

City of Lansing
Comprehensive Plan

MASTER PLAN PROJECT

Description and Current Status
May, 2007

City of Lansing
Comprehensive Plan – Current Status

The planning process is now at a point where:

- We're in the final stages of organizing the project.
- We are collaborating with Michigan State University on some aspects of the project, and are exploring additional possibilities for collaboration on the project.
- Control of the planning process and products will remain with the City, which is responsible for adopting the Plan.

Current Status (cont'd)

- We're at a pivotal point for establishing additional partnerships, securing additional funds, and moving forward with this project.
- The planning process has been drafted, but some flexibility remains in the final design of the project.
- We're now considering a Form-Based approach to the comprehensive plan, with the future potential of implementing a Form-Based Code.
- The project is not yet fully funded. Additional funds have been requested.

City of Lansing
Comprehensive Plan

*What is a Comprehensive Plan
and
Why should I care?*

Why should I care?



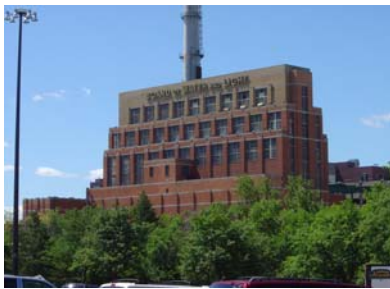
Why should I care (cont'd)?



Why should I care (cont'd)?



Why should I care (cont'd)?



Why should I care (cont'd)?



Why should I care (cont'd)?



Why should I care (cont'd)?



Why should I care (cont'd)?

- The Comprehensive Plan could establish new directions for development and policy within the City,
- The Plan's recommendations will have neighborhood, citywide, regional, and even statewide importance.

Why should I care? (cont'd)

The Comprehensive Plan can provide opportunities for:

- Actively participating in the process, including its formation.
- influencing policy.
- ensuring policy alignment.
- community involvement.
- Volunteerism.

What is a comprehensive plan?

Purposes of a comprehensive plan (a.k.a. "master plan"):

A comprehensive plan has several functions:

Comprehensive Plan Functions:

Plan as Vision:

- To reach *consensus* on, document and communicate the outcomes the *community* wants to achieve.
- To serve as a catalyst for private sector investments that support these outcomes.

(From "Plan Grand Rapids")

Comp. Plan Functions (con'td)

Plan as Blueprint:

To translate the vision into land use and transportation patterns that can be used as the basis for zoning and for funding infrastructure improvements.

(From "Plan Grand Rapids")

Functions (cont'd)

Plan as Strategy:

- To describe the tools (both "carrots" and "sticks") the community can use to encourage desired private investment.
- To coordinate city programs, policies and funding to support desired outcomes.

(From "Plan Grand Rapids")

Functions (cont'd)

Plan as guide for decision making:

- A legal document that forms the foundation of zoning and land use within the City.
- Considers factors beyond the study area limits.

(Goodman and Freund)

Functions (cont'd)

Plan as guide for decision making (cont'd):

- *Comprehensive*, in that it encompasses all geographical parts of the community, and all functional elements which bear on physical development.
- Long-range, in that it looks beyond the foreground of pressing current issues to the perspective of problems and possibilities 20 to 30 years into the future.

(Goodman and Freund)

The Comprehensive Plan is Not:

- A law. It does not regulate the uses of land. It provides a framework that guides land use decisions.
- A zoning map. It is a guide for future decisions.

The Comprehensive Plan is Not:

- A basis for property tax assessments.
- Inflexible. It can be amended as conditions change.
- Permanent. It should be reviewed periodically.

What's included in a comprehensive plan?

The mission of the Comprehensive Plan is to:

- *actively engage* the residents and stakeholders of the City of Lansing.
- ensure improved quality of life and economic competitiveness for our citizens and businesses.
- examine implications of current trends.
- formulate consensus on a shared future vision.

Comprehensive Plan Context

This planning process will take place in the context of :

- Tri-County Regional Planning Commission's *Regional Growth: Choices for Our Future* project,
- the neighborhood Summit projects, and
- other ongoing planning activities in the Lansing area.

Comprehensive Plan Elements

The Plan will incorporate the following elements:

- | | |
|------------------------|---|
| □ demographics | □ community facilities |
| □ land use | □ public services & utilities, |
| □ environment | □ urban design & historic preservation. |
| □ transportation | |
| □ economic development | |
| □ housing | |

Plan Elements (continued)

Additional elements may include:

- Hazard Mitigation
- Healthy Communities
- Homeland Security
- Physical Activity
- Human Services

Plan Elements (continued)

- The Plan document could be organized by plan element, or by goals or themes (e.g. “vibrant business districts” or “balanced transportation”).

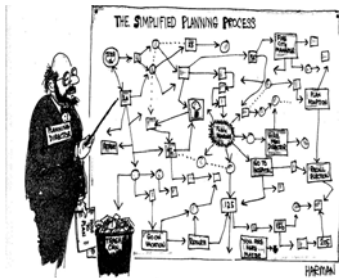
Comprehensive Plan Scope

- The Plan will address both citywide and focus area levels, as well as Lansing’s role as the Capital City and as the central city in the Tri-County region.

Principal Activities

- Principal activities of Lansing's Comprehensive Plan project will include:

Principal Activities (cont'd)



Principal Activities (cont'd)

- Actively engage
- residents,
 - citizens,
 - neighborhoods,
 - business,
 - industry,
 - institutions,
 - public officials,
 - adjacent governments, and
 - other stakeholder groups
- for participation in the entire planning process;

Principal Activities (cont'd)

- Collect and evaluate regional, city, and neighborhood trend information;
- Identify and evaluate alternatives to these trends, as appropriate;

Principal Activities (cont'd)

- Formulate consensus on a shared vision and a set of alternatives;
- Choose the preferred alternative(s) that reflect the consensus vision of Lansing residents, businesses and implementing agencies;

Principal Activities (cont'd)

- Develop tools, techniques and action strategies to implement the shared vision and preferred alternative(s);
- Manage and monitor the Plan implementation in accordance with the Plan's shared vision, goals, and objectives;

Principal Activities (cont'd)

- Adopt a management process for monitoring and evaluating success at implementing these strategies: and
- Revise the implementation process and update the Plan elements based on the findings of the monitoring efforts, the availability of new data, and changes in the shared vision.

What's the public's role?

- The plan will require **extensive public participation** throughout the phases of the project in order to be successful.
- The City's goal is "ownership" of the plan by stakeholders in the community.

Potential Public Participation Tools

- focus groups,
- community forums;
- meetings with neighborhoods, organizations and other stakeholders;
- task forces and committees;
- public presentations;
- visual preference surveys,
- community opinion surveys,
- CityTV,
- project newsletter,
- the Internet,
- the public comments and initiatives from other planning projects will be considered in this comprehensive plan.

Then What?

What happens to the comprehensive plan's recommendations?

OR

What's the effect of a comprehensive plan?

Effects of Comprehensive Plan

The Plan recommendations are policy statements that are used as a guide for land use, development, zoning, urban design, and capital improvement decisions. It is used for:

- Reviewing development proposals and rezoning requests,
- Establishing development guidelines,
- Guiding change in a long-range context,
- Considering ordinance amendments,

Effects of Comprehensive Plan (cont'd)

Uses (cont'd)

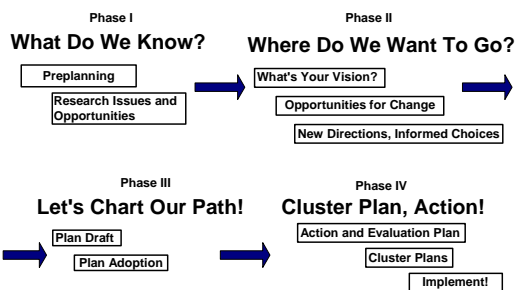
- Prioritizing infrastructure investments,
- Public participation and information.
- Providing a legal basis for land use decisions in combination with a zoning map and local ordinances

The Plan should portray the community's vision, and be a springboard for new development directions.

What's involved in revising the comprehensive plan?

- The Planning Office has prepared a preliminary work program for this project.
- As envisioned, the planning process will consist of ten phases:

Master Plan Project Phases



Plan Phases

- 1. What Do We Know?**
Preplanning
Research, Issues and Opportunities
- 2. Where Do We Want to Go?**
What's Your Vision?
Opportunities for Change
New Directions, Informed Choices
- 3. Let's Chart Our Path!**
Plan Draft
Plan Adoption
- 4. Cluster Plan, Action!**
Cluster Plans
Action and Evaluation Plan
Implement!

Phase I. What Do We Know?

- *Preplanning* during Phase I identifies project activities that should be completed prior to the formal planning process, primarily before a consultant is selected.

Preplanning- Summary of Activities

- Draft a detailed work plan for all anticipated activities.
- Draft a public participation program
- Solicit consultant services.
- Complete preliminary planning activities for which a consultant is not required.
- Plan for the efficient use of volunteer and consultants' time.
- Incorporate findings and recommendations of the *Regional Growth* project, the neighborhood Summit projects, and other ongoing planning activities in the Lansing area.

Preplanning Products

- A *Project Work Plan* for the overall project and for each Comprehensive Plan element.
- Establishment of Committee Structure (e.g. steering technical advisory, communications).
- Partnership agreements completed.
- A consultant team hired.

Preplanning Products (con'd)

- GIS maps and databases completed.
- Preliminary identification of participants and issues.
- Preliminary public participation plan.
- Development of communications materials for the planning process.
- Interactive web site for the project.

Phase I. What Do We Know? (cont'd)

- **Researching Issues and Opportunities** consists of gathering and publishing background information on the Comprehensive Plan elements.

Phase II. Where do We Want to Go?

- **What's Your Vision?** Given extensive information on existing conditions, trends, opportunities, and goals collected in Phase I, the purpose of this activity is to conduct an open public participation process that creates a shared vision for the city of Lansing to guide and direct the Plan's goals and the alternatives considered.

Phase II. Where Do We Want To Go?
(cont'd)

▣ **What's Your Vision? (cont'd)**

Visioning includes fostering a readiness for change, and building momentum for the plan. This Phase provides a preliminary direction on what the Lansing community wants, before analyzing possible alternatives.

Where Do We Want to Go? (cont'd)

Opportunities for Change

Given the information collected in Phase I, and the shared vision and preliminary goals developed earlier in this phase, the next steps are:

- ▣ To identify alternatives that are consistent with the shared community vision,
- ▣ To project the impacts of these alternatives,
- ▣ To continue to keep the vision in focus.

Phase II. Where Do We Want To Go?
(cont'd)

New Directions, Informed Choices

Given the previous research, the shared vision, preliminary goals, and alternatives identified, the next steps are:

- ▣ To select the preferred alternative(s) based on the vision and preliminary goals, policies and strategies.
- ▣ To finalize the goals, policies and strategies in light of the alternative selected.
- ▣ To continue to keep the vision in focus.

Phase II. Where Do We Want To Go (con't)

This phase gives the Lansing community the opportunity to choose its future, in light of its earlier stated vision and the alternatives available.

Phase III. Let's Chart Our Path!

The work of this phase is to:

- Complete, publish, distribute, and solicit comment on the Citywide Comprehensive Plan final draft.
- To complete the final approval and official adoption procedure for the Citywide Comprehensive Plan.

Phase IV. Cluster Plan, Action!

- With the newly-adopted citywide Comprehensive Plan completed, this phase is to:
- Complete smaller cluster plans as needed in selected areas of the city that reflect the vision in the Comprehensive Plan.
- Develop an *Action Plan* with implementation strategies including specific zoning & capital improvements programming recommendations.

Phase IV. Cluster Plan, Action!

This Phase also marks the beginning of an entirely different process of ensuring the implementation of action program items, linking planning with management, and creating a planning system that will perpetuate itself and update itself with continual feedback from stakeholders.

Sample List of Potential Comprehensive Plan Issues

If the comprehensive plan is to be a tool for change, it must address issues such as:

- Lansing as a “winner” in the regional economy:
 - Residential
 - Commercial
 - Office
 - Industrial
- Apparent decline of manufacturing economy.
- Necessity for, availability of, and location of industrial land.
- Conversion to a knowledge economy.

Potential Plan Issues (cont'd)

- Economic desegregation v. gentrification.
- Jobs/Housing balance, “reverse commuting”, etc.
- Treatment of NIMBYs and LULUs.
- Linear v. nodal development patterns.
- Global warming.
- Rising energy costs, conversion to alternative energy sources.
- Land use and health.
- Emergency management.

What's been done so far?

- Preplanning in Phase I has been in process for some time, as the City prepares to kick off the remainder of the project. The project's mission statement, work programs by phase and by plan element, and a public participation program have all been drafted. Extensive GIS mapping work has been completed. A review of earlier plan recommendations has been initiated.

Current Status

- Now we're working on securing funds, hiring staff, improving our web site, and building partnerships.
- We are also conducting a final review of the proposed planning process in light of planning efforts by other communities (e.g. Detroit, Indianapolis, East Lansing, Grand Rapids).
- We are working in partnership with MSU's Urban & Regional Planning program on a Community Profile, a Neighborhood Pattern Book, and Non-Motorized Transportation Program.

What is the project cost and schedule?

- Total cost: Unknown at the time.
- Current funding level: \$150,000, with additional funds requested.
- Project duration: An estimated eighteen months to three years, given full funding.
- We expect that most of these funds would be devoted to contractual services for a planning consultant team.

What are the next steps?

- Continue to establish partnerships in and out of City government to provide information, expertise, manpower, funding, and forums for public involvement.
- Complete web site improvements to make information available and receive public comments.

Next Steps (cont'd)

- Secure full funding through partnerships and the City's capital improvement program.
- Establish a steering committee and technical task forces.

Next Steps (cont'd)

- Request proposals from planning consultants. Select consultants and finalize the scope of work (who does what) and project schedule.

Many Thanks!!

***For the opportunity to discuss this with
you, and for your contribution to this
project!!***

I greatly appreciate it!!
