

Lansing Town Center

Initial Findings Public Meeting

19 January 2010

Public Comment Summary

4 February 2010

1. Strategy

- a. Why plan now? What is the cost?
- b. Prepare plans now so when funds are available we get our share.
- c. Elsewhere without plans, precedent was set, and then things went sour.
- d. Hold commitment to water & sewer. Let's study, not build, expensive projects.
- e. Planning for "Opportunity"
- f. Make a Project Goal – "Quality of Life in Lansing"
- g. Zoning and Space
- h. Sustainability / Demographics
- i. Must have a plan to move forward.
- j. Remember the Cornell connection.
- k. Recreation Pathway Committee – Supports improved quality of life.
- l. What about the Public Sewer?
- m. What about gas drilling and fracking?
- n. Plan will require Fortitude and Vision
- o. Stress Quality of Life
- p. "Make a Plan" – What and where?
- q. Make a better place to live.
- r. Vision of Town Center Historic Preservation – Gather heritage buildings!
- s. What works and what doesn't?

2. Connections

- a. Multiple Centers? Where is the center?
- b. Ludlowville as the Center? Ludlowville School?
- c. Meyer Point as the Center?
- d. Multiple Town Centers: Meyers, Ludlowville, North Lansing & South Lansing
- e. Bike Trail to Meyers - Funded but had hold outs - lost without public support.
- f. Connect Meyers Point to Town & Rink with safe biking.
- g. Bikeways
- h. Need safer walking and biking paths between library and schools.
- i. Use walking trails year round with cross country skiing in winter.
- j. Access to Lake – a great resource.

- k. Link to Lake
- l. Tie Places Together
- m. Can't more than one location be okay?
- n. Need better Transportation / Public Transit / TCAT
- o. Note changes to Bus Routes.
- p. Road System & Traffic Calming
- q. New Roads: 4-way at 34/34B feeding into new Town Land.
- r. Traffic at Triphammer & 34B
- s. What about truck traffic?

3. Community

- a. Build Community! – More spaces that build community.
- b. Arts Center – meeting space / flexible large space.
- c. Community Center – arts, pool, meeting space, flexibility, outdoor amphitheater
- d. Need 24/7 Meeting Space – HS get together – Coffee/Copy/Internet Café.
- e. Permanent Farmer's Market structure w/ nursery, flea market, etc.

4. Development

- a. We don't want "big developers". We want small stores and local services.
- b. Support "Local Businesses"
- c. Need laundromat, market, doctor offices, drug store and restaurants.
- d. Town Center Community Needs – more than 1 place to go – variety of businesses
- e. Need a Grocery / Market
- f. Need Fresh Produce
- g. More services – Clustering businesses promotes economic survival.
- h. Need Day Care.
- i. Aging population – senior housing and ease of travel.
- j. Housing? – Planning & Mitigation

5. Green Space

- a. Other agriculture + bedroom community examples?
- b. Ball Field is important.
- c. What to do with Town Land across 34B?
- d. Town Land across 34B: originally from State for recreation use only, but mixed use development is okay now.
- e. Promote Greenways.
- f. Gymnasium / Playing Fields
- g. Sports / Education / Seniors
- h. Build sports facilities and attract tournaments.
- i. Keep family friendly, make attractive for visitors and promote charm.

HOLT Architects and Trowbridge & Wolf Landscape Architects

Holt and TWLA

HOLT and TWLA have worked together creating successful projects for over 30 years. The team is committed to the enhancement of our community, and takes great pride in working with community representatives, community members and residents by listening to concerns and introducing research in the latest trends, as well as applying extraordinary design and innovative sustainability practices throughout the planning and design process.

David Taube:

David is a founding Partner of HOLT Architects, and offers expertise in project planning, emphasizing programming and budget projections. David assumes a hands-on role in project development, providing close association and ongoing communication with clients to guide projects throughout the design and implementation process. In addition, he serves as HOLT's President, overseeing all operations of the firm. David is a Lansing Town resident.

Miles Cigolle:

Miles Cigolle is a Senior Planner and an Associate with HOLT since 1999. He has over 30 years of master planning, programming, and conceptual space planning experience and enjoys the complex process that lies hidden behind good design. He is highly regarded for his abilities to problem solve and build consensus during the planning process. He equally appreciates the two complimentary sides of his profession – rigorous analysis and creative invention.

Peter Trowbridge:

Peter is a founding member of TWLA and has extensive experience in the preparation of municipal and neighborhood master plans, design of streetscape improvements, and waterfront redevelopment planning. His ability to provide guidance and coordination between municipal government, public interest groups, designers, and developers is considered integral to the project planning process and results in successful urban design projects. Peter is also a professor and program chair of landscape Architecture at Cornell University.

Kimberly Michaels:

Kim is a Principal of TWLA and her experience includes master planning and detailed design with an emphasis on sustainability and green design practices. Kim has led several LEED – certified projects, and seeks to integrate sustainability in all aspects of the firms work.

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Alternatives Committee Meeting

4 March 2010

Recipe for Success

1. Community Consensus

- a. Adopt a plan.

2. Political Will

- a. Lead the charge.

3. Available Resources

- a. In-house planning and implementation expertise.
- b. On call consulting expertise (TWLA).

4. Potential Funding

- a. Be prepared.

5. Ease of Implementation

- a. Keep it simple.

6. Continual Re-evaluation

- a. Long term commitment.