

Haslett PICA. Bisected by Haslett and Marsh Roads and disconnected from Haslett by the railroad, the plazas that make up this PICA--Shop Town, Haslett Village Square and Haslett Commerce Center--are a mix of highly successful and vacant retail space.

Haslett Today. East of Marsh Road, Shop Town is successful despite aging infrastructure and a disorganized development pattern. To the west, underutilized retail space in Haslett Village Square is hidden behind expanses of parking lot. Marsh Road divides the sides with five lanes of heavy traffic, creating a barrier for any potential pedestrian connection between the two sites. Haslett Road similarly deters residents from walking into the site from the north.

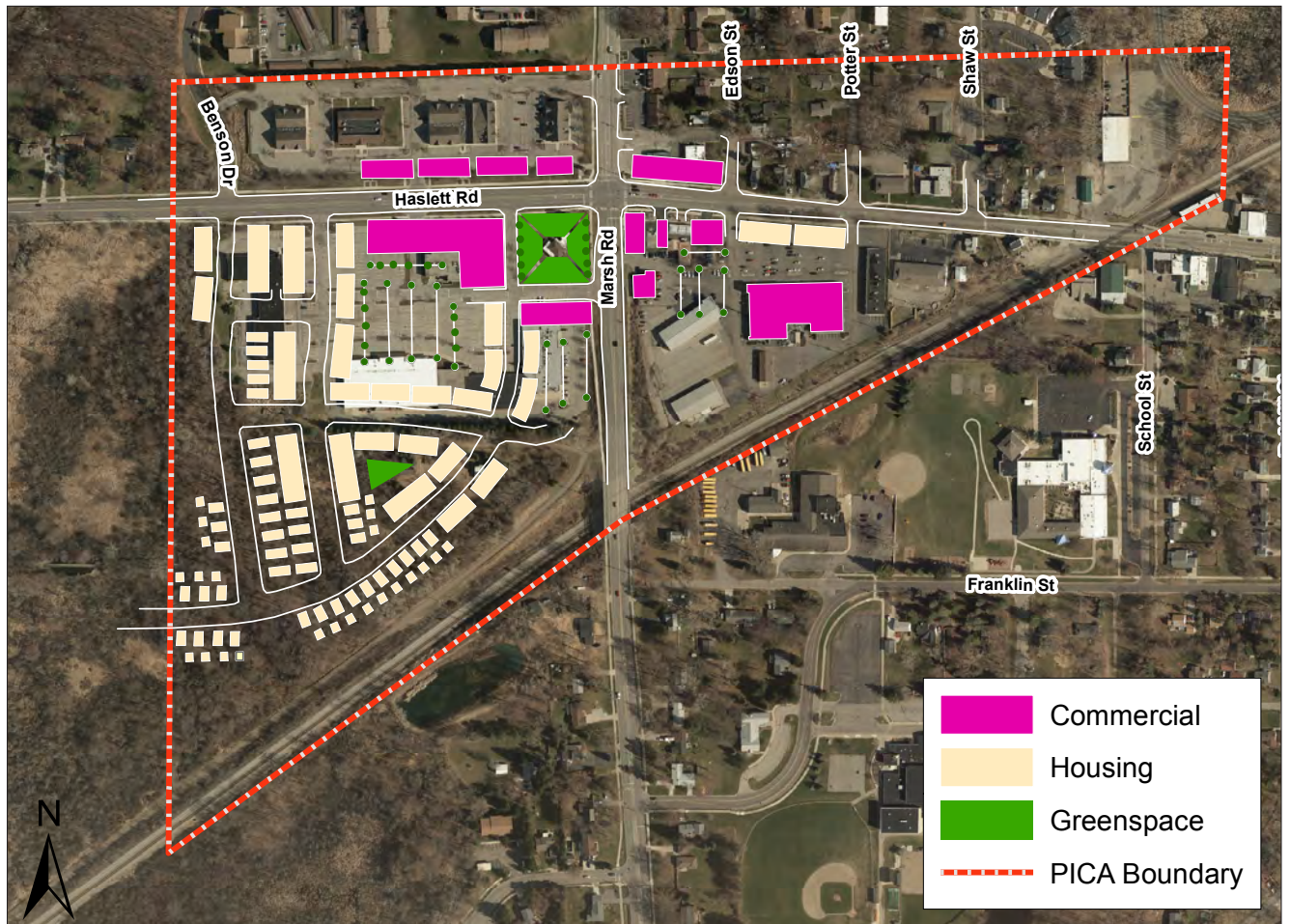
A Walkable Community Center Tomorrow. The Haslett mixed use core will benefit from an influx of residential development that places walkability and human scale above traditional suburban living.

By providing housing on-site with existing commercial buildings, the revitalized area will provide residents with the amenities they need, while retailers will benefit from an invested customer base within easy walking distance.



Perspective View ▲
 Bird's Eye View ►





The rendering depicted above is an example of one potential redevelopment scenario and is not intended to impair the ability of current land owners to use and maintain their properties in accordance with current zoning and building regulations. The rendering is conceptual in nature and for example purposes only.

Haslett PICA Analysis

RETAIL

- 87,428 Square Feet of Retail
- 17.9% of demand for new retail in Meridian
- 10.7% of demand for new walkable retail in Meridian
- Possible Retail Tenants:
 - » Specialty Food Stores
 - » Health and Personal Care Stores
 - » General Merchandise Stores
 - » Used Merchandise Stores
 - » Beer/Wine/Liquor Stores
 - » Bars/Restaurants
 - » Florists

HOUSING

- 320 Housing Units
- 12.8% of demand for walkable housing in Meridian

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.

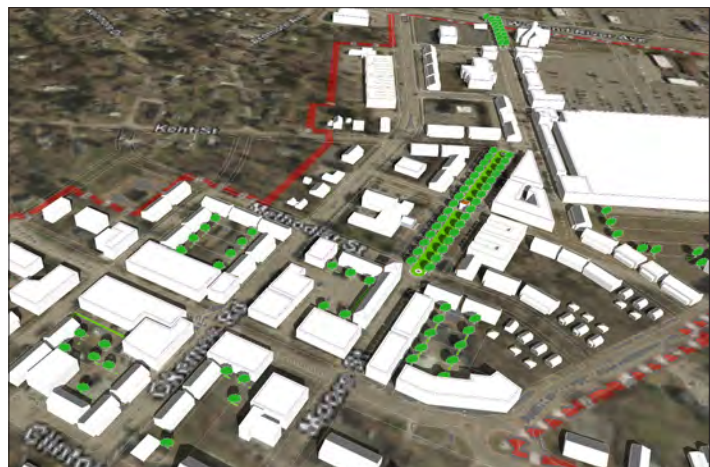
A Bustling Downtown Tomorrow. The Okemos core will embody traditional urban living, with emphasis on creating spaces for living, working, and recreation within the neighborhood.

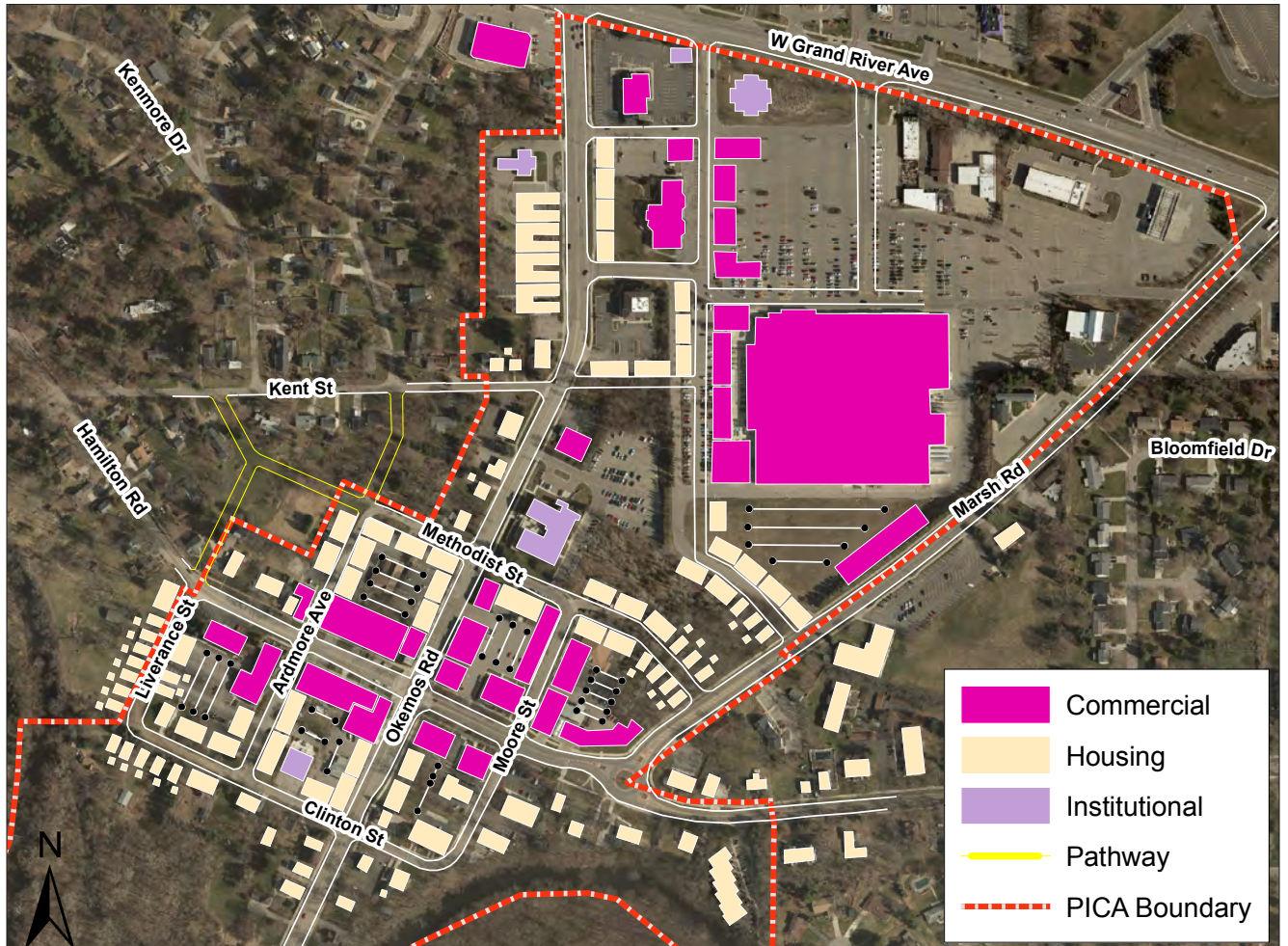
New development in Okemos will take advantage of its location to provide residents great access to regional transportation systems and draw in visitors with unique retail and service amenities. First floor storefronts and upper-level apartments and condos will provide an eclectic mix of users that will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



Perspective View ▲

Bird's Eye View ▶





The rendering depicted above is an example of one potential redevelopment scenario and is not intended to impair the ability of current land owners to use and maintain their properties in accordance with current zoning and building regulations. The rendering is conceptual in nature and for example purposes only.

Note: This conceptual build-out scenario shows buildings in floodplain areas. All future development must be consistent with Meridian Township floodplain policies.

Okemos PICA Analysis

RETAIL

- 191,458 Square Feet of Retail
- 39.2% of demand for new retail in Meridian
- 23.4% of demand for new walkable retail in Meridian
- Possible Retail Tenants:
 - » Furniture Stores
 - » Home Furnishings Stores
 - » Electronics Stores
 - » Specialty Food Stores
 - » Beer/Wine/Liquor Stores
 - » General Merchandise Stores
 - » Bars/Restaurants

HOUSING

- 695 Housing Units
- 27.9% of demand for walkable housing in Meridian

Carriage Hills PICA. The northwest corner of Hagadorn and Lake Lansing is a commercial center surrounded by family-oriented residential neighborhoods. Updates to retail and office buildings continue, but a cohesive vision is not apparent.

Carriage Hills Today. Underutilized retail space and an expansive parking lot characterize the interior of the shopping center. The credit union and gas station along the periphery have been modernized, yet a main draw of commercial or recreational interest remains absent from the area. With a large population living in close proximity to the center, there is great potential for retail and activity in a close-knit mixed use development.

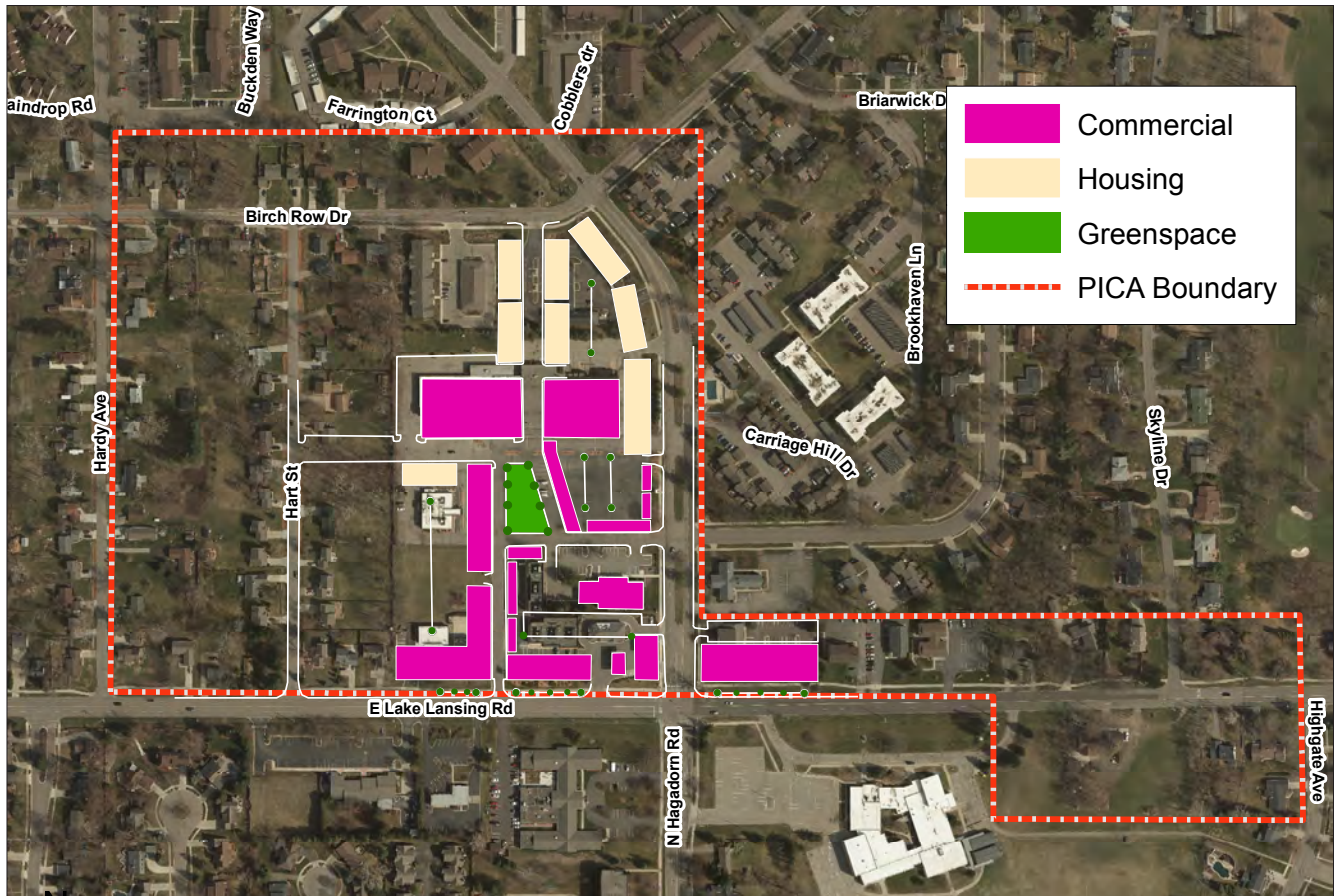
A Re-Imagined Mixed Use Destination tomorrow. Taking advantage of the surrounding population, the Carriage Hills plan brings life in the form of resident-focused activity nodes surrounded by family-oriented retail and restaurants.

The updated street grid and building forms will encourage walkable living for existing residents on the periphery as well as new residents living above storefronts and offices. Carriage Hills will provide the amenities necessary for families to live within the center, and the excitement necessary to draw in visitors from the Lansing region.



Perspective View ▲
 Bird's Eye View ►





The rendering depicted above is an example of one potential redevelopment scenario and is not intended to impair the ability of current land owners to use and maintain their properties in accordance with current zoning and building regulations. The rendering is conceptual in nature and for example purposes only.

Carriage Hills PICA Analysis

RETAIL

- 70,437 Square Feet of Retail
- 14.42% of demand for new retail in Meridian
- 8.62% of demand for new walkable retail in Meridian

• Possible Retail Tenants:

- » Specialty Food Stores
- » Health and Personal Care Stores
- » General Merchandise Stores
- » Used Merchandise Stores
- » Beer/Wine/Liquor Stores
- » Bars/Restaurants
- » Florists

HOUSING

- 131 Housing Units
- 5.3% of demand for walkable housing in Meridian