 Proposed Shopping Center Rendering
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INTRODUCTION
CARRIAGE HILLS & WHITE HILLS AREA

Multi-Use Development Structure
CARRIAGE HILLS & WHITE HILLS NEIGHBORHOODS

The site study area focuses on the Carriage Hills Shopping Center; a retail site located at the corner of Lake Lansing Road and Hagadorn Road. The area used to be a quality shopping center consisting of a central market with surrounding retail that serviced the local neighborhoods. Over the years, the site has diminished leaving behind empty structures for the people living in the White Hills neighborhoods.

The goal is to design and propose a new neighborhood shopping center and surrounding neighborhoods to support the core area. This redevelopment will also incorporate a mixed-use style of design strategy. Connectivity, longevity, and identity for a unique shopping and residential area are within reach.

The study area is located minutes away from downtown Lansing and East Lansing, as well as Michigan State University. The existing shopping center is surrounded by six neighborhoods, four apartment/condo complexes, multiple schools, and a city parks system. Creating a sense of place and better connections for the residents of the surrounding neighborhoods is the primary focus. Research of World Class Built Design Concepts will guide the program and set the goals for a place for people to live, work, play, and learn.

Imagine stepping off your front steps onto a pedestrian only path that connects you not only to a grocery store, but a water park on a hot summers day, or a park to take your children on the weekends. Imagine looking off your top story balcony and instead of seeing a busy roadway, you see a central park with fountains and singing birds. That is what this location could become.
PROBLEM STATEMENT

NEIGHBORHOOD CONNECTIVITY & PLACE MAKING

Aerial Streetscape View
CONNECTIVITY - CURRENT CONDITIONS

- Tenants have departed leaving empty retail space behind
- New businesses have blocked sight lines into the shopping center
- Signage is unappealing and outdated
- Shopping center is poorly lit
- Use of greenspace, streetscapes, and greenways are not present
- Surface parking lots consume valuable retail and greenscape space
- Surounding neighborhoods lack identity and connectivity
- Apartment complexes and neighborhoods differ in traffic flow, structural styles, and visual appearance
- Public transit systems other than CATA are not utilized
- Lake Lansing Rd. provides an unsafe walkable route for school children and visually impaired residents
- Woodlot bordering to the north has been left vacant not utilizing potential for park space, nature learning centers, and trail connections
- Shopping center and neighborhoods lack direct connectivity to nearby downtown centers, parks, schools, and recreational facilities

Edgewood Apartments

Adjoining tenants
- No lighting
- Hardscape
INVENTORY & ANALYSIS

CURRENT CONDITIONS

Public Gathering Spaces
Centrally located around…
- MSU campus
- Eastwood Town Center
- Meridian Mall
- Lansing, East Lansing, Dewitt, Okemos, Haslett, Bath, and Holt
CURRENT SITE USES

- A. Single Family Homes
- B. Business and Retail
- C. Public Schools
- D. Carriage Hills Apartments
- E. Castle Point Apartments
- F. Edgewood Apartments
- G. Recreation Areas
- H. Naturalized Forests
- I. Agriculture
PEDESTRIAN AND TRAFFIC FLOW PATTERNS

- Green - CATA Bus Route #24
- Red - West Bound Stops
- Yellow - East Bound Stops
CORE SITE - CARRIAGE HILLS SHOPPING CENTER

CORE SITE - 15.79 ACRES

INVENTORY

- A. Marathon Gas Station
- A. Tim Hortons Coffee Shop
- A. Option I Credit Union
- B. Vision Center
- B. Hong's Café Restaurant
- B. Goodwill Dropoff
- C. Pennzoil Oil Change
- C. Fitness Center
- D. Buddies Pub and Grill Restaurant
- E. Wok and Roll Restaurant
- E. Beauty Salon
- E. Chiropractic Services
- F. Vacant Grocery Store/Market
- G. Car Wash
DESIGN PIECE- WHITE HILLS NEIGHBORHOODS

DESIGN PIECE - 112 ACRES

INVENTORY

- A. Single Family Residences
- B. Additional Business and Retail Space
- C. White Hills and Donley Elementary Schools
- D. Carriage Hills Apartments
- D. Carriage Hills East Apartments
- E. Castle Point Apartments
- F. Edgewood Apartments
- G. East Lansing Aquatic Center and Softball Complex
- H. Walnut Hills Country Club
- I. Woodlot
- J. Farmland

SITE LIMITS
ANALYSIS

**CORE SITE -**

- Positive Site Aspects
  - Access to major local roadways
  - CATA Bus Stop nearby
  - Walkable from surrounding neighborhoods
  - Diverse retail shopping center servicing local residence and students

- Suggested Improvements
  - Organized vehicular circulation through the site
  - Entry enhancements/ Signage guidelines
  - Pedestrian walkways and bicycle lanes
  - Improved building facilities (diverse types and styles)
  - Open greenspace and plaza gathering areas
  - Sustainable Design Practices

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**TOTAL DESIGN PIECE -**

- Positives Site Aspects
  - CATA Bus Route #24
  - Local schooling servicing nearby neighborhoods
  - Recreation and environmental opportunities (Aquatic Center, Softball Complex, Golf Course)
  - Existing diverse housing types (apartments, condos, houses…)

- Suggested Improvements
  - Connectivity between existing and proposed neighborhoods
  - Identity for proposed neighborhoods and apartment complexes
  - Trails access or connections to Northern Tier Trail
  - Greenways, parks, playgrounds
  - Sustainable Design Practices
EXISTING SITE PHOTOS

CURRENT CONDITIONS

Existing Entrance Sign
Adjoining tenants

Vacant Grocery Store

Northern Tier Trail

Buddies Pub & Grill

Marathon Gas Station

Nearby townhomes

Castle Point Apartments
Multi-Use Rendering
PROGRAM

- Study the clients want as well as what types of business are lacking in the area through public surveys and meetings
- New tenant/market to fill the grocery store need
- Development of multi-use developments combining retail with office space, small businesses, and living
- Remove surface parking and transition to multi-use parking decks
- Develop lighting, signage, and retail frontage along Lake Lansing Rd. to attract visitors
- Create an upscale CATA Bus Stop for public transit at the Hagadorn Rd. entrance
- Implement a farmer’s market/community garden in relation to the new grocery store/market
- Consolidate apartment/condo complexes into student housing and upscale living areas accommodating elderly and handicapped
- Create additional middle to high range single-family housing
- Create a greenway connection/park-type feeling with public green space and water features
- Utilize woodlot for park space, nature learning centers, and trail connections
- Provide connectivity to nearby downtown centers, parks, schools, and recreational facilities
PROGRAM ELEMENTS

- Housing
  - single family
  - condos and apartments

- Public Amenities
  - greenspace
  - streetscapes
  - parks

- Shopping Center
  - grocery store/ market
  - multi use development
  - plaza space
  - farmer’s market/ garden

- Circulation
  - roads
  - bike lanes/ sidewalks
  - parking decks
  - public bus transit
  - walking/ biking trails

- Environmental
  - connect to woodlot area utilization
  - lakes/ ponds
  - aesthetics/ecology
  - stormwater management
    - rain gardens
    - swales
    - retention areas
CONCEPT STATEMENT

What intrigues people to live their lives where they do?
To feel safe, secure, and connected.

What makes people refrain from moving somewhere else?
To build relationships, stories, and memories.

The purpose design for Carriage Hills will strive to provide all of these things. In some senses, they are already providing some of them. A feeling of a community can bring anyone to an area and it can keep them there for an extended period of time. Developing a shopping center is, well, much more than just a shopping center. It will be the central focal point for residence to live their everyday lives around. Connectivity, walkability, greenscape, and environmentally friendly design will tie this community together stronger than ever before. Five, ten, even fifty years down the road, the residence of Carriage Hills and White Hills will have something to be proud to call theirs and to have something they are proud to share with the surrounding communities.

“The community stagnates without the impulse of the individual. The impulse dies away without the sympathy of the community.”

- William James
Streetscape along Lake Lansing Rd. will be designed to attract visitors with changes in street trees, pavement patterns, lighting, and signage. The main entrance at Lake Lansing Rd. and Hagadorn will take visitors to the new specialty grocery store.
BACKGROUND RESEARCH

A LOOK AT THRIVING COMMUNITIES

Corner Retail Foundation
MULTI-USE DEVELOPMENT

- Mixed-use development is any urban, suburban or village development, or even a single building, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections.

- Benefits Include…
  - greater housing variety and density
  - reduced distances between housing, workplaces, retail businesses, and other destinations
  - more compact development
  - stronger neighborhood character
  - pedestrian and bicycle-friendly environments
Walkability is a measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Benefits include:

- Quality of footpaths
- Sidewalks
- Traffic and road conditions
- Land use patterns
- Building accessibility,
- Safety

Walkability is an important concept in sustainable urban design. Many communities have embraced pedestrian mobility as an alternative to older building practices that favor automobiles.

“Planning of the automobile city focuses on saving time. Planning for the accessible city, on the other hand, focuses on time well spent.”

– Robert Cervero
Cities need to become more resilient, sustainable, and capable of providing a high quality of life to their inhabitants.

- Provides…
  - Functional, attractive places
  - Private-public partnerships with anchor institutions
  - Compact, connected and human-oriented downtowns
  - Diverse, affordable housing choices
  - Livable neighborhoods
  - Resilient and scale appropriate infrastructure
  - Carbon neutrality (community scale)
  - Carbon neutrality (building scale)
  - Regional interdependence and vision
  - Green, resilient ecosystems
  - Inclusivity and innovation
5/50 YEAR PLAN

- A. 5 year plan includes
  - Core shopping center
  - Multi-use retail and office space
  - Specialty grocery store
  - Parking decks with convenience parking
  - Plaza and public meeting spaces
  - Water features and artwork

- B. 50 year plan includes...
  - Housing neighborhoods
  - Apartments and condos
  - Greenway and pocket parks
  - Drainage development
  - Trailway connections
50 YEAR PLAN PRODUCTION

FUD #1

Masterplan #1

Masterplan #2

FUD #2

Masterplan #3

Masterplan #4

Masterplan #5
TOP TO BOTTOM

- North of Birch Row Dr. features…
  - Primary living quarters including student apartments, handicapped and elderly accommodating condos, and a diverse housing neighborhood
  - Open greenspace focusing around a “Central Park” greenway and smaller pocket parks intermixed within the housing neighborhood
  - Two retention ponds and a drainage swale control stormwater management and runoff as well as increasing the overall aesthetics
  - Nature Center acts as a trail head connecting to the Northern Tier Trail and a learning facility engaging the public with the surrounding environment
  - Pedestrian flow system provides connections housing neighborhood and multi-family complexes to the core shopping center as well as the surrounding public to the Northern Tier Trail

- South of Birch Row Dr. features…
  - Core shopping, retail, and office complexes
  - Multi-use facilities which includes 1st story retail and/ or parking with 2nd story business space and/ or living quarters
  - Office complexes provide space for local residence to live and work within the same community
  - A Farmer’s Market and Community Gardens allow for expanded uses of a new specialty grocery store
  - Provides space for crops and other goods to be grown and sold locally
  - Continuation of the drainage swale collects stormwater runoff and creates a dividing buffer for the entrance drive
50 Year Masterplan
PIECES TO DESIGN

50 Year Masterplan
Retail Reference Map

Retail Buildings:
- 1st floor shopping and retail
- 2nd floor business and living quarters
- 3 multi-story parking decks with ground-level retail to soften structures
- Closely connected to Farmer’s Market and Community Gardens as well as Office and Housing locations

Office Reference Map

Office Buildings:
- Single story office space connected by an east/west greenway and a north/south open aviary
- Surface parking and parking decks are located close by
- Allows residence a place to live and work with the same community
Apartments and Condos:
- 2/3 story apartment complex intended for affordable student housing
- 2/3 story condo complex designed to accommodate the senior residence (1st floor condos will support any visually impaired or handicapped individuals)
- Shopping center, park space, and public transportation are close by

Housing Structures:
- Deluxe Single Family Housing (lot size of 80’X100’)
- Single Family Housing (lot size of 40’X75’)
- Duplex Family Housing (lot size of 60’X100’)
- Town Homes (lot size of 28’X60’)
- Shopping center, park space, and public transportation are close by
- **All Structures:**
  - A diverse array of structure and use types creates a sense of districts
  - Districts integrate together to create a sense of a World Class Community
  - Community represents a place to live, work, learn, and play

- **Water and Vegetation:**
  - Softscape offsets hardscape to create a nice overall balance
  - Pocket parks and vegetative buffers pull the feeling of the wooded area into the site
  - 2 retention ponds and a drainage swale provides containment of runoff and a Storm Water Management system
Traffic Flow:
- All roadways are equipped with 12’ traffic lanes, 5’ bike lanes, and safety crosswalks
- Pedestrian walks border roadways and connect major districts allowing for site accessibility to all surrounding residence
- Streetscapes are equipped with specialty street trees, site furnishings, and porous materials

Mass Void:
- Softscape offsets hardscape to create a nice overall balance
- All structures, roads, and walkways are designed with an environmentally friendly and sustainable approach in mind
- Design is intended to establish a core shopping facility in a 5 year plan with a 50 year outlook in mind
50 Year Masterplan
Section CC’
Central Pedestrian Corridor

Elevation DD’
Farmer’s Market and Community Garden

Section EE’
Greenway Central Park

SECTIONS AND ELEVATIONS 42
Lakeshore Trail System

Legend

- Trail
- Future State Trail
- Lakeshore Trail (2005 Construction)
- Lakeshore Trail (Completed)
- Off-Street Route

Muskegon Lake
- 4.5 miles of paved trails
- 10ft wide surface creating room for bike and pedestrian traffic
- (30ft-40ft buffer zone from roadways and buildings)
- Non motorized traffic connects many East Lansing Neighborhoods as well as 8 local parks and recreation facilities
- Protective buffer zone for the Sanderson and Remy Chandler Drainage ways
- Accessible year round by 5 public parking lots
- Located just west of the Carriage Hills Shopping Center
  - Would be accessible through northern woodlot
OTHER SUCCESSFUL CONNECTING TRAILS

Lakeshore Trail System
-Connects Grand Haven to Holland

Little Traverse Wheelway
-Connects Harbor Springs to Charlevoix
DEVELOPING THE CORE SITE

FURTHER DEVELOPMENTS OF THE 50 YEAR PLAN

50 Year Core Site
### IDEAS FOR MULTI-USE DEVELOPMENT

#### Retail Building Key:

- **Building A:**
  - 38,800 sq ft total
  - 13,950 sq ft of retail / 24,850 sq ft deck parking
  - 3 retail spaces
    - Hair Salon, Optical Eye Center, Health & Wellness
  - 3 Story Parking Deck

- **Building B:**
  - 25,000 sq ft
  - 2 retail spaces
    - Sporting Goods, Restaurant Chain

- **Building C:**
  - 10,200 sq ft
  - 1 retail space
    - Pub & Grill

- **Building D:**
  - 13,400 sq ft
  - 3 retail spaces
    - Daycare Facility, Family Clothing, Restaurant Chain

- **Building E:**
  - 9,700 sq ft
  - 4 retail spaces
    - Convenience Store, Pharmacy, Photography, Cafe

- **Building F:**
  - 8,900 sq ft
  - 2 pavilion spaces
    - Farmer’s Market Location

- **Building G:**
  - 33,200 sq ft
  - 2 retail spaces
    - Specialty Grocery, Corner Bakery

- **Building H:**
  - 9,500 sq ft
  - 4 retail spaces
    - Men’s Clothing, Jewelry, Shoes, Cafe
    - 8 second story apartments

- **Building I:**
  - 9,500 sq ft
  - 4 retail spaces
    - Women’s Clothing, Children’s Clothing, Pastry Shop, Cafe

- **Building J:**
  - 23,900 sq ft total
  - 8,600 sq ft of retail / 15,300 sq ft deck parking
  - 9 retail spaces
    - Book Store, Coffee, Family Clothing, Sub Shop, Pizza, Candle Shop, Art Gallery, Cosmetics, Cafe
  - 3 story parking deck

- **Building K:**
  - 9,500 sq ft
  - 4 retail spaces
    - Cafe, Florist, Furniture Store, Cafe
    - 8 second story apartments

- **Building L:**
  - 5,000 sq ft
  - 2 retail spaces
    - Liquor Store, Restaurant Bar
    - 4 second story apartments

- **Building M:**
  - 5,000 sq ft
  - 2 retail spaces
    - Sports Apparel, Gaming Center
    - 4 second story apartments

- **Building N:**
  - 5,000 sq ft
  - 2 retail spaces
    - Gifts & Cards, Corner Cafe
    - 4 second story apartments

- **Building O:**
  - 8,500 sq ft building
  - 3 office spaces

- **Building P:**
  - 2,700 sq ft
  - 1 retail space
    - Electronics & Appliances

- **Building Q:**
  - 2,700 sq ft
  - 1 retail space
    - Hardware & Home Repair

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**PROPOSED 50 YEAR CORE SITE**

- **Total Retail Space:**
  - 1771,850 sq. ft

- **Total Apartment Space:**
  - 28 Units

- **Total Parking Spaces Required:**
  - 772 Spaces

- **Total Parking Spaces Designed:**
  - 212 Surface Spaces
  - 575 Parking Deck Spaces
PLANNING THE NOW

DESIGNING OF THE 5 YEAR MASTERPLAN

5 Year Core Site
5 YEAR CORE SITE PRODUCTION

5 Year Plan #1

Initial Entry Sign Sketch

Initial Clock Tower Sketch

FUD #1
THE SHOPPES AT CARRIAGE HILLS CORNER
A PLACE TO LIVE, WORK, PLAY, AND LEARN WITHIN THE WHITEHILLS COMMUNITY
Walkability
Connectivity
SENSE OF COMMUNITY
Sustainability and Longevity
Multi-Use Development
PROPOSED 5 YEAR CORE SITE

- 87,971 sq ft of retail space
  - Option One Credit Union
  - Marathon Gas Station
- 32 new apartment units
- 381 surface parking spaces
  - Retail Shopping
  - Delivery Services
  - Apartment residents
Buddies Pub & Grill Patio

Scale: 1” = 40’-0”

- 40’ X 50’ Outdoor Dining Patio
- Native Grass and Annual Beds
- Decorative Seat Benching
- Street Lighting & Trash Receptacle
- Central Water Fountain
  - 2-3” Michigan Stone Perimeter
- 6” Raised Crosswalk
  - Concrete Raised with Brick Decor
- Porous Paver Walkway
Farmer's Market Pavilion
Garden Raised Planters

Street Lighting & Trash Receptacles
Decorative Porous Paver Walkway
Decorative Seat Benching
Central Clock Tower
- Brick Decor with Michigan Stone Inlay
Wood-Framed Pergola Structure
- Native Grass & Annuals Planters
Hagadorn Rd. Pedestrian Crosswalk

Scale: 1” = 40’-0”

- Community Garden Raised Planters
- Stormwater Drainage Way Expansion
- Central Water Fountain
  - 2-3” Michigan Stone Perimeter
- 6” Raised Crosswalk
  - Concrete Raised with Brick Decor Inlay
- Porous Pavor Walkway
- Decorative Seat Benching
- Street Lighting & Trash Receptacle
- Wood-Framed Pergola Structure

Tabletop Crosswalk
Central Water Fountain
Marathon Gas Station (Existing)

Vibrant Tree Canopy

4’ X 20’ Entry Marble Signage
- Wood-Framed Pergola Cover
- Surrounding Annuals Bed
- 2-3” Michigan Stone Perimeter

Defining Lake Lansing Streetscape
- Vibrant Tree Canopy
- Street Lighting & Decorative Banners
- Trash Receptacles

Entrance Streetscape
**Lake Lansing Rd. Entry Signage**

Image Not To Scale

- Vibrant Tree Canopy
- Wood-Framed Pergola Cover
- 4’ X 20’ Marble Signage
- Surrounding Annuals Bed
- 2-3” Michigan Stone Perimeter

Marble Entrance Sign

Pergola Framed Cover

5 YEAR CORE SITE
Central Clock Tower

Image Not To Scale

36’ Tall Clock Tower
Brick Facade Exterior
Michigan Stone Inlay Base
12’ Pedestrian Walkway
Surrounding Annuals Bed