

# LOGAN SQUARE REDEVELOPMENT STRATEGY



PLACE  
+MAIN  
ADVISORS

Archive | DS

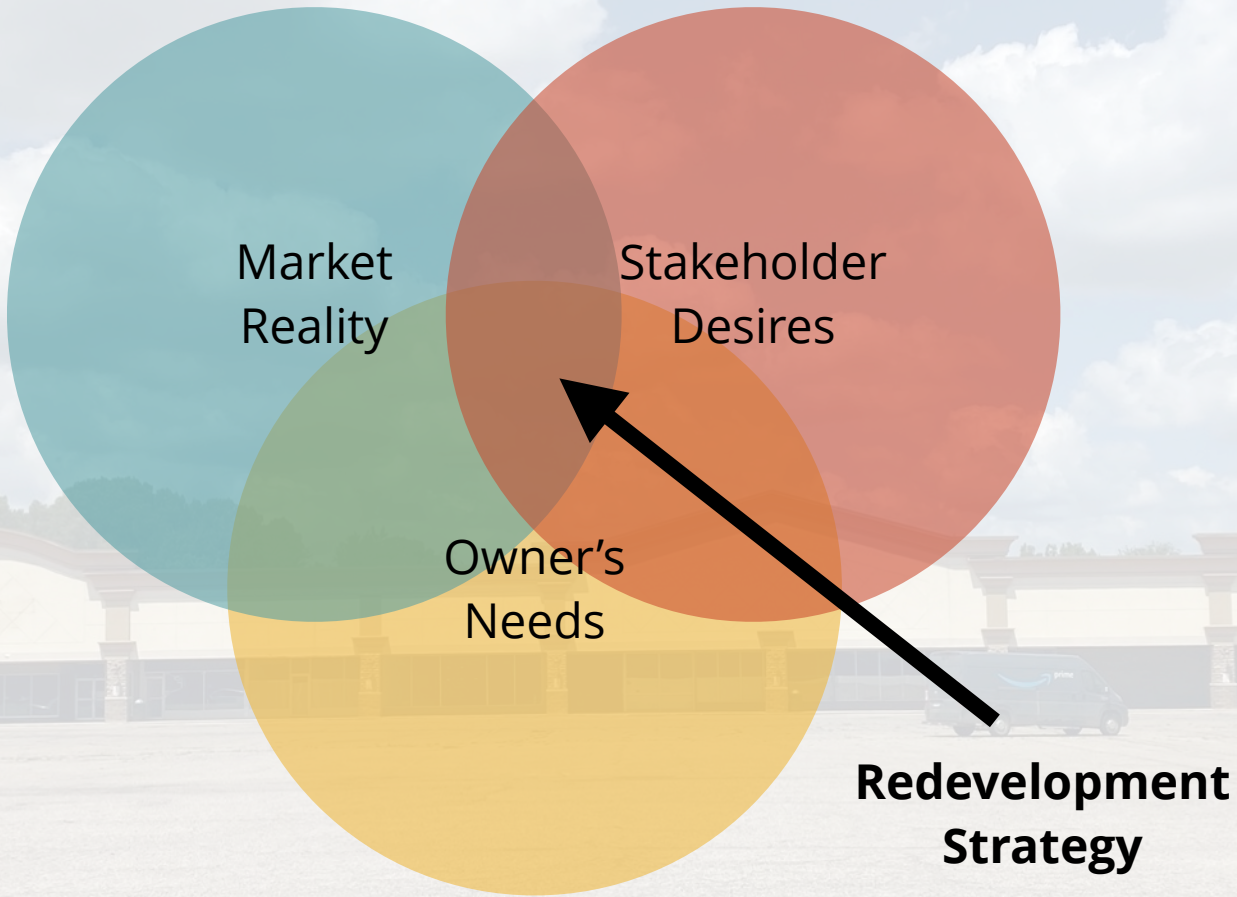
JANUARY 2023

# WELCOME + INTRODUCTIONS

# WHY WE'RE HERE

- Logan Square Plays a Critical Role
- Underused
- Unlock the Potential of the Site
- Background
- Site Context
- Listening

# GOAL



# BRIEF HISTORY

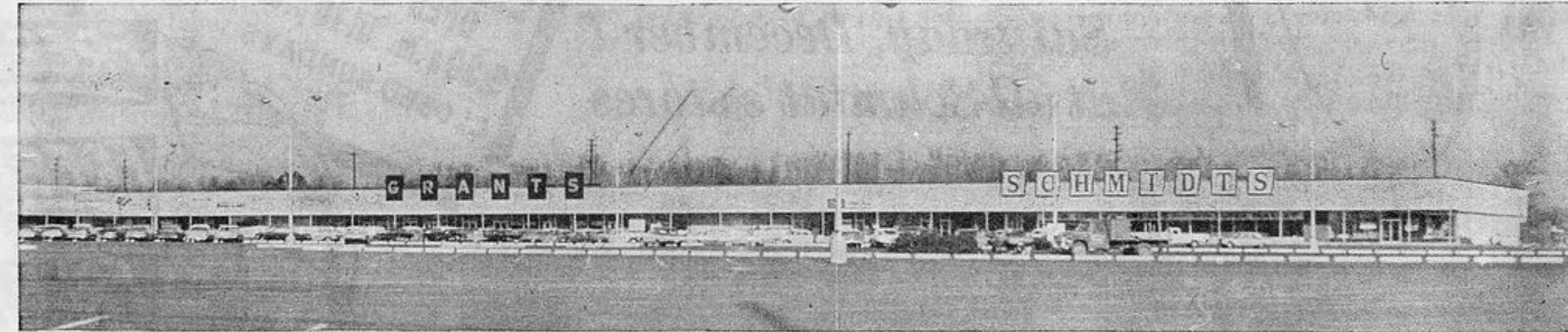
- Built in 1962



# Logan Center Ready for 3-Day Grand Opening



LOGAN CENTER, INC., new addition to Greater Lansing's shopping community, is ready for its grand opening which begins Thursday. This view shows the \$3,000,000 shopping center's south wing.



EAST WING of the L-shaped Logan Center looks like this from across its 2,500-car parking area. This new shopping center is located at S. Logan St. and W. Holmes Road.



**JOHN H. DIETRICH, President**  
A prominent businessman in the Lansing area since 1923, Mr. Dietrich now heads the corporation developing the Southwest portion of Lansing.



**DORR D. GRANGER, Vice President**  
A well-known man in the Lansing area construction business since 1923, Mr. Granger has great plans for aiding in the growth of Greater Lansing.

# Grand Opening



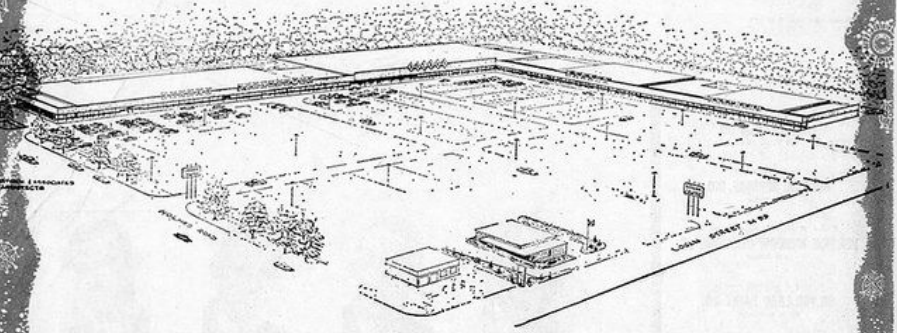
Now... a complete shopping center to serve the needs of Southwest Lansing... located on the corner of Logan Street and Holmes Road. 20 stores and services to take care of your wants and desires... and acres of paved, lighted and FREE parking.

Visit LOGAN CENTER Shopping Center during their Grand Opening... specials galore and convenience plus! See for yourself!

**THURSDAY - FRIDAY & SATURDAY  
NOV. 29-30 & DECEMBER 1**

**20 STORES AND SERVICES:**

- \*Arlan's \*Bank of Lansing \*Brooks Barber Shop
- \*Colonel Jim's Party Store \*Fabricare Laundromat
- \*Glamour Beauty Salon \*Grants \*Krogers
- \*Mid-State Distributing \*Mobil Service Station
- \*Mode 'O Day Dresses \*Nobil Shoes \*Nu-Vision
- Optical Studios \*Rich's Hardware \*Schmidt's
- Super Market \*Sealtest Village Dairy \*Super X
- Drugs \*Vans Cards & Camera \*Watkins Shoes
- \*Woolworths \*and more to come



# LOGAN CENTER

**SHOPPING CENTER**

Corner of Logan Street and Holmes Road

**ACRES OF PAVED, LIGHTED AND FREE PARKING**

Logan Center Shopping Center, Inc., Developer's • office 5025 W. Saginaw, Lansing • Ph. IV 9-1481



# BRIEF HISTORY

- Built in 1962
  - 20 Stores
  - Built After the Success of Frandor
  - Major Anchors:
    - Kroger, Woolworths, Schmidt's, and Grants

# BRIEF HISTORY

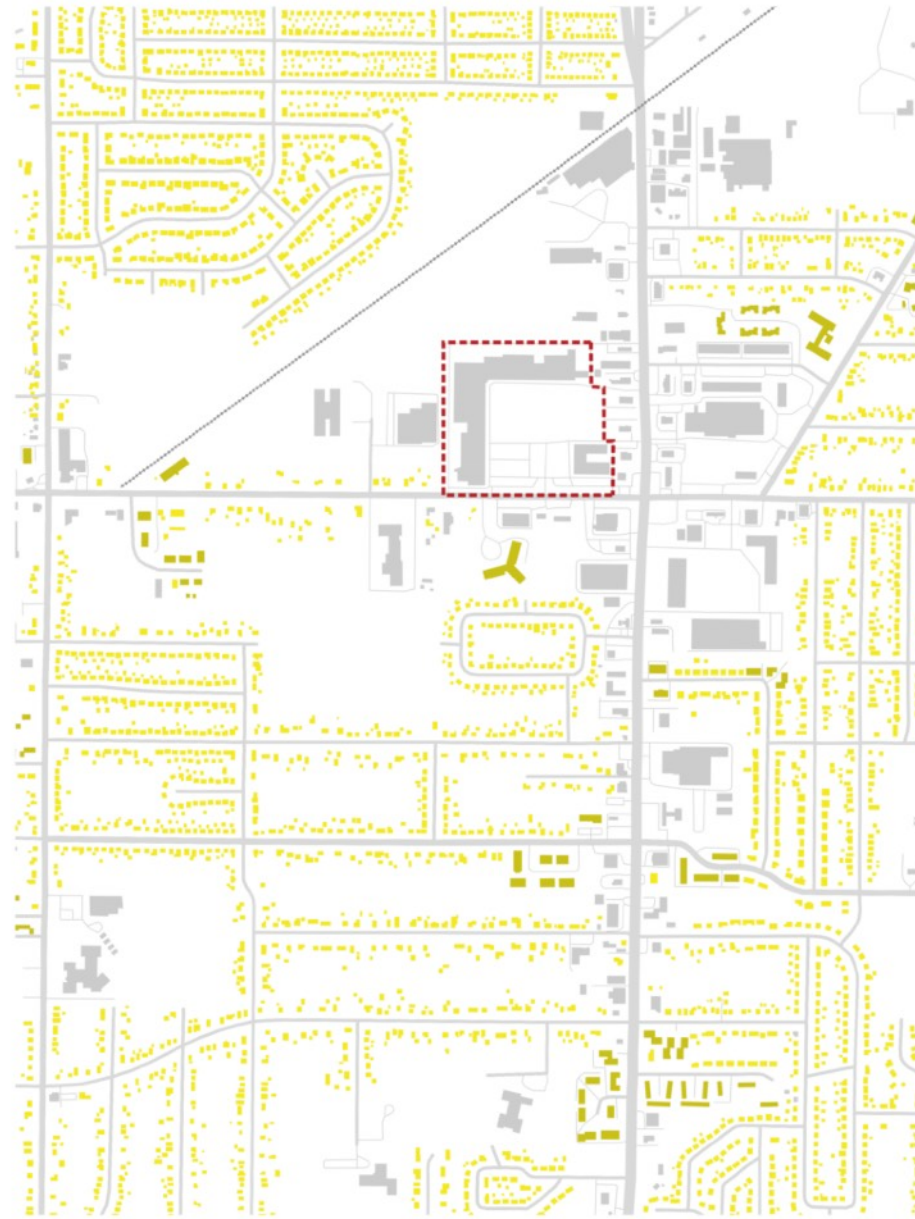
- Decline in the 1980s
- Higher Vacancies
- Out Building Added
- Refurbished in 2006
- Sold to Logan Capital, LLC in 2019

# SITE CONTEXT





Low Residential Medium Residential Retail Service Restaurant Institutional Industrial Site Area

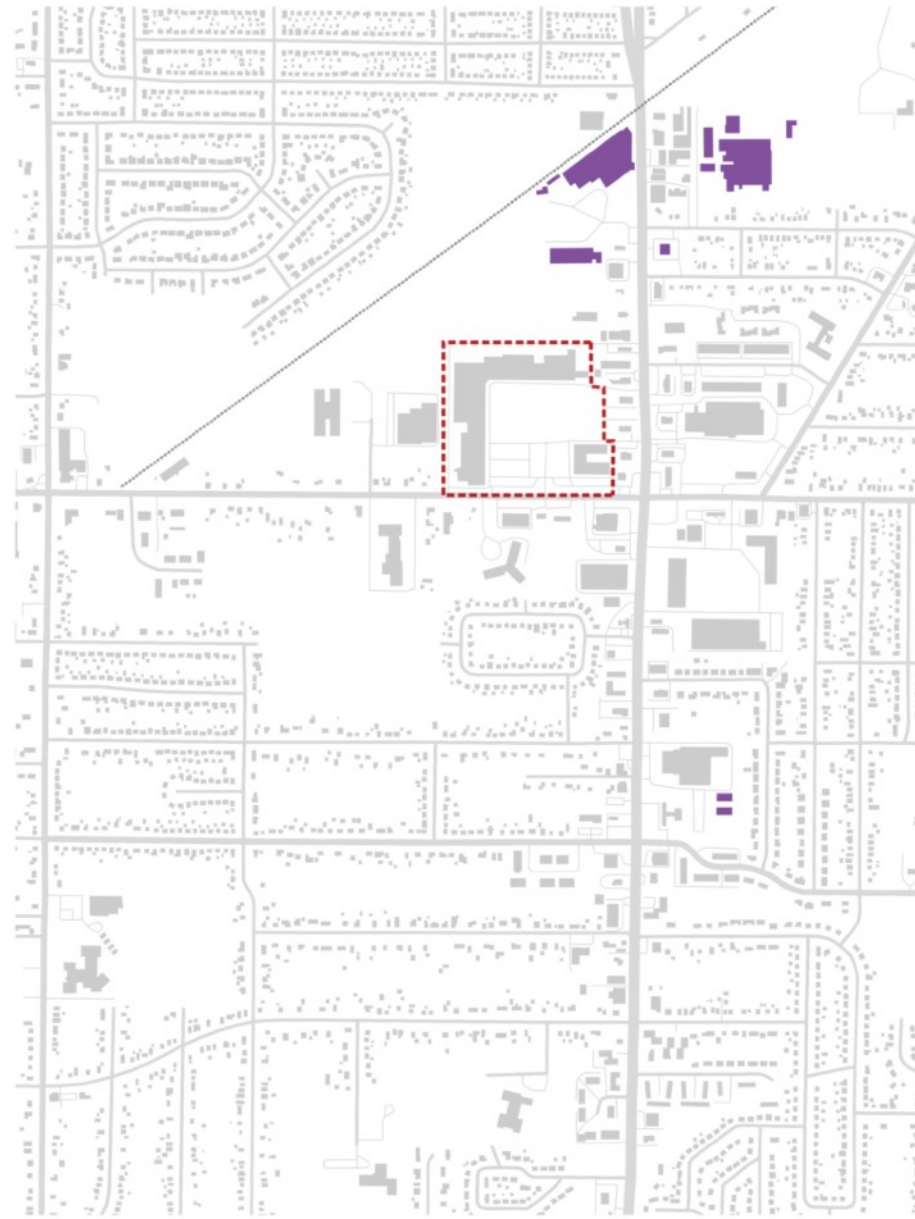


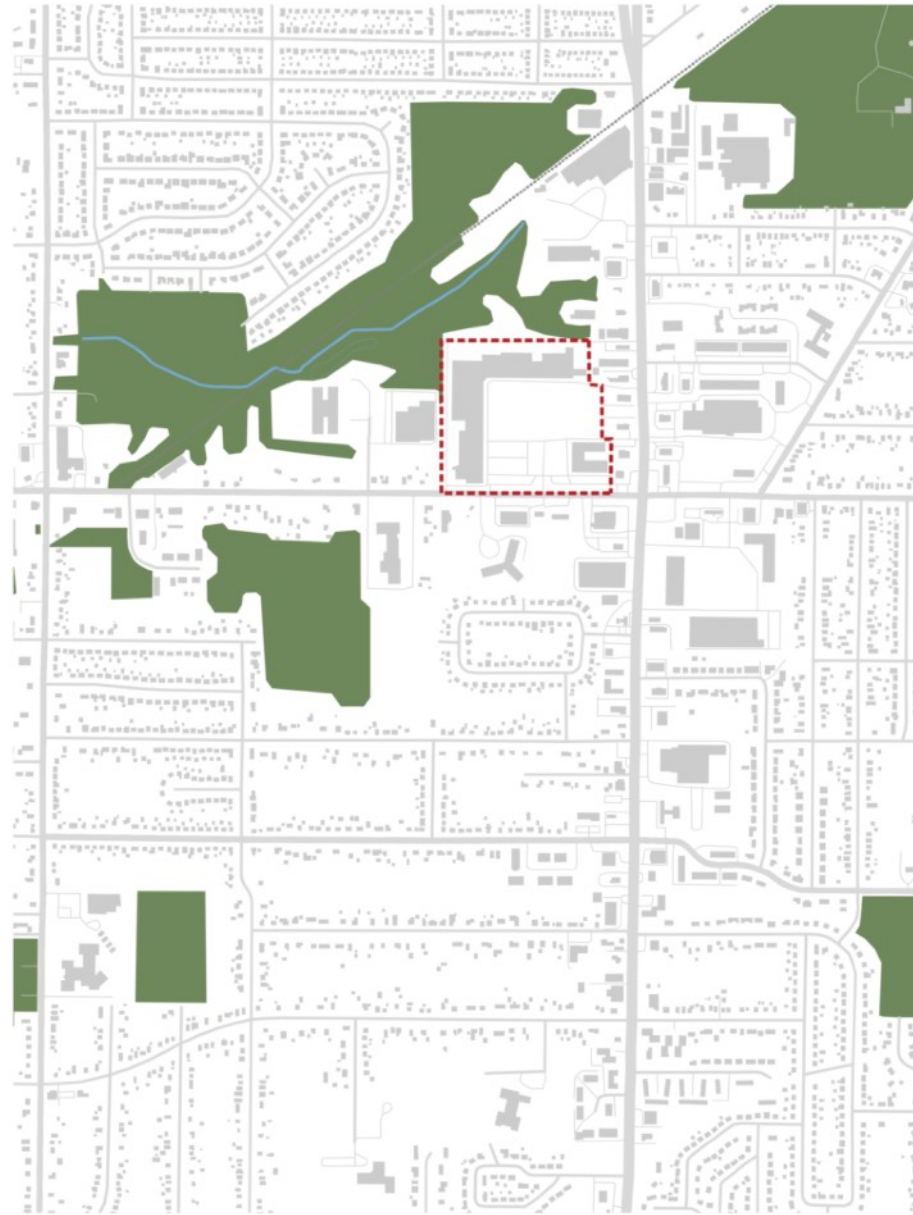
Low Residential Medium Residential Site Area

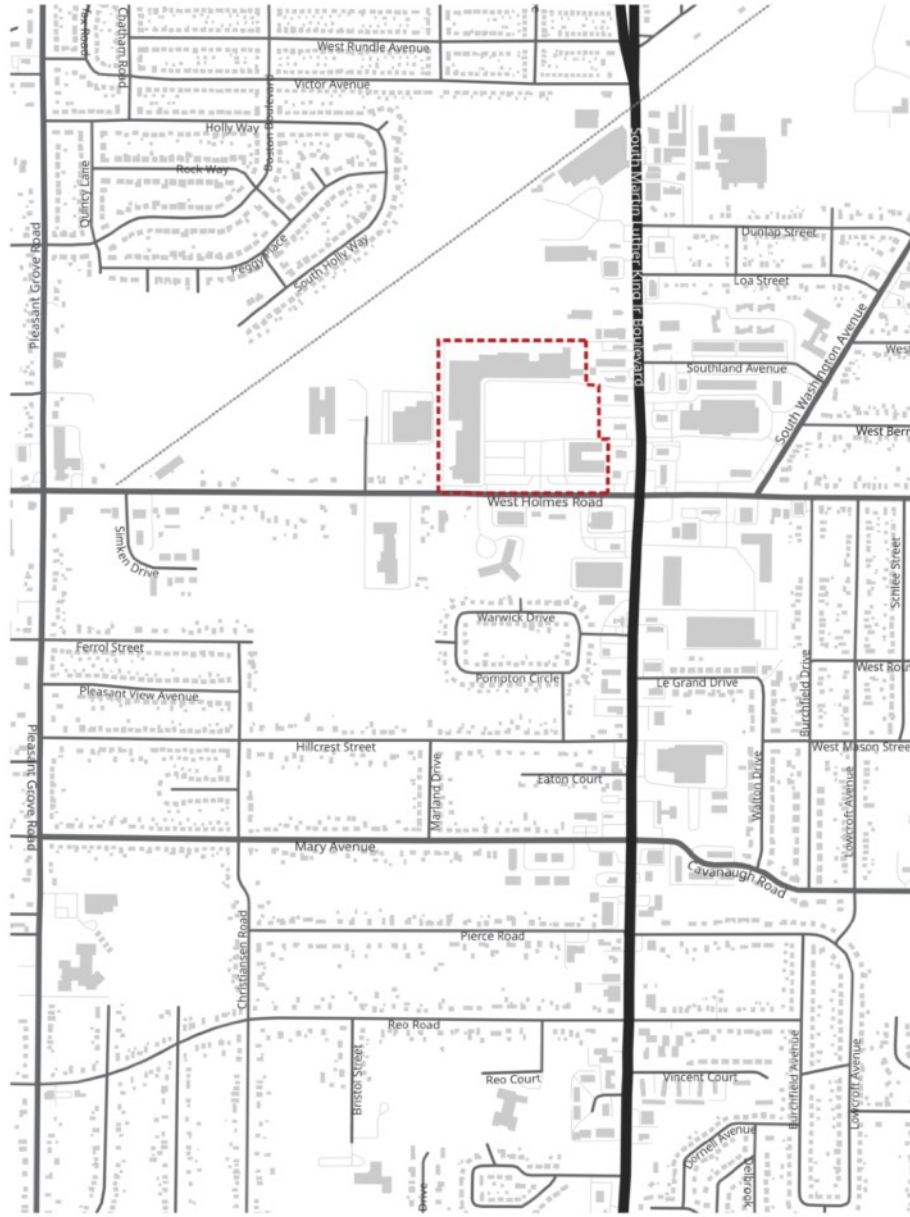


■ Retail ■ Service ■ Restaurant ■ Site Area









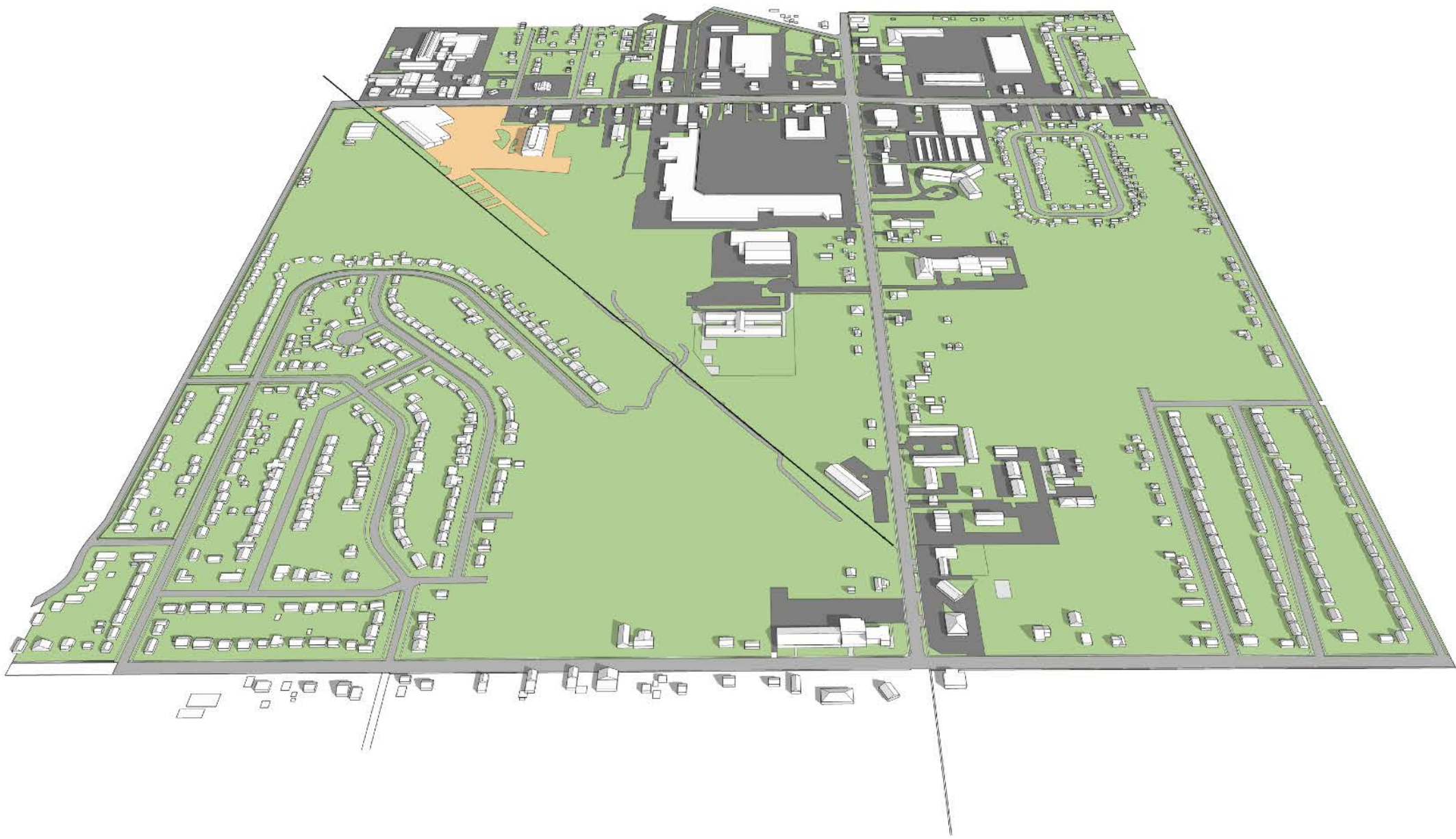
HWY
  Secondary Rd.
  Road
  Site Area

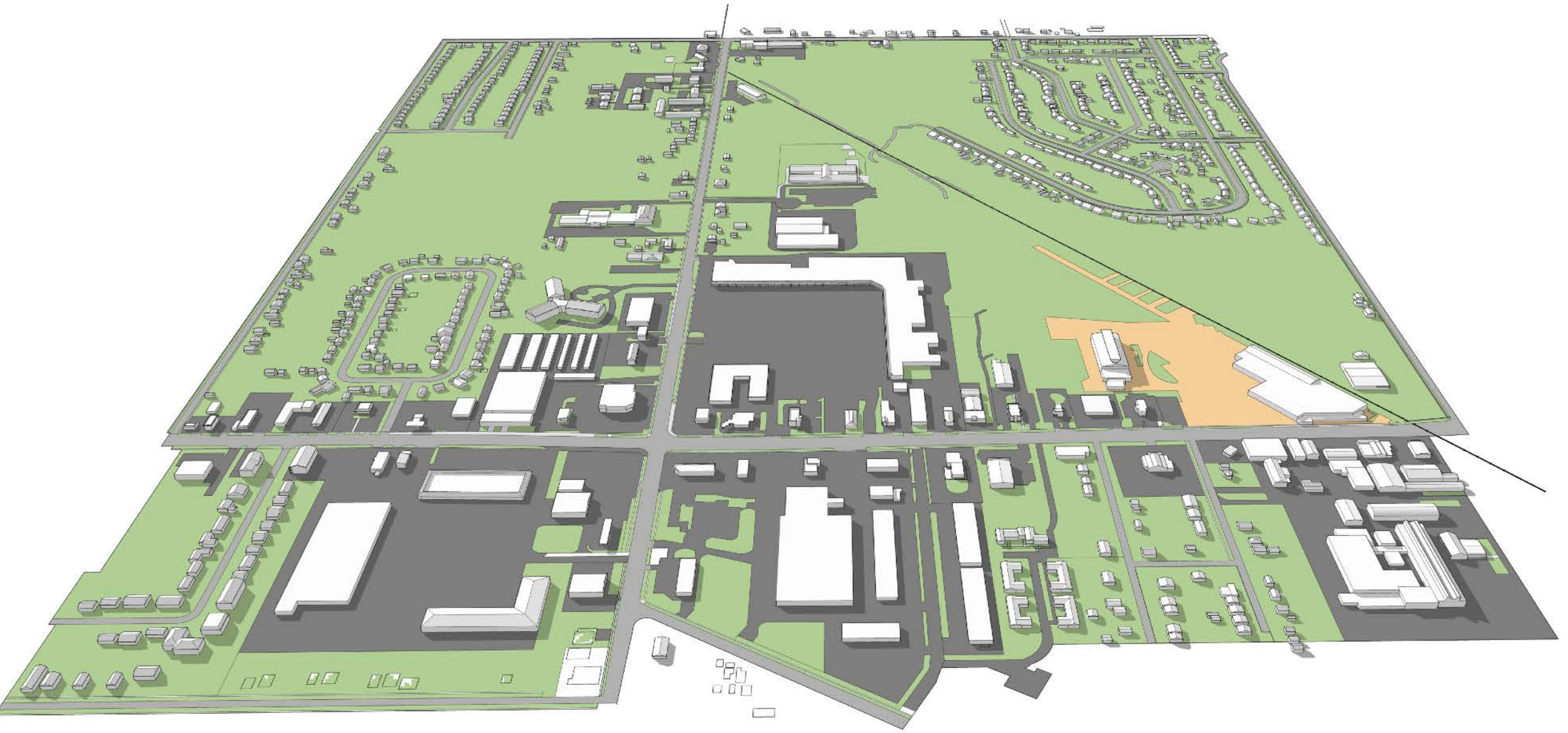


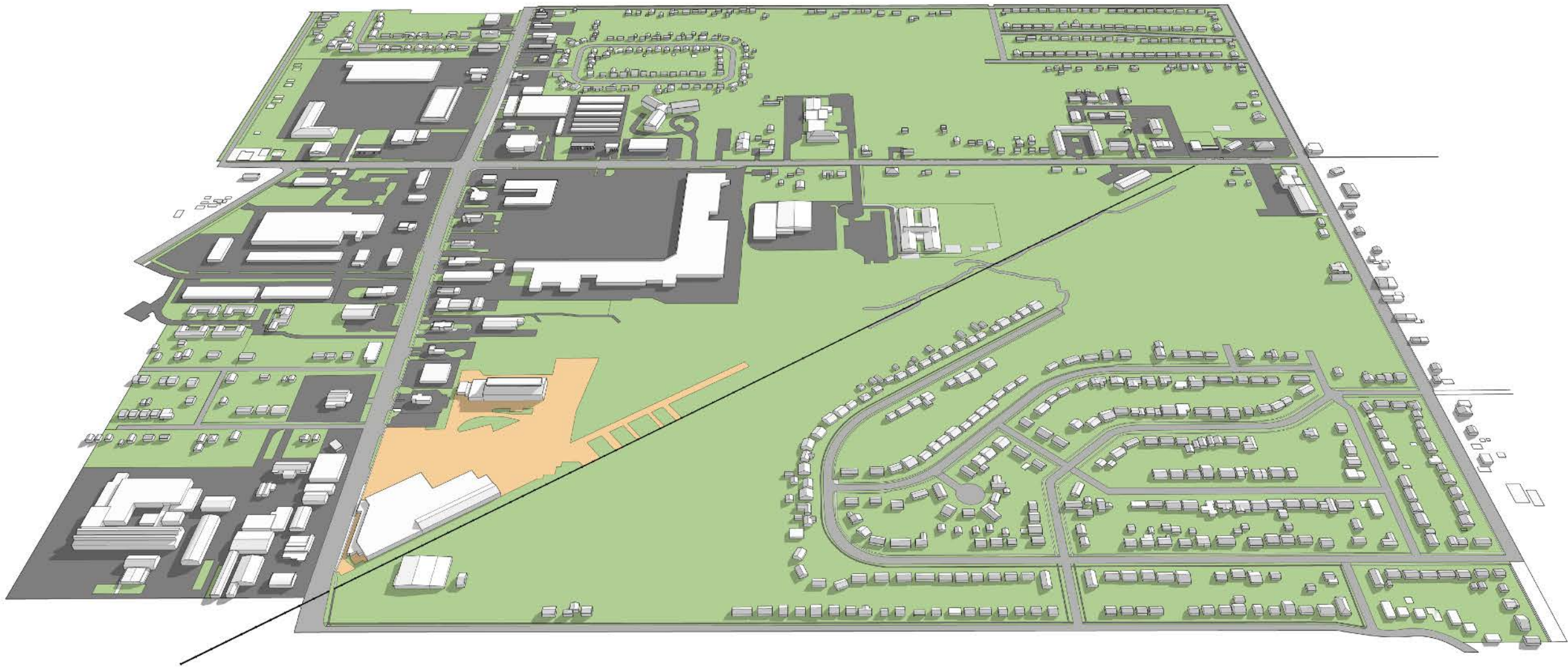
■ Figure Ground    □ Site Area

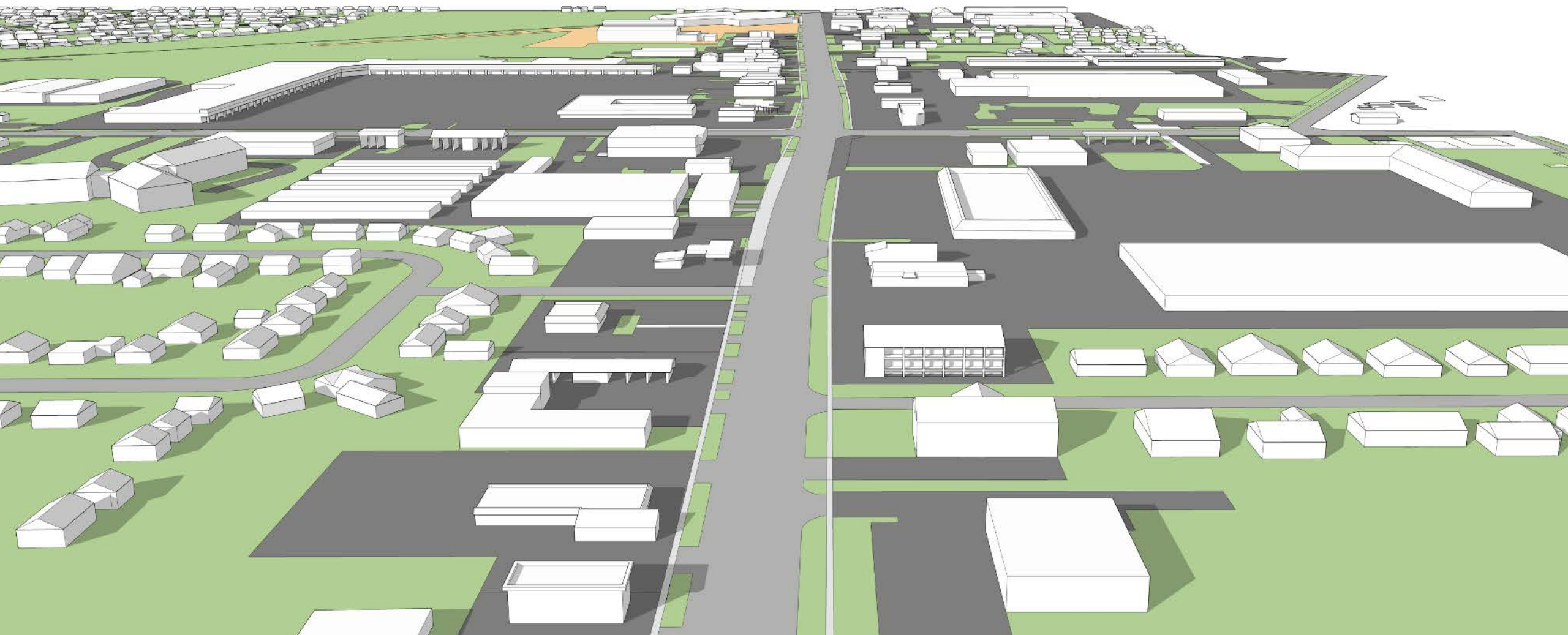


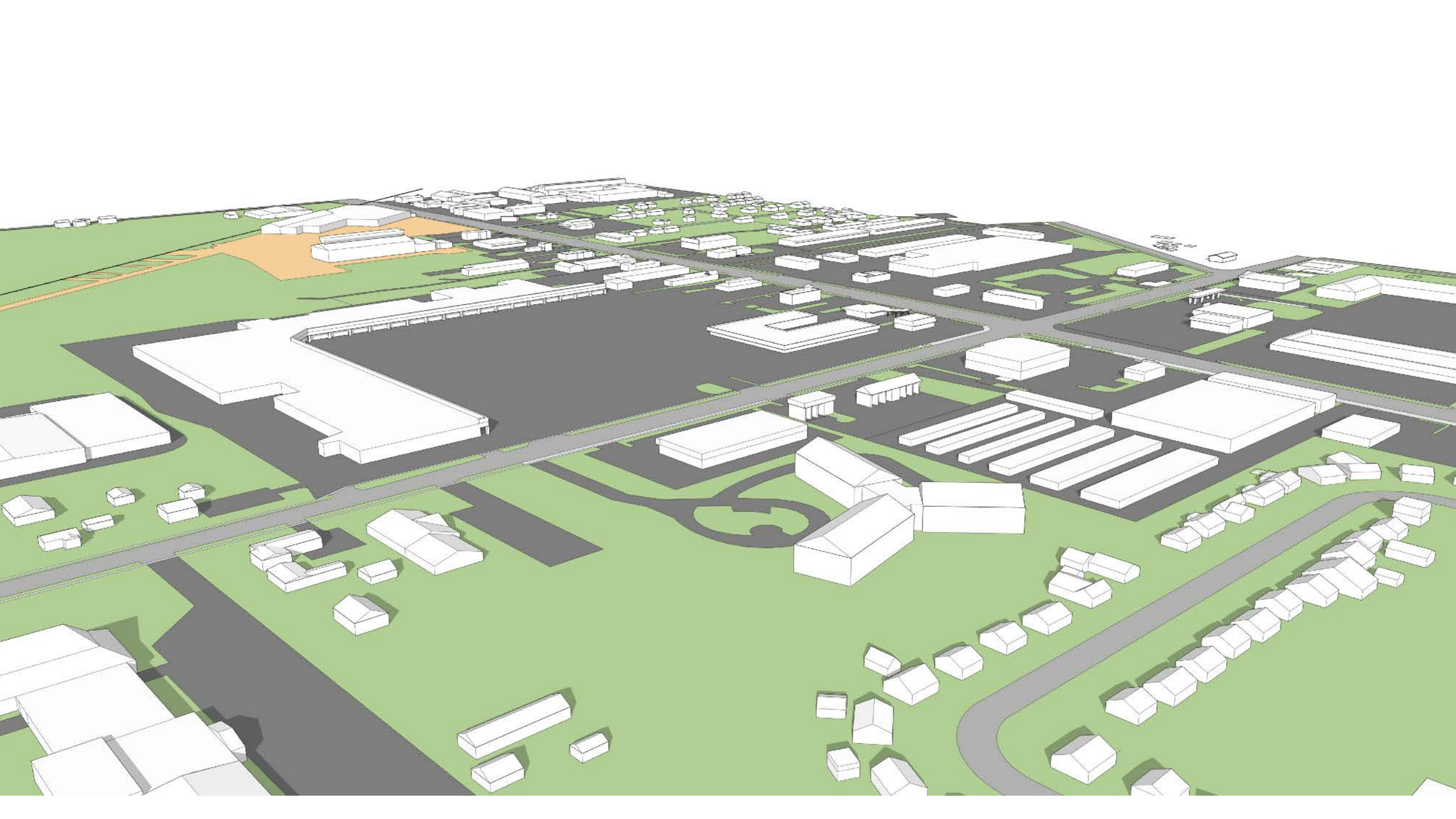


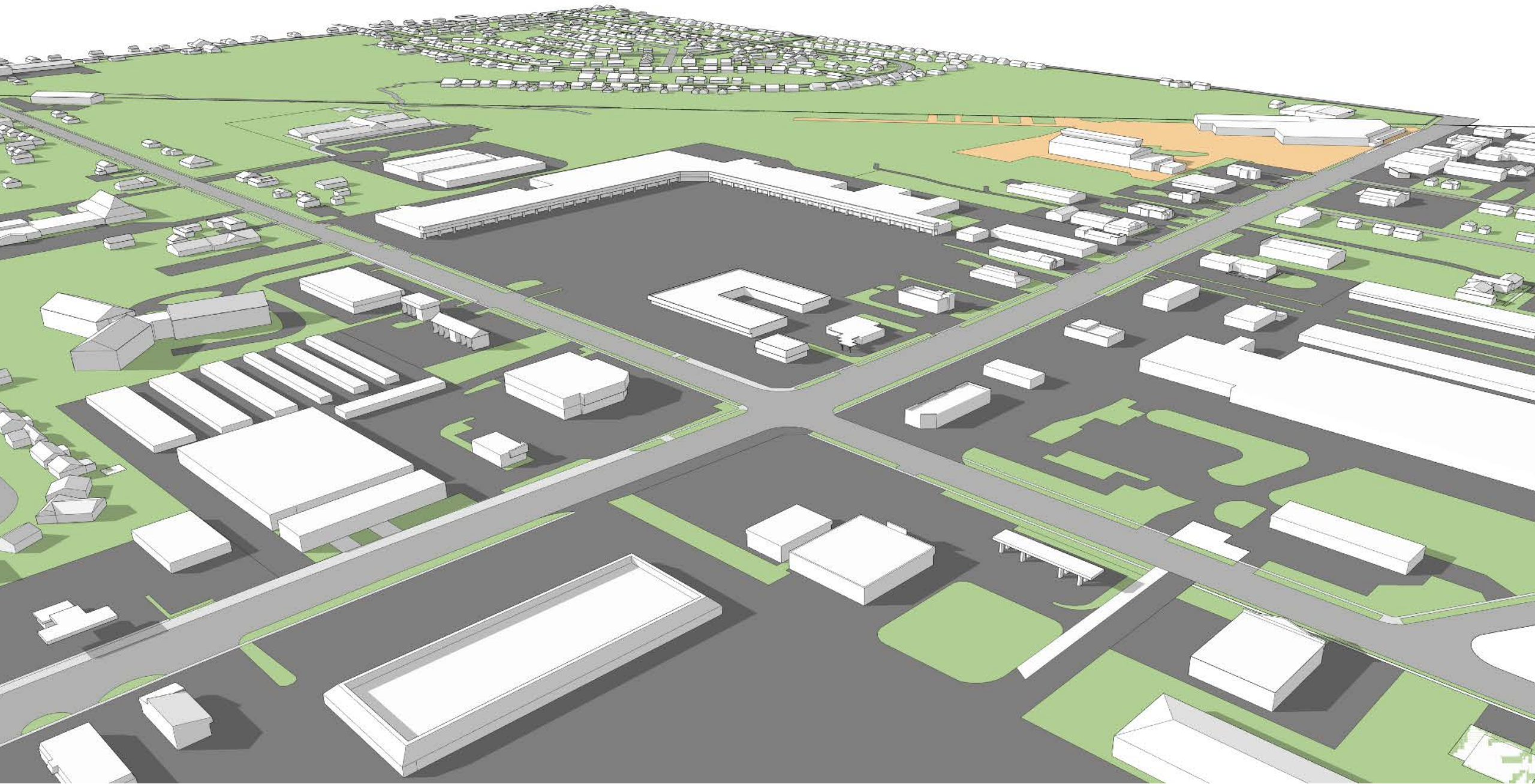


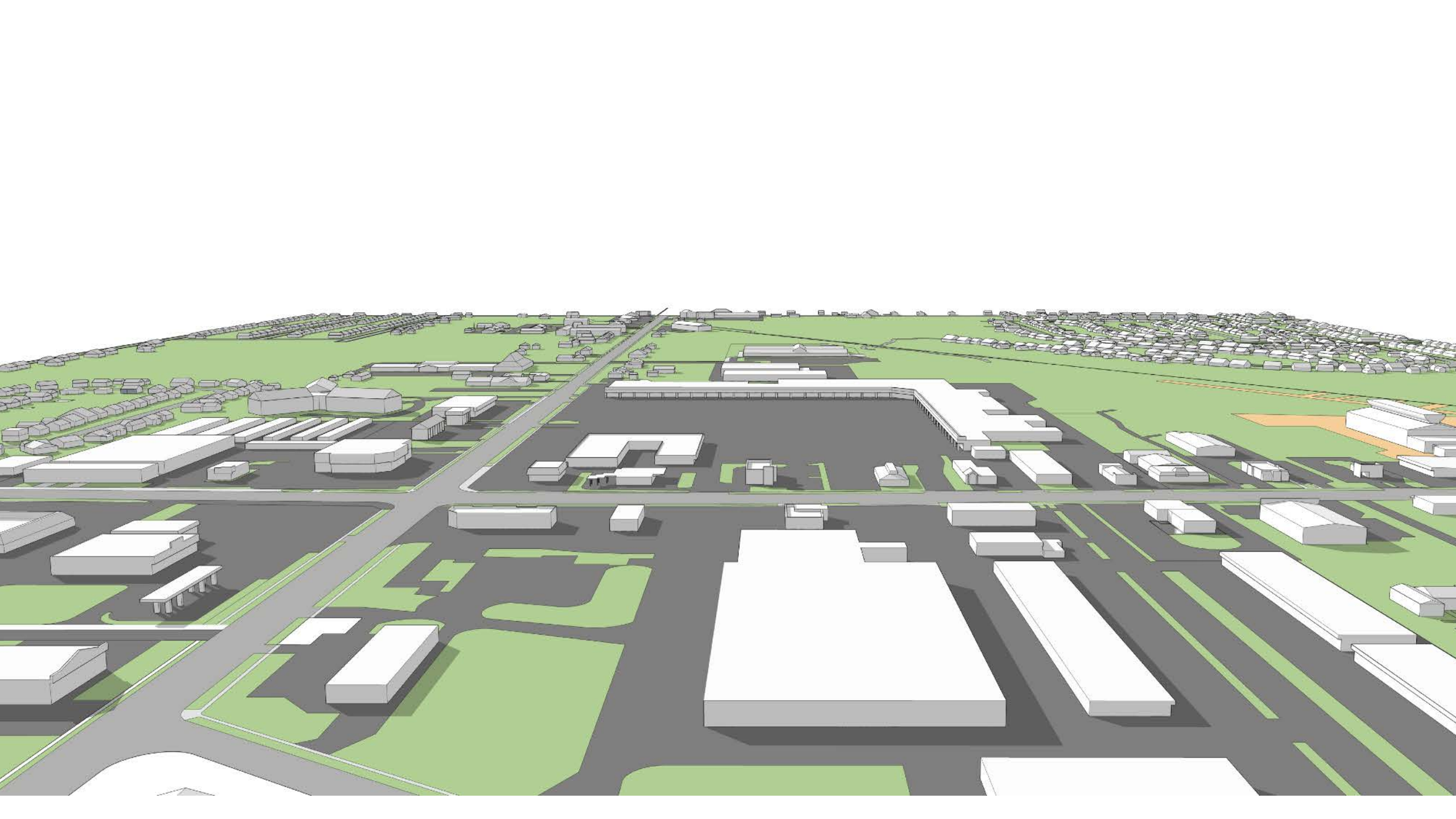


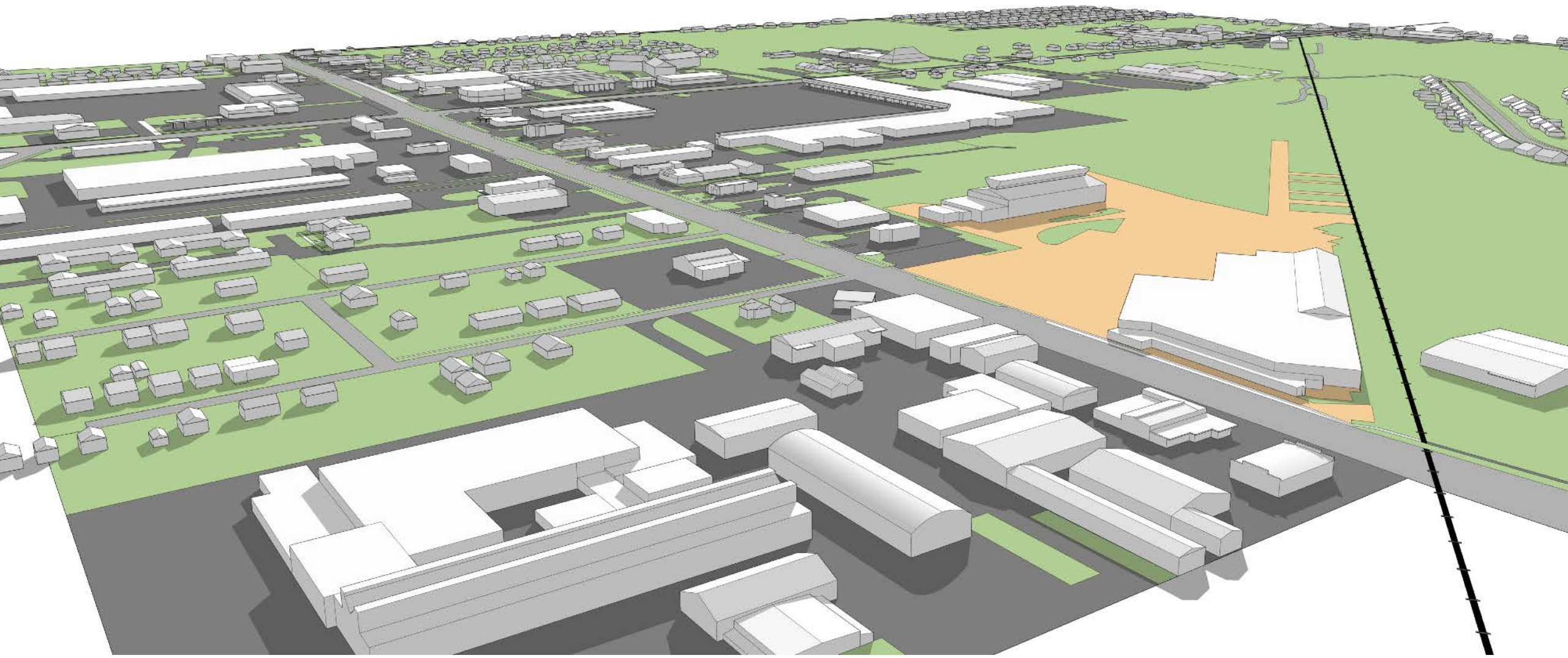












# ASSETS

- Proximity to downtown Lansing
- Within active commercial area
- High visibility - traffic count on adjacent streets
- Accessibility - to major streets and expressways
- Large parcel - single owner. High redevelopment potential
- Nearby park, public space
- Adjacent neighborhoods, population, rooftops

# LIABILITIES

- Underdeveloped developed in the general area, vacancies
- Automobile dominated site and overall area, not-pedestrian oriented
- Single use zoning on site and for most adjacent parcels - limited mixed-use conditions
- Site is disconnected from adjacent parcels - lacking mobility synergy
- Adjacent proportions, underutilized and/or declining
- Lack of public space nearby - limited

# COMMUNITY QUESTIONS

- What types of businesses could the neighborhood use?
- What would make Logan Square more of an asset to the community?



# NEXT STEPS

- Synthesize Community Input, Data, and Ideas
- Second Public Meeting
- Goal to Be Done By June

# QUESTIONS?