City of East Lansing Sites for Redevelopment Consideration

The City of East Lansing is a growing community that continues to see redevelopment projects take place in the downtown and in other commercial nodes, such as Trowbridge and Lake Lansing road areas. The City is home to a growing office district in its Northern Tier, paving the way for the successful opening and/or expansion of several financial institutions. Especially significant, East Lansing is looking ahead toward the opening of the Facility for Rare Isotope Beams (FRIB). The FRIB is a national user facility of the US Department of Energy, which will provide research opportunities for approximately 1,000 scientists and researchers, and will result in nearly $1 billion in economic activity in the region (construction is expected to be complete in 2022). In addition, a number of cultural assets contribute significantly to the local economy, including the Eli and Edythe Broad Art Museum on the MSU campus.

Resources

There are a number of resources and tools available for redevelopment projects. For economic resources visit


Guide to Development

This document includes policies, steps and other important information for development projects in East Lansing.

Visit http://www.cityofeastlansing.com/documentcenter/view/2808

The City’s Downtown Development Authority (DDA) and Brownfield Redevelopment Authority (BRA) are also important resources for redevelopment projects. EPA Funds for Phase I and Phase II Environmental Site Assessments are available through the Brownfield Redevelopment Authority.

City Facts:

- City Population: nearly 49,000 residents
- Median family income is around $80,000
- East Lansing is the proud home of MSU, which has almost 49,000 students and more than 11,000 faculty and staff
- Average age in East Lansing is 21.6 years
- Approximately 70% of East Lansing’s population 25 years and older has a Bachelor’s degree or higher
SITES FOR REDEVELOPMENT CONSIDERATION

PRIORITY AND FUTURE REDEVELOPMENT SITES

PARK DISTRICT PROJECT: APPROVED SITE AND BRA PLAN

ADDITIONAL FUTURE REDEVELOPMENT SITES

CITY OF EAST LANSING
SITES FOR REDEVELOPMENT CONSIDERATION
PRIORITY AND FUTURE REDEVELOPMENT SITES
### Redevelopment Opportunities in East Lansing

**PROPERTY:** Former Pontiac Sawyer Dealership

**ADDRESS:** 1415 Michigan Avenue

**LOCATION:** East Lansing

**POTENTIAL FOOTPRINT:** 4.677 acres

**POTENTIAL USE:** Mixed-use

**OWNER:** CKJ Properties, LLC

**SITE STATUS:**

The site is located on the western gateway to the East Lansing and Michigan State University communities, on the Michigan Avenue corridor which connects downtown Lansing to MSU and downtown East Lansing. It includes the former Pontiac Sawyer car dealership which had closed several years ago. The site, privately owned, is adjacent to the Red Cedar Golf Course which is proposed to be redeveloped into a mixed-use project.
Property Information

Community Vision: City of East Lansing 2006 Comprehensive Plan, which is in process to be updated (http://www.cityofeastlansing.com/659/comprehensiveplan); Michigan Avenue Conceptual Development Plan. These documents call for the redevelopment and revitalization of this underutilized property through higher density, mixed-use residential/commercial buildings in a pedestrian-friendly environment.

Zoning: B-2, Retail Sales Business

Parcel#: 33-20-01-13-300-007

Property owner: CKJ Properties, LLC

Current uses: vacant office building and surface parking lot.

Property tax assessment information: 2015 SEV: $718,000

Environmental and/or contamination conditions: the site houses a former car dealership. The site is completely located within the 100 year floodplain.

Traffic studies: Michigan Avenue is a major thoroughfare, serviced by public transit bus stops. Bus Rapid Transit (BRT) is being planned for Michigan and E. Grand River Avenues (http://www.migrtrans.org/). Highway US 127 is located immediately to the west of the site. Two-way count was 24,736 in 2004 on Michigan Avenue (Tri-County Regional Planning Commission's Traffic Count Database System, http://www.tri-co.org/gis.htm).


For more information and resources, contact:

Lori Mullins,
Community & Economic Development Administrator
Planning, Building and Development
(517) 319-6887
lmullin@cityofeastlansing.com
### Redevelopment Opportunities in East Lansing

**PROPERTY:** Roadhouse Corner  
**ADDRESS:** 720 Michigan Avenue, 122, 134, and 144 N. Harrison Road  
**LOCATION:** West of downtown East Lansing, north of Michigan State University  
**POTENTIAL FOOTPRINT:** 1.457 acres  
**POTENTIAL USE:** Higher density mixed-use  
**OWNER:** Land Grant Restaurants, Harrison Village, LLC

**SITE STATUS:**

The site is located at the intersection of two major thoroughfares, Michigan Avenue and Harrison Road, and right across from the Michigan State University. The site is privately owned and includes several popular businesses such as Harrison Roadhouse, Roadhouse Pub, Events to Rent, and Udon Sushi Bakery. The MSU Jack Breslin Student Events Center and other MSU attractions are located nearby. The four parcels are included in the Michigan Avenue Corridor Improvement Authority, an initiative that seeks to revitalize the Michigan Avenue corridor.
Property Information

Community Vision: City of East Lansing 2006 Comprehensive Plan, which is in process to be updated (http://www.cityofeastlansing.com/679/comprehensiveplan); Michigan Avenue Conceptual Development Plan. The 2006 Comprehensive Plan calls for the redevelopment and revitalization of older and/or obsolete properties and the consolidation of these properties into a new and more efficient commercial center. The center could consist of shopping, dining, and residential uses. Zoning: B-2, Retail Sales Business

<table>
<thead>
<tr>
<th>Property address</th>
<th>Parcel#</th>
<th>Property owner</th>
<th>Parcel size/ Land use:</th>
<th>2015 SEV</th>
</tr>
</thead>
<tbody>
<tr>
<td>720 Michigan</td>
<td>33-20-01-13-235-010</td>
<td>Land Grant Restaurants</td>
<td>0.835 acres, Restaurant</td>
<td>$266,600</td>
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<tr>
<td>122 N. Harrison</td>
<td>33-20-01-13-235-006</td>
<td>Harrison Village, LLC</td>
<td>0.266 acres, Restaurant/pub</td>
<td>$117,700</td>
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<tr>
<td>134 N. Harrison</td>
<td>33-20-01-13-235-007</td>
<td>Harrison Village, LLC</td>
<td>0.167 acres, retail, restaurants</td>
<td>$178,200</td>
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<tr>
<td>144 N. Harrison</td>
<td>33-20-01-13-235-008</td>
<td>Harrison Village, LLC</td>
<td>0.189 acres, office</td>
<td>$110,100</td>
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<tr>
<td>117-135 Center</td>
<td>Multiple</td>
<td>Harrison Village, LLC</td>
<td>0.71 acres, office, residential</td>
<td>$303,900</td>
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</table>

Environmental and/or contamination conditions: The site is completely located within the 100 year floodplain.

Traffic studies: Michigan and Harrison Avenues are major thoroughfares and are serviced by public transit bus stops. Bus Rapid Transit (BRT) is being planned for Michigan and E. Grand River Avenues (http://www.migrtrans.org/). The two-way count was 23,866 in 2010 on Michigan Avenue and more than 12,863 on N. Harrison Avenue in 2007 (Tri-County Regional Planning Commission's Traffic Count Database System, http://www.tri-co.org/gis.htm).


For more information and resources
Owners: David Krause or Douglas Cron (517) 351-1177
Community & Economic Development Administrator: Lori Mullins Planning, Building and Development (517) 319-6887 lmullin@cityofeastlansing.com
**PROPERTY:** Delta Triangle  

**ADDRESS:** Corner of Michigan and Grand River Avenues  

**LOCATION:** East Lansing, across from Michigan State University  

**POTENTIAL FOOTPRINT:** 2.207 acres  

**POTENTIAL USE:** High density mixed-use with residential/commercial spaces  

**OWNER:** Multiple private owners  

**SITE STATUS:**  

The site is privately owned, with multiple owners and different land uses. The site is located within the boundaries of the East Lansing Downtown Management Board and the Michigan Avenue Corridor Improvement Authority. The building at 243 W. Grand River Avenue is a Historic Landmark and has to remain or be relocated. This site is located at the intersection of two major thoroughfares, next to the East Lansing downtown and right across from the Michigan State University campus. It was identified in the City’s Comprehensive Plan as being a good location for redevelopment.
Property Information

Community Vision: City of East Lansing 2006 Comprehensive Plan, which is in process to be updated (http://www.cityofeastlansing.com/659/comprehensiveplan), Michigan Avenue Conceptual Development Plan. These documents envision the redevelopment of this area with pedestrian-friendly land uses and the greater integration into the downtown. High density mixed-uses with retail on the first floor and residential and office uses on the upper floors are appropriate here.

Zoning: B1 (General Office Business) and B2 (Retail Sales Business)

<table>
<thead>
<tr>
<th>Property address</th>
<th>Parcel#</th>
<th>Property owner</th>
<th>Lot size/Land use</th>
<th>2015 SEV</th>
</tr>
</thead>
<tbody>
<tr>
<td>210 Michigan</td>
<td>33-20-01-13-240-005</td>
<td>Toma Jonna &amp; Sons Blessings LLC</td>
<td>0.256 acres, convenience store</td>
<td>$211,200</td>
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<tr>
<td>234 Michigan</td>
<td>33-20-01-13-240-004</td>
<td>Best Properties INC</td>
<td>0.405 acres, office building</td>
<td>$187,400</td>
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<tr>
<td>240 Michigan</td>
<td>33-20-01-13-240-003</td>
<td>MSU Apartment Alliance LLC</td>
<td>0.195 acres, multi-family apartment</td>
<td>$239,800</td>
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<td>258 Michigan</td>
<td>33-20-01-13-240-006</td>
<td>GAMMA PHI BETA Sorority INC</td>
<td>0.651 acres, multi-family apartment</td>
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<td>243 W. Grand River</td>
<td>33-20-01-13-239-004</td>
<td>Wells-Engstrom Properties INC</td>
<td>0.142 acres, office building</td>
<td>$75,500</td>
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<td>251 W. Grand River</td>
<td>33-20-01-13-239-006</td>
<td>JJ Investment Properties LLC</td>
<td>0.534 acres, multi-family apartment</td>
<td>$358,700</td>
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</table>

Environmental and/or contamination conditions: N/A

Traffic studies: Michigan and Grand River avenues are major thoroughfares, serviced by public transit bus stops. Bus Rapid Transit (BRT) is being planned for Michigan and E. Grand River Avenues (http://www.migrtrans.org/). Two-way count was 21,921 in 2004 on Michigan Avenue and more than 30,000 on E. Grand River Avenue (Tri-County Regional Planning Commission’s Traffic Count Database System, http://www.tri-co.org/gis.htm).

Existing building condition report: 243 W. Grand River Avenue is a Landmark Structure and cannot be demolished.


For more information and resources, contact:

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Community & Economic Development Administrator
Planning, Building and Development, (517) 319-6887
lmullin@cityofeastlansing.com
<table>
<thead>
<tr>
<th>PROPERTY:</th>
<th>City Hall Parking Lot</th>
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<tbody>
<tr>
<td>ADDRESS:</td>
<td>410 Abbot Road</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>North of Downtown East Lansing</td>
</tr>
<tr>
<td>POTENTIAL FOOTPRINT:</td>
<td>0.744 acres</td>
</tr>
<tr>
<td>POTENTIAL USE:</td>
<td>Mixed-use, office uses</td>
</tr>
<tr>
<td>OWNER:</td>
<td>City of East Lansing</td>
</tr>
</tbody>
</table>

**SITE STATUS:**

The site currently houses the surface parking lot located north of the East Lansing City Hall, being owned by the City of East Lansing. The site is thus located in the vicinity of downtown East Lansing, along Abbot Rd., which connects the downtown and the Michigan State University campus to the many and diverse neighborhoods to the north.
Property Information

Community Vision: City of East Lansing 2006 Comprehensive Plan, which is in process to be updated (http://www.cityofeastlansing.com/659/comprehensiveplan). This document envisions more housing options in the downtown area, including housing for young professionals, empty nesters and seniors. Higher density and mixed-use commercial projects, that include office users, are desirable uses at this location.

Zoning: C - Community Facilities


Property owner: City of East Lansing

Current uses: municipal surface parking lot

Property tax assessment information: 2015 SEV Value: $0.00.

Environmental and/or contamination conditions: NA


Existing building condition report: NA


For more information and resources, contact:

Lori Mullins, Community & Economic Development Administrator
Planning, Building and Development
(517) 319-6887
lmullin@cityofeastlansing.com
**PROPERTY:** East Village

**ADDRESS:** E. Grand River Avenue

**LOCATION:** East Lansing, across from Michigan State University

**POTENTIAL FOOTPRINT:** 35 acres

**POTENTIAL USE:** Mixed-use, high density residential

**OWNER:** Multiple private owners

**SITE STATUS:**

The area is a City-initiated redevelopment area designated to undergo a dramatic transformation to a vibrant mixed-use neighborhood adjacent to the MSU campus. The land proposed for East Village, currently known as Cedar Village, is a 35-acre area bounded by E. Grand River Avenue on the north, Hagadorn Road on the east, the Red Cedar River on the south, and Bogue Street on the west. It is situated next to the Michigan State University campus and is steps away from East Lansing’s vibrant and diverse downtown. The site is privately owned, with multiple owners and different land uses. It is included in the East Lansing Downtown Development Authority boundaries.

For more information, visit: [http://www.cityofeastlansing.com/553/East-Village](http://www.cityofeastlansing.com/553/East-Village)

**Note:** Select parcels may be available for redevelopment.
Property Information

**Community Vision:** East Village Master Plan envisions the creation of a vibrant and cool urban neighborhood aimed at attracting a diversity of residents and businesses—drawing on the area’s proximity to campus and utilizing the tremendous asset of the Red Cedar River.


**Zoning:** East Village District Code, a form-based code

**Parcel#** multiple parcels

At the property owner’s request, the parcels at these addresses are excluded from the Redevelopment Ready Sites list:

- 208 Cedar Street
- 1024 E. Grand River Avenue
- 1300 E. Grand River Avenue
- 1310-1320 E. Grand River Avenue
- 1328-1332 E. Grand River Avenue
- 1350 E. Grand River
- 1368 E. Grand River Avenue
- 1376-1412 E. Grand River Avenue
- 1424 E. Grand River Avenue
- 230 River Street

**Property owner:** multiple owners

**Current uses:** multi-family and single-family rental housing, convenience stores, fast-food restaurants, and several services.

**Property tax assessment information:** multiple parcels; check SEV for individual parcels.

**Environmental and/or contamination conditions:** Sections of the area, along Red Cedar River, are in the floodplain. A floodplain study was completed in 2009 (map and study available by request). Phase I Environment Site Assessment (2009) available as well.

**Traffic studies:** E. Grand River Avenue is a major thoroughfare, serviced by public transit bus stops. Bus Rapid Transit (BRT) is being planned for Michigan and E. Grand River Avenues ([http://www.migrtrans.org/](http://www.migrtrans.org/)). Two-way count was 11,171 in 2007 on Bogue Street and more than 30,000 on E. Grand River Avenue (Tri-County Regional Planning Commission's Traffic Count Database System, [http://www.tri-co.org/gis.htm](http://www.tri-co.org/gis.htm)).

**Existing building condition report:** NA. The fraternity building at 1218 E. Grand River Avenue is a Historic Landmark.

For more information and resources, contact:

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(517) 319-6887
lmullin@cityofeastlansing.com
**PROPERTY:** West Lake Lansing

**ADDRESS:** 524 W. Lake Lansing Road

**LOCATION:** East Lansing

**POTENTIAL FOOTPRINT:** 1.05 acres

**POTENTIAL USE:** Mixed-use

**OWNER:** Doug & Susan R. Chalgian

**SITE STATUS:**
The site is located on Lansing Lake Road between Abbot Rd. and Harrison Rd. Meijer's and US-127 are to the west of the property. The site, privately owned, is adjacent to apartment complexes, single family houses and offices buildings.
Redevelopment Opportunities in East Lansing

Property Information

Community Vision: City of East Lansing 2006 Comprehensive Plan, which is in process to be updated (http://www.cityofeastlansing.com/659/comprehensiveplan). These documents call for the redevelopment for small office and mixed use, combining small office with one or two levels of residential.

Zoning: RA Residential Agricultural

Parcel#: 33-20-01-400-013

Property owner: Doug & Susan R. Chalgian

Current uses: vacant

Property tax assessment information: 2015 SEV: $88,200

Environmental and/or contamination conditions: N/A

Traffic studies: Lake Lansing is a four lane road, serviced by public transit bus stops. Highway US 127 is located to the west of the site. Two-way count was 18,092 in 2010 on Lake Lansing Road (Tri-County Regional Planning Commission's Traffic Count Database System, http://www.tri-co.org/gis.htm).


For more information and resources, contact:

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