



Published on *East Lansing Info* (<https://eastlansinginfo.org>)

Home > ELi's Comprehensive Guide to DRW/Convexity's Park District Redevelopment

ELi's Comprehensive Guide to DRW/Convexity's Park District Redevelopment ^[1]

Tuesday, May 29, 2018, 5:00 pm

By:

Alice Dreger



Here is the timeline of the redevelopment project, from newest to oldest events:

- May 7, 2019: We talk to the developer to confirm that DRW Convexity still plans to build the moderate-income-housing component of the project. [Read more.](#) ^[2]
- April 9, 2019: City Council approves an amendment to the site plan for The Graduate hotel. [Read more.](#) ^[3]
- February 26, 2019: We bring you an update on the construction. [Read more.](#) ^[4]
- January 24, 2019: We report that the project is back on track. [Read more.](#) ^[5]
- January 8, 2019: We find out that construction is on hold because the developers submitted plans that don't match what Council approved. [Read more.](#) ^[6]
- December 28, 2018: Construction prep begins with yet more closures of roads and

sidewalks downtown. [Read more.](#) ^[7]

- November 27, 2018: The State-level tax incentive approvals come through. Construction is said to be starting soon. [Read more.](#) ^[8]
- September 18, 2018: DRW/Convexity apparently reaches a deal to pay off the previous developer. City Council agrees to the Development Agreement. Now it is all up to whether the State of Michigan approves the tax incentives. [Read more.](#) ^[9]
- September 6, 2018: East Lansing's Downtown Development Authority and Brownfield Redevelopment Authority approve the latest deal, moving it closer to the finish line. [Read more.](#) ^[10]
- August 20, 2018: ELi brings details of the latest Development Agreement. [Read more.](#) ^[11]
- August 15, 2018: ELi reports on the concerns downtown business owners have about what more construction will bring. [Read more.](#) ^[12]
- August 14, 2018: City Council approves the new site plan. [Read more.](#) ^[13]
- August 8, 2018: Planning Commission recommends the new site plan. [Read more.](#) ^[14]
- August 6, 2018: Transportation Commission discusses the project's plan for walkers, bikers, and drivers. [Read more.](#) ^[15]
- July 31, 2018: ELi reports that the new site plan is moving quickly. [Read more.](#) ^[16]
- July 30, 2018: East Lansing's Planning Director says parking is overbuilt in the city, and the Park District doesn't need more parking than planned. [Read more.](#) ^[17]
- July 11, 2018: The new site plan gets mixed reviews from Planning Commission. [Read more.](#) ^[18]
- June 15, 2018: ELi breaks the news of the new proposal for the area. [Read more.](#) ^[19]
- April 10, 2018: We bring you a special analysis of "The Pickle in the Park District" ^[20] (the problems the project continues to face).
- January 10, 2018: New design plans are said to be in the works. [Read more.](#) ^[21]
- December 22, 2017: We bring you the story of the site from 1926, when it was also embroiled in controversy. [Read more.](#) ^[22]
- October 25, 2017: The developer talks to us about the challenges of getting a project done in East Lansing, while the rest of the blighted buildings are demolished. [Read more.](#) ^[23]
- October 24, 2017: We explain how the troubles of the Center City District deal are like and unlike the troubles of the Park District deal. [Read more.](#) ^[24]
- October 7, 2017: Demolition of the buildings started. [See photos.](#) ^[25]
- October 6, 2017: We reported that demolition was about to start. [Read more.](#) ^[26]
- October 6, 2017: We explain how, if the tax proposals pass on November 7, the Park District redevelopment could be negatively impacted. [Read more.](#) ^[27]
- September 28, 2017: We report on upcoming demolition and what will happen after that. [Read more.](#) ^[28]
- September 21, 2017: We report that the Park District redevelopment plan is officially dead. [Read more.](#) ^[29]
- September 19, 2017: We report that City Council is trying to get the State to make a decision to save or kill the project. [Read more.](#) ^[30]
- September 19, 2017: We report that City Council was attempting one last shot at saving the Park District redevelopment plans. [Read more.](#) ^[31]
- September 16, 2017: We report that former developer Scott Chappelle has effectively killed the redevelopment project by convincing state-level authorities that he may still have some rights to future tax credits on the properties he lost to foreclosure. [Read more.](#) ^[32]

- September 11, 2017: The Mayor expresses frustration that the MEDC won't seem to make a clear decision on moving forward with the Park District state-level tax incentives. Read more. ^[33]
- August 31, 2017: The MEDC suggests the state-level tax incentives may yet happen, despite threats from former developer Scott Chappelle about legal actions he might pursue. Read more. ^[34]
- August 24, 2017: A public relations firm is hired to try to help downtown businesses survive two major redevelopment projects, including this one. Read more. ^[35]
- August 16, 2017: We learn that the state-level agency that has to approve the \$10 million credit will not consider the project until at least September, delaying demolition. Read more. ^[36]
- August 2017: Asbestos abatement ongoing at the "big bank building."
- July 27, 2017: At a special meeting of City Council, the prior developer tries to make a legal maneuver to claim some rights in this redevelopment project. Read more. ^[37]
- June 22, 2017: City staff admit a major mistake on the project, delaying demolition of the vacant properties and potentially jeopardizing the deal. Read more. ^[38]
- June 22, 2017: East Lansing Downtown Development Authority (DDA) and Brownfield Redevelopment Authority (BRA) approve the revised development agreement.
- June 6, 2017: City Council takes up ^[39] the revised development agreement and approves it ^[40] in a 4-0 vote.
- June 1, 2017: DDA discusses the development agreement; recommends changes.
- May 30, 2017: ELi reports ^[41] on the development agreement going to Council.
- April 25, 2017: In a 5-0 vote, City Council approves ^[42] a site plan and \$19.4 million tax-increment financing (TIF) plan acceptable to the developer. Council also approves a Memorandum of Understanding about the main elements of the development agreement.
- April 20, 2017: BRA approves ^[43] a revised TIF plan for the project, one that is acceptable to the developer.
- April 12, 2017: East Lansing's Planning Commission unanimously recommends ^[44] DRW/Convexity's site plan.
- March 22, 2017: DRW/Convexity present revised site plan ^[45], including for The Graduate Hotel.
- March 7, 2017: MSU says ^[46] it won't be part of major downtown developments.
- February 23, 2017: ELi produces a major report ^[47] showing how the Park District and Center City District plans have been treated differently.
- February 6, 2017: ELi explains "the Evergreen problem in the Park District" ^[48] and how it has affected attempts to redevelop the Park District.
- March 31, 2017: City Council votes 4-1 ^[49] to let the vacant buildings remain longer, at the developer's request.
- January 27, 2017: MSU says ^[50] it may move to be a part of the Park District redevelopment.
- January 26, 2017: ELi reports ^[51] Convexity's plan to "significantly change" the site plan.
- January 23, 2017: The developers provide ELi a statement ^[52] explaining their dissatisfaction with the City's handling of their project.
- January 10, 2017: City Council approves a TIF plan that the developers call unworkable ^[53] in a 4-1 vote. The deal falls apart as a consequence.
- January 5, 2017: In an apparently unprecedented move, the BRA votes through a shell of a TIF plan ^[54] on the project, suggesting Council can work out the details.
- December 12, 2016: Council agrees to extend the demolition deadline after tense discussion

[55].

- December 1, 2016: ELi reports [56] that the developer has changed the site plans in response to concerns raised by Peoples Church, the Oakwood Neighborhood, and the Planning Commission.
- November 2016: City Council amends Ordinance 1384 [56] to reduce the requirement for non-student-rental housing in big downtown developments from 50% of units to 25%. This impacts Convexity's site plan by reducing how much non-student-housing it must include.
- October 21, 2016: The developer recommends [57] a \$34 million TIF deal.
- October 12, 2016: Planning Commission reviews [58] the new site plan.
- August 31, 2016: The LSJ incorrectly reports that the developer has withdrawn the proposal in response to Ordinance 1384, which at the time required big downtown developments have at least 50% of residential units be aimed at someone other than student renters. We correct the LSJ story. [59]
- August 25, 2016: The DDA hears [60] plans for the Park District.
- August 16, 2016: ELi talks to the developer and finds out [61] what may be in the works.
- July 2016: The vacant, DDA-owned building at 303 Abbot Road is demolished [62].
- July 2016: The developer demolishes [63] the vacant Evergreen Arms apartments at 341-345 Evergreen Avenue.
- February 5, 2016: Ingham County Court clears the way [64] for DRW to take over the foreclosed properties without major legal encumbrances.
- January 2016: The deeds on the vacant, blighted properties change hands [65].

Related Categories:

Park District [66]

Always Pin [67]

ELi is a member of INN and LION Publishers



**Institute for
Nonprofit News**



This news is brought to you by our financial supporters!

Source URL: <https://eastlansinginfo.org/content/parkdistrict>

Links

- [1] <https://eastlansinginfo.org/content/parkdistrict>
- [2] <https://eastlansinginfo.org/content/developer-calls-speculation-about-his-project-silly-gossip>
- [3] <https://eastlansinginfo.org/content/myriad-developments-council-meeting-no-answer-land-sale>
- [4] <https://eastlansinginfo.org/content/whats-east-lansings-big-construction-projects>
- [5] <https://eastlansinginfo.org/content/park-district-thats-corner-back-track>
- [6] <https://eastlansinginfo.org/content/corner-project-now-hold-plans-dont-match-approval>
- [7] <https://eastlansinginfo.org/content/blighted-corner-redevelopment-begins-more-closures>
- [8] <https://eastlansinginfo.org/content/wait-over-construction-will-start-vacant-corner>
- [9] <https://eastlansinginfo.org/content/after-years-drama-park-district-plan-looks-real>
- [10] <https://eastlansinginfo.org/content/proposal-redevelop-vacant-properties-approaches-finish-line>
- [11] <https://eastlansinginfo.org/content/details-revealed-proposed-redevelopment-deal>
- [12] <https://eastlansinginfo.org/content/downtown-businesses-panicking-over-construction-related-downturn>
- [13] <https://eastlansinginfo.org/content/site-plan-approved-vacant-corner-uncertainty-remains>
- [14] <https://eastlansinginfo.org/content/planning-commission-unanimously-recommends-plans-vacant-corner>
- [15] <https://eastlansinginfo.org/content/commission-considers-whether-big-proposal-works-bikes-traffic>
- [16] <https://eastlansinginfo.org/content/new-redevelopment-proposal-moving-quickly-through-review>
- [17] <https://eastlansinginfo.org/overbuilt-parking>
- [18] <https://eastlansinginfo.org/content/big-new-redevelopment-proposal-gets-mixed-reviews>
- [19] <https://eastlansinginfo.org/content/new-plans-revealed-vacant-corner-downtown>
- [20] <https://eastlansinginfo.org/content/news-analysis-pickle-park-district>
- [21] <http://eastlansinginfo.org/tags/park-district>
- [22] <http://eastlansinginfo.org/content/east-lansing-development-controversy-1926-style>
- [23] <http://eastlansinginfo.org/content/demolition-proceeds-surprises-revealed>
- [24] <http://eastlansinginfo.org/content/whats-real-trouble-center-city-district-deal>
- [25] <http://eastlansinginfo.org/content/what-happened-and-whats-next>
- [26] <http://eastlansinginfo.org/content/bye-bye-big-bank-building>
- [27] <http://eastlansinginfo.org/content/income-tax-plan-could-negatively-impact-development-deals>
- [28] <http://eastlansinginfo.org/content/demolition-starts-early-park-district>
- [29] <http://eastlansinginfo.org/content/park-district-project-officially-dead>
- [30] <http://eastlansinginfo.org/content/park-district-deal-still-likely-dead-center-city-moves-forward>
- [31] <http://eastlansinginfo.org/content/council-attempt-rescue-park-district-deal>
- [32] <http://eastlansinginfo.org/content/chappelle-effectively-kills-park-district-plans>
- [33] <http://eastlansinginfo.org/content/mayor-expresses-frustration-city-asked-again-revisit-park-district-approvals>
- [34] <http://eastlansinginfo.org/content/medc-says-park-district-may-yet-obtain-tax-credits-developer-calls-necessary>
- [35] <http://eastlansinginfo.org/content/pr-firm-being-hired-help-downtown-businesses-survive-redevelopments>
- [36] <http://eastlansinginfo.org/content/demolition-blight-delayed-again>
- [37] <http://eastlansinginfo.org/content/legal-dispute-city-council-over-park-district>
- [38] <http://eastlansinginfo.org/content/city-planning-staff-mistake-delays-blight-demolition-could-jeopardize-park-district-plans>
- [39] http://eastlansing.granicus.com/GeneratedAgendaViewer.php?view_id=2&event_id=1176
- [40] <http://eastlansinginfo.org/content/council-puts-last-stamp-approval-park-district-plan-blight-could-be-gone-fall>
- [41] <http://eastlansinginfo.org/content/council-consider-complex-agreement-park-district-developer>
- [42] <http://eastlansinginfo.org/content/park-district-deal-reached-between-city-and-developers>
- [43] <http://eastlansinginfo.org/content/convexitys-park-district-plan-moves-council-decisions>
- [44] <http://eastlansinginfo.org/content/park-district-plan-goes-council-ahead-center-city-proposal>
- [45] <http://eastlansinginfo.org/content/convexity-plan-now-includes-graduate-hotel-screened-parking>
- [46] <http://eastlansinginfo.org/content/msu-unlikely-be-part-downtown-redevelopments>
- [47] <http://eastlansinginfo.org/content/two-big-redevelopment-proposals-treated-differently>
- [48] <http://eastlansinginfo.org/content/ask-eli-evergreen-problem-park-district>

- [49] <http://eastlansinginfo.org/content/demolition-delayed-developer-goes-back-drawing-board>
- [50] <http://eastlansinginfo.org/content/msu-making-play-blighted-corner>
- [51] <http://eastlansinginfo.org/content/convexity-will-significantly-change-plan-park-district>
- [52] <http://eastlansinginfo.org/content/developer-sees-problems-citys-management-park-district-proposal>
- [53] <http://eastlansinginfo.org/content/council-approves-park-district-plan-developer-calls-it-unworkable>
- [54] <http://eastlansinginfo.org/content/council-consider-25m-tax-plan-park-district-development>
- [55] <http://eastlansinginfo.org/content/following-tense-council-discussion-demolition-blighted-buildings-delayed>
- [56] <http://eastlansinginfo.org/content/park-district-plans-morph-move-forward>
- [57] <http://eastlansinginfo.org/content/park-district-plans-change-34-million-tax-deal-proposed>
- [58] <http://eastlansinginfo.org/content/proposed-park-district-plans-revealed-public>
- [59] <http://eastlansinginfo.org/content/project-plans-moving-forward-mayor-and-developer-confirm>
- [60] <http://eastlansinginfo.org/content/large-redevelopment-plan-blighted-area-works>
- [61] <http://eastlansinginfo.org/content/new-corner-plans>
- [62] <http://eastlansinginfo.org/content/major-demolition-starts-park-district-plans-moving-forward>
- [63] <http://eastlansinginfo.org/content/evergreen-apartment-buildings-now-demolished>
- [64] <http://eastlansinginfo.org/content/judge-clears-way-new-owners-blighted-properties>
- [65] <http://www.eastlansinginfo.org/content/deeds-blighted-properties-have-changed-hands>
- [66] <https://eastlansinginfo.org/tags/park-district>
- [67] <https://eastlansinginfo.org/tags/always-pin>