

Bailey Newsletter

BAILEY COMMUNITY ASSOCIATION



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The Annual Luminaries Display Is Scheduled for Wednesday, 12/21/16, Winter Solstice Evening

Canvassing Neighbors: SOON!

Block Captain Pick-Up Date: Saturday, December 17th, 11 a.m. - 1 p.m.
Pick-Up Place: Orchard Street Pump House

Display Date: December 21st, beginning at 6 p.m. (In case of uncooperative weather on 12/21, light'em up on Christmas Eve!)

Cost for Luminaries: \$5/set of 10 candles, 10 bags, 10 cups

The sale of luminaries to light up the darkest nights of winter is the main income source for the Orchard Street Pump House. Luminaries are candles placed in white bags, with sand, or similar ballast material in the bottom of the bag. They're placed along the street curbs, and are lit at about 6 pm. The candles can burn for about 8 hours, and the effect when all of them are lit is very nice -- particularly if we get less breezy and drier weather this year. This year's display is scheduled for Winter Solstice on Wednesday, December 21st. Some remain committed to a Christmas Eve luminary display, and they are certainly welcome to continue that tradition, as well.

If you haven't heard from a block captain by December 17th, or if you would like to pick up a set for your individual household for another reason, you can go to the Orchard Street Pump House on the 17th, between 11 AM and 1 PM, to get luminaries. If you are a block captain unable to pick up luminaries on the 17th, please use contact information below and reschedule.

! MORE BLOCK CAPTAINS NEEDED !

Block captains are still needed for a number of streets. People living on blocks that were unlit last year will know where these blocks are and are invited to become block captains. All it involves is knocking on neighbors' doors and asking if they would like to buy luminaries (still only \$5 for a set of 10 bags, candles, and cups!), while explaining how and when to do this. Block captains then pick up the supplies on the 17th and distribute them to neighbors before the 21st. It doesn't take much time, and it's fun. Anyone who'd like to take on the duties of a luminaries "block captain" should get in touch with Konrad Hittner (khittner1@gmail.com, 517-351-6354), Dudley "Smitty" Smith, (pumphouseconcerts@gmail.com, 517-337-1651), or Wendy Rowan (jake_rowan@hotmail.com, 517-203-0626).

MORE GREAT PUMP HOUSE CONCERTS

All shows start at 7 p.m.

The Pump House Concerts music series at the Bailey Pump House brings in top-level talent from Michigan, Nashville, and across the country to play in this special venue. All shows begin at 7 p.m. unless there is contrary notice, and a \$15 voluntary contribution/person is appreciated for the artists unless stated otherwise. More shows may be scheduled beyond those listed below, so do check concert schedules at pumphouseconcerts@gmail.com to receive updates on shows, or go to www.facebook.com/pumphouseconcerts and the new Bailey website at: <http://www.eastlansingneighborhoods.com/Bailey>.

SATURDAY December 10th – The Don Juans Holiday Show

Grammy winners **Don Henry and Jon Vezner** bring their unique, amusing, and poignant perspective on life and the holidays to Pump House Concerts. A holiday show you will not soon forget! Don and Jon have performed in venues from the Bottom Line in New York City to the Bluebird Café in Nashville, sharing stages with artists as diverse as Joey Ramone, John Hartford, and David Crosby. Their songs have been recorded by a multitude of artists including Janis Ian, Ray Charles, John Mellencamp, and Miranda Lambert, to name a few. www.thedonjuans.com

SATURDAY, January 7th – Gus Moon & Kate Kooser

Gus Moon and Kate Kooser are two of the Midwest's up and coming singer / songwriters. Gus is "equal parts genius, charisma, and humility. His songs are beautifully crafted." – *National Road Magazine*. From Indiana, his songs have a balance between darkness and light. Kate, from Cleveland, "demonstrates a tremendous songwriting prowess for someone so young" – *No Surf Mag*. "She's got a great future" – Eric Taylor. www.Katekooser.com and www.gusmoon.com

HELP FOR SNOW-SHOVELING SEASON

Are you someone who from frailty or age is unable to clear your sidewalks of snow and other winter 'gifts', but cannot afford to hire others to do so? The Bailey Community Association has a program to coordinate those who need help with volunteers who can help them. MSU students, who are interns with the CRC (Community Relations Coalition), together with other neighborhood residents, have volunteered to help with this effort. Of course, we do hope neighbors will continue to look out for each other, and help those in need as they have done in the past.

If you're over 55, and need snow-removal help, please call the **Prime Time Seniors Program** at **517-337-1113**. Prime Time maintains a listing of pre-screened snow-removal contractors, but if those services aren't within your means, Prime Time will refer you to the BCA's volunteer program.

If you live in the Bailey neighborhood and would like to volunteer to help shovel sidewalks, please contact Nancy Cuddeback at **517-214-1598**. Homeowners receiving help should plan to provide a shovel and salt to the volunteers – and cookies (or other tasty "shoveling fuel") would be nice, too! Our goal is to help homeowners meet the need to keep their sidewalks clear, and, together, make wintertime walking in Bailey do-able and safer for all.

Bailey Center Groundbreaking Celebration – September 14, 2016

On Wednesday, September 14th, a groundbreaking ceremony was held at the Bailey Community Center to initiate the renovation of the community center. East Lansing Mayor, Mark Meadows, was the master of ceremonies at the event put on by Capital Area Housing Partnership (CAHP), PK Management, and the City of East Lansing. When the City of East Lansing closed the Bailey Community Center in the fall of 2015, CAHP put together a plan to develop the building into 30 apartments for seniors, space for a daycare provider, a community room, offices, and commercial space. Through CAHP's commercial partner, PK **Development/Management**, they are now looking for a daycare provider and commercial tenants while renovation of the old Bailey school and construction of the addition is being done. Preleasing of the senior apartments is scheduled to start next July with the building opening the Fall of 2017. The gym is intended for use primarily by tenants of the building, but **will also be used to host a variety of performance art productions, which will be available** for all citizens. In addition, CAHP intends to move its headquarters to the renovated building.

The ceremony was held in the Bailey school gym with speakers including State Representative Sam Singh, BCA Vice Chair Ed Wagner, PK Development owner Pete Potterpin, Michigan State Housing Development Executive Director Kevin Elsenheimer, CAHP Chairman of the Board Tom Lapka and CAHP Executive Director Mikki Droste. Entertainment was provided by **Cindy McElroy**, Deb Keller with Silkstream Aerial Silks and dancers from Happendance.

At this time the east-west addition to Bailey has been torn down and construction of the new addition is to start within 30 days. To check updates on the project go the Capital Area Housing Partnership website at <http://www.capitalareahousing.org/>.

(Thanks to Jim Liesman for this report and to Mikki Droste for her comments.)

Redevelopment at the South End of Durand Street

Hagan Realty will be redeveloping two older apartment buildings and a dilapidated house in the 100 block of Durand Street. The redevelopment will substantially gut and remodel the interiors of the two existing apartment buildings (122 & 134 Durand), construct a new 3-story apartment building connecting the two existing structures, and remove the house at 136 Durand in order to replace it with a set of 3-story townhouse residences similar to the Hagans' newest buildings on Albert Street (517-521). The total project will provide 56 beds in a mix of 2, 3, and 4 bedroom units. Rezoning to RM32 of the east side of the 100 block was granted by the City Council at its meeting on November

9, 2016 so that the townhouse structure on the northern end of the development could meet the necessary setback requirements. Such upzoning accords with the new Comprehensive Plan. All of the existing buildings are now vacant.

Although the rezoning would allow a larger structure than planned, Brian Hagan has told us that building to the maximum size allowed would only increase occupancy by 3 people. “With that in mind, you can imagine we will not be opting to incur the cost of tearing down 2 of our existing rentals only to gain 3 more people. So rest assured the project we proposed is the project we will build.” Hagan Realty plans to demolish the structure at 136 Durand this winter, and begin building the townhouses as soon as possible. The existing apartments have leases until May, so once those leases expire, construction on the ‘infill’ building will begin. Brian Hagan expects that to take at least nine months. He also points out that Hagan Realty will be providing excellent insulation and sound-proofing, energy efficient appliances, and new landscaping. (Thanks to Konrad Hittner for this article and to Brian Hagan for his information.)

UPDATES

New City Ordinance on Modifications to Non-Conforming Single-Family Rental Houses. As discussed at length in previous “Bailey Newsletters,” a committee appointed last winter by the City Council to deal with the problem of reducing non-conformities in single-family rental houses concluded its work last May. In 1997, with Ordinance 900, the city forbade rental to more than 2 unrelated adults or a family in single-family rental houses. Rental houses having licenses before the law changed are ‘grandfathered’ and can continue to rent to more than 2 people or a family. There are many of these properties and they are ‘nonconforming’. A general goal of city policy is to reduce non-conforming uses, which are considered undesirable.

The Non-Conforming Use Committee (NCUC) was charged with looking at three broad approaches to resolve issues involving non-conforming rental houses: zoning changes, rental license mobility, and legalization of greater modifications to non-conforming rental houses. This article will not rehash those complex matters. See: <http://www.eastlansingneighborhoods.com/Bailey> for the July 2016 and earlier newsletters discussing these matters. Suffice it to say that despite ample discussion of each topic, the committee in the end focused primarily on the ‘modifications’ aspect of its charge, which was the approach that landlords had preferred from the start. This basic approach would allow owners of non-conforming single-family houses to make alterations to their properties that had not been allowed in the past. The committee felt that the other approaches that involved zoning, would best be left to the Planning Commission and the wider community since they involved broader land use discussions.

Over the summer, East Lansing’s Housing Commission and Planning Commission reviewed the committee’s recommendations and considered 3 types of alterations that might be made to rental houses that were nonconforming only by virtue of their rental occupancy levels: rearrangements of interior space, additions of up to 10% of the structure’s square footage (excluding attics and basements) for new bathrooms and allowing interior rearrangements, and additions of up to 20% of a structure’s square footage (excluding attics and basements) and allowing rearrangements of interior space. The Bailey board voted that all of these were acceptable proposals, but expressed preference for the lesser changes over the 20% additions. However, at its October 18th meeting, the City Council eliminated all but the 20% addition ordinance as a matter for public hearing. Then, on November 9th, the City Council approved Ordinance 1382, which permitted the 20% additions, but specified that such additions were to be at the side or rear of the structures, or in dormers.

Development at 565 East Grand River (old Taco Bell location). Construction of the apartment building approved by the City Council on September 15, 2015, is proceeding. The developer, David Krause, is building a five-story building with 6,000 square feet of commercial space on the first floor and apartments on the upper floors. It will include a plaza, or widened sidewalk with streetscape amenities, on the eastern side of the building that will require removing the southbound lane of the 100 block of Bailey Street. The developer expects the building to be completed by August 1, 2017.

Comprehensive Plan Update. The July “Bailey Newsletter” reported that the Planning Commission was in the process of finalizing the details of the revised Comprehensive Plan and, as of June 2016, anticipated a public unveiling of the plan this Fall. However, that date has been pushed back into early 2017.

This public review will be the culmination of several years of planning and study by citizens advisory committees, Planning staff, and the Planning Commission. At present, the draft document consists of a series of “density maps” that correspond to all areas of the city. These maps were created during a series of Planning Commission work sessions. In some cases, the maps indicate areas that are undergoing change or that may face changes in the future.

The density maps classify the city into residential, mixed-use and commercial categories, with each category further subdivided based on density. For instance, the R1 use is the least dense and R5 the most dense residential classification. Each category has a corresponding list of uses and building height limits. Finally, the varied categories are supplemented with photographs of representative buildings.

The maps are intended to anticipate development changes and possibly direct those changes to the most appropriate areas in the city. While the density maps will not and cannot create immediate changes in zoning classifications, they do provide some indication about the likely locations of such changes.

As the Bailey Neighborhood is adjacent to downtown East Lansing, there are some areas in the neighborhood that potentially face development forces. For example, the first few blocks north of Grand River may experience pressure from the dense residential and commercial areas nearby. The active businesses anchoring the south end of Grove Street at Ann are joined with increased activity to the east on MAC and to the west along Abbot, making the more northern blocks of Grove Street possible areas for development, as discussed in the last newsletter. Some of these potential new uses conflict with current low-density residential uses.

Information, including the graphic information noted above may be found at the following site: <http://www.cityofeastlansing.com/ComprehensivePlan>. *Although a timeline for public input may also be found at the site, it is inaccurate.* The city has recently expanded its planning staff and once the new staff member is familiar with established policies, the final draft of the plan will be finalized and timing for the final round of input will be determined. Given the approaching holidays, it is unlikely that any meetings will occur before the New Year.

(Thanks To Dan Bollman for the bulk of this report. Dan is a member of the Planning Commission, but only joined in 2015 and did not participate in much of the work on the revised Comp Plan. His views are his own and don't represent the commission.)

NOTE REGARDING FUTURE OF BAILEY PLAYGROUND AND PARK FENCE

The City wants to consult residents of the Bailey neighborhood regarding new equipment to replace the play equipment towards the center and north of the old Bailey school building. That equipment for young children was removed to make room for parking. The developer of the Bailey building agreed to give \$25,000 towards that replacement, but it will cost more. The city will also explore replacement of the fence surrounding the playground, including changes to its configuration. Watch for mailers or flyers on this topic in the next month or two.

About the Bailey Community Association

The Bailey Community Association was founded to enhance the residential quality of life for those living in the Bailey Neighborhood. The Bailey neighborhood extends from Hagadorn to Abbot, and from Saginaw to Grand River. Anyone living within the boundaries of the neighborhood is welcome to join the association. The BCA Board of Directors meets on the second Thursday of each month except August at 6:30 p.m. at the Orchard Street Pumphouse. Meetings are open to the public, and all residents are urged to attend meetings with their concerns. If you have questions, please contact **Chairperson Konrad Hittner** at khittner1@gmail.com or **Vice Chairperson Ed Wagner** at eddiewags@gmail.com.

Dues help the Bailey Community Association to organize meetings where viewpoints and concerns can be aired, organize “meet the candidates” forums; organize and complete Bailey park and neighborhood cleanup days; work with MSU’s Community Relations Coalition; work with the Pump House Board to organize social events such as the Ice Cream Social and Valentine’s Party; and publicize these through emails and newsletters. Don’t forget the Bailey website for updates and more information: found under <http://www.eastlansingneighborhoods.com/Bailey>.

BCA MEMBERSHIP and ANNUAL DUES FORM

NAME: _____ **ADDRESS:** _____

EMAIL: _____ **PHONE:** _____

ANNUAL DUES: \$10.00 for couples and families

\$5.00 for singles

\$5.00 for couples and singles over 65 or for students.

(Please send dues to Jim Liesman, 436 Division Street, East Lansing, MI 48823. Checks should be made out to the Bailey Community Association. If you are sending annual dues, please make a note of the date for your records so you do not send another payment by mistake in the same year period. Thank you!)

Thanks to the City of East Lansing for helping to pay for copying of this *Newsletter!*