



**AGENDA**  
CORRIDOR IMPROVEMENT AUTHORITY  
July 19, 2017 6:00 pm

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1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
  - a. Communications
  - b. Minutes – June 22, 2017
5. PUBLIC COMMENT
6. NEW BUSINESS
  - a. Shaping the Avenue initiative
7. OLD BUSINESS
  - a. None
8. CHAIR REPORT
9. STAFF REPORT
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC COMMENT
12. NEXT MEETING DATE:
  - a. Next Meeting Date August 16, 2017 - 6:00 p.m.
13. ADJOURNMENT

CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY  
5151 MARSH ROAD, OKEMOS, MI 48864  
WEDNESDAY, JUNE 22, 2017, 6:00 PM - DRAFT

**MEMBERS**

**PRESENT:** Supervisor Ron Styka, Chris Nugent, Barry Goetz, Brian Jones, Chris Rigterink

**MEMBERS**

**ABSENT:** Mark Epolito, Sr., Todd Huhn, Kellie Johnson, Bruce Peffers

**STAFF**

**PRESENT:** Director of Community Planning & Development Mark Kieselbach, Senior Planner Peter Menser, Interim Economic Development Director Chris Buck

**OTHERS**

**PRESENT:**

1. CALL MEETING TO ORDER

a. Chair Nugent called the meeting to order at 6:03 p.m.

2. MISSION STATEMENT

Chair Nugent read the Corridor Improvement Authority mission statement.

3. APPROVAL OF THE AGENDA

**MOTION BY SUPERVISOR STYKA TO APPROVE AGENDA. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 5-0.**

4. CONSENT AGENDA

**MOTION BY SUPERVISOR STYKA TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER JONES. MOTION APPROVED 5-0.**

5. PUBLIC COMMENT

John Scott-Craig, 5244 Woodcliff Drive, introduced himself and noted he was attending as a representative of the Planning Commission.

Chris Buck, chair of the Economic Development Corporation, introduced himself and announced he was serving on a temporary contractual basis as the Township's Interim Economic Development Director and described his new role.

6. NEW BUSINESS

a. CIA Board Vacancy – Applicants

Chair Nugent reviewed the applicants for the vacancy on the CIA Board. Supervisor Styka explained the process to appoint new members. CIA Board members noted interest in finding a new member with a presence on the Grand River Avenue corridor. CIA Board discussion included:

- Desire to have a representative from the eastern portion of Grand River Avenue
- Desire to see representative from adjacent neighborhoods
- The EDC may have a list of additional CIA Board candidates
- The CIA Board will reach out to the Meridian Area Business Association for potential Board candidates
- CIA Board will report any potential candidates to the Township Supervisor
- Desire to see diversity on CIA Board

7. OLD BUSINESS

- a. Proposed CIA Work Plan

**MOTION BY MEMBER GOETZ TO ADD TERM "AND RESIDENTIAL" TO GOAL 7 OF THE CIA WORK PLAN. SUPPORTED BY SUPERVISOR STYKA.**

**CHAIR NUGENT OFFERED FRIENDLY AMENDMENT TO CHANGE TERM "AND RESIDENTIAL" TO BUSINESSES AND RESIDENTS." MOTION ACCEPTED BY MAKER.**

**MOTION BY CHAIR NUGENT TO ADOPT WORK PLAN AS AMENDED. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 5-0.**

8. CHAIR REPORT

None.

9. STAFF REPORT

- a. Development Projects Update - Staff provided updates on the status of proposed and ongoing projects within the Township. Supervisor Styka reviewed the details of the Haslett Marathon redevelopment project and noted the Township Board influenced the project design to improve the Haslett Road streetscape.
- b. Shaping the Avenue – CIA staff provided details on a forthcoming initiative to look at form-based code along the Grand River Avenue corridor and in downtown Okemos. The project is financed by a grant managed by CATA. The consultant doing the grant work will present at the next CIA meeting.

10. OPEN DISCUSSION/BOARD COMMENTS

The CIA Board had a brief discussion regarding marketing materials for business attraction efforts and future CIA projects.

11. PUBLIC COMMENT

John Scott-Craig, Planning Commission Vice-Chair, noted the manager of the Whole Foods store on Grand River Avenue may be interested in serving on the CIA Board and shared his excitement about the Shaping the Avenue project. He also reported on his attendance at a recent Wardcliff neighborhood meeting and shared neighborhood concerns over traffic on Grand River Avenue at Brookfield Drive, near which a conceptual development project was recently discussed.

12. ADJOURNMENT

The meeting adjourned without objection at 7:15 p.m.

**-The next meeting will be on Wednesday, August 16, 2017 at 6:00 p.m.-**

Chris Nugent, Chairperson

# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

Meridian Township  
Corridor Improvement Authority Briefing  
July 19, 2017

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

the **Shaping the Avenue** partners



Charter Township of Lansing



# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

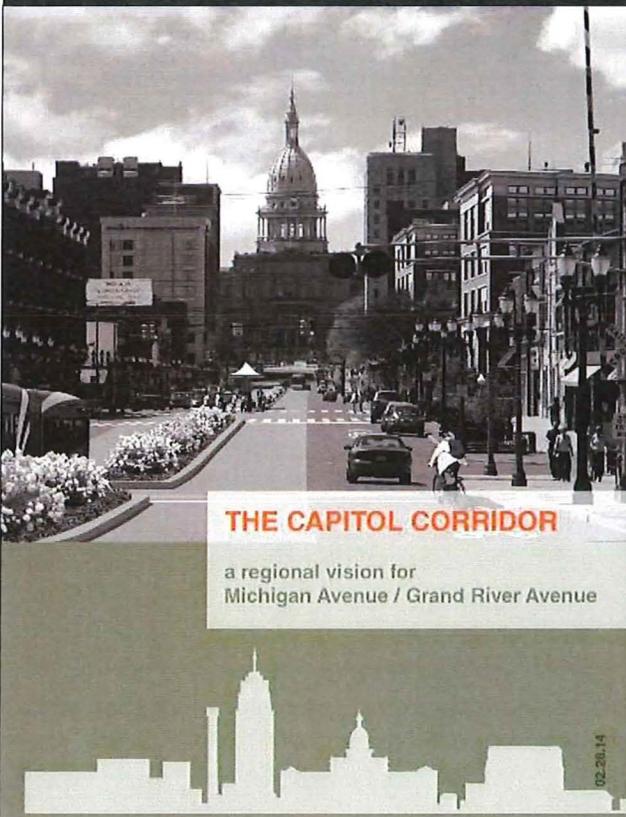
## what is Shaping the Avenue?

... putting the guidelines in place that will lead the Michigan/Grand River Avenue corridor toward its full potential to support residents, businesses, cars, bikes, pedestrians and transit users.

## regional vision

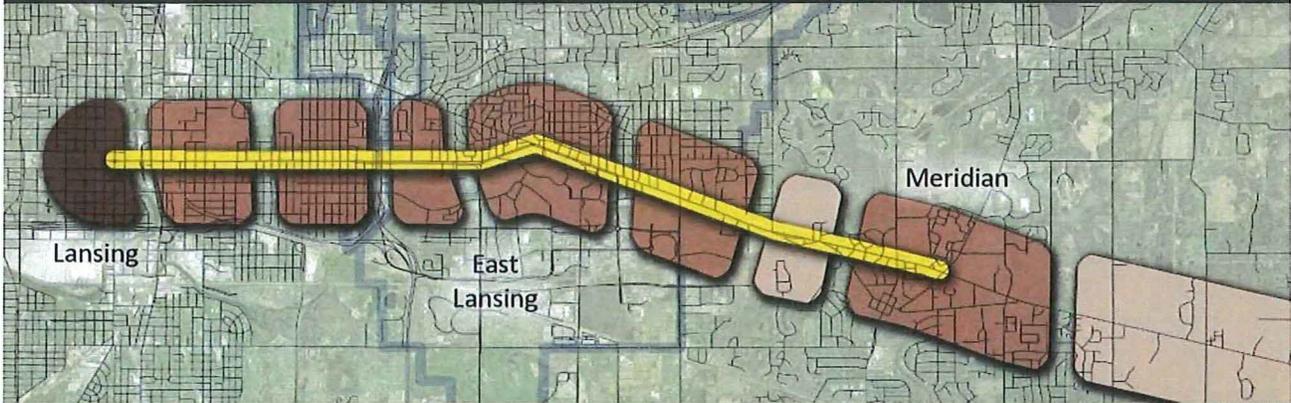
# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES



Building on the  
visioning completed  
for the  
Capitol Corridor

# regional vision

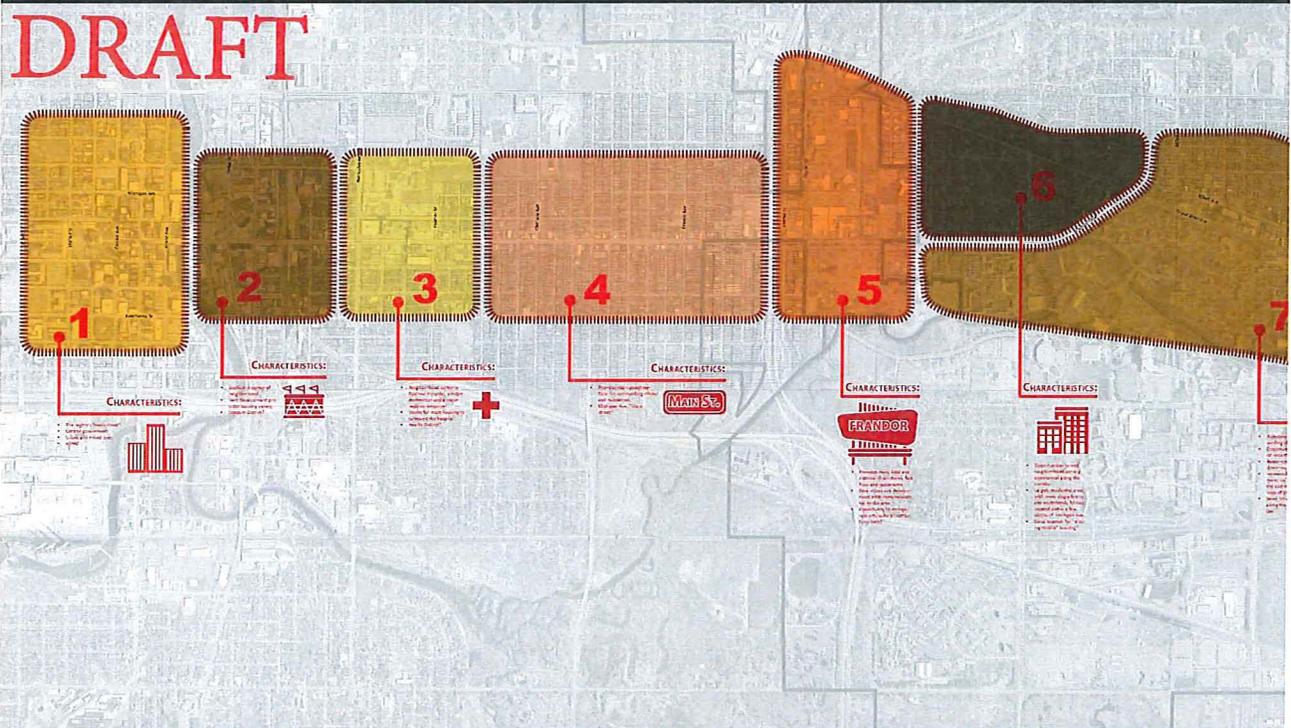


From *The Capitol Corridor* vision:

- restore **balance** of transportation & placemaking
- create distinct, character-rich places, linked by **transit**
- fill in vacant lots, with **street-oriented** designs
- unlock private investment: **smart rules, improvements**
- **rethink suburban strip** into memorable town centers
- make it all **walkable** and **bike-able** by design

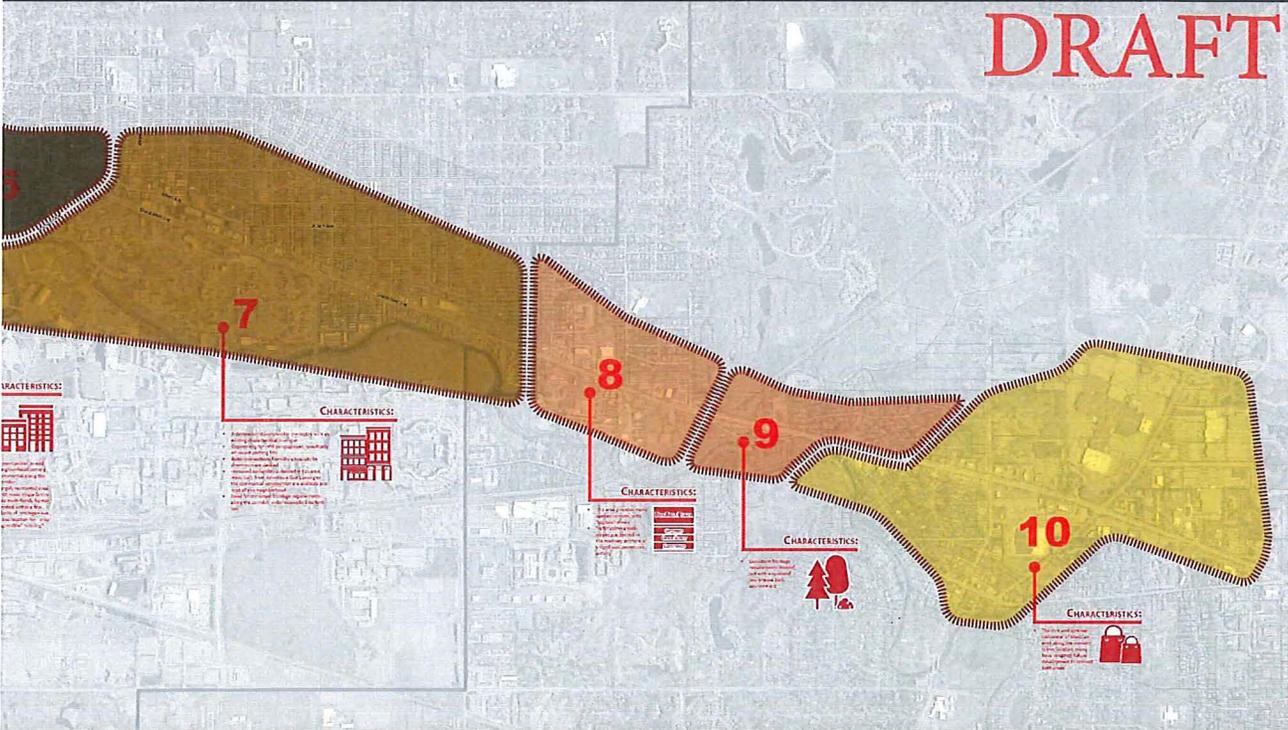
# districts map

## DRAFT



The draft “districts” map outlines areas of unique urban character and community identity, based on both past and current form as well as the envisioned future built environment.

# districts map

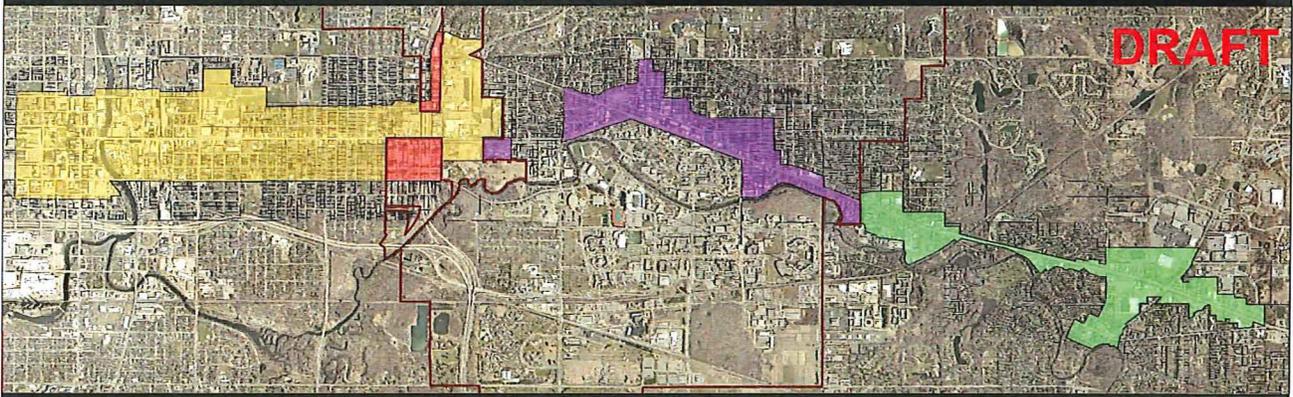


The draft “districts” map outlines areas of unique urban character and community identity, based on both past and current form as well as the envisioned future built environment.

# study area

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

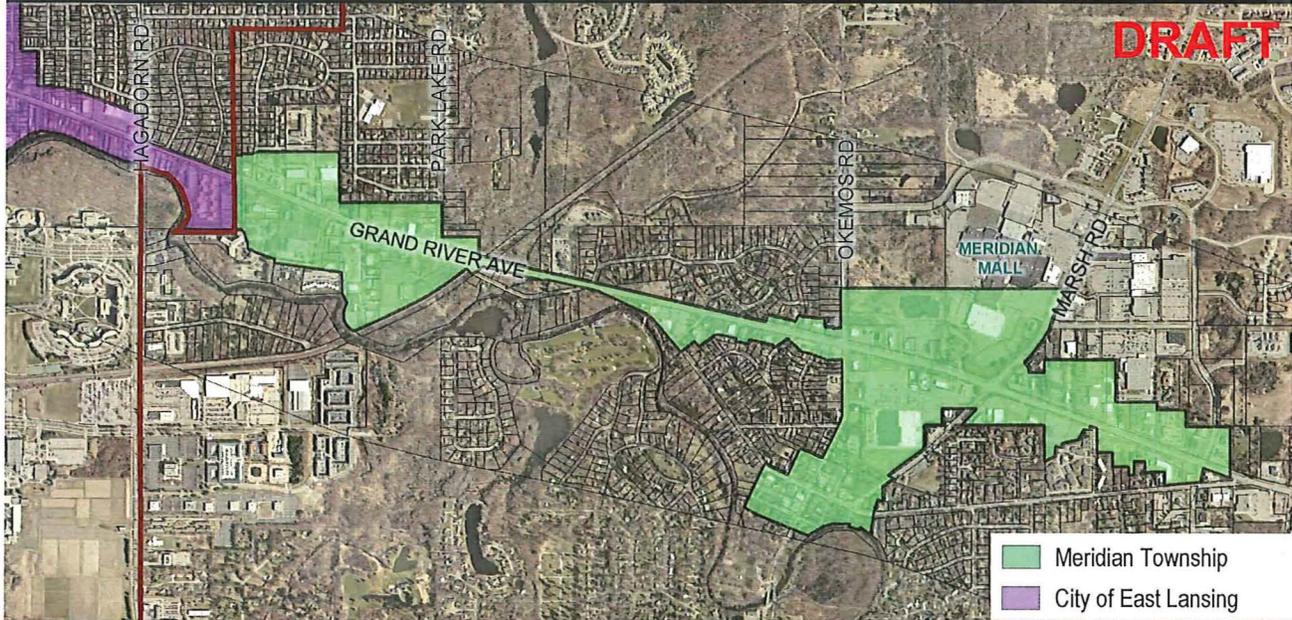


- Meridian Township
- City of East Lansing
- Lansing Township
- City of Lansing

study area

# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES



# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

what are form-based codes?

A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm by controlling physical form primarily, and land uses secondarily, through city or county regulations.

# Regulating Mechanism: Balancing Place-Related Concerns

Form

Use/Density

Management



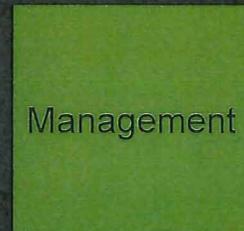
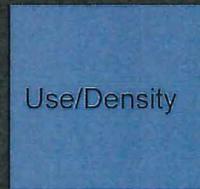
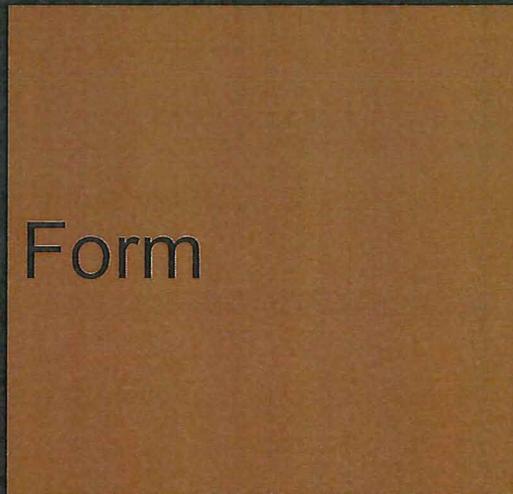
# Regulating Mechanism: Land-Use Zoning

Form

Use/Density

Management

# Regulating Mechanism: Form-Based Codes

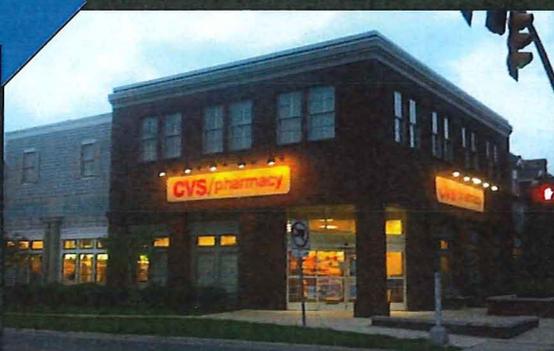


## results from different zoning approaches

Conventional



Form-Based



# form-based code results

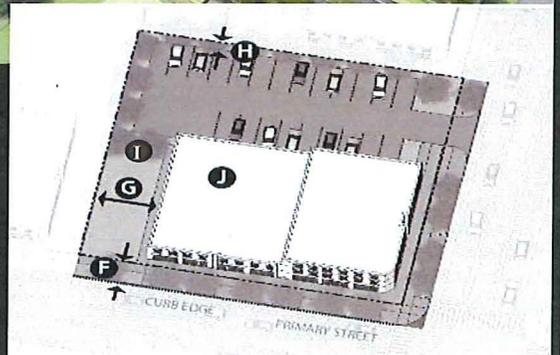


Columbia Pike, Arlington, VA

# form-based code local example

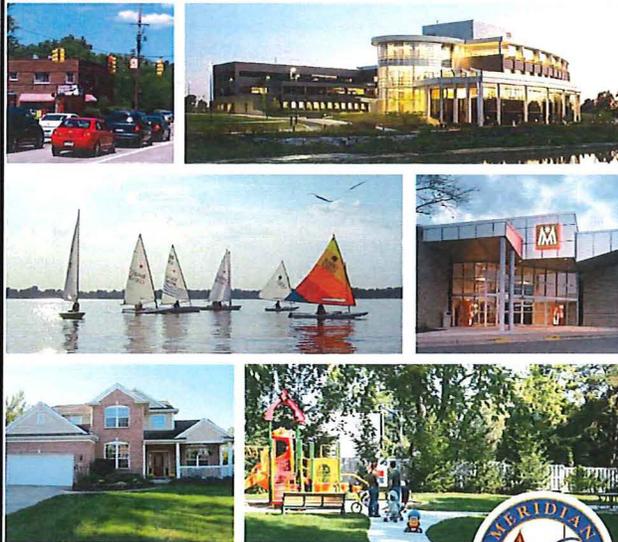


(b) BUILDING PLACEMENT	
Sidewalks	8' minimum width required on all non-local street types. 5' minimum width required on local streets
F Frontage Zone (from street curb)	Front property line or 15 feet from street curb, whichever distance is greater. The Planning Office may approve a setback equal to the setback of 50% of the buildings to be retained within the blockface.
G Minimum Side Setback	0'
H Minimum Rear Setback	10' building 25'
I Minimum Setback from Adjacent Residential Districts	6' opaque screenwall / fencing required along edge of residentially zoned or used property.
J Maximum Lot Coverage	85% (see 1243.03(b) INCENTIVES for coverage bonuses.)



# Meridian Township Master Plan

## Master Plan 2017



MERIDIAN TOWNSHIP - MICHIGAN

January, 2017 - DRAFT

FUTURE LAND USE

27

**Okemos PICA.** Located along Okemos Road a short distance south of Grand River Avenue, this once-thriving historic activity center is utilized as a vehicular cut-through.

**Okemos Today.** The street grid is desirable in scale and has the potential to support mixed use infrastructure of a walkable urban form. In its current form, Okemos lacks true connection to the active commercial corridor just minutes to the north. The center is missing an identity and purpose, even though visibility and accessibility are high.

**A Bustling Downtown Tomorrow.** The Okemos core will embody traditional urban living, with emphasis on creating spaces for living, working, and recreation within the neighborhood.

New development in Okemos will take advantage of its location to provide residents great access to regional transportation systems and draw in visitors with unique retail and service amenities. First floor storefronts and upper-level apartments and condos will provide an eclectic mix of users that will take advantage of plazas and street cafes to create an active streetscape.

Bird's Eye View



## Meridian Township

- Code to support new Master Plan (PICA's)
- New District for Okemos "Village"
- Amend MU-PUD with "kit of parts"
- Incentives: expedited approvals, reduced parking, fewer studies required, etc.
- May amend C districts to add requirements
- Thresholds for compliance
- New standards for streetscapes

## SHAPING THE AVENUE

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bus tour (Dec 2016)

# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES



Shaping the Avenue 101: Neighborhood character, districts, community input

relaunch (June 2017)

# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES



Workshops with staff from Lansing, East Lansing, MDOT, and Meridian

next steps

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

**Fall** community feedback sessions to refine the design options that will implement Meridian Township's vision! Dates, times and locations to be announced.

[shapingtheavenue.com](http://shapingtheavenue.com)

[@ShapingTheAvenue](https://www.instagram.com/ShapingTheAvenue)