Village on the Green

...A new way to look at community.

3030-3038 Lake Lansing Rd.
East Lansing, MI 78823

Whitney Campagne
LA 447
April 28, 2014
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In the spring of 2014, Michigan State University’s 5th year Landscape Architect students were assigned the redevelopment project of the Carriage Hills Shopping Center for their Juried Design Studio class. The project is an existing retail site located near the intersection of Lake Lansing and Hagadorn road in Meridian Township, East Lansing, Michigan. The challenge of this redevelopment is to try and create a sense of place for the surrounding neighborhoods of Carriage Hills. Throughout the design process the students presented their designs to a jury for useful criticism. The jury included community members, Michigan State University faculty members that consisted of construction management, urban planning and landscape architecture professors, as well as other industry professionals.
World Class Built Environment
1. Functional and Attractive Places: This means creating a place that is not only diverse and unique but is also aesthetically pleasing and has a functional balance between modern and historic tones.

2. Private-Public Partnerships with Anchor Institutions: This means creating a place that has a mix of public and private investments because that allows for lower risk in placemaking developments.

3. Compact, Connected and Human-Oriented Downtowns: Population is growing every day which means that there are so many different types of people in this world and they should all be able to enjoy the same amenities. So when designing a World Class Built Environment, it is important to consider all ages and ethnicities and create a multi-functional place.

4. Diverse, Affordable Housing Choices: This means the designer has to consider the different demographics in the area. For example, single people versus a family of five probably do not function the same in the same type of housing. The housing on site has to be able to accommodate all types of people and incomes.

5. Livable Neighborhoods: Creating a safe, walkable and affordable community. Meaning there are amenities nearby that the people in the community can walk to instead of taking the bus or driving.

6. Resilient and Scale Appropriate Infrastructure: Creating a place that fits the population of the community but can also accommodate the growth in the future while not overcompensating, which creates ecological problems.

7. Carbon Neutrality (Community Scale): This means trying to live more “green” by recycling, preserving water and electric. Doing anything to improve the natural environment.

8. Regional Interdependence & Vision: This means making sure the community is supporting each other and not competing. It is easier to work together rather than compete to create a well-functional community.

9. Green, Resilient Ecosystem: living sustainably to protect the natural environment; managing water, growing food, purifying the air, etc.

10. Inclusivity and Innovation: This means that The World Class Built Environment is equipped with its own amenities to grow businesses and create a functional living environment that essentially survives because of the thriving community.
The Process
At the beginning of the project, before designing, the students conducted an inventory and analysis of the site and the surrounding community. The purpose of the inventory and analysis is to learn about the community, what it has or does not have. This process includes researching public transit routes, nearby schools, business, shopping centers, as well as neighborhood demographics. When designing a redevelopment project, the designer is designing for the community because they are what is going to make the place successful. Some things that always have to be considered when designing for a community is, connectivity, walkability, and parking.

The project is executed in several different phases. In phase one, the students designed according to a “50 year plan.” This meant that the students designed a master plan according to what they envisioned Carriage Hills would look like in 2064. It is the student’s responsibility to define the site boundaries for redevelopment. The students were allowed to expand 80-90 acres in any direction including the Carriage Hills Shopping Center. The purpose of the 50 year plan is to allow the students to present all their big ideas and be more futuristic, that way, further in the design process, the students become more realistic with their designs.

In phase two, the students designed another 50 year master plan but only of the core site. The students took what they designed for the core site in phase one, made it a smaller scale and added much more detail. This forced the students to think about creating spaces, connectivity, where visitors would park and how they would get from one store to the other. What the space would feel like as people walked through it, etc. It also allowed the students to start giving the space an identity.

The third and final phase, is the designing of the 5 year plan. This phase is meant to be the most realistic design of the core site. Things that had to be considered for this 5 year plan is what the community wants, functionality, walkability, creating something inviting, informative, attention getting, interesting, that is easy-in and easy-out. The students were told to try and keep as many existing buildings as possible but make it more functional and aesthetically pleasing.
Carriage Hills shopping center is approximately 15.79 acres, with a variety of stores currently occupying the space. Unfortunately, the shopping center is not thriving like it used to. Currently, nearly half of the shopping center is vacant. The retail anchor, previously a grocery store, has been vacant for over a year. The surrounding community consists of single-family homes, college apartments, senior and physically impaired apartments, and two elementary schools. The current population of the surrounding community is about 1300 people, which means the 95,000 square feet of retail space in Carriage Hills needs and should be utilized. The challenge creating a place that the community can use and is convenient. Currently, the shopping center is at the end of its life cycle. By designing a space that is multifunctional, accessible and convenient for everyone, it will liven the space and attract new clientele as well as add convenience to existing neighborhoods. The key is to create a place that is unique and desirable.

Site Location Map:
The objective for this proposed design is to focus on the following: connections to green, walk-ability, connectivity to surrounding neighborhoods, creating spaces and recreation and leisure. The design will encompass a small community feel but will consist of retail areas, housing, apartments, spaces for recreation and leisure, senior living area with connections to other site amenities, and connections that allow for walkability through the entirety of the site. The design concept for the proposed design is to create a livable, walkable community with connections to green spaces for recreation and leisure purposes.
Relaxing

Sustainable

Convenient

Inviting

Affordable

Green

Functional

Unique

Livable

Sustainable

Innovative

Attractive

Connectivity

Inviting

Relaxing

Green

Affordable

Walkable
Community
Friendly Environment

Activities

Retail

☑ Single-family Housing Lots
☑ Single-family apartments
☑ Townhomes
☑ Senior Living
☑ Offices
☑ Retail stores
☑ Green spaces
☑ Amenities that will please all age groups of the community.
☑ Inviting streetscapes
☑ Convenience parking
☑ Accessibility
☑ Walk-ability
☑ Convenience for pedestrians, vehicular traffic and bicycles.
☑ Connections to surrounding neighborhood (pedestrian and vehicular)
☑ Spaces for recreational activities
During the design process, certain descriptors and characteristics were considered to help mold the atmosphere of what Village on the Green would feel like and how it would make the surrounding community feel.
To create a _livable, walkable_ community with _connections_ to _nature_ and places for _leisure_ and _recreation._
VILLAGE ON THE GREEN... A NEW WAY TO LOOK AT COMMUNITY

LOVE

WORK

NATURE

RELAXATION

COMMUNITY

FAMILY

DRINK

SHOP

PLAY

EAT

LAUGH

FUN

MEMORIES

ENTERTAINMENT

LEISURE
Attractive streetscapes

Outdoor seating areas

Tree and grate for streetscapes

Green space

Change in pavement pattern, color and texture, to help create place identity.

Wide sidewalks with buffers.
Inventory and Analysis...
The dashed line is the proposed property line for the 50 year plan. The total acreage for the proposed site is 95 acres.
The dashed line is the proposed property line for the core site. The total acreage for the proposed site is about 16 acres. There is approximately 96,000 square feet of retail space at Carriage Hills Shopping Center.

List of current tenants:

- Marathon Gas Station/ Tim Hortons
- Option One Credit Union
- Salon
- Wok and Roll
- Hong’s Café
- Goodwill
- Spartan Net
- Frames Unlimited
- Buddies Pub & Grill
- Marian Fitness
- Car wash

Not to scale
Current Site Conditions
Land Use Inventory
- Approximately 1,300 people living in the nearby surrounding community.
- Donley Elementary School (Kindergarten - 4th grade) about 350 students.
- Whitehills Elementary School (Kindergarten - 4th grade) about 260 students.
Inventory of Core Site...
Existing Parking:
TOTAL: 392
Reg: 368
BF: 24

Zoning North of Lake Lansing Rd:
RC Multiple family (14 units per acre)
Lot Area: N/A
Lot width: 100 ft.
RD Multiple Family (8 units per acre)
Lot Area: N/A
Lot width: 100 ft.
RB Single- Family High density
Lot Area: 8,000 Sq. Ft.
Lt Width: 65 ft.

C-2 Community Service
Lot area: 4,000 sq. ft.
Lot width: 50ft

PO Professional and Office
Lot area: 5,000 sq. ft.
Lot width: 50ft

Zoning South of Lake Lansing Rd:
R1: Low density single- Family
R3: Single-Family and Two family Residential
C: Community Facilities District
B1: General Office building District
RM 8: Multi-family Residential District
RM 14: low-density multi-family residential
RM 22: Medium- density multi-family residential
Analysis of Proposed Site
The black dashed line represents the proposed property line. The gray dashed line is vehicular access.
Phase One...
FUNCTIONAL USE DIAGRAM

The functional use diagram is the process of defining spaces and producing the initial site layout of the design.

This is the original functional use diagram for phase one of the 50 year plan.

The shops are primarily located closest to Lake Lansing road, so they are visible to traffic. There is a large green space in the center of the site, making it accessible to all residential and retail buildings for convenience and views as visitors shop or enjoy a cup of coffee. The senior living area has its own green space for privacy but also have access to the communal green space.

SL: SENIOR LIVING
R: RESIDENTIAL
GS: GREEN SPACE
MU: MULTI-USE
P: PARKING
S: SHOP
This is phase one of the proposed site plan. The single family lots are placed on the west side if the site to allow to community integration into the site. It also allows for connectivity to the site as it is placed on either side of the existing Birch Row Drive. The senior living area is located at the north of the site to allow for privacy as well as convenient access to the large green space in the center of the site. The single family apartments are surrounding the green space which allows easy access for recreational activities and nice views. The retail stores are placed nearest Lake Lansing road and Hagadorn so they are visible to people driving by. The green space in the retail is a small park that visitors can use if they want to sit and relax. There is also a space within the park that can be used for outdoor entertainment purposes.

After useful criticism from phase one, phase two was enhanced. Adjustments were made to the connection to adjacent neighborhoods. More single family lots were added to the northeast of the site. Townhomes were added to accommodate for higher density. Changes in the orientation and shapes of the buildings.

This is a process graphic of the organization of the road network as well as the hierarchy between primary, secondary and tertiary roads.
In phase 3, the single family lots from the west side of the site were removed because they mimicked the existing conditions. A pool and tennis courts were added near the townhomes. Also, the shapes of some of the buildings were modified.

Process graphic of road circulation. The connections from Hagadorn road to Birch Row Drive to the new entry off of Lake Lansing and new street connecting new single family lots.

The most significant change in the fourth phase was the addition to the retail area. The buildings were brought closer to the Lake Lansing, which made room for additional retail to the north. The Community Center changed its orientation and added a new entrance location. The primary road in front of the offices and townhomes was modified into a secondary road. Also, the orientation of the senior living building was changed to be included in the park view.
Process Maps:

Green Space

Vehicular Circulation

Mass Void/ Building Use Type

Pedestrian Circulation
50 Year Master Plan
MASTER PLAN 11 x 17 WITH LABELS OF BUILDING USES AND SECTION LINES PARKIGN
This is a section of the single family lots. Each lot was designed so each home has a connection to nature. The trees not only act as a buffer to the surrounding neighborhood but it also gives each home a peaceful view and privacy.

This is a section of the community center and townhomes to the south. The community center is equipped with a gymnasium, rooms for classes, and a banquet room. The facility also has access Carriage Pond where paddleboats are available for the community members to use.
Section C - C1

This is a section of entrance to Village on the Green on Hagadorn Rd. Retail stores are located on both sides of the primary entrance road. There are four lanes, 2 heading northbound and 2 heading southbound, with a bike lane on each side. Specimen trees line the road on both sides, as well as the middle, to create interest and draw visitors into the site.

Section D - D1

This is a section of Carriage Pond. This pond is not existing and has been created for recreational purposes such as fishing and paddle boating. There is a trail that surrounds the pond which makes for a lovely walk on warm day.
Section E - E1

This is a section of the Townhomes. Each townhome has its own driveway and first floor garage. Guest parking is located in the parallel spots in the middle of the street.

Section F - F1

This is a section of the main retail area and green space along Lake Lansing rd. There is convenience parking in front of all the shops. The wide sidewalks accommodate pedestrians, beautiful street trees and outdoor seating.

This is a section green park space in front of the retail area. It is meant to be a place where visitors can go to relax and people watch while they wait for their significant other to finish shopping.
Phase Two:

50 Year Plan: Core Site
About 103,000 Square Feet
Parking NEEDED: 370
Parking COUNT: 390
50 year plan core site MP PARKING
Phase Three

5 Year Plan
This is phase one of the proposed design for the 5 year plan. The main entrance off of Lake Lansing road was widened and dressed with street trees to create a more welcoming entry. An outdoor dining area was added to the north of Buddies Pub & Grill as well as an additional building. An arcade was added to the existing structure to create a connection to the neighborhoods to the north of the site. The large parking was transformed into green space with a café and outdoor gathering space. The carwash to the north was removed and transformed into a parking lot to accommodate for the loss of parking in the core of the site.

To the left is a process graphic of notes taken after the critique of phase one.

This is phase two of the proposed design for the 5 year plan. After useful critiques, the proposed site has been enhanced. The most significant critique from phase one was that the proposed site needed more spaces. So, in phase two, a space was created between Buddies Pub & Grill, as well as in between the buildings added to the southwest of the site.

These are some process graphics for the green space in the center of the site. The first graphic is one building with green space all around. The second graphic is shops on either side, with a greenway through the middle. It was ultimately determined that it would be best to have a smaller open air structure and a large gathering space.
This is the 5 year proposed master plan. The purple buildings are existing, the salmon buildings are new and the orange buildings to the north of the site are the existing White Birch Condominiums. The main entry off of Lake Lansing road was widened significantly and dressed with heavy landscaping and street trees to create a grand entrance. The change in pavement that occurs throughout the site to help create place identity and define spaces.
5 year masterplan with section and detail callouts PARKING
Section A – A1: Entrance off of Lake Lansing Road

This is a section of the entrance off of Lake Lansing Road. It was widened and dressed with heavy landscaping creating a more eye-catching entry into the new Village on the Green.
Entry sign off of Lake Lansing Road. Chilton will be seen throughout the entirety of the proposed to design to help create a theme and place identity.

The gravel pit with boulders is meant to add interest to a small space. It can be used as an art installation or a kids play areas. Removable tables and chairs will be added around it for guests to sit and rest while their family is shopping.

Proposed Materials:
- Chilton
- Cast Iron Lighting
- Plaque with Gold Lettering

Precedent Image:

Process Graphic:
Paving Pattern Detail. This can be found at the main intersections on site to help create a place identity and slow traffic down.

Proposed Materials:

- Brick Pavers (> 60 mm thick)
- Bedding Sand
- Concrete Base
- Compacted Aggregate Base
- Compacted Subgrade

Proposed paving pattern for the entire site, especially at crosswalks.
Section B - B1: Buddies Pub & Grill

This is a section of the existing Buddies Pub & Grill, the façade has been changed and an outdoor seating area has been added. A building was added to the north with additional outdoor seating.

The space in-between the two buildings is a relaxing space with a focal point of the water feature seen above. When the water is not running, it still catches interest with its unique green mosaic tiles.
Arcade Entry Detail

Double Sided Bench Detail
This double sided bench can be found on the main connection to the neighborhoods to the north as well as in front of the pavilion.

Single Sided Bench Detail
This single sided bench can be found on the edges of the plaza space near the pavilion.

Precedent Image:
Garage doors on either side of the arcade to be used seasonally.

Proposed Materials:
- Chilton
Section C - C1: Pavilion

Pavilion can be used for outdoor entertainment, farmers markets, etc. The fireplace place adds a warm and inviting touch to the plaza space.

Turf Block Detail

Turf block is used around the plaza space so vehicles have easier access to the curb.
Stage area can be used for outdoor concerts, magical shows, or just for fun!

Main entrance at Lake Lansing and Hagadorn road. The bannered light poles, heavy landscaping and pavement pattern are used for attention grabbing.
Community Input:

- Inventory and Analysis Meeting with neighborhood group
- World Class Built Environment
- Transit
- Live, Work, Play and Learn
- Walkability for kids and family nearby
- Critiques from professionals

Places Looked at for Inspiration:

- Old Town
- Partridge Creek
- Blakeney
- Village of Rochester Hills

Findings From Meeting:

- Specialty grocery store
- Greasy food joint
- Place for kids
- A venue where people can gather for events and activities.
- Coffee shop
- Safety
- Convenience
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