

Prospect Avenue Study and Plan

Prepared and Submitted by The
Prospect Avenue Planning Committee
January 1994

Credits

Prospect Avenue Planning Committee

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Neighborhood Representative
Jim Holmquist,
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Roxie McGee,
Neighborhood Representative
Rick Pulley,
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Barb Lester, Crime Prevention Worker, HHA

Zoning and Land Use

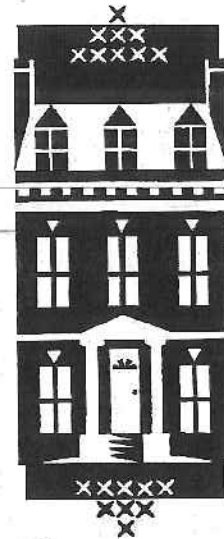
Jan Earl, Community Services Director, HHA

Mary Free Bed Ramp Landscaping

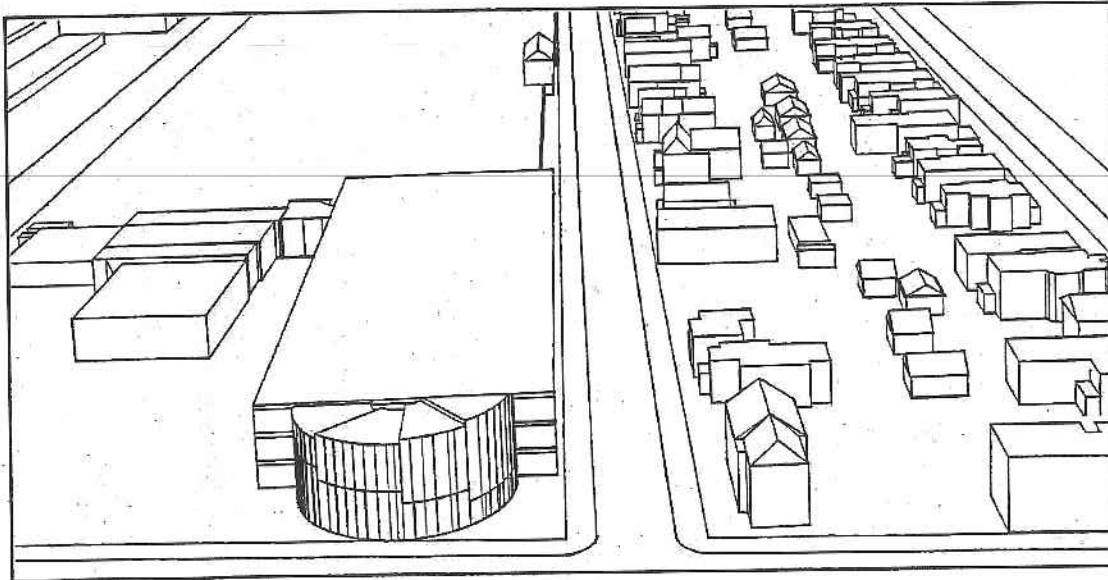
Paul LeBlanc, Design Plus

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Prospect Avenue Study and Plan



Introduction

In July of 1992, the City Commission approved the appeal of Mary Free Bed Hospital to construct a two-story addition to its parking ramp with several conditions, including a requirement that:

Mary Free Bed shall invest not less than \$50,000 in either direct financial support or in-kind services for planning, property acquisition along the East side of Prospect, or off-site development expenses on Prospect, said investment decisions to be guided by the Prospect planning process.

On December 2, 1992, with City Commissioner George Heartwell serving as moderator, a group of interested residents and property owners met to discuss issues and talk about setting up a planning process. The group elected to create a nine-member committee to oversee the planning process. Commissioner Heartwell was asked to serve as chairperson or moderator.

Planning Committee

This **Prospect Avenue Planning Committee**, as the group was called, held open meetings to which other neighbors and property owners were regularly invited. Over the course of the next 10 months the Planning Committee met, on average, once a month to identify issues, discuss beliefs, set goals, and prepare recommended design standards for the future of Prospect Avenue. The work of the Planning Committee ended on October 11, 1993 when they approved a final set of Design Parameters and Principles.

The Committee had the option of using all or part of the \$50,000 that was set-aside by Mary Free Bed Hospital to support this study. In fact, some initial work to set up the planning process had already been undertaken by Paul LeBlanc of Design Plus Inc. After some discussion, the Committee chose not to employ the services of a paid consultant in order to conserve the balance of the fund for possible street improvements and/or development incentives. Instead the Committee chose to work through the planning process themselves. Bill Hoyt of the Grand Rapids Planning Department was asked to act as facilitator.

Neighborhood Representatives

*Mike Bosscher
Jim Holmquist
Roxie McGee
Rick Pulley*

Historic Preservation Committee

*Dan Zondervan
Ed Bolt*

Heritage Hill Association

Judith Jorgenson

St. Mary's Hospital

Grace Achterhof

Mary Free Bed Hospital

Jan Lippert

City Planning Commission

Chuck Posthumus

Mission Statement

The mission of the Prospect Avenue Planning Committee is to achieve a comprehensive planning recommendation for the development of Prospect Avenue and the 300 block of Cherry, that best represents the varied special interests of Mary Free Bed, Saint Mary's Hospital, the neighborhood, Heritage Hill Association, Historic Preservation Commission, and the City Planning Department.

Goal

The improvement of Prospect Avenue.

Objectives

1. To establish a cohesive set of planning guidelines for current and future development of the street and surrounding area.

2. To set forth a set of principles that govern the current and future planning of the area.

a. Existing principles

- 1. Heritage Hill Master Plan*
- 2. Historic Preservation Ordinance*
- 3. Current Zoning*

b. Committee Generated Principles

3. To create an action plan and follow through on the implementation of the plan.

The Mission Statement, Goal and Objectives were accepted in principle, as revised, on February 25, 1993 and approved March 18, 1993.

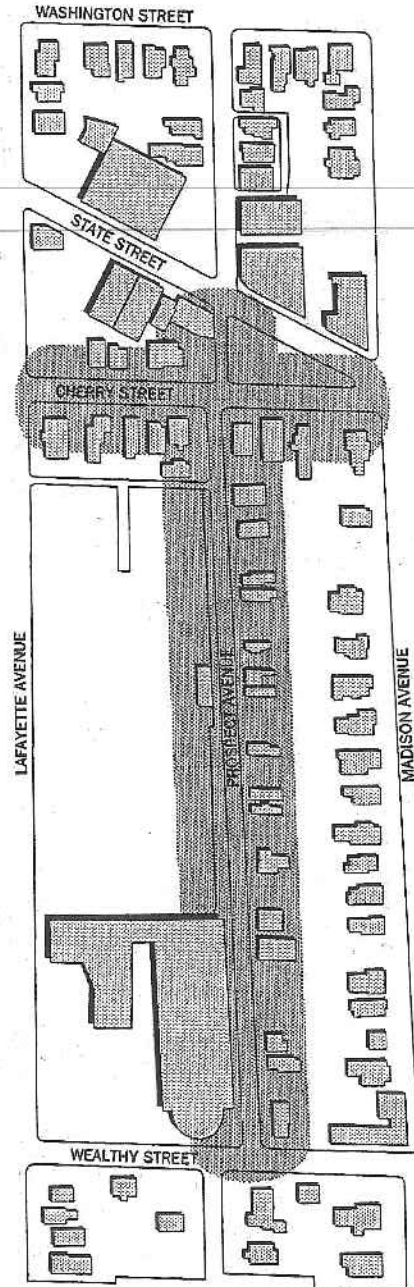
Study Area ►

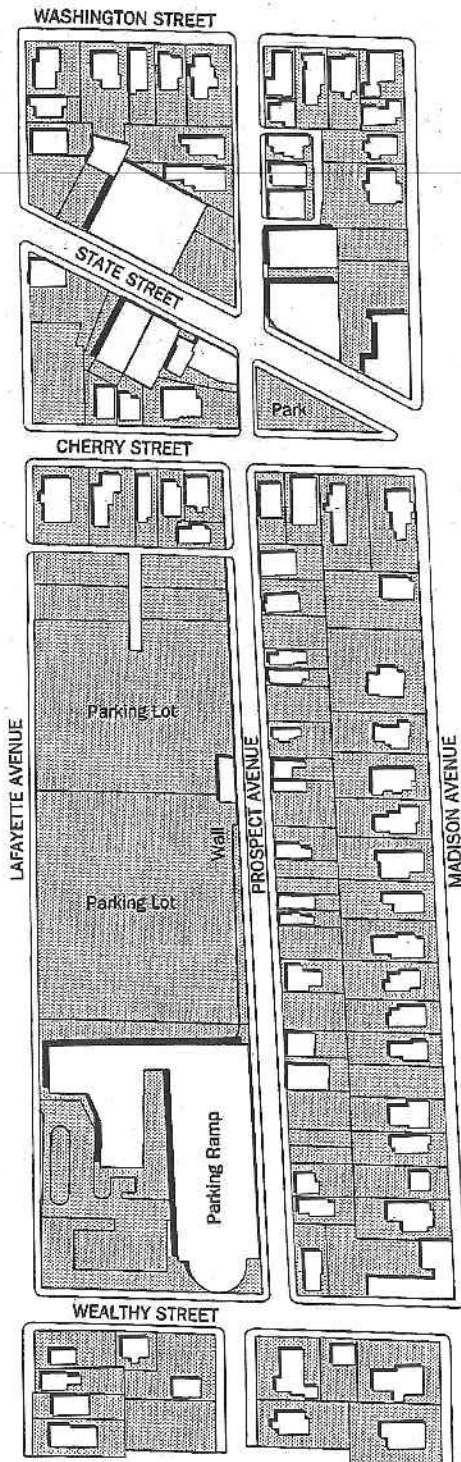
The Committee elected to define their study area as both sides of **Prospect Avenue** between **Wealthy** and **State** Streets, and **Cherry** between Lafayette and Madison.

Work Program

The committee adopted a seven step planning process:

1. Identify Issues and Concerns
2. Establish Important Values & Beliefs
3. Consider Alternative Futures for Prospect Avenue
4. Gather Information on Prospect to aid in selecting a preferred future
5. Select a preferred future
6. Present a Final Plan and Development Guidelines
7. Actions to Implement the Plan





Identify Issues and Concerns

The identification of issues and concerns began January 21, 1993. The list was worked on and revised March 4, 1993.

Housing and Yard Conditions

- Many of the existing structures are in poor condition.
- Many original structures are missing - there are 8 vacant addresses between Wealthy and Cherry. The number of vacant lots may be less.
- There is trash on many properties.
- Vacant lots are not well maintained.

Safety Concerns

- It does not feel safe to walk down Prospect, especially at night.
- Prospect seems to be a focus for some criminal activities.

Infrastructure

- Sidewalks are generally not in good shape.
- People don't shovel their walks in winter, including the city.

Image

- The street lacks charm - it does not have a feeling of architectural unity or uniqueness.
- The structures on Prospect lack individual architectural character.
- The Mary Free Bed parking ramp and the St. Mary's screen wall act as visual barriers and help to create a feeling of being "walled in" on Prospect.
- Housing and yard conditions contribute to a feeling that this is a "forgotten area"
- There isn't a good transition from the residential environment to the east and the institutional environment to the west.
- Prospect is a poor back door to the residential properties on Madison.

Parking and Parking Lots

- The long-range parking needs and plans of St. Mary's and Mary Free Bed need to be understood, given their potential impacts on the current and future livability of Prospect Street.
- The parking lots to the west of Prospect do not provide a positive visual "front door" for residential properties on Prospect.
- There is a lack of on-street parking for residents during the daytime due to parking by hospital and downtown workers

Dealing with Changes

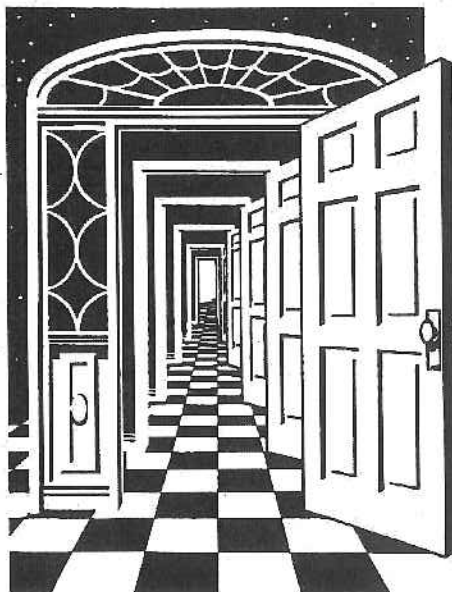
- It is difficult to promote property improvement with code enforcement alone.
- There is a lack of money or funding for improvements.
- The block is privately owned.

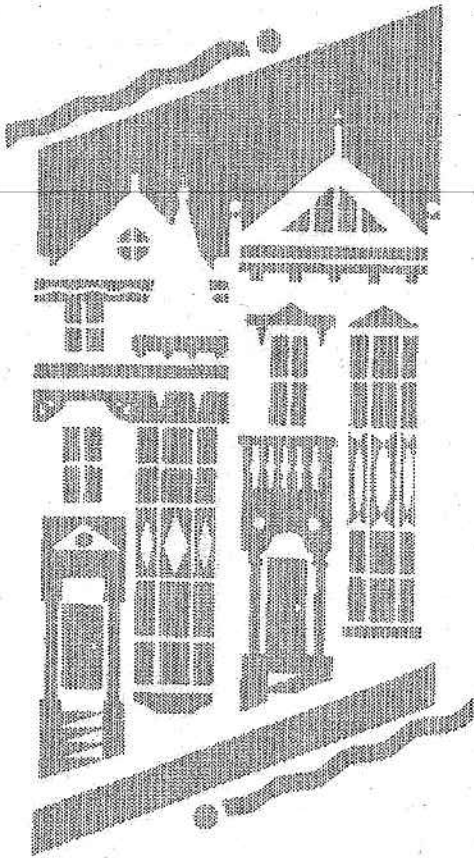
Other Concerns

- Traffic speeds down the street

Additional Questions that Need to be Answered

- Should the street be maintained as a residential street?
- Are there alternative uses for Prospect?
- How can the area be upgraded or changed with the least disruption to existing residents and neighbors?
- What level and type of residential do we want on Prospect?





Values and Beliefs

The next step for the Planning Committee, after identifying issues and concerns, was to put into words the things they held to be important for the future of Prospect Avenue. Their statements of values and beliefs reflect strongly held feelings and are designed to serve as touch stones for any proposed changes or "improvements" to Prospect. No changes or "improvements" should violate these beliefs.

Prospect Avenue should:

- Feel like a *safe* and *comfortable* place to walk down the block with my children;
- have a comfortable and *pleasant environment* for residents and visitors, including visitors to the hospitals;
- be an *aesthetically pleasing, residential environment* that complements Madison and serves as a *transition* between the Hill and the downtown;
- look *clean* and feel like an *owned, cared-for* space;
- have the image and be *designed* to reflect a *well-maintained, protected and valued urban space*;
- be a place that attracts *responsible people of diverse backgrounds and circumstances*, and
- be the kind of place that encourages people to invest in *neighborhood ownership*.

Accepted in principle, as revised, March 18, 1993

Alternative Futures

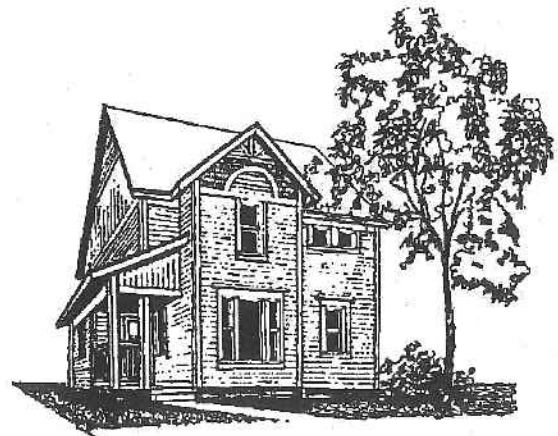
On April 29th, the Planning Committee raised the issue of whether or not the best future for Prospect Avenue could be realized through substantial redevelopment or through substantial reuse of existing structures. A major concern of the committee was the lack of good information on which to base a decision. To give us more information on the options, Gabriel Works was invited to talk about the Cherry Hill experience and her assessment of the probability that a similar effort could succeed on Prospect Avenue. Also, Jonathan Bradford was invited to talk about the ICCF experience in redeveloping properties with new single- or multi-family housing.

On June 14, 1993 Ms. Works spoke to the Planning Committee. With examples based on the Cherry Hill experience, Ms Works argued that there was, in fact, a market for the type of houses found on Prospect Avenue. In her opinion there was a good possibility that Prospect could, with hard work, attract buyers interested in restoring houses on Prospect. She cited the fact that many people who were interested in the Cherry Hill Neighborhood project preferred and could only afford to rehabilitate smaller houses.

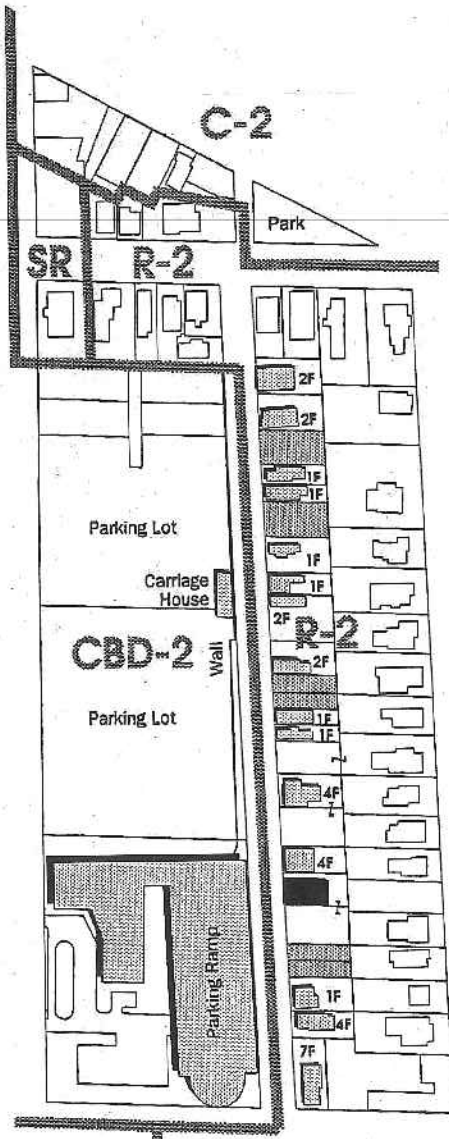
On July 12, 1993 Mr. Jonathan Bradford spoke to the Planning Committee. Mr. Bradford explained how ICCF has experience with rehabilitating single-family housing and with building new infill housing. He showed the group examples of small, single-family housing that would be appropriate for Prospect, affordable and architecturally sensitive to the area. Mr. Bradford indicated that if the land were available at a reasonable price that an affordable, infill housing project was possible. No decisions were reached by the Planning Committee at this time.

Possible Alternatives Discussed:

- Maintain Prospect the way it is now, including retention of all existing structures on the east side of the street,
- Redevelop Prospect with new housing, including demolition of all existing structures,
- Maintain existing structures, but support selective infill on existing vacant properties,
- Demolish some of the poorer structures and redevelop with new housing, but maintain good, existing structures.



Data and Site Analysis



◀ Zoning

The east side of Prospect between Wealthy and Cherry is zoned R-2. These properties were rezoned in March 1993 from R-3 and SR to R-2 to better reflect existing and desired land use density patterns. The rezoning was initiated by the Heritage Hill Association as the last of a series of rezonings called for in The Master Plan for Heritage Hill of 1988.

R-2 zoning permits construction of 1- and 2-family structures on lots with 50 and 80 feet of frontage, respectively. Minimum lot area is 5000 square feet for a 1-family dwelling and 8000 square feet for a 2-family dwelling.

◀ Land Use

The west side of Prospect, between Wealthy and Cherry, is parking for Mary Free Bed and St. Mary's Hospitals. Mary Free Bed's parking is in a ramp that will have 3 stories above ground when completed. St. Mary's parking is surface parking that is somewhat below the surface grade of Prospect Avenue. St. Mary's parking is screened from Prospect by a stone and block wall.

The east side of Prospect, between Wealthy and Cherry, is divided into 24 parcels ranging in width from about 25 to 50+ feet. Fifteen lots contain residential structures.

The area is developed as a residential street. One commercial store-front type structure exists, but the remaining structures are residential.

Appendix B - Land Use and Parcel Data on page 25 lists the address, parcel #, land use, width, and assessed value for each of the 24 tax parcels on the east side of Prospect.

Existing Zoning

- R-2 One- and Two-Family Residential
- SR Special Residential
- C-2 Community Commercial
- CBD-2 Cultural Center District

Existing Land Use

- 1F One-Family
- 2F Two-Family
- 4F Four-Family
- 7F Seven-Family
- Commercial
- Vacant Parcel
- Owned by Adjacent Parcel Owner

Property Ownership

- One of the 15 structures is owner occupied.
- The remaining 14 are owned by absentee owners, some of whom live in the Heritage Hill area.
- At the time of this survey, five structures were noted as being "for sale".

Incidents of Crime - Trends

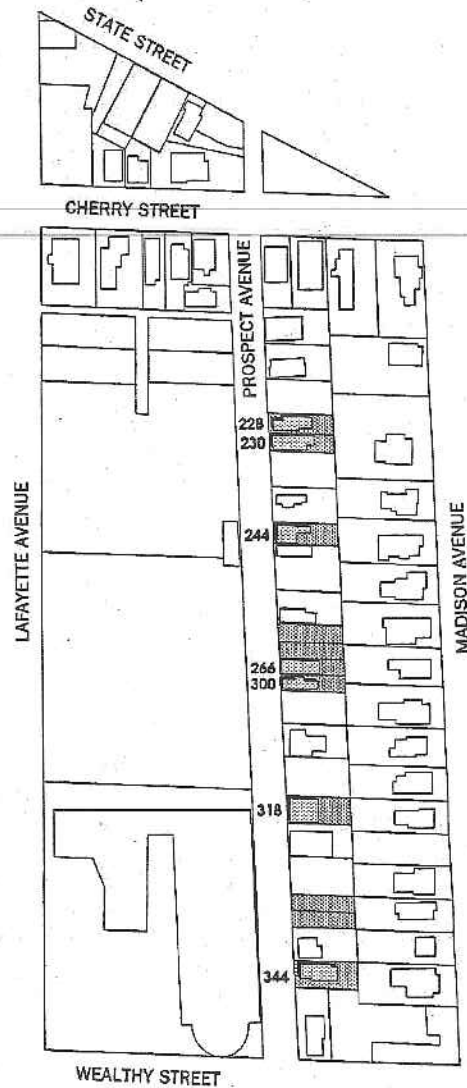
Crime statistics were collected and mapped for five years. A summary count of incidents reported to the police indicates that serious incidents have declined significantly since 1986. The year 1989 saw a peak in the number of reported incidents, but the trend from that point has been downward.

Anecdotal information provided by residents attending the Planning Committee Meetings attested to past problems and the existence of "problem properties" which seemed to be the focus of criminal activities. The more recent decline in incidents was variously attributed to increased enforcement, the removal of one "problem property" and property owners who are being more responsible in "policing" their rental properties.

Inadequately Sized Parcels ►

As the map at right shows, 11 of the 24 parcels on Prospect are "below standard", that is, have lot widths less than 50 feet. Of those 11 substandard sized lots, 7 contain residential structures.

The problem with these lots is that they lack any real, usable yard space. With the exception of 344 Prospect, none of these lots can reasonably accommodate off-street parking. The lack of yard space and off-street parking makes them less attractive to potential homeowners and seriously affects their market value.

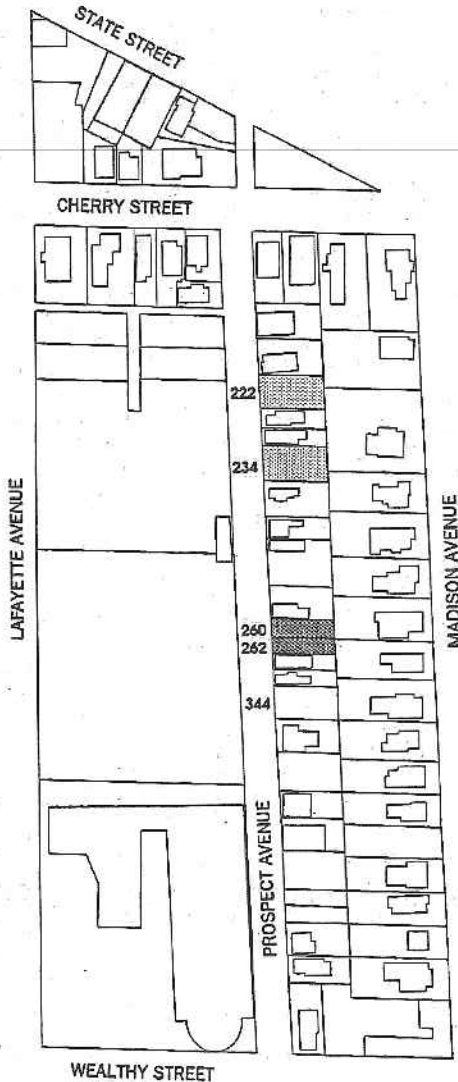


■ Inadequately Sized Parcels

ADDRESS	PARCEL	LAND USE	WIDTH
228	-008	1 UNIT-RENT	26.6'
230	-009	1 UNIT-RENT	31.4'
244	-012	1 UNIT-RENT	34.5'
266	-018	1 UNIT-OWN	25.5'
300	-019	1 UNIT-RENT	25.5'
318	-023	4 UNIT-RENT	42.0'
344	-030	4 UNIT-RENT	42.5'

Data and Site Analysis

(continued)



◀ Vacant, City-owned Lots

Two parcels on Prospect are owned by the City of Grand Rapids. The city obtained ownership of these parcels through the process of reversion for non-payment of taxes. These lots, as it happens, are strategically situated on the street with respect to adjacent, inadequately sized lots with residential structures. It would be possible to split these two lots and sell or assign them to adjacent residential properties in order to create 3 additional properties of adequate size.

◀ Private Vacant Lots Adjacent To Inadequate Residential Lots

Other vacant, privately owned lots on Prospect are located adjacent to inadequately sized lots with residential structures. They have the potential, if they could be acquired, to be used to create larger lots or off-street parking spaces for two inadequately sized residential properties.

An additional lot, 304 Prospect, is used to provide additional rear yard space for 303 Madison.

■ Vacant, City-Owned Lots

ADDRESS	PARCEL	LAND USE	WIDTH
222	-007	Vacant Lot	52'
234	-010	Vacant Lot	55'

■ Private Vacant Lots Adjacent To Inadequate Residential Lots

ADDRESS	PARCEL	LAND USE	WIDTH
260	-016	Vacant Lot	25.5'
262	-017	Vacant Lot	25.5'

Final Development Plan and Guidelines

Heritage Hill Master Plan

Prospect Avenue lies within the area that is covered by the Heritage Hill Master Plan. The policies and principles that apply to Prospect include:

- On...Prospect (East side of 200-300 block SE) there should be no additional commercial or institutional development except in structures originally designed for that purpose, and reconversion of originally residential structures to residential use is to be encouraged when feasible.
- Encourage the use of existing structures for the purposes for which they were built: commercial for commercial and residential for residential.
- Maintain street widths at their current dimensions.
- Support continued and consistent enforcement of the preservation ordinance...
- Coordinate the preservation of existing public improvements and public buildings. Examples include... historic-style light standards, sign posts, district markers,....
- Develop a permit system of on-street parking in designated areas.



Prospect Avenue Recommendations

As noted above, the Planning Committee considered a range of alternative futures for Prospect Avenue. The committee chose to support a plan that was consistent with the policies and principles of the Heritage Hill Master Plan, but also offered some flexibility for new construction towards the south end of the street.

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Final Development Plan and Guidelines

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The concept is outlined in the set of Design Parameters and Principles approved by the Planning Committee on October 11, 1993.

Overall

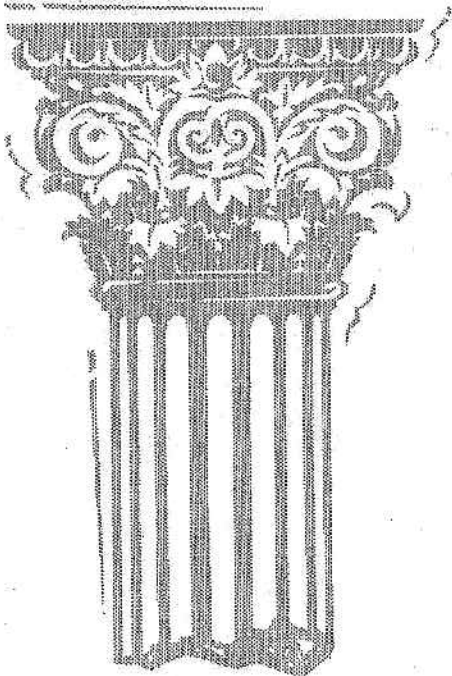
- a design that affirms and enhances approved "values and beliefs"
- a design that says "this place is owned and cared for by the community"
- cost parameters: a design that accommodates economic diversity

Land Use

- Preserve Prospect as a residential environment that is part of the Heritage Hill neighborhood.
- Support moderately-priced, in-fill housing with private garages to encourage home-ownership on the block
- Encourage only non-residential uses (in non-residential structures) that:
 - > have residential uses on the second story
 - > do not generate excessive noise or traffic
 - > have hours of operation that are compatible with adjacent residential uses

Architecture

- Rehabilitation and upgrading existing, sound residential structures under the guidance of the Historic Preservation Commission.
- Support new residential construction on available vacant lots, under the guidance of the Historic Preservation Commission.
- Promote an architectural quality to complement existing historic structures and



serve as a bridge between downtown and the remainder of Heritage Hill.

- Support the demolition or moving of some structures, if necessary.

Carriage House ►

- Promote the restoration and adaptive use of the St. Mary's carriage house with an orientation to Prospect Avenue.

Open Spaces and Landscaping

- Improve green spaces and landscaping, including front yard areas.
- Protect and nurture the weeping cherry tree near the carriage house.

Utility Lines

- Seek placement of utility lines underground or at rear property line along the east side of Prospect.

Lighting

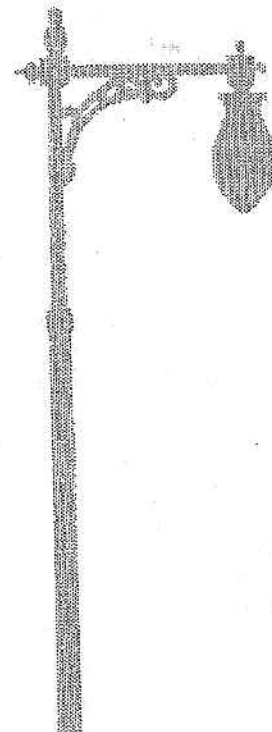
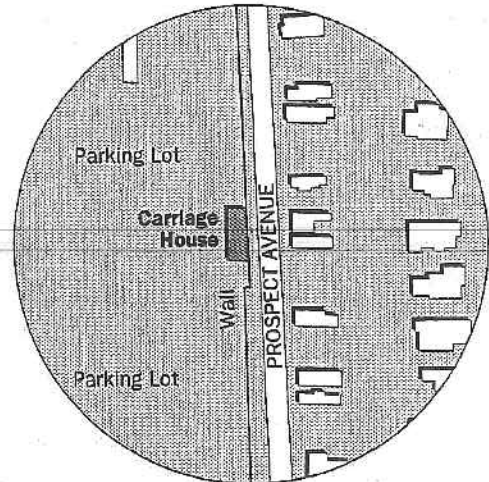
- Seek new street lighting.
- Encourage lighting styles that would provide a transition from institutional to residential living (e.g. antique-style poles).

Street Arrangements

- Close Prospect Avenue between Cherry and State Streets.
- Make Prospect a one-way street running from south to north, between Wealthy and Cherry.
- Physically narrow or "choke" the entrance to Prospect at Wealthy Street on the east side of Prospect.

Sidewalk

- Consider removing the sidewalk along west side of Prospect between Wealthy and Cherry.



(continued)

Final Development Plan and Guidelines

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Parking

- Allow parking only on the East side of Prospect Avenue.
- In the future, if the situation warrants, consider "permit-only" on-street parking.

Development

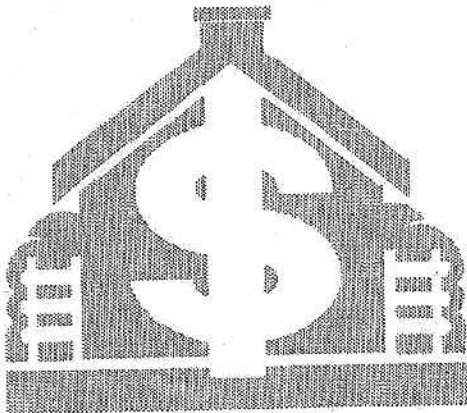
- Reserve the two vacant lots at 222 (city owned) and 234 (DNR owned) Prospect for distribution to adjacent properties.
- Redraw lot lines to provide yard and off-street parking space for houses on inadequate sized lots.

Redevelopment

- Support the idea of removing of 2 structures (318 and 324 Prospect) as part of a private effort to redevelop these properties for new residential construction.

Use of Mary Free Bed Seed Money

- Establish a grant/loan program, that uses written eligibility criteria and is guided by a special committee, to encourage property improvements consistent with the goals and principles of the plan, including potential assistance with things like: closing costs, architectural design, and landscape design.
- Provide initial "kitty" to support the future redevelopment of the southern end of Prospect for new condominiums or new single family (re: Jonathan Bradford).
- Consider asking the Heritage Hill Association or Foundation to act as a "trustee" for the MFB seed money.



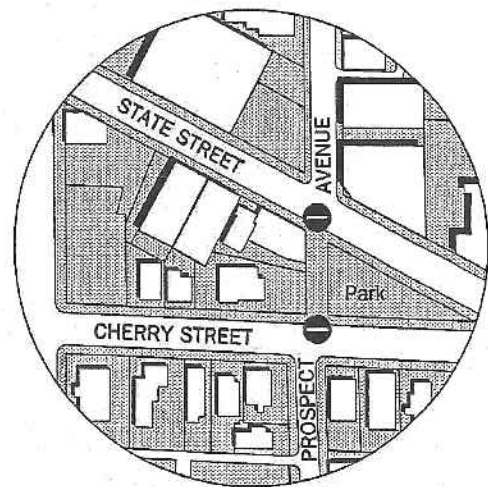
Implementation Actions and City Involvement

Preserve Prospect as a Residential Environment

The zoning for Prospect Avenue was recently changed from R-3 to R-2. No additional zoning changes are needed at this time. If there is private interest in redeveloping the properties between 314 and 336 Prospect, rezoning action may be necessary at that time.

Close Prospect between Cherry and State Streets ►

Street closings are normally initiated by adjacent property owners, reviewed by the city and decided by the courts. In this case, it would be appropriate for adjacent property owners to begin the process by petitioning to have the street vacated. Legal fees generally run between \$2,000 and \$3,000. Adjacent property owners should first write a letter to the City Engineer requesting the vacation. All property owners abutting the street need to concur. No parcels may be left without access to the public right-of-way. If an easement is to be created, it needs to be part of the legal paperwork filed with the Kent County Circuit Court. The City Engineer will then circulate the request among city departments to see whether or not there are objections to the vacation. If no objections surface, the City Commission will be asked to indicate whether or not they consent to the vacation. With the consent of the City Commission, petitioners (the private property owners) have 90 days for the legal proceedings to vacate the street. The City of Grand Rapids is an adjacent property owner. It may be possible for the city to assist

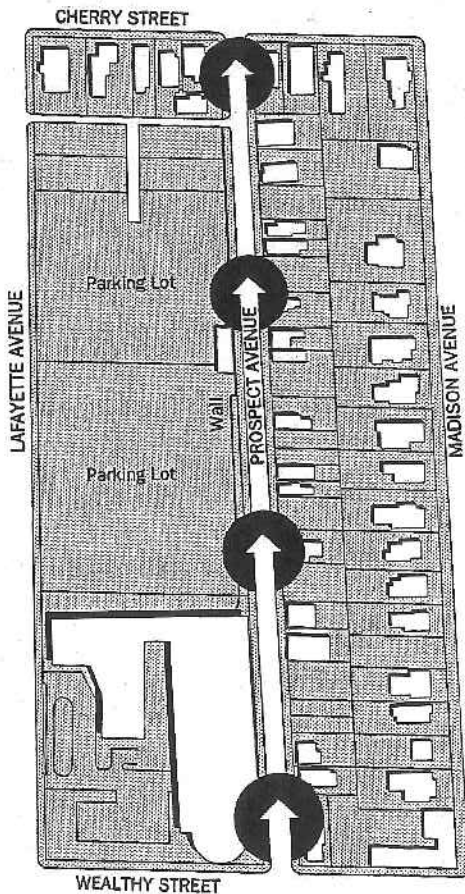


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Implementation Actions and City Involvement

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with the legal paperwork and reduce normal fees. In addition, the city could give its 1/2 interest in the street to the adjacent owners to provide adequate space for drives and turning movements. Planning could assist with the re-design. Improvements to actually close the street and make it work as an entry to adjacent properties are paid by the abutting property owners — this may be an opportunity to use some of the MFB moneys for good purpose. In any case, the City will ask that sufficient dollars be escrowed to take care of the reconstruction. *City Contact: Eric Soucey 456-3197*



◀ Make Prospect one-way north between Wealthy and Cherry and Restrict on-street parking to the East side of the street

Changing the traffic pattern on a street is initiated by a petition from adjacent property owners to the Department of Traffic Safety. In this case, the Prospect Avenue Plan is sufficient to initiate a post card survey to determine whether or not a majority of property owners agree with the suggested changes. Assuming a favorable response, the city can initiate the changes. Suggestion: The Planning Committee or a subgroup should meet with all property owners to obtain their support prior to asking the city to proceed with the post card survey. *City Contact: Jere Meredith 456-3066*

Add a “choker” at Wealthy after making Prospect a one-way street ►

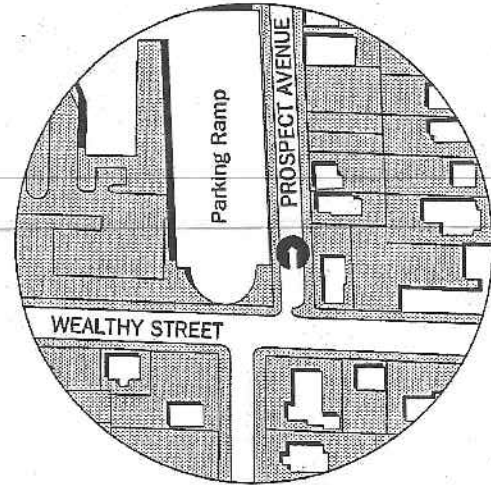
Traffic safety suggests holding on this until people have had a chance to live with the one-way street. In their opinion, choking does remove some on-street parking and isn't needed to direct the flow of traffic on a one-way street. If it is decided that this would still be a good idea, it can be initiated by a petition signed by a majority of the property owners.

City Contact: Jere Meredith 456-3066

Sale and redistribution of 222 and 234 Prospect to adjacent properties

Normally the sale of city-owned parcels is initiated by a request from an interested party. Lots 50 feet in width or more are considered “buildable” and by city policy are reserved for someone interested in building a new structure. In this case, with the concurrence of the City Commission, 222 and 234 Prospect should be made available for redistribution to adjacent property owners, as proposed in the plan (See map on page 22). A letter requesting the sale and redistribution of these lots should be sent to the Development Department to the attention of Eric Soucey. After a review and comment by other city departments, the sale and/or redistribution will be brought to the city commission for action. It is recommended that the distribution of these lots be tied to the proposal to redraw some of the private property lines on Prospect in order to create more usable parcels. *City Contact:*

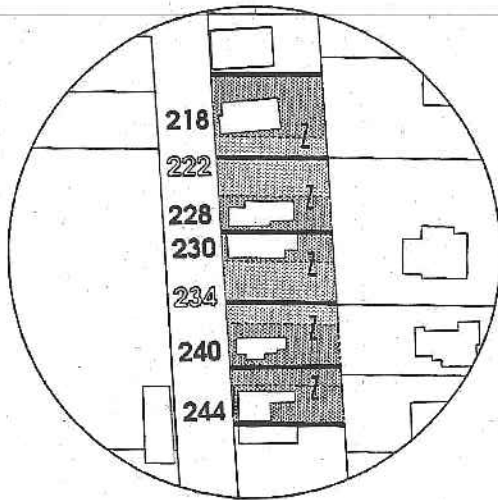
Eric Soucey 456-3197



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Implementation Actions and City Involvement

(continued)



◀ Redraw at least one private lot line on Prospect to create an additional usable lot

In addition to providing additional lot space through the distribution of the two city-owned lots, at least one private property line (between lots 244 and 240) should be moved to the north to provide additional lot space for 244 Prospect. The property at 240 will benefit from additional lot space to the north with the distribution of the city-owned parcel at 234 Prospect. This is a matter for the private property owners to work out, but its resolution should be a condition for the distribution of 234 and 222 Prospect. *City Contact: n/a*

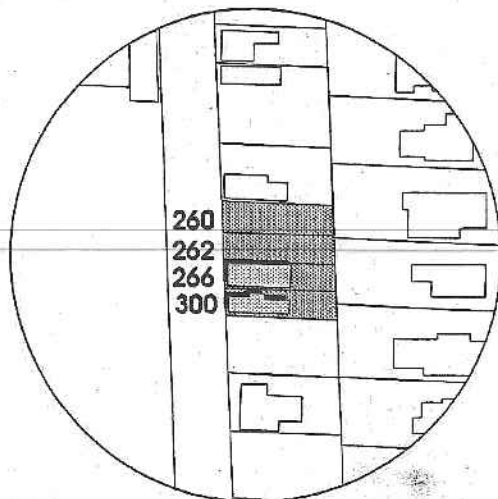
Seek new street lighting in a style that would help the transition from institutional to residential living

If property owners are willing to assess themselves for the costs, special street lighting can be requested from the City. Decorative pedestrian lighting in a style that reflects the character of the Heritage Hill Historic District can be installed. A majority of the property owners should petition the city to install such decorative poles. A second option would be to utilize the MFB seed money to underwrite the costs of installing new, decorative street lighting. *City Contact: Jere Meredith 456-3066*

Acquisition of 260 and 262 Prospect Avenue to provide additional yard space for 266 and 300 Prospect ▶

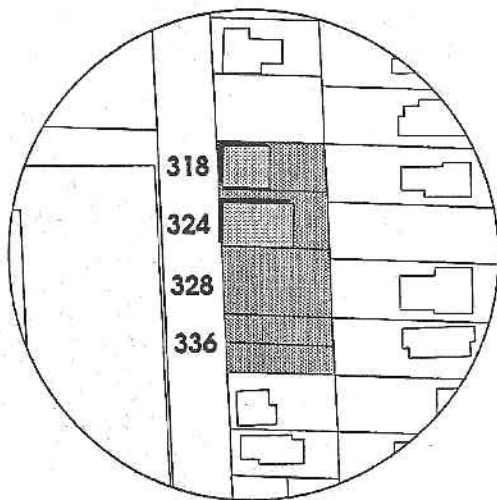
This project does not involve the City of Grand Rapids. Additional yard space, especially for off-street parking, for 266 and 300 Prospect could be acquired with the MFB seed money.

City Contact: n/a

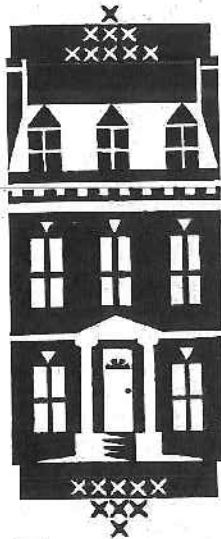


Acquisition and redevelopment of 318 to 336 Prospect Avenue

This project does not involve the City of Grand Rapids. Private development interest could be solicited and incentives provided with the MFB seed money. *City Contact: n/a ▼*



Appendix A



Prospect Avenue Study and Plan

Mailing List

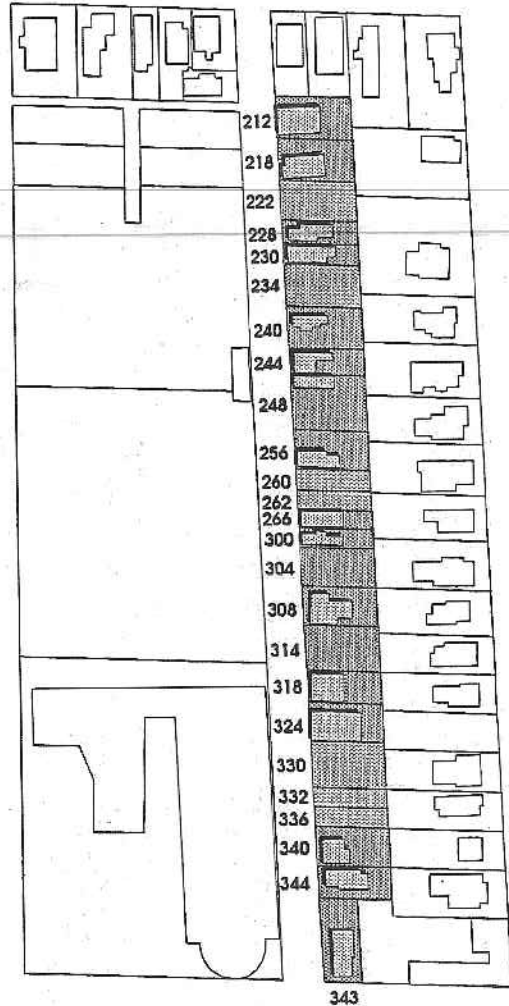
Mr. & Mrs. Richard Arasmith
Walt Bagby
Bill Blessing
Ed Bolt
Mike Bosscher
Robert Bosscher
Mr. & Mrs. Charles Buffham
Linda Burpee
Gary Christensen
Thomas Cole
Mr. & Mrs. Stephen DeKoster
Marianne Delaran
Jeannette DeVries
Jan Earl
Robert Finney
Wayne Glatz
Martin Hale
George Heartwell Jr.
Heritage Hill Association
Mr. & Mrs. Roger Hintz
Historic Preservation Commission
James Holmquist
Bill Hoyt
Augustine Johnson
Judith Jorgenson
Michael Kosinski
Jim Kretschmar
Cheryl Kuiper
Paul LeBlanc
Patricia Lewis Becker
Jan Lippert
Mr. & Mrs. James Loftus
Rafael Marmol
Mary Free Bed Guild
McClain Properties, Inc.
David & Roxie McGee
John Meyer
Harold Mitchner
Mr. & Mrs. David Neering
Mr. & Mrs. Charles Posthumus
Tom Postma
Mr. & Mrs. Frederick Powell
Richard Pulley
Marshall Redder
Robert Schaefer
Donald Smith
Kenneth Tiews
John Tully
Randall Vandepol
Peter Vandermeer
Brian Van Farowe
Christopher Vannoller
Christopher Verdi
Betsy Willey
Charles & Katherine Wylie
Dan Zondervan

Appendix B

Land Use and Parcel Data

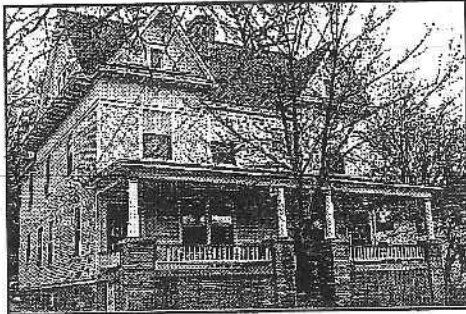
E. Side of Prospect from Wealthy to Cherry

<u>ADDRESS</u>	<u>PARCEL</u>	<u>LAND USE</u>	<u>WIDTH</u>	<u>ASSESSED</u>
212-14	-005	2 UNIT, RENT	50'	\$11,600
218	-006	2 UNIT, RENT	55'	\$10,100
222	-007	VACANT LOT	52'	CITY OWNS
228	-008	1 UNIT, RENT	26.6'	\$13,000
230	-009	1 UNIT, RENT	31.4'	\$5,200
234	-010	VACANT LOT	55'	CITY OWNS
240	-011	1 UNIT, RENT	55'	\$10,500
244	-012	1 UNIT, RENT	34.5'	\$6,200
248	-058	2 UNIT, RENT	71.5'	\$7,100
256	-059	2 UNIT, RENT	51'	\$8,900
260	-016	VACANT LOT	25.5'	\$200
262	-017	VACANT LOT	25.5'	\$200
266	-018	1 UNIT, OWN	25.5'	\$10,000
300	-019	1 UNIT, RENT	25.5'	\$7,000
304	-020	REAR YD, MAD.	51'	\$1,600
308-12	-021	4 UNIT, RENT	51'	\$20,000
312	-022	PKG. FOR 308	59.5'	\$700
318-20	-023	4 UNIT, RENT	42'	\$20,000
324	-024	COM. STORAGE	51'	\$4,100
330	-060	VACANT LOT	51'	\$1,800
332	-027	VACANT LOT	25.5'	\$200
336	-028	VACANT LOT	25.5'	\$200
340	-029	1 UNIT, LEASE	51'	\$12,000
344	-030	4 UNIT, RENT	42.5'	\$18,000
343 WLTHY	-031	7 UNIT, RENT	110'	\$46,500

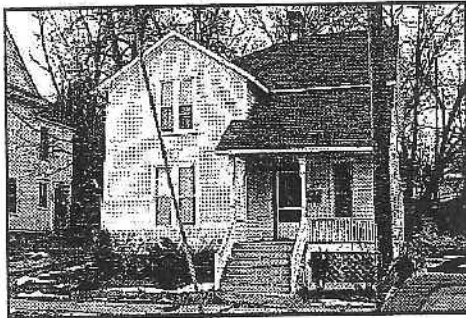


Appendix C

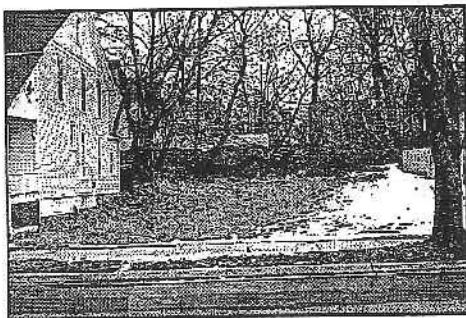
Property Photographs



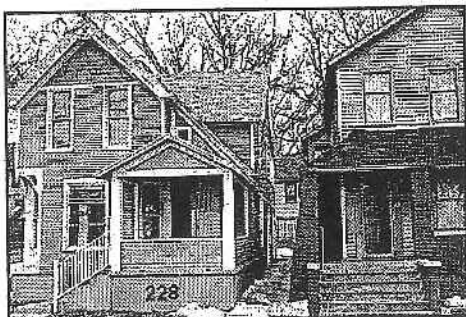
Address 212-14 Prospect SE
Parcel Number 14-30-381-005
Lot Size 55' X 100'
Number of Units 2
Year Built 1910
Assessed Value \$11,600
Property Owner Randy Vandepol
Owner's Address 326 Cherry SE
Owner's Phone 451-3695



Address 218 Prospect SE
Parcel Number 14-30-381-006
Lot Size 55' X 100'
Number of Units 2
Year Built 1890
Assessed Value \$10,100
Property Owner A-1 Property Management
Owner's Address P.O. Box 1198, 49501
Owner's Phone 942-7565



Address 222 Prospect SE
Parcel Number 14-30-381-007
Lot Size 52' X 100'
Number of Units VACANT LOT
Property Owner City of Grand Rapids
Owner's Address 300 Monroe NW
Owner's Phone 456-3681



Address 228 Prospect SE
Parcel Number 14-30-381-008
Lot Size 26.6' X 100'
Number of Units 1
Year Built 1870
Assessed Value \$13,000
Property Owner Marshall Redder
Owner's Address 193 Brookwood Ct SW Gndvl
Owner's Phone 457-3245

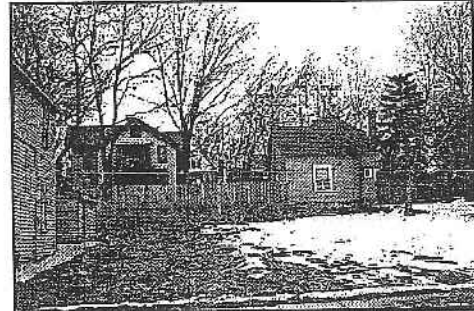
Appendix C

Property Photographs

Address 230 Prospect SE
Parcel Number 14-30-381-009
Lot Size 31.4' X 100'
Number of Units 5
Year Built 1890
Assessed Value \$5,200
Property Owner Marshall Redder
Owner's Address 193 Brookwood Ct SW Gndvl
Owner's Phone 457-3245



Address 234 Prospect SE
Parcel Number 14-30-381-010
Lot Size 55' X 100'
Number of Units VACANT LOT
Property Owner City of Grand Rapids
Owner's Address 300 Monroe NW
Owner's Phone 456-3681



Address 240 Prospect SE
Parcel Number 14-30-381-011
Lot Size 55' X 100'
Number of Units 2
Year Built 1912
Assessed Value \$10,500
Property Owner James Loftus
Owner's Address 6920 Quincy SW
Owner's Phone 455-2470

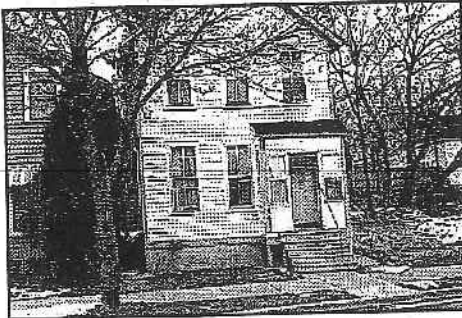


Address 244 Prospect SE
Parcel Number 14-30-381-012
Lot Size 34.5' X 100'
Number of Units 1
Year Built 1900
Assessed Value \$6,200
Property Owner Brian Van Farowe
Owner's Address P.O. Box 7155



Appendix C

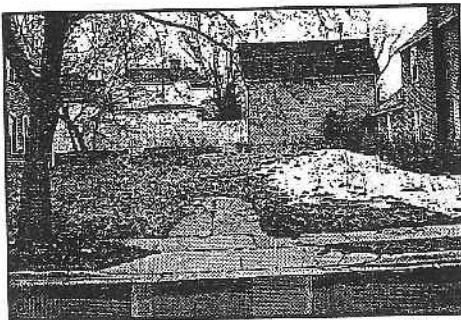
Property Photographs



Address 248 Prospect SE
Parcel Number 14-30-381-058
Lot Size 71.5' X 100'
Number of Units 2
Year Built 1885
Assessed Value \$7,100
Property Owner Roman Krywyn
Owner's Address PO Box 7481



Address 256 Prospect SE
Parcel Number 14-30-381-059
Lot Size 51' X 100'
Number of Units 2
Year Built 1870
Assessed Value \$8,900
Property Owner John Perdue
Owner's Address 955 Thomas SE



Address 260 & 262 Prospect SE
Parcel Number 14-30-381-016 & 017
Lot Size 51' X 100' Total
Number of Units 2 VACANT LOTS
Assessed Value \$200 Each
Property Owner Wayne Glatz
Owner's Address 259 Madison SE

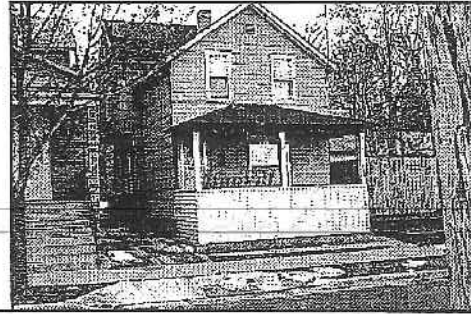


Address 266 Prospect SE
Parcel Number 14-30-381-018
Lot Size 25.5' X 100'
Number of Units 1
Year Built 1875
Assessed Value \$10,000
Property Owner Mrs. Peter Vandermeer
Owner's Address 266 Prospect SE
Owner's Phone 458-1070

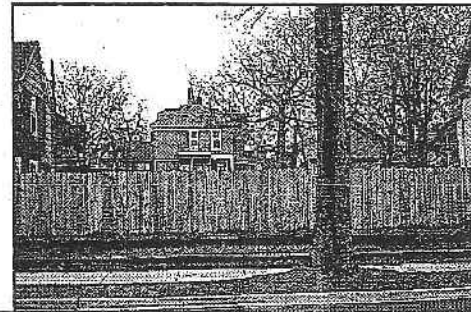
Appendix C

Property Photographs

Address 300 Prospect SE
Parcel Number 14-30-381-019
Lot Size 25.5' X 100'
Number of Units 1
Year Built 1900
Assessed Value \$7,000
Property Owner Bond Mortgage
Owner's Address 2007 Eastern SE
Owner's Phone 243-7463



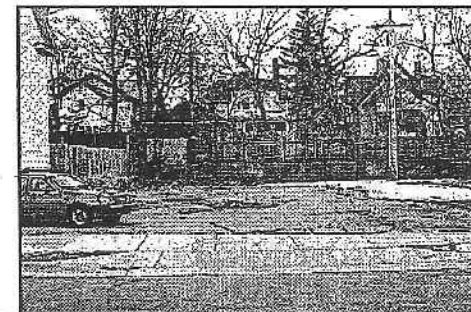
Address 304 Prospect SE
Parcel Number 14-30-381-020
Lot Size 51' X 100'
Number of Units VACANT LOT
Year Built 1900
Assessed Value \$1,600
Property Owner Patricia Lewis Becker
Owner's Address 303 Madison SE
Owner's Phone 454-3309



Address 308 Prospect SE
Parcel Number 14-30-381-021
Lot Size 51' X 100'
Number of Units 4
Year Built 1890
Assessed Value \$20,000
Property Owner James Holmquist
Owner's Address 212 Lafayette NE
Owner's Phone 235-7242

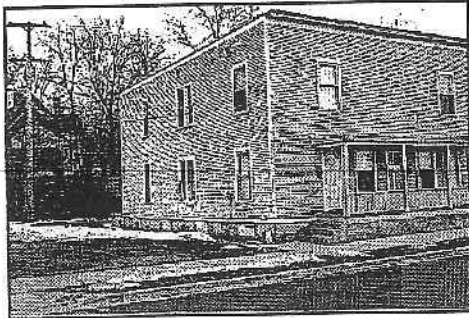


Address 312 Prospect SE
Parcel Number 14-30-381-022
Lot Size 59.5' X 100'
Number of Units PARKING LOT
Assessed Value \$700
Property Owner James Holmquist
Owner's Address 212 Lafayette NE
Owner's Phone 235-7242

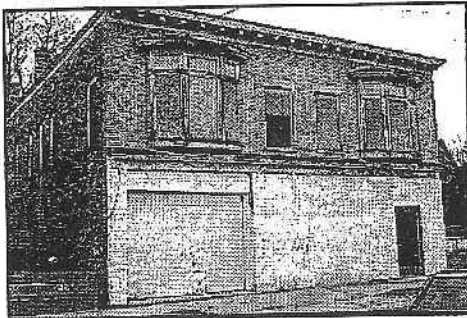


Appendix C

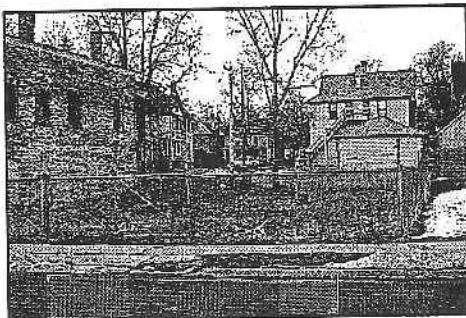
Property Photographs



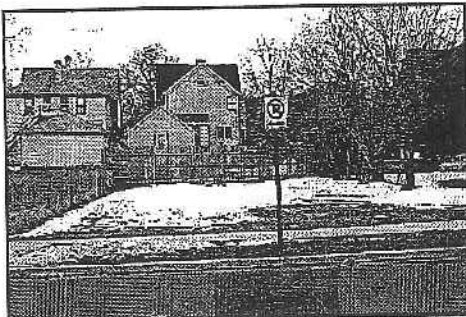
Address 318-20 Prospect SE
Parcel Number 14-30-381-023
Lot Size 42' X 100'
Number of Units 4
Year Built 1900
Assessed Value \$20,000
Property Owner McClain Properties
Owner's Address 11 Melville SE 49507



Address 324 Prospect SE
Parcel Number 14-30-381-024
Lot Size 51' X 100'
Number of Units VACANT BUILDING
Year Built Unknown
Assessed Value \$4,100
Property Owner Harold Mitchner
Owner's Address 520 Madison SE
Owner's Phone 459-1339



Address 330 Prospect SE
Parcel Number 14-30-381-060
Lot Size 51' X 100'
Number of Units VACANT LOT
Assessed Value \$1,800
Property Owner Harold Mitchner
Owner's Address 520 Madison SE
Owner's Phone 459-1339

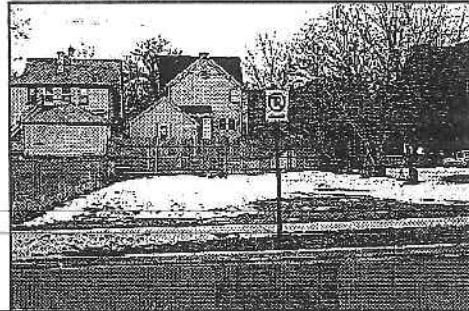


Address 332 Prospect SE
Parcel Number 14-30-381-027
Lot Size 25.5' X 100'
Number of Units VACANT LOT
Assessed Value \$200
Property Owner Thomas Cole
Owner's Address 247 Lafayette NE
Owner's Phone 774-7191

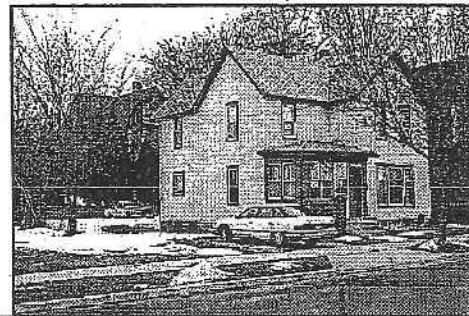
Appendix C

Property Photographs

Address 336 Prospect SE
Parcel Number 14-30-381-028
Lot Size 25.5' X 100'
Number of Units VACANT LOT
Assessed Value \$200
Property Owner Mary Free Bed
Owner's Address 235 Wealthy SE
Owner's Phone 242-0300



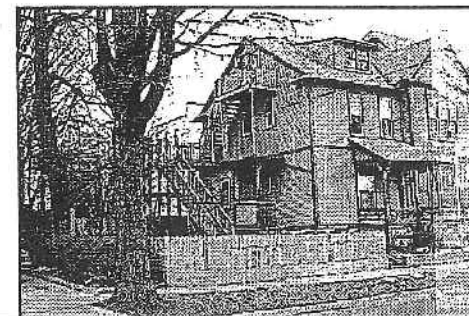
Address 340 Prospect SE
Parcel Number 14-30-381-029
Lot Size 51' X 100'
Number of Units 1
Year Built 1915
Assessed Value \$12,000
Property Owner Mary Free Bed
Owner's Address 235 Wealthy SE
Owner's Phone 242-0300



Address 344 Prospect SE
Parcel Number 14-30-381-030
Lot Size 42.5' X 100'
Number of Units 4
Year Built 1904
Assessed Value \$18,000
Property Owner Calvin Butcher
Owner's Address 1040 Underwood SE
Owner's Phone 247-6952



Address 343 Wealthy SE
Parcel Number 14-30-381-031
Lot Size 110' X 50'
Number of Units 7
Year Built 1880
Assessed Value \$46,500
Property Owner Mike Bosscher
Owner's Address 501 Morris SE
Owner's Phone 451-3781

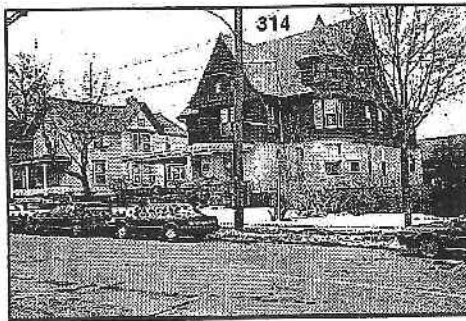


Appendix C

Property Photographs



Address **311 Cherry SE**
Parcel Number 14-30-334-014
Lot Size 50' X 87'
Number of Units 4
Year Built 1880
Assessed Value \$33,700
Property Owner Kenneth Wierenga
Owner's Address 553 Paris SE



Address **314 Cherry SE**
Parcel Number 14-30-377-002
Lot Size 73' X 120'
Number of Units 9
Year Built 1885
Assessed Value \$72,500
Property Owner David Bissard
Owner's Address 1825 Markwood NW



Address **315 Cherry SE**
Parcel Number 14-30-334-015
Lot Size 41' X 63'
Number of Units 2
Year Built 1880
Assessed Value \$35,300
Property Owner Sharon Wierenga
Owner's Address 553 Paris SE

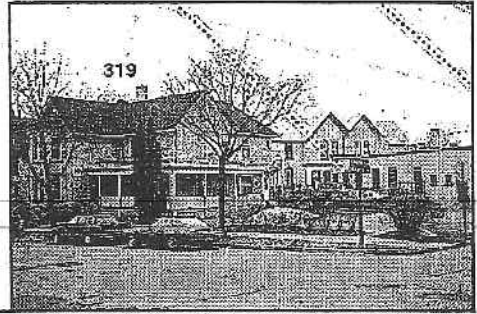


Address **318 Cherry SE**
Parcel Number 14-30-377-003
Lot Size 35' X 120'
Number of Units 2
Year Built 1888
Assessed Value \$23,400
Property Owner Randy Vandepol
Owner's Address 326 Cherry SE

Appendix C

Property Photographs

Address 319 Cherry SE
Parcel Number 14-30-334-013
Lot Size 160' X 54.5'
Number of Units 9
Year Built 1890
Assessed Value \$72,500
Property Owner Delbert Parsons
Owner's Address 16 Lafayette SE
Owner's Phone 459-9058



Address 322 Cherry SE
Parcel Number 14-30-377-004
Lot Size 45' X 120'
Number of Units 5
Year Built 1915
Assessed Value \$53,300
Property Owner Randy Vandepol
Owner's Address 326 Cherry SE



Address 326 Cherry SE
Parcel Number 14-30-377-005
Lot Size 56' X 75.4'
Number of Units 2
Year Built 1895
Assessed Value \$58,400
Property Owner Randy Vandepol
Owner's Address 326 Cherry SE



Address 334 Cherry SE
Parcel Number 14-30-381-001
Lot Size 45' X 110'
Number of Units 3
Year Built 1890
Assessed Value \$43,000
Property Owner Charles Harvey Wylie
Owner's Address 334 Cherry SE

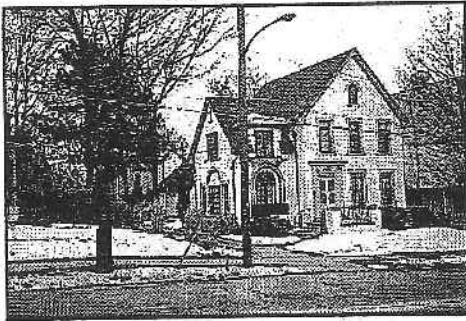


Appendix C

Property Photographs



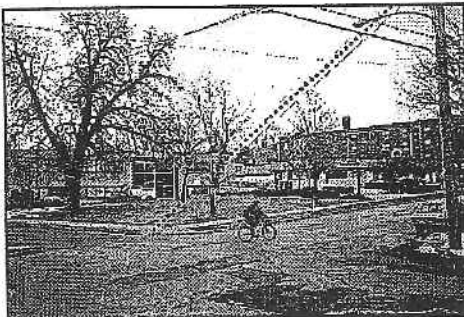
Address **340 Cherry SE**
Parcel Number 14-30-381-002
Lot Size 55' X 110'
Number of Units 3
Year Built 1900
Assessed Value \$78,500
Property Owner Christopher Vannoller
Owner's Address 340 Cherry SE



Address **350 Cherry SE**
Parcel Number 14-30-381-053
Lot Size 74.3' X 148.5'
Number of Units 1
Year Built 1875
Assessed Value \$48,000
Property Owner Miriam E. Powell
Owner's Address 350 Cherry SE



Address **356 Cherry SE**
Parcel Number 14-30-381-054
Lot Size 74.2 X 148.3
Number of Units 2
Year Built 1890
Assessed Value \$59,400
Property Owner Charles A. Buffham
Owner's Address 356 Cherry SE



Address **343 Cherry SE**
Parcel Number 14-30-335-001
Number of Units Fowler Park
Property Owner City of Grand Rapids
Owner's Address 300 Monroe NW
Owner's Phone 456-3681