who live there. We need to develop it so that people not only want to visit but want to stay.
- Health and fitness is important, so a fitness center and/or track was encouraged from a few neighborhood community group members.
- A farmer’s market would be an interesting design element to include because of its draw from the community and emphasis on healthy eating.
INVENTORY - PROPOSED SITE AREA

Carriage Hills Shopping Center Redevelopment

80-90 acre site

12 acre “core” site
INVENTORY - LAND USE

- Single Family Homes
- Business and Retail
- Public Schools
- Carriage Hills Apts.
- Castle Point Apts.
- Edgewood Apts.
- Recreation Areas
- Hardwood Forests
- Farmland

Carriage Hills Shopping Center Redevelopment
INVENTORY – SITE IMAGES

Forest & Trails
Marathon & Tim Hortons
Option 1 Credit Union
Pennzoil Oil Change
Shopping Center
Buddies Pub & Grill

Carriage Hills Shopping Center Redevelopment
INVENTORY  – SITE IMAGES CONTINUED

Carriage Hills Apts.

Castle Point Apts.

Grocery Store (Vacant)

Hong’s Cafe

Carriage Hills Shopping Center Redevelopment
ANALYSIS

Carriage Hills Shopping Center Redevelopment

Redeveloped Transportation

- Main Transportation
- Main boulevard
- Nodes
- Bus Station
ANALYSIS

Redeveloped Green Space Connections

Carriage Hills Shopping Center Redevelopment
MASTER PLAN

PRESENT CONDITIONS AND AFTER REDEVELOPMENT (50 YEAR PLAN)

Carriage Hills Shopping Center Redevelopment
“Connections” – Connections are made throughout the site in three ways: the surrounding neighborhoods blend in to the site so the future development will not feel “out of place;” physical connections are made throughout the site from plaza spaces, to open green spaces, to open water, and to community facilities; and there is a human connection with nature. This development will provide for a large mix of people; young professionals, professionals, college students, families, and young couples. This development will also provide many different housing opportunities for a range of income from college student living on school loans to a wealthy professional. The diverse mix of people and activities on site makes anyone living here feel connected to their neighborhood.
Carriage Hills Shopping Center Redevelopment

**KEY FEATURES**

The section highlighted “A” is the primary retail and housing mixed use development.

The section highlighted “B” is the primary retail and office mixed use development.

Finally, the areas highlighted pink, “C”, represent the community facilities on site.
FEATURE A
RETAIL/HOUSING MIXED USE

The buildings in blue feature first floor retail and two stories of apartments above.

This parking garage provides ample parking if the convenience parking is full.

The center plaza space is very large, inviting, surrounded by trees, and contains a spectacular water feature.

Entrances/exits to the plaza space are lined with beautiful specimen trees that demarcate popular connections on site.

One story retail is also provided on site.

Carriage Hills Shopping Center Redevelopment
Carriage Hills Shopping Center Redevelopment

**FEATURE B**
OFFICE/HOUSING MIXED USE

- This community garden will provide families with the chance to view beautiful flowers and learn about plants.
- These buildings feature first floor retail with second floor apartments.
- Beautiful specimen trees demarcate popular connections on site.
- Single story retail offered on this portion of the site.
- Specialty Grocery store will provide the neighborhood community with all of their grocery needs.
- This plaza space is perfect for office workers to enjoy a lunch break or for retail shoppers to take seat and relax.
The nature center will provide families and school children with the opportunity to learn about and explore nature.

A regulation size soccer field, youth soccer field, and two basketball courts will provide the community a place to have fun and be active.

The community swimming pool will be a major draw for the neighborhood families and the nearby gym also provides a place to be active and emphasizes health.

The library and open green space will be a perfect place to lay down, read a book, enjoy the sun, have a picnic, or enjoy a meal from a nearby restaurant.
CONNECTIONS

Connections can be easily made throughout the entire site. People on site could easily go from home or work, to shopping, to lunch in the plaza, to reading or relaxing, and finally, to nature. The connections made won’t only be beautiful because of the specimen trees that mark the path, but they will provide people on site with so many options for what they choose to do with their day.
Carriage Hills Shopping Center Redevelopment
SECTIONS AND ELEVATIONS

Carriage Hills Shopping Center Redevelopment
Once our class redesigned the 80-90-acre site, including and surrounding the Carriage Hills Shopping Center for 50 years in the future, our next project was to develop only the shopping center for a plan that could be achieved in 5 years. This brought us to more realistic designs with much more detail on site specific elements. The 5-year plan also brought me a more concise concept; Creative Connections Through Unique Spaces. As my concept has always involved connections, I tried to create interesting nodes of activity, such as a plaza space or farmers market, that will move people throughout the site. Furthermore, making a strong connection from node to node by utilizing street trees, street lighting, benches, banners, and special paving is a key component to my design concept.
Carriage Hills Shopping Center Redevelopment

**MASTER PLAN – 5-YEAR PLAN**

Existing buildings to remain: The buildings rendered in pink relate to buildings that will remain on site. However, Buddies Pub & Grill will be relocated nearer E. Lake Lansing Rd and the current shopping center will be divided up.

Proposed Buildings: The buildings rendered in red relate to buildings that will be added on site. The farmer’s market to the northeast on site will take the place of a car wash. A large specialty grocery store will take the place of Buddies current location.
Carriage Hills Shopping Center Redevelopment

5-YEAR PLAN – GRAND ENTRANCE

- Birch Row Dr
- Hagadorn Rd
- E. Lake Lansing Rd

Welcome Sign

Unique street lighting

Grand Entrance
5-YEAR PLAN – SPECIALTY GROCERY STORE

Carriage Hills Shopping Center Redevelopment

Example: Westborn Market, Berkley, MI.
5-YEAR PLAN – PLAZA SPACE

Carriage Hills Shopping Center Redevelopment

Example: Flowering Tree

Example: Columnar Trees
Carriage Hills Shopping Center Redevelopment

Example: Splash Fountain
5-YEAR PLAN – COMMUNITY GARDEN

Example: Pervious Pavement

Carriage Hills Shopping Center Redevelopment
Carriage Hills Shopping Center Redevelopment

5-YEAR PLAN – STREETSCAPES