



# Lansing Community Profile

# Neighborhood Pattern Book

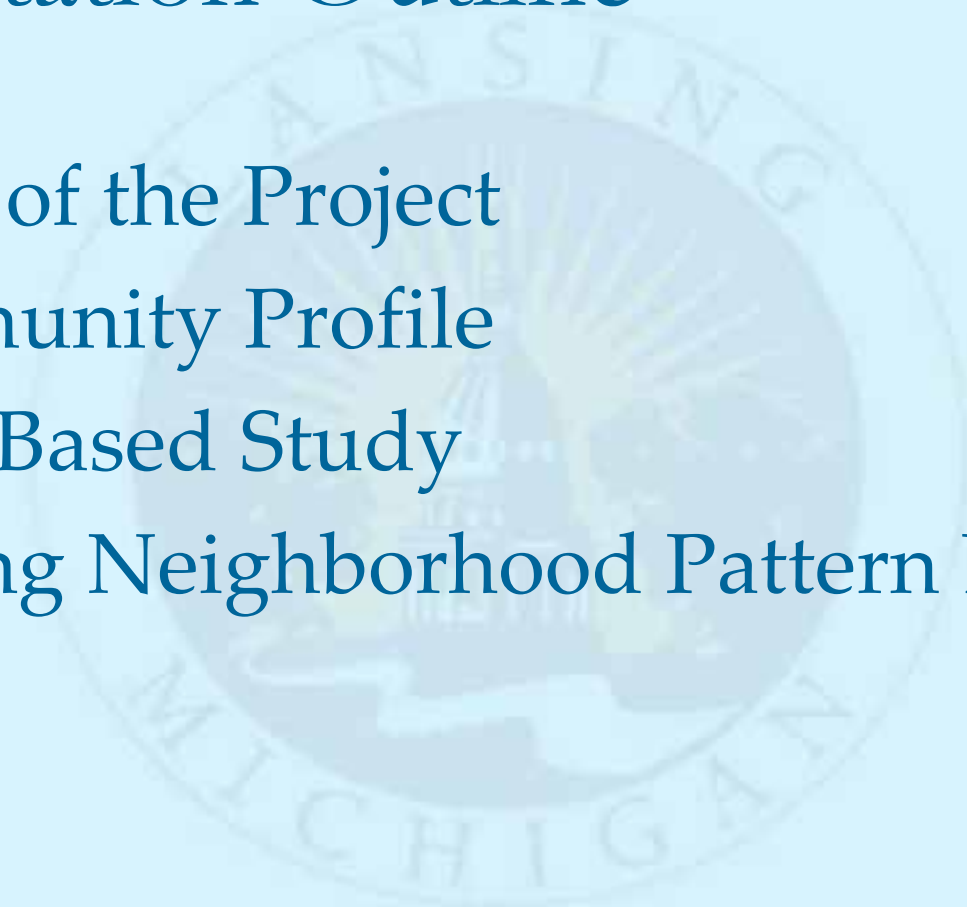


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# Presentation Outline

- Scope of the Project
- Community Profile
- Form-Based Study
- Lansing Neighborhood Pattern Book





# Scope of the Project

- Client: City of Lansing Planning Department
  - Bill Rieske, Principal Planner
  - John Hodges, Senior Planner
- Lansing Comprehensive Plan Revision Process
- Provide an updated socio-economic profile
- Survey existing conditions and neighborhood patterns and develop a Pattern Book
- Sharing findings with stakeholders



# Community Profile Overview

- Introduction
- Methodology
- Socio-Economic Trends & Implications
  - Population
  - Housing
  - Education
  - Economic

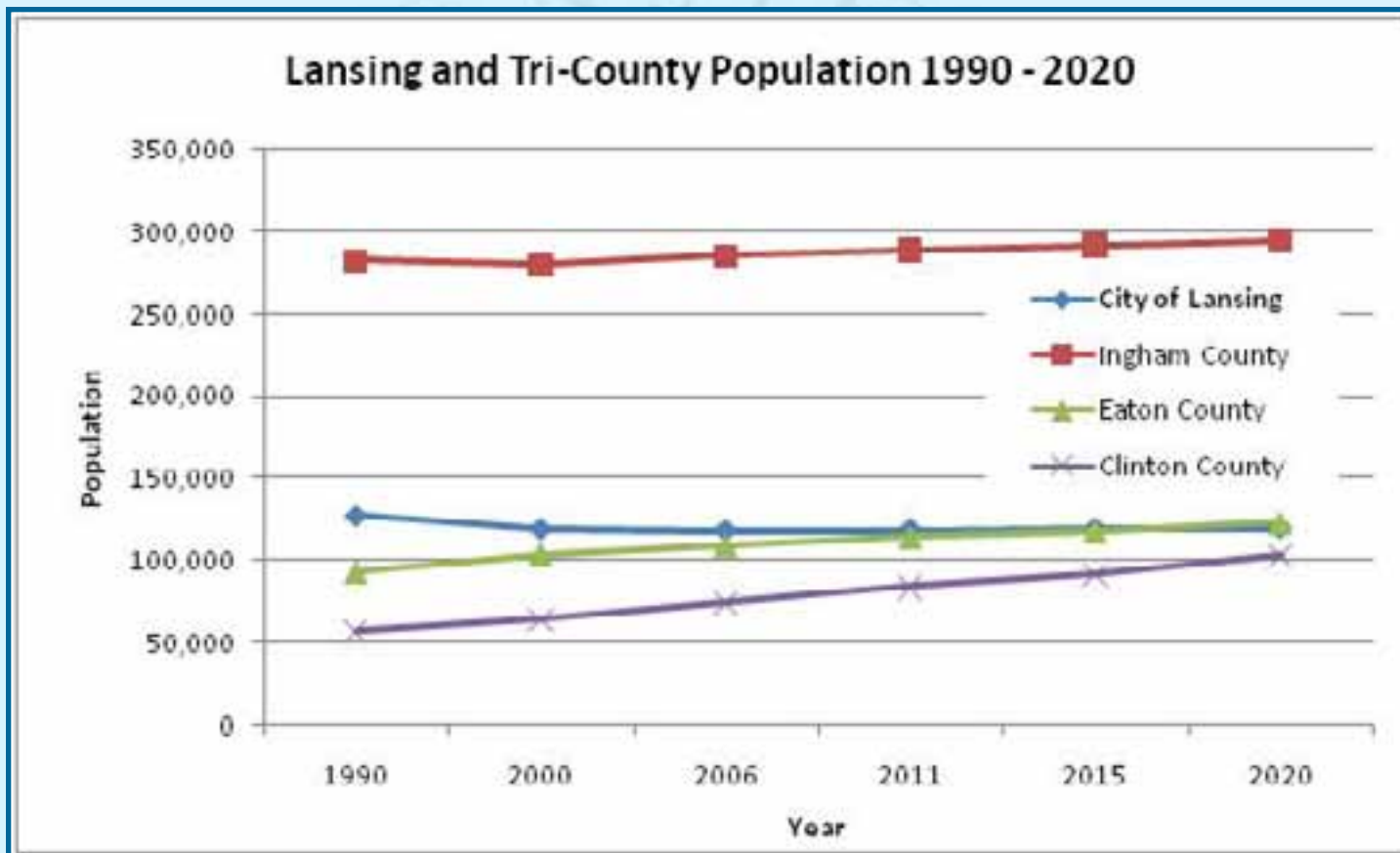


# Population

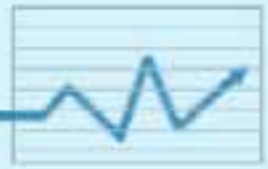
- What's going on?
- Decrease in population from 1990-2000 (-6.4%)
- 2000 Census Population: 119,128
- Stability and growth is forecasted
- ESRI calculates 0.1% growth rate from 2006-2011



# Population

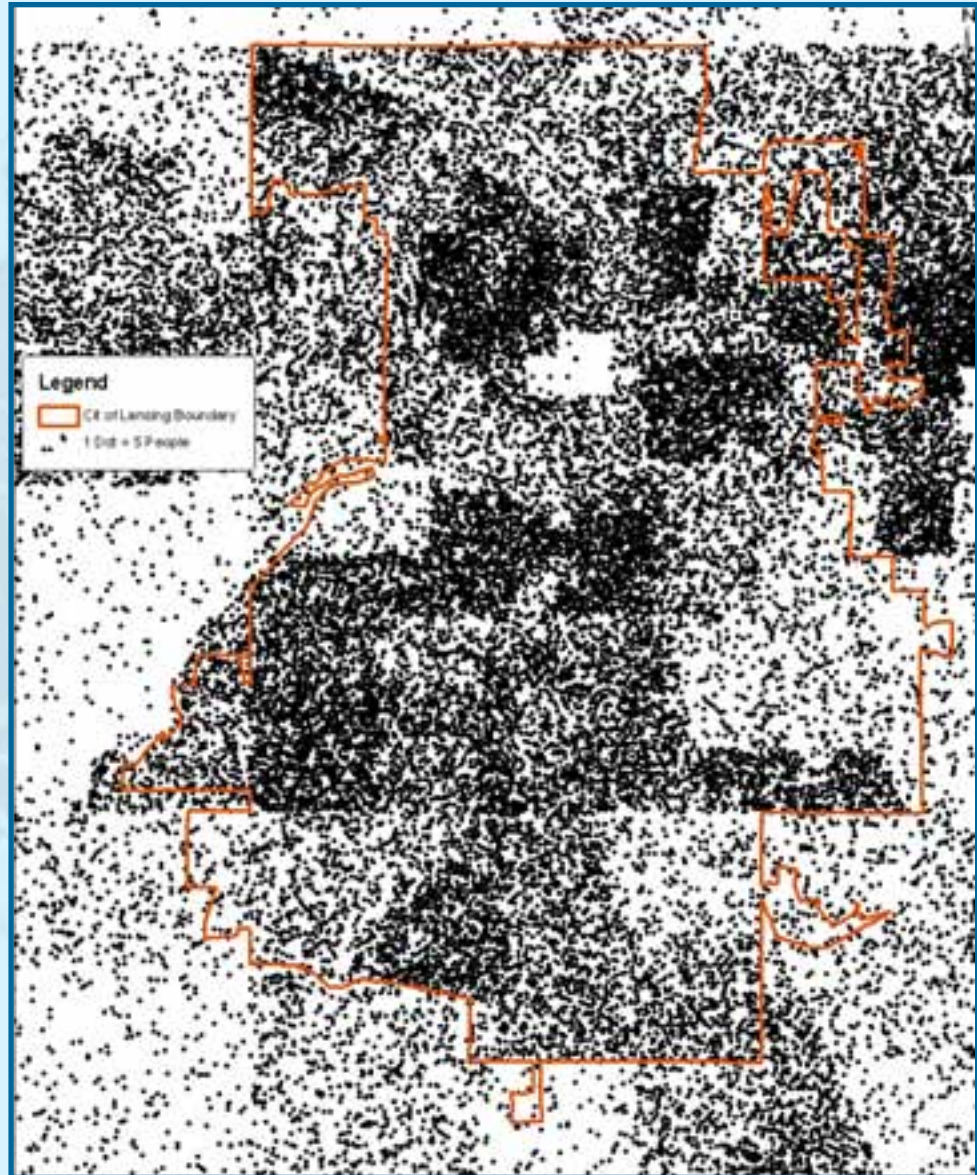


Source: U.S. Census Bureau, ESRI and MSU Practicum



# Population

- Lansing Population Density Map



Source: Base data provided by U.S. Census Bureau



# Population

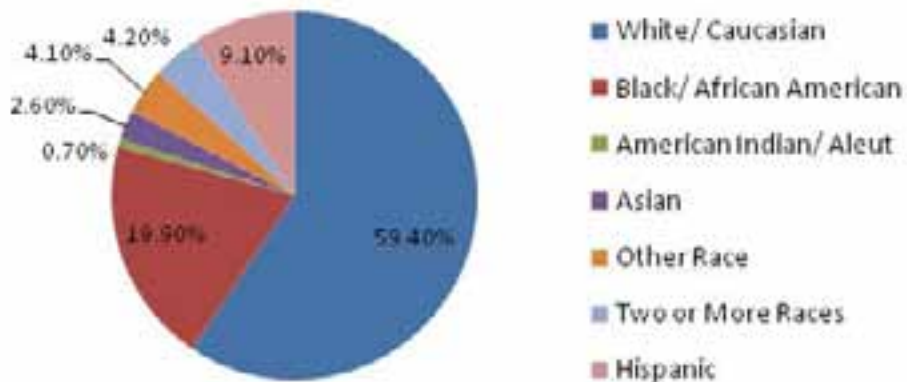
- Racial Profile
- Decreasing white population
- Supplemented by an increase in all minority groups, except Native Indians
- Foreign-born population: 5.9%





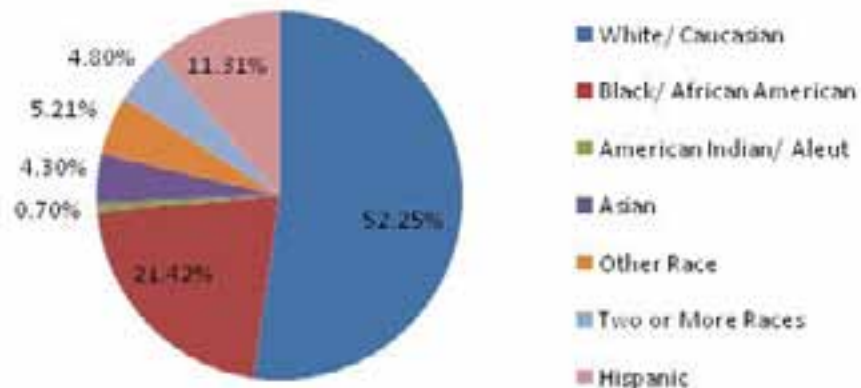
# Population

Lansing Race and Ethnicity - 2006



Source: Base data provided by U.S. Census Bureau

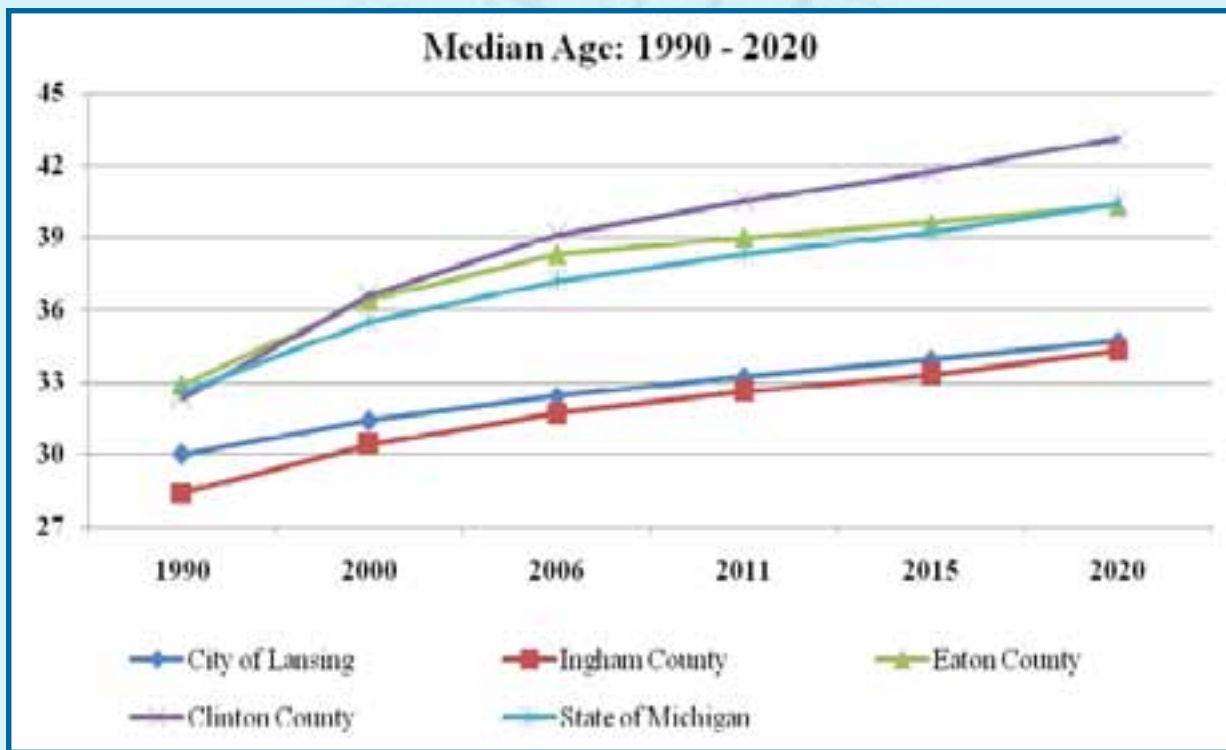
Lansing Race and Ethnicity - 2011



Source: Base data provided by U.S. Census Bureau



# Population



Source: Base data provided by U.S. Census Bureau, ESRI and MSU Practicum Team

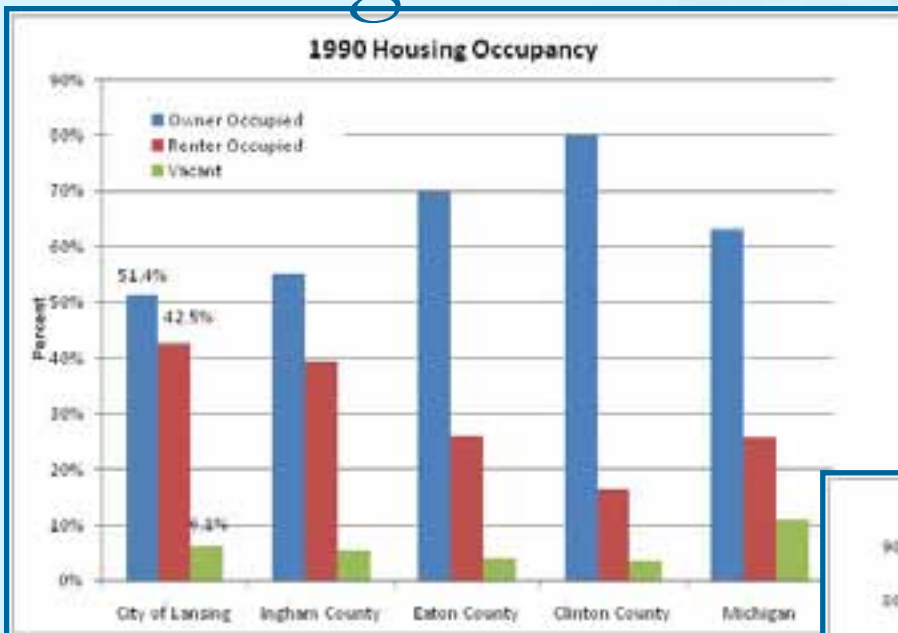


# Housing

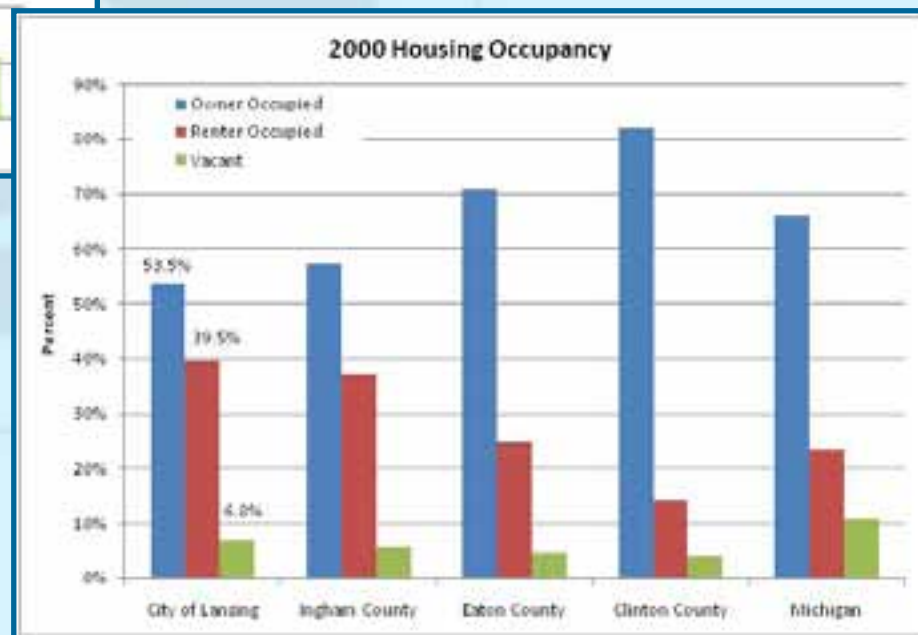
- Owners v. Renters
- Relatively low number of owner-occupied units
- Owner occupation has increased (2%)
- Number of renters has decreased (-3%)
- If trend continues, positive impact for the community



# Housing



Source: Base data provided by U.S. Census Bureau



Source: Base data provided by U.S. Census Bureau



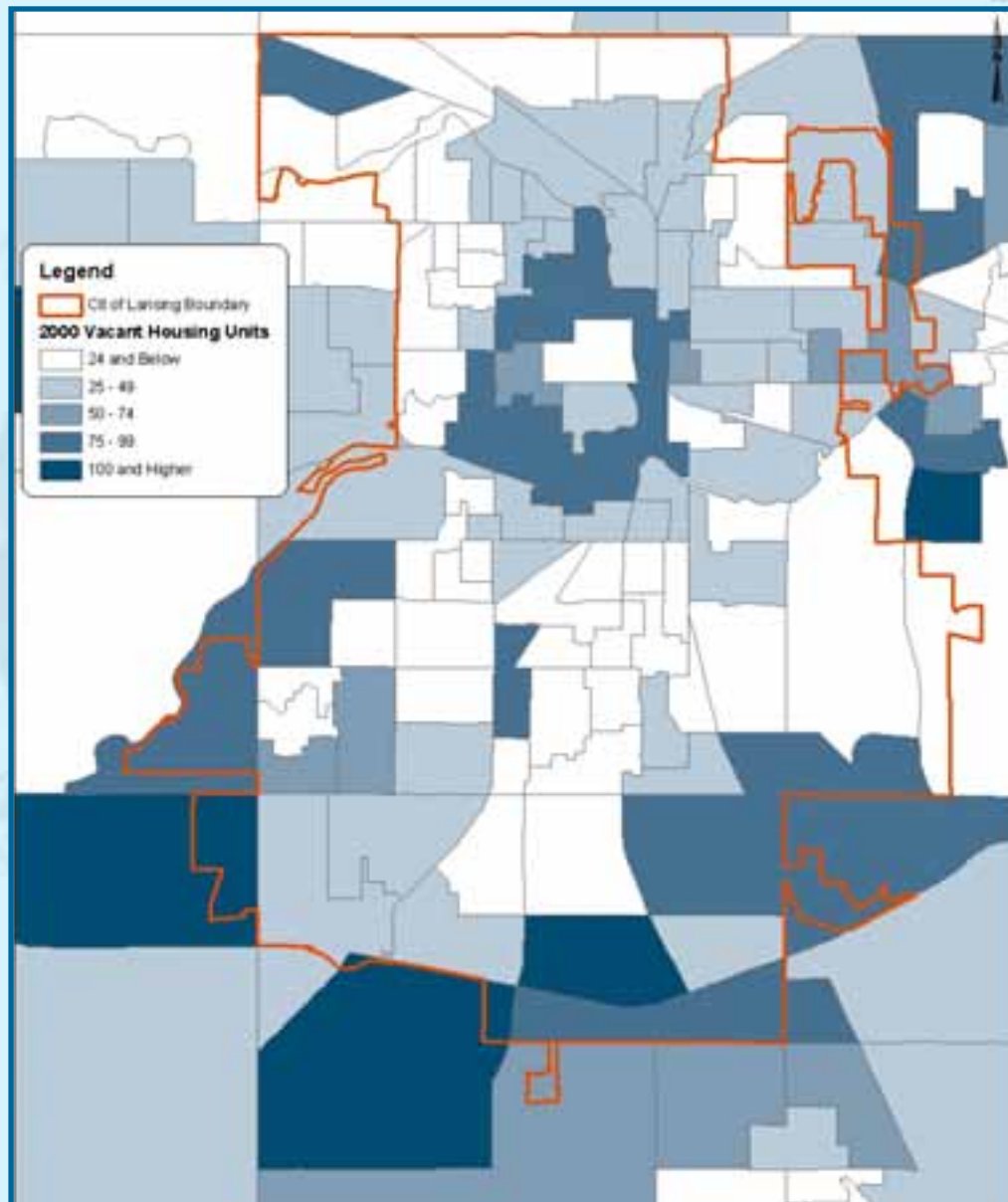
# Housing

- Vacancy
- More housing units are concentrated around the downtown core
- Result: greater cluster of vacancy units
- City of Lansing vacancy: approximately 7%



# Housing

- Lansing Vacant Housing Units by Block Group



Source: Base data provided by U.S. Census Bureau

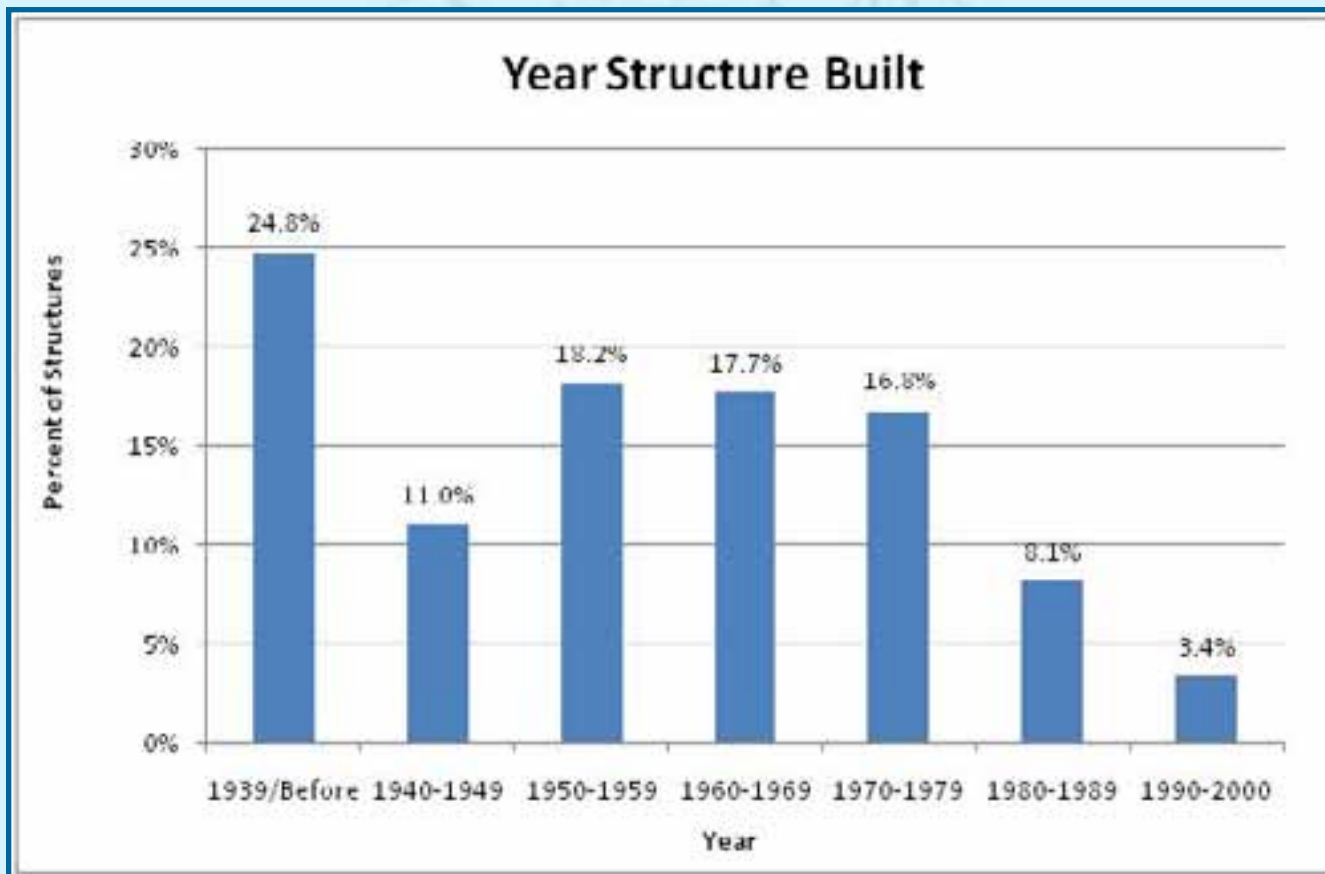


# Housing

- Construction
- Greatest number of housing construction occurred before 1939
- Post WWII sparked new housing boom
- Housing construction has decreased significantly since the 1980s
- Housing units built since 1990: 3.4%
- Maintenance and repair



# Housing



Source: U.S. Census Bureau



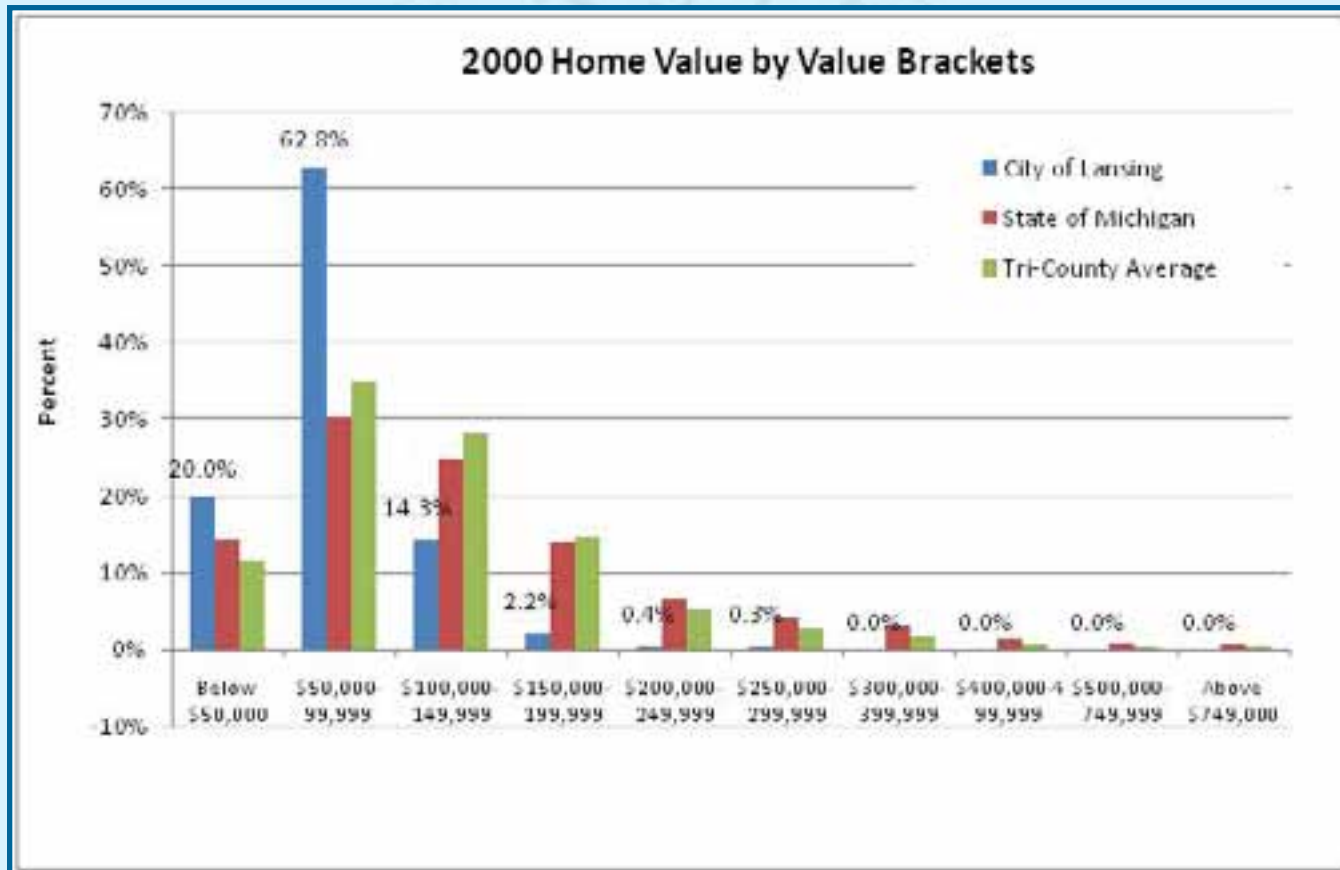


# Housing

- Home value
- 62% of Lansing's home values range from \$50,000-\$99,999
- Relatively low average home value
- Principle Shopping District and outlying block groups



# Housing

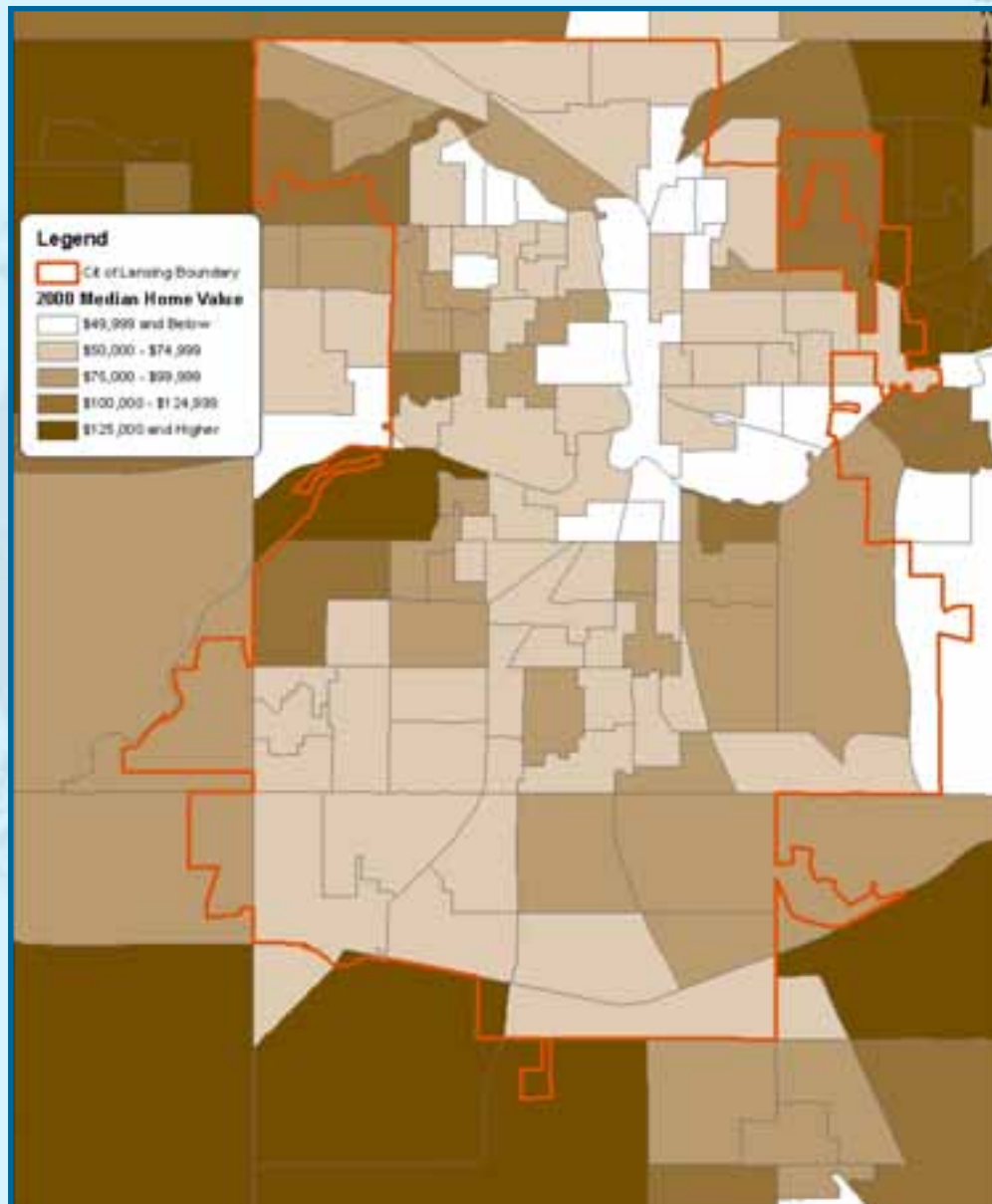


Source: U.S. Census Bureau



# Housing

- Lansing Median Home Value by Block Group



Source: Base data provided by U.S. Census Bureau



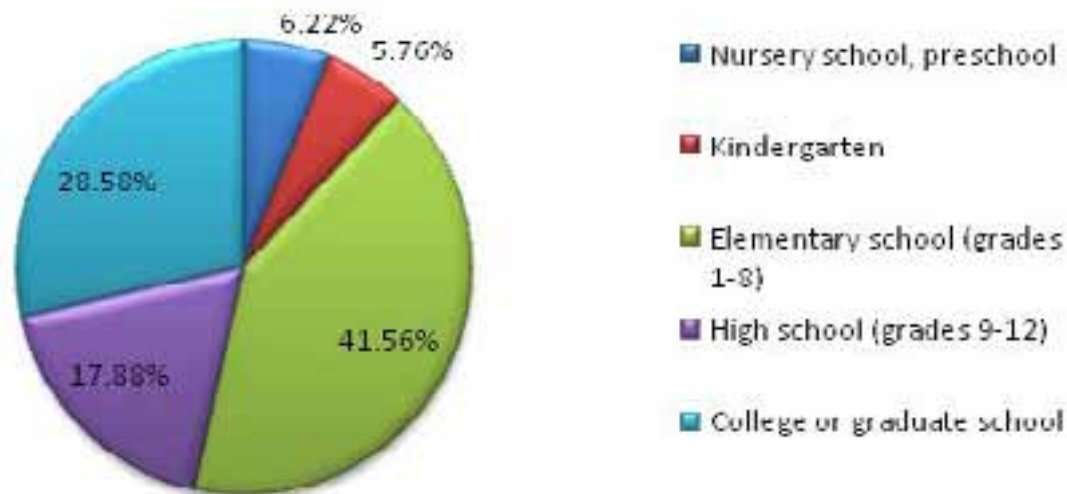
# Education

- Becoming more educated
  - More city residents are completing high school and going to college
- Lagging behind region and state test scores
  - Hurting the ability of residents to get into college
- Potential in having more college graduates



# Education

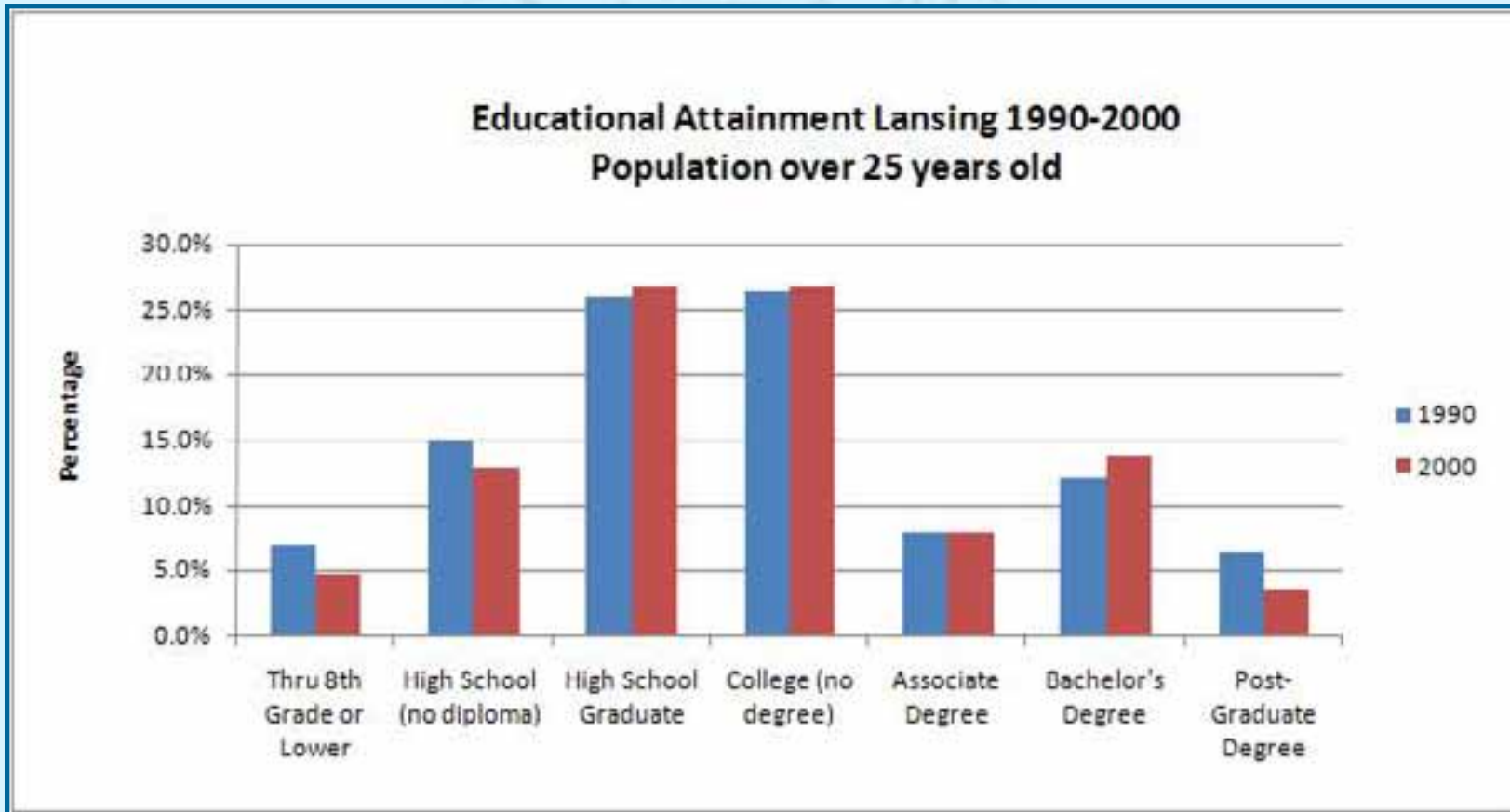
## Lansing School Enrollment, 2000



Source: U.S. Census Bureau



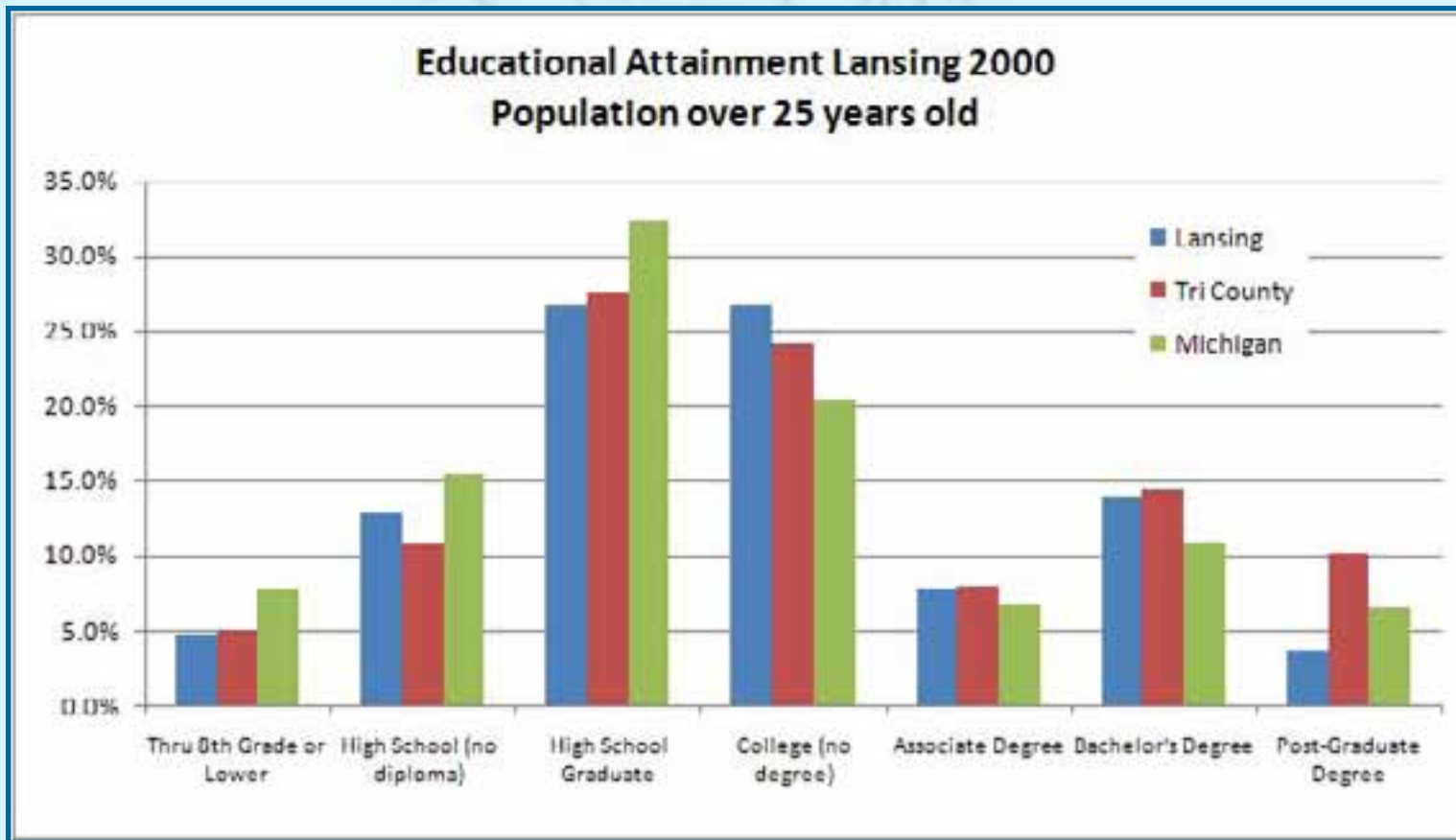
# Education



Source: U.S. Census Bureau



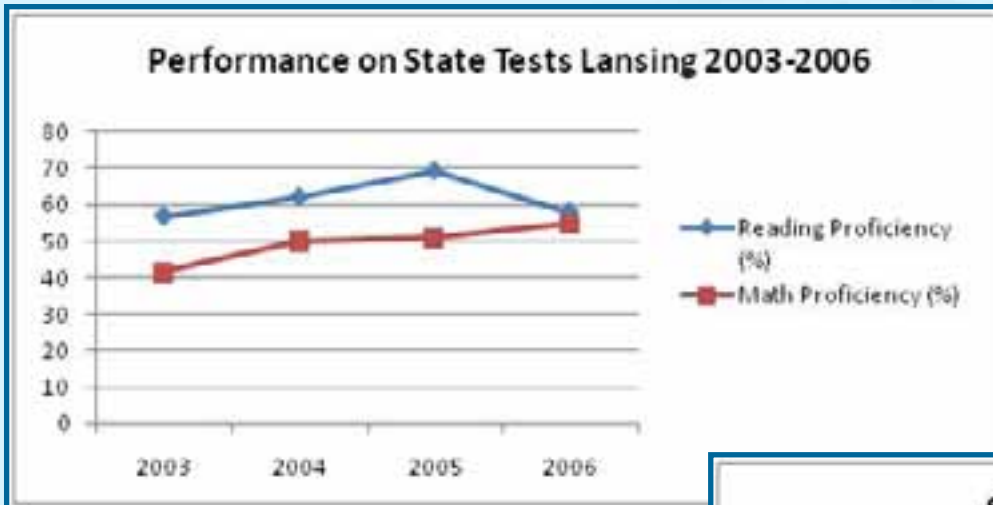
# Education



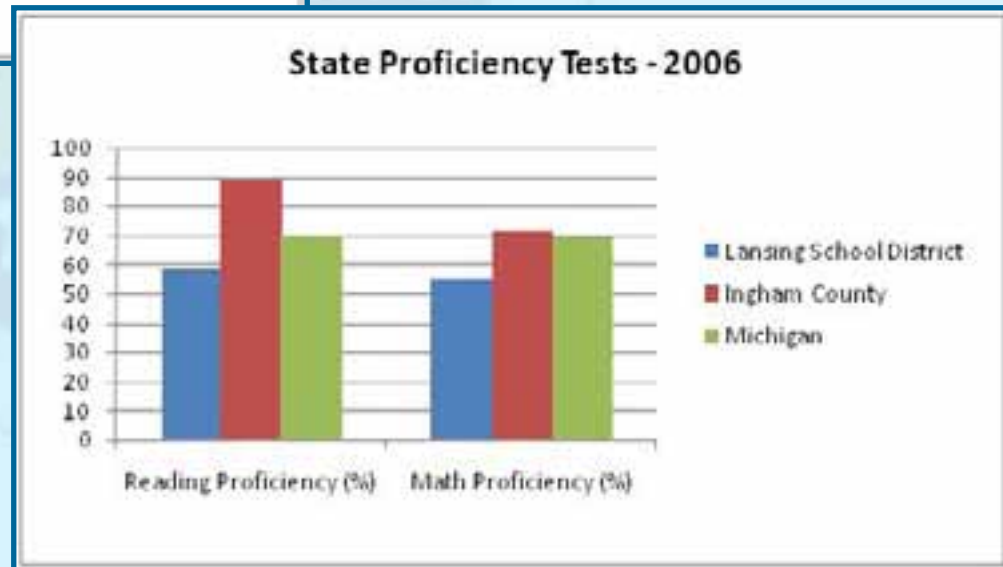
Source: U.S. Census Bureau



# Education



Source: Both Standard & Poors, SchoolMatters



Source: Both Standard & Poors, SchoolMatters



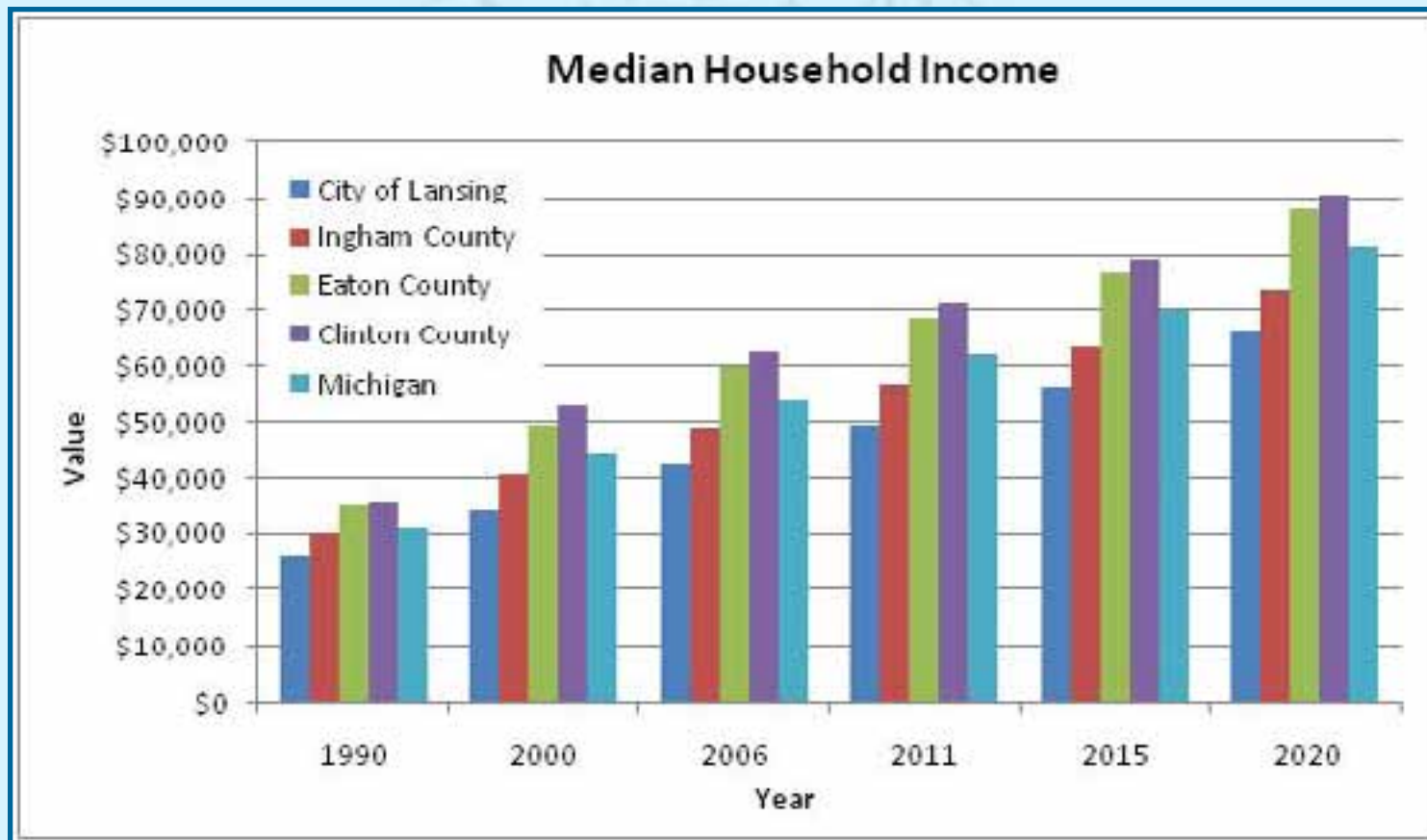


# Economics

- Stable employers
- Increased growth in knowledge based and high-tech sectors
- Higher unemployment rate compared to surrounding counties in the region and the state.
- Opportunities exist for strong growth in the healthcare and educational sectors



# Economics

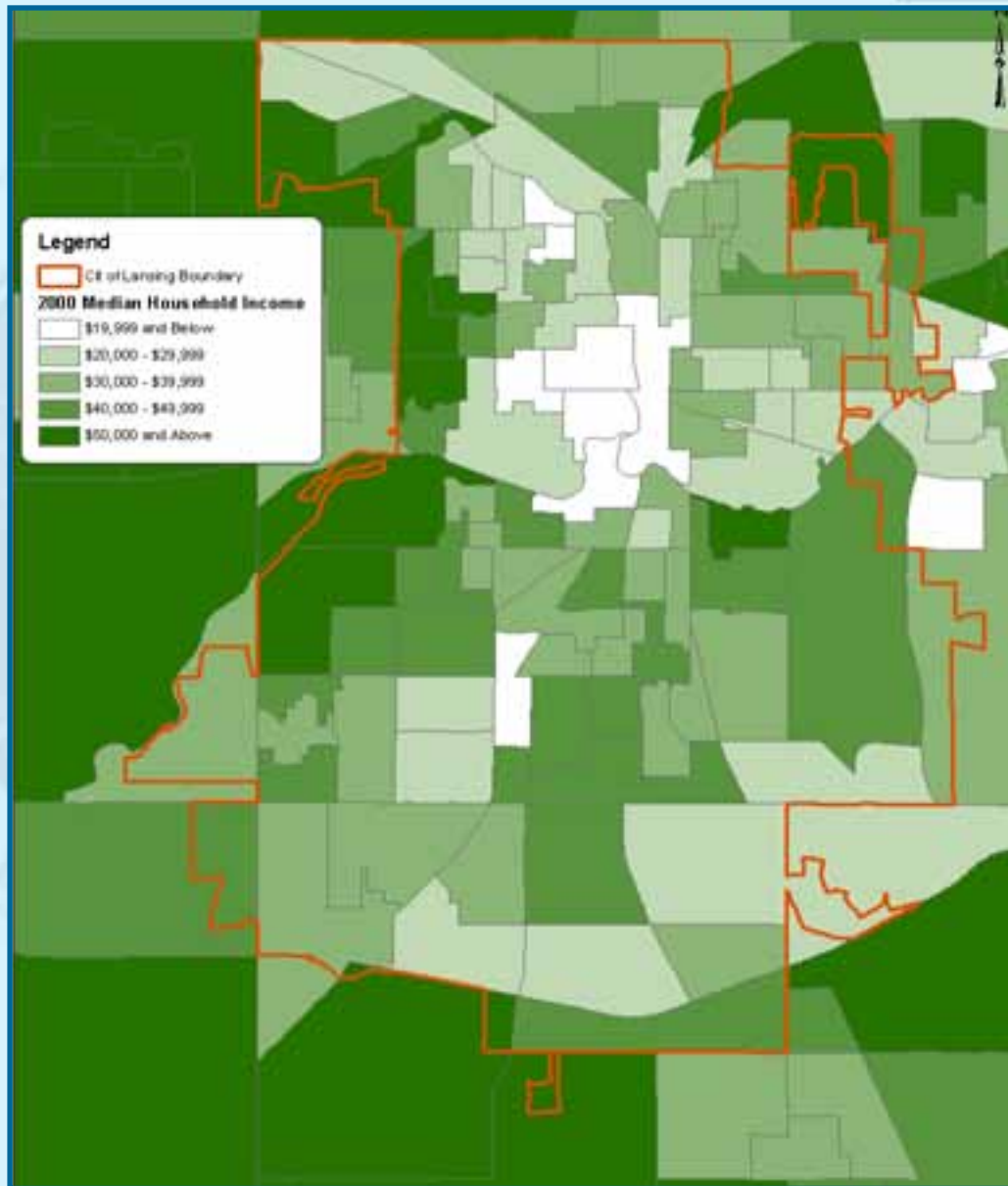


Source: U.S. Census Bureau, ESRI and MSU Practicum



# Economics

- Lansing Median Household Income by Block Group



Source: Base data provided by U.S. Census Bureau



# Economics

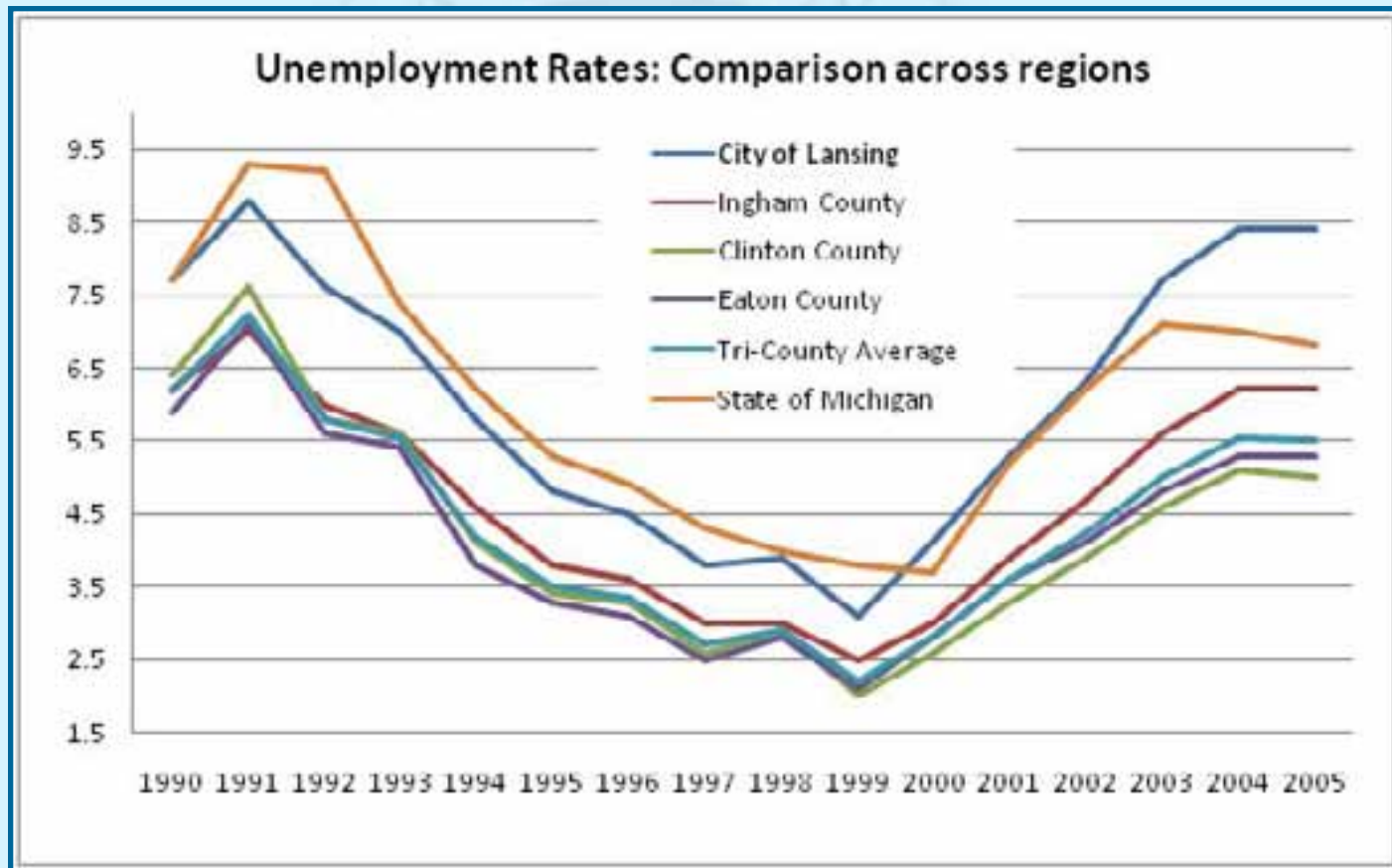
## Largest Regional Employers

| COMPANY                        | TYPE OF BUSINESS       | # OF EMPLOYEES |
|--------------------------------|------------------------|----------------|
| State of Michigan              | Government             | 14,355         |
| Michigan State University      | Higher Education       | 10,500         |
| General Motors                 | Automobiles            | 6,300          |
| Sparrow Health System          | Health Care            | 6,000          |
| Lansing Community College      | Higher Education       | 3,180          |
| Ingham Regional Medical Center | Health Care            | 2,500          |
| Lansing School District        | Higher Education       | 2,106          |
| Meijer                         | Warehousing, Groceries | 2000           |
| Auto Owners Insurance          | Insurance              | 1,500          |
| Peckham, Inc.                  | Rehab & Manufacturing  | 1,400          |

Source: Lansing Regional Chamber of Commerce



# Economics



Source: Bureau of Economic Analysis



# Economics

## Occupational Trends: Growth and Decline

| OCCUPATION GROUP                       | EMPLOYMENT |         | CHANGE |      |
|--|------------|---------|--------|------|
|  | 2002       | 2012    | #      | %    |
| Total, All Occupations                 | 245,045    | 269,240 | 24,195 | 9.9  |
| Management                             | 11,455     | 13,005  | 1,550  | 13.5 |
| Business & Financial<br>Operations     | 11,615     | 13,705  | 2,090  | 18   |
| Computer & Mathematical                | 5,030      | 6,425   | 1,395  | 27.7 |
| Education/Training/Library             | 22,400     | 26,365  | 3,965  | 17.7 |
| Arts/Design/Entertain/Sports<br>/Media | 3,885      | 4,525   | 640    | 16.6 |
| Healthcare<br>Practitioners/Technical  | 11,275     | 13,010  | 1,735  | 15.4 |
| Healthcare Support                     | 5,285      | 6,395   | 1,110  | 21.1 |
| Personal Care & Service                | 5,195      | 6,250   | 1,055  | 20.3 |

Source: Department of Labor and Economic Growth, Office of Labor Market Information



# Summary

- **Population forecast**: stabilizing; increasing minority population
- **Housing**: low market value; less construction
- **Education**: higher level of attainment
- **Economics**: knowledge-based economy; high-tech firms



# Form-Based Study Overview

- Introduction
- What are Form-Based Codes?
- Methodology
- Description of Neighborhood Zones
- Pattern Book (sample pages)





# What Are Form-Based Codes?

- Zoning's history
  - Land is commonly separated by use
  - Specific and often strict regulations
  - Initially aimed to protect the public from incompatible land uses





# What Are Form-Based Codes?

- Direct response to Zoning
- Set of codes designated to focus primarily on the physical landscape of a place
- Emphasizes form following function
- More concentration on design and the aesthetic atmosphere
- Meant to define places created by buildings, neighborhoods, urban centers and the overall community



# Approaches

- The organization of FBC follows a step-by-step process:
  - 1. Analysis of existing conditions
    - Inventory of development and architectural characteristics
    - Typical survey of general patterns:
      - Block
      - Street
      - Setbacks
      - Parcel Size & Shape
      - Parking Layouts
      - Building Type
      - Open Space Availability
      - Natural Attributes



# Approaches

- 2. Holding a public forum and charrette
  - FBC require citizen participation
  - Lead to a general consensus on community goals
  
- 3. Defining the city
  - Divisions range from neighborhoods, districts, corridors, special purpose/overlay zones, street-specific plans

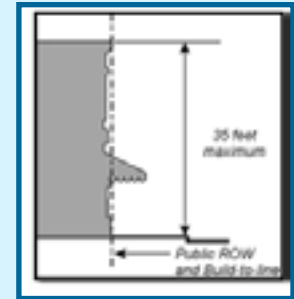


Source: [www.fhwa.dot.gov](http://www.fhwa.dot.gov)

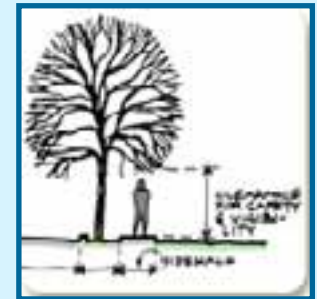


# Approaches

- 4. Developing developmental standards
  - Create guidelines for different parts of the city
    - i.e. sidewalk width, parking location, setback regulations
- 5. Developing architectural standards
  - Create design guidelines for different parts of the city
    - i.e. roof style, materials to be used, building height and size
- 6. Presenting the codes in an illustrated format
  - FBC rely on pictures to help demonstrate specific differences between districts
  - Illustrated format allows the public to see and understand the FBC process while also avoiding the confusion of technical language



Source: [www.mcka.com](http://www.mcka.com)



Source: [www.lcg.org](http://www.lcg.org)



# Potential Benefits

- Ensures greater compatibility
- Transparency and legitimacy
- Easy visual access and streamlined review process
- Enhance character or sense of place



# Limitations & Challenges

- Less experience and few practitioners of FBC
- Dependant on an open participatory decision making process
- Less flexibility



# FBC Around the Nation

- With loose ties to New Urbanism and SmartCode practices, FBC have been implemented across the country:
  - Arlington, Virginia: Columbia Pike
  - Petaluma, California
  - Grand Rapids, Michigan (*In Process*)







# Research Methods: Methodology

## 1. Neighborhood Pattern Assessment Criteria – a checklist followed during the field survey:

- **Development patterns:**
  - *Development era*
  - *Block size*
  - *Street pattern*
  - *Neighborhood use*
  - *Building use*
  - *Open space*
  - *Lot characteristics*
  - *Public frontage*
  - *Parking*
- **Architectural patterns:**
  - *Building articulation*
  - *Entry definition*
  - *Roof type*
  - *Building materials*
  - *Element specifications*
  - *Street characteristics*



# Research Methods: Methodology

## 2. Field survey

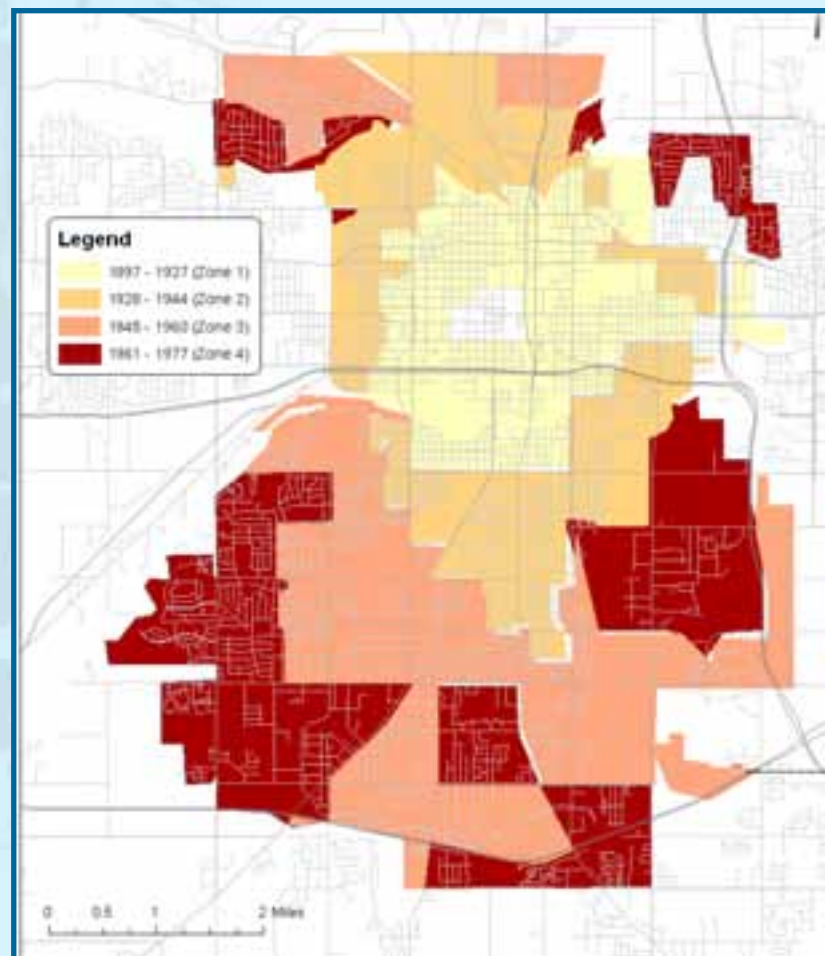
- Groups of 2-3 students surveyed each a zone
- Each zone divided in smaller areas
- Use checklist
- Pictures and notes
- Select 5-7 samples from each zone

## 3. Neighborhood Classification Assessment



# Neighborhood Classification

- 4 neighborhood zones
- Early 20<sup>th</sup> Century Neighborhoods
- Pre-War Neighborhoods
- Post-War Neighborhoods
- Late 20<sup>th</sup> Century Neighborhoods

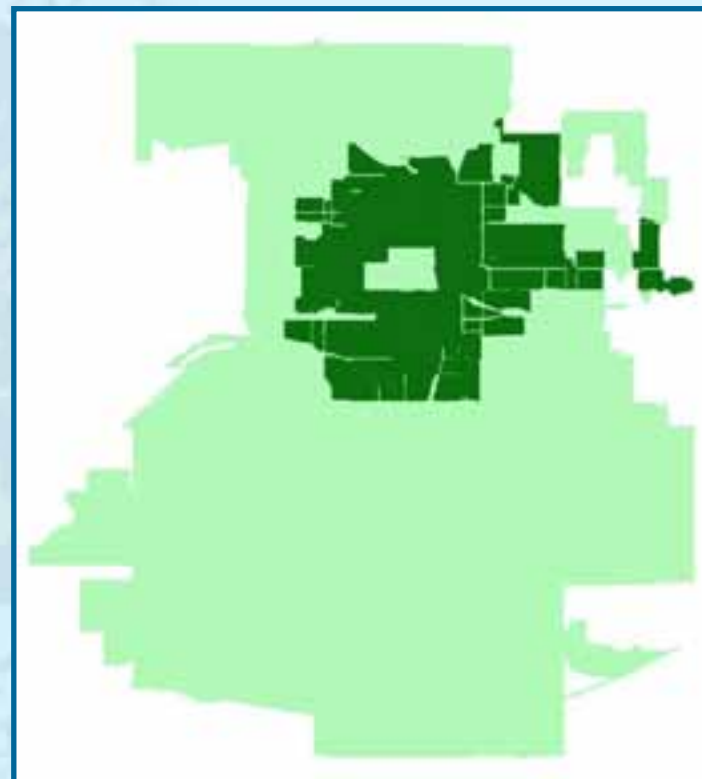


Source: MSU Practicum



# Early 20<sup>th</sup> Century Neighborhoods

- 1897-1927
- Lake. Lansing (north)  
Jenison (west) Mt. Hope  
(south) US-127 (east)

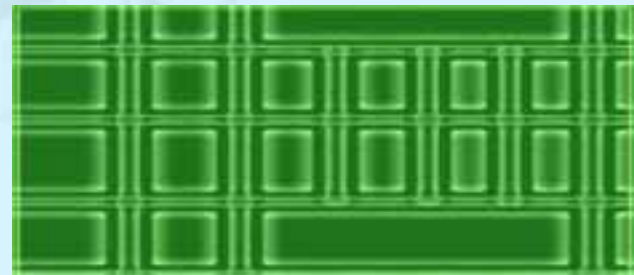
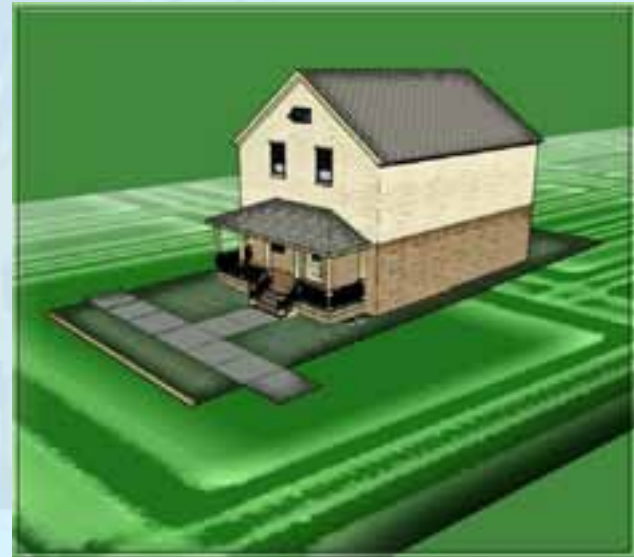




# Early 20<sup>th</sup> Century Neighborhoods

## Neighborhood Characteristics

- Block size 4-8 acres
- Street pattern is predominantly grid
- Abundance of sidewalks
- Great connectivity
- Mixed use
- Open space is scattered throughout this zone





# Early 20<sup>th</sup> Century Neighborhoods

## Housing Characteristics

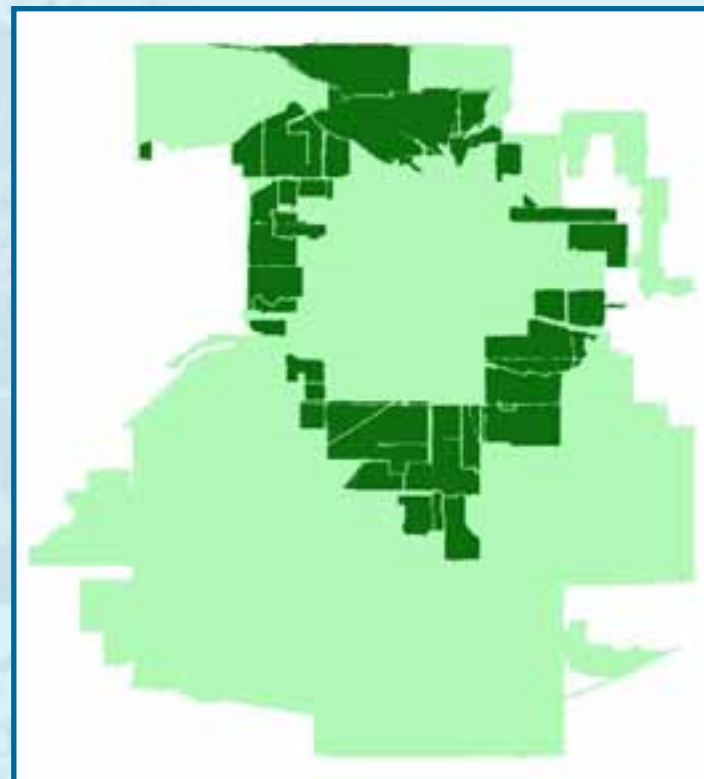


- Lot size .11-.15 acres
- Front setback 0-10 feet
- On street parking; detached garages
- Well articulated with distinguishing character
- Well defined entrances; large front porches
- Building height ranges from 1.5 stories and up



# Pre-War Neighborhoods

- 1928-1944
- Sheridan Rd. (north)  
CSX Railroad (west)  
Cavanaugh (south)  
Pennsylvania (east)

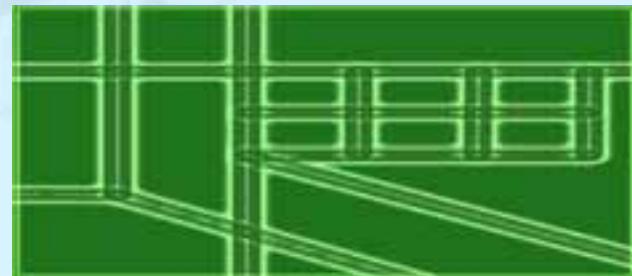
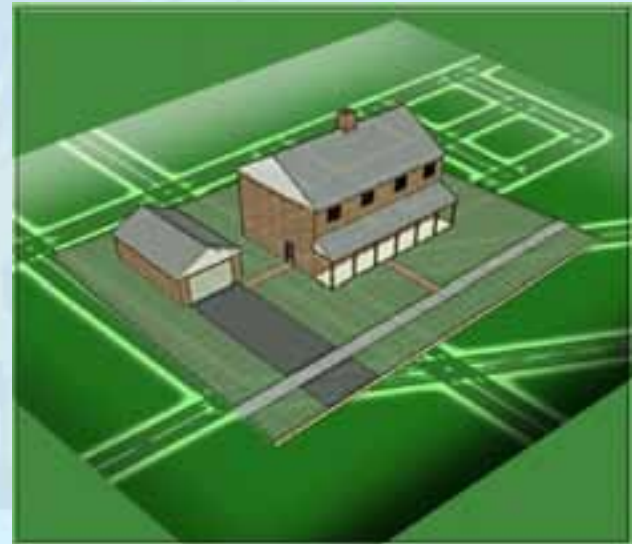




# Pre-War Neighborhoods

## Neighborhood Characteristics

- Block size 6-12 acres
- Street pattern is predominantly grid with sporadic curvilinear patterns
- Majority of neighborhoods have sidewalks
- Good connectivity
- Decreased integration of residential and non-residential uses
- Open space is scattered throughout this zone







# Pre-War Neighborhoods

## Housing Characteristics



- Lot size .11-.40 acres
- Front setback 10-20 feet
- On street parking; detached garages
- Less articulation/architectural detail; relatively well defined neighborhood character
- Most structures range from 1 to 2.5 stories



# Post-War Neighborhoods

- 1945-1965
- Sheridan Rd. (north)  
Pleasant Grove (west)  
I-96 (south) Collins  
Rd. (east)

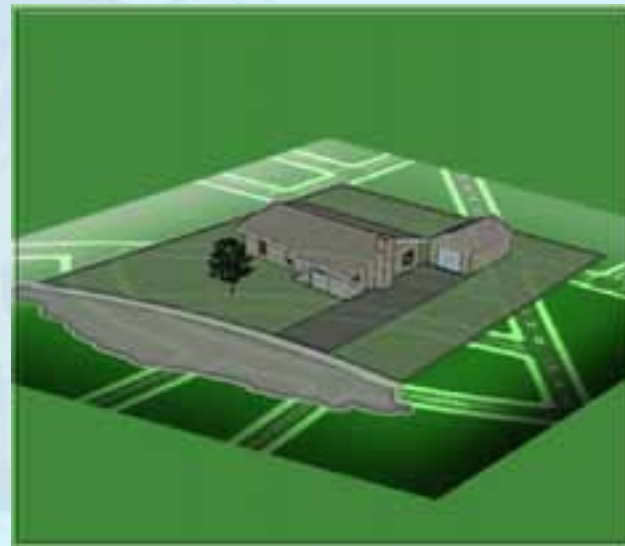




# Post-War Neighborhoods

## Neighborhood Characteristics

- Block size 10-14 acres
- Street pattern is a mixture of grid and curvilinear
- Most neighborhoods have sidewalks
- Moderate connectivity
- Little integration of residential and non-residential land uses
- Open space consists of a mixture of small and large parks including golf courses





# Post-War Neighborhoods

## Housing Characteristics

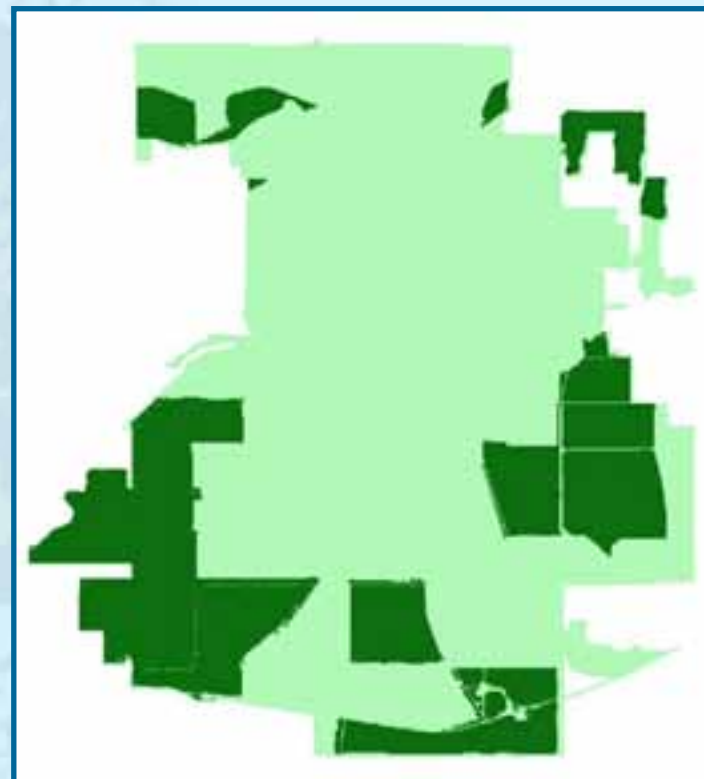


- Lot size .15-.40 acres
- Front setback 20-30 feet
- Less on street parking; detached garages
- Architectural design fairly simple; some diversity in neighborhood character
- Most structures 1-2 stories



# Late 20<sup>th</sup> Century Neighborhoods

- 1966-Present
- Grand River (north and west) Willoughby Rd.  
(south) I-96 & US-127  
(west)





# Late 20<sup>th</sup> Century Neighborhoods

## Neighborhood Characteristics

- Block size 12+ acres
- Street pattern is predominantly curvilinear with cul de sacs and sporadic grid patterns
- Fewer neighborhoods with sidewalks
- Limited connectivity
- Very little integration of residential and non-residential uses
- Open space consists of a mixture of small and large parks including golf courses





# Late 20<sup>th</sup> Century Neighborhoods

## Housing Characteristics

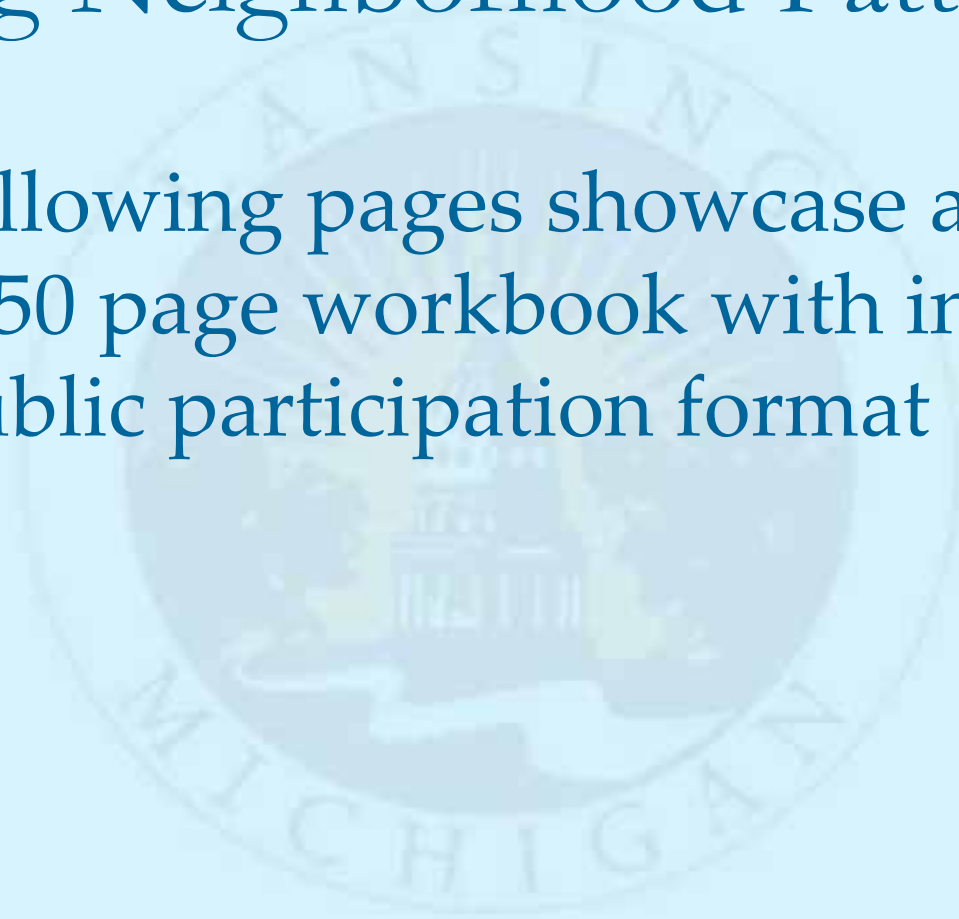


- Lot size .20 + acres
- Front setback 30 + feet
- Less on street parking/time restricted; attached garages
- Simple architectural design; low diversity of housing designs
- Most structures 1-2 stories



# Lansing Neighborhood Pattern Book

- The following pages showcase a sample of the 50 page workbook with insight to our public participation format







# Neighborhood Pattern Book

*What is a 'Pattern Book'?*

## IT IS AN INSTRUMENT OF PUBLIC PARTICIPATION

Citizens' participation is not only necessary but also essential in the revision of the master plan. Residents create the Lansing master plan through expressing their needs and vision for the community they live in. Given that, we are asking for your help to decide how Lansing's physical environment should look and to develop design guidelines that would be included in the community master plan. These recommendations would guide future development initiatives in order to achieve this community vision.

This 'Pattern Book' is a communication instrument providing a basis for discussions and analysis. Our approach in developing design guidelines involves conducting a physical inventory of the city focusing on changing patterns of development and architectural styles within neighborhoods across the city. This would provide a basis for the creation of form-based coding, which will be implemented in the proposed master plan. Briefly, form-based codes are regulations over design and architecture and what is desired in the community. An in-depth look on form-based coding will be provided in the upcoming pages.

We have been mapping periods of residential construction in Lansing to understand how development changed in different time periods. Based on our inventory and analysis, we have identified four successive time intervals that show distinctive development and physical characteristics of the areas built. This Pattern Book describes these four neighborhood patterns through both written text and visual means (photographs, diagrams, and maps) to help the reader visualize the location and the different attributes of each zone. This document represents a starting point for community visioning providing the opportunity to communicate your thoughts and comments about the physical environment of this community.



[www.fhwa.dot.gov](http://www.fhwa.dot.gov)

Citizens will participate in small group discussions, such as this one held at a public forum on regional growth by the Tri-County Regional Planning Commission.

*Why this 'Pattern Book'?*

## IT IS A LINK TO THE CITY COMPREHENSIVE PLAN

You may wonder why you should even care about the Pattern Book for it may be difficult to see its relevance to the city. However, Lansing is in the midst of updating the city comprehensive/master plan that will set standards and goals for future development and the Pattern Book will play a significant role in establishing certain directions the community would like to follow. The Plan also calls for an extended amount of public participation in order for visions to be implemented. Your voice will be heard through completing the Pattern Book, for it will guide the Plan's recommendations and have influential effects at the neighborhood, citywide, regional and statewide levels.



# Form-Based Codes

## *How do Form-Based Codes work?*

The preparations for form-based coding can be extensive and requires dedicated involvement from both community officials and local residents. The organization of form-based codes follows a step-by-step process, such as the following:

**1. Analysis of existing conditions.** Understanding the current patterns of development occurring in the community is the first step towards form-based coding. By going out into the community and carrying out a thorough inventory of development and architectural characteristics, districts can be distinguished from one another, which is essential for developing codes for identity areas (i.e. historical preservation). The analysis will typically look at general characteristics: street and block classifications (parcel size and shape, setback dimensions, roadway, parking layouts), building type (what kind of access, street front), amount of available open space (green space and parks) and natural attributes (trees, rivers).

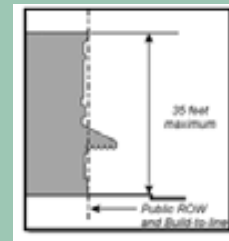
**2. Holding a public forum and charrette.** Form-based codes require citizen response in relation to suggested directions the community would like to aim towards. These Charrettes usually include weeklong meetings that invite residents and design professionals together to attend presentations, focused workshops and intensive exercises that will lead to a general consensus for the community on where to go next.

**3. Defining the city.** Many cities have set up separations between land uses, which is usually the zoning approach. Yet for form-based coding, there is the process of determining which parts of the community are suitable for different design and development standards. The typical divisions made throughout a city range from neighborhoods, districts and corridors to special purpose zones and street-specific plans.

**4. Developing developmental standards.** Here begins the creation of development standards. All the different parts of the community will have designated guidelines to follow, ranging from sidewalk width and placement, to building size and height.

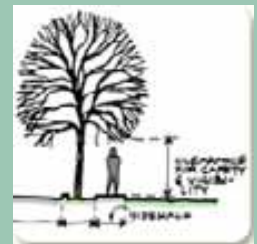
**5. Developing architectural standards.** The information collected by the existing conditions analysis acts as the main catalyst to define architectural standards desired in the different parts of the community. These specific standards aim to create places with unique identities.

**6. Presenting the codes in an illustrated format.** The final step is formatting the final product of illustrations, developmental and architectural standards, and the different parts of the community where the codes will be implemented. Form-based codes rely on graphics to help demonstrate specific differences between districts and showcase certain qualities that neighborhoods possess. The simplicity and transparency of the illustrated format allows the public to see and understand the form-based coding process while also avoiding the confusion of zoning's technical language.



[www.mcka.com](http://www.mcka.com)

Examples of developmental and architectural standards



[www.lcg.org](http://www.lcg.org)

Source: LCG, *Overcoming Obstacles to Smart Growth through Code Reform* (2003)



# Early 20<sup>th</sup> Century Neighborhoods

1897-1927



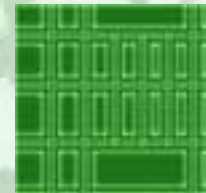
## *Neighborhood in Review*

This zone exhibits the characteristics of many towns settled throughout this era. There is a high integration of mixed use development and multi-family housing is abundant. The architectural style of structures display a high degree of articulation, which gives each structure its own individual character. While each structure's appearance and high use of articulation differs from its neighbor, the structures in many neighborhoods manage to fit together in a style that is unique from other zones in Lansing, giving the area a harmonious historic feeling. The streets within these neighborhoods form grid shaped patterns with fairly small lot sizes, providing much stronger connectivity compared to modern neighborhoods. Parking is mostly available along the streets in residential areas. For commercial and business areas, parking can be found along streets and on ramps. Certain locations also accommodate onsite parking.



Driving through the Early 20<sup>th</sup> Century Neighborhoods, you can expect to see many of the homes resembling this rendered image above. Close to the street, with a large covered front porch, these homes are typically without a garage.

Another defining characteristic from this area is the street pattern. Grid forms with small block sizes are predominant in neighborhoods and provide good connectivity.





# Early 20<sup>th</sup> Century Neighborhoods

1897-1927



## Development Patterns

### *Block Size*

- Small and medium sized blocks

### *Street Pattern*

- Street patterns are grid designed

### *Neighborhood Use*

- Highest integration of land use
- Multi-family structures mixed into single family neighborhoods
- Non-residential uses located along a major street

### *Building Use*

- Vertical mixed-use structures
- Upper levels used as residential or office; lower level mainly used as retail

### *Open Space*

- Few parks existing

### *Lot Characteristics*

- Mostly small single use lots (Less than 39 feet wide)
- Range of block size: 18000 sq. yards-32000 sq. yards
- Range of lot acreage: .11-.15 acres

### *Front Setback*

- Varied front setbacks ranging from 10-20 feet in single family lots
- Multi-family structures setbacks 5-15 feet
- Commercial properties located on front property line; no setback
- Driveway widths typically one car wide

### *Parking*

- Most residential parking is on the street in front of structure and in driveways with no garage
- Commercial parking is located in structures or city lots; also metered parking on streets in front of structures

## Architectural Patterns

### *Articulation and Entry Definition*

- Building heights for commercial properties range from 2-4 stories
- Residential building heights vary between 2-2.5 stories
- Detailed articulation
- Entryways are well-defined

### *Entry Orientation*

- Residential buildings predominantly oriented towards street
- Commercial entry orientation towards street

### *Roof Type*

- Residential roof types vary, with the majority having steeply pitched rooftops
- Multi-family and commercial structures have flat rooftops

### *Materials*

- Building materials vary from bricks and stucco, to wood siding

### *Element Specifications*

- Many residential buildings have stoops and large porches
- Mailboxes attached to buildings

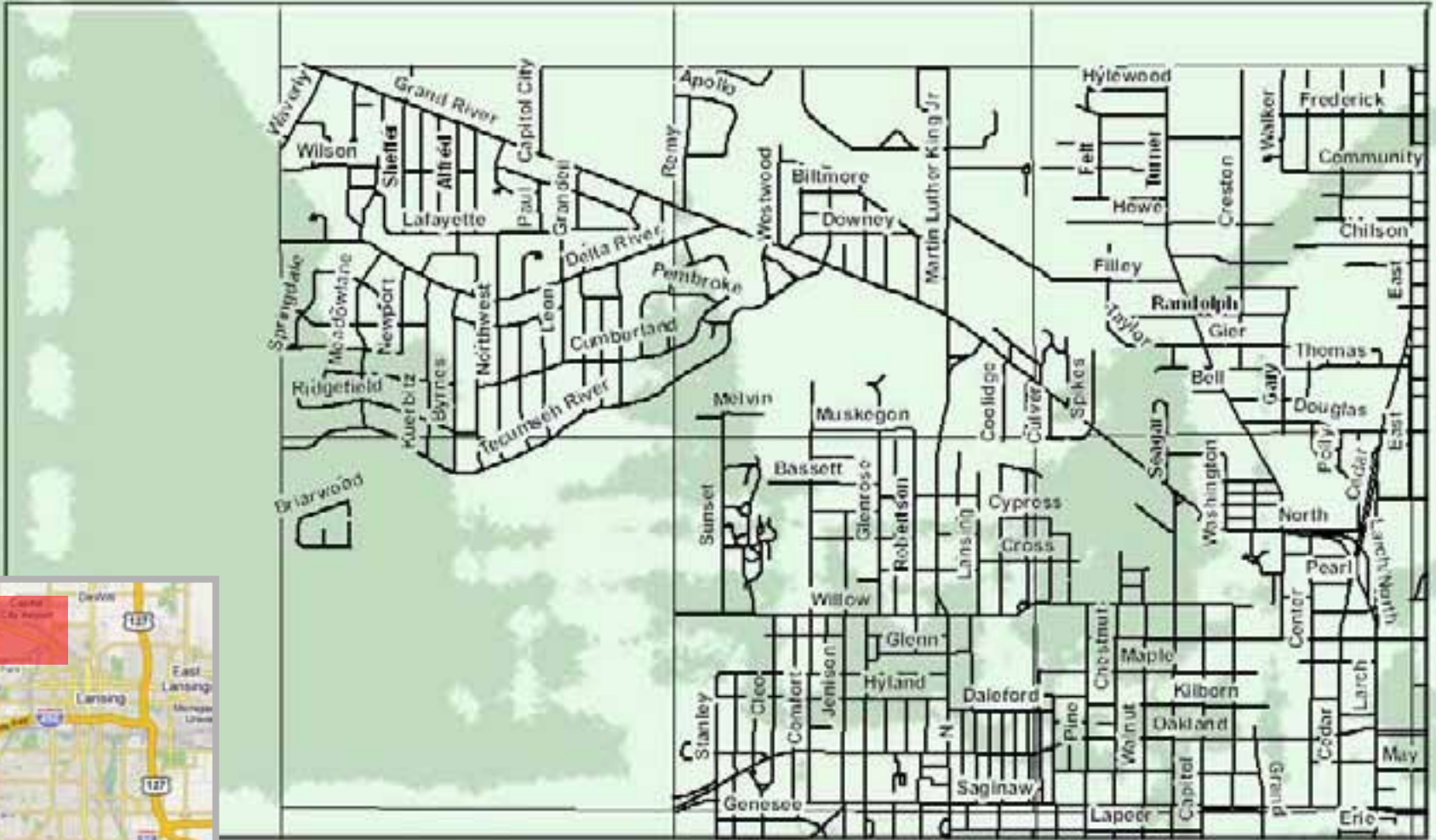
### *Street Characteristics*

- High walkability with sidewalks along streets
- Lampposts and trees along streets
- High curbs



# Which Neighborhood Do You Live In?

*From the following pages, please indicate on the maps where you define your neighborhood by drawing your neighborhood block, district or boundaries. This may not be just your standard neighborhood, but also the area where you work and play!*



**Lansing's Upper Northwest Side**



# Is This Your Neighborhood?

Choose the ONE item that BEST represents your perception of your neighborhood

**Development Era/  
Year Built**

1

*Before 1927*

2

*1928-1944*

3

*1945-1965*

4

*1966-Present*

**Block Size**

1

*18000-32000  
Sq. Yards*

2

*25000-52000  
Sq. Yards*

3

*63000-153000  
Sq. Yards*

4

*90000 Sq. Yards  
and Above*

**Street Pattern  
(refer to pages 15-22)**

1

*Grid  
Pattern*

3

*Grid Pattern With  
Curvilinear*

4

*Predominately Curvilinear  
With Cul-de-sacs*

**Average Distance  
to Destination**

1

*Less Than 15  
Minutes. Walking*

3

*More Than 15  
Minutes Walking*

4

*Use a Car For  
Any Trip*

**Neighborhood Use  
Patterns**

1

*High Integration of Residential  
and Non-residential*

3

*Little or No Integration of  
Residential and Non-residential*

**Building Uses**

1

*Several Different Uses in  
the Same Building*

3

*One Use Per  
Building*

**Density of  
Structures**

1

*Very Close*

2

*Relatively  
Close*

3

*Farther  
Apart*

**Available Open Space**

**Parking**

**Sidewalks**

**TOTAL:** \_\_\_\_\_ (sum of all marked numbers)

1

*Small Parks With Recreational Facilities*

3

*Large, Natural Parks With Recreational Facilities*

1

*Only On-Street Parking*

2

*Detached Garages to the Rear/Side*

4

*Mostly Attached Garages to the Side*

1

*Predominant*

2

*On Most Streets*

3

*Very Few Streets*

4

*No Sidewalks Present*

**10-13 POINTS**

**Early 20<sup>th</sup> Century Neighborhood**

*1897-1927*



**14-21 POINTS**

**Pre War Neighborhood**

*1928-1944*



**22-28 POINTS**

**Post War Neighborhood**

*1945-1965*



**29-36 POINTS**

**Late 20<sup>th</sup> Century Neighborhood**

*1966-Present*



The score is based on how you describe your neighborhood and corresponds to a particular neighborhood pattern. Please look at the map of the spatial distribution of the neighborhood pattern corresponding to your score and locate your neighborhood. Is your neighborhood located in the area covered by the neighborhood pattern resulting from your score?

Yes \_\_\_ No \_\_\_

*Please continue to the next page...*



# Is This Your Neighborhood?

If not, read the description of each pattern (pages 15-22) and tell us what makes your area different from the neighborhood pattern identified by us? \_\_\_\_\_  
\_\_\_\_\_

Is there another neighborhood pattern that more closely reflects the area you live in? \_\_\_\_\_  
\_\_\_\_\_

What other characteristics are missing from our description of your neighborhood? \_\_\_\_\_  
\_\_\_\_\_

Do you see more than one neighborhood pattern in your area? Please explain: \_\_\_\_\_  
\_\_\_\_\_

Tell us how these different patterns are combined in your neighborhood? What is the magnitude of these characteristics? \_\_\_\_\_  
\_\_\_\_\_

About the four neighborhood patterns: Do you think that we need another pattern type? Which one? Do you think that we need to separate a neighborhood type? Why? \_\_\_\_\_  
\_\_\_\_\_

Could any of the four patterns be combined? If yes, why? \_\_\_\_\_  
\_\_\_\_\_

Additional comments: \_\_\_\_\_  
\_\_\_\_\_





# Developmental Patterns

## Lot Width/Size



**Small (less than 39')**



**Medium (40-59')**



**Large (60'-80')**



**Super Large (80'+)**

Single Family





Multi-Family





Commercial/Retail





Industrial





## Lot Coverage

*the percentage of the total lot area covered by structures*



**Less than 30%**



**30-50%**



**50-75%**



**75%+**

Single Family





Multi-Family





Commercial/Retail





Industrial



# Peering into the Future

## "Mid-city"

By James, age 11  
St. Clair County,  
Michigan

2001 Michigan  
4-H Children's Art  
Exchange



[web1.msue.msu.edu](http://web1.msue.msu.edu)

Now, let's turn to your thoughts for the future. Your participation in the visioning process is critical to help us learn about areas of change and the type of change. Your comments will enable the creation of an urban design chapter in the new Lansing Master Plan. You may use the concepts and terms utilized in the description of the neighborhoods. In this chapter, we are focusing on the physical aspects: architectural and development characteristics of the city.

First, tell us what you like in your neighborhood? What would you like to keep or preserve in your neighborhood? \_\_\_\_\_

Indicate three characteristics that you like about your own home and property: \_\_\_\_\_

Indicate three characteristics about your home and property that you would like to change to increase marketability: \_\_\_\_\_

What type of character does your neighborhood reveal to you? Is there anything compromising this neighborhood character? \_\_\_\_\_

Describe your idea of a typical house in your neighborhood: \_\_\_\_\_



# Conclusions

- The Pattern Book is the final product of our Form-Based Study
- Intended to be used as a medium for public participation
- Can be used in the Urban Design section in the Master Plan
- Can be used as an educational tool
- Neighborhood associations can be approached initially
- An interactive version can be put online for easier public access

**Thank You!**

**Questions?**

