

BEFORE





Center City Redevelopment

201 East Grand River Avenue, East Lansing

COMPLETED AUGUST 2019

Project overview

Harbor Bay Real Estate completed Center City Redevelopment project, running along both Grand River Avenue and Albert Avenue in downtown East Lansing. The two major new structures are: a 12-story building along Grand River Avenue; and a five-story parking garage along Albert Avenue, with five additional floors of rental housing above one section of the parking garage, totaling 10 stories. Target's new flexible format grocery store is located on the first floor of the building, and a total of 365 market-rate units, mixed with efficiency, one- and two-bedroom, as well as a large amount of age qualified "55 and over" units on the floors above.

With this large-scale redevelopment, a considerable amount of public-space improvements were undertaken on Albert Avenue between M.A.C.Avenue and Abbot Road, transforming the roadway into a defined complete-street "shared space" style area. The new space is outfitted with decorative paving bricks, wide sidewalks, and bike lanes encouraging more walkability and the intermittent closure of the roadway for festivals and pedestrian style events. This project fundamentally transformed downtown East Lansing from an entertainment and shopping district to a true urban center with sustainable residential density, parking, and walkable grocery store.

The Center City redevelopment project was awarded a \$6.7 million Community Revitalization Program grant and used Brownfield Tax Increment Financing reimbursements valued at \$58.9 million to help offset the significant costs associated with this \$130 million project.

MEDC investment: \$6.7 million Community Revitalization Program;
\$18.4 Brownfield Tax Increment Financing reimbursements

Private investment: \$126.6 million

Local investment: \$35.5 million in local Brownfield Tax Increment
Financing reimbursements

Jobs created: 125