


# CITY COMMISSION POLICY

<b>GRAND RAPIDS</b>  <b>MICHIGAN</b>	<b>NUMBER:</b> 900-29	<b>HISTORY</b>
	<b>DATE:</b> August 1, 1989	<b>FILE #</b>
	<b>FILE NUMBER:</b> 51738	<b>DATE</b>
	<b>DEPARTMENT:</b> PLANNING DEPT.	

**SUBJECT:** HERITAGE COMMONS NEIGHBORHOOD AREA HOUSING POLICY

**PURPOSE:** This policy is designed to implement both: 1) the residential elements of the City's Master Plan for the Heritage Commons Neighborhood Area, and 2) certain priorities of the City Commission.

## **POLICY:**

### Background

The Heritage Commons Neighborhood Area is bounded by Wealthy Street (north), Madison Avenue (east), Delaware Street (south), and Division Avenue (west). This predominately residential area includes a largely vacant 4.9 acre site south of Heritage Commons. A large number of vacant lots are also scattered throughout the area. The City's Master Plan, as amended on June 8, 1989, and accepted by the City Commission on June 27, 1989, designated the core of the Heritage Commons Neighborhood Area for residential use.

To the extent feasible and practical, the City will manage public and private neighborhood improvement and new construction efforts in the Heritage Commons Neighborhood Area:

1. To preserve and improve the environment for residential land uses which comprise the majority of the area;
2. To promote a residential community that will accommodate a wide range of income groups and avoid undue concentration of any one income group;
3. To encourage the development of homeownership opportunities and promote a healthy homeownership market, both in terms of new construction and within the existing housing stock; and,
4. To insure that new construction will be compatible with the existing residential fabric, both in terms of architectural treatment and densities.

# CITY COMMISSION POLICY

NUMBER: 900-29

Page 2 of 2

## Strategies for Implementation:

Consistent with this policy the City Manager and his or her staff will continue to work with the affected neighborhood organizations and explore:

1. A neighborhood rezoning to implement the Amended Master Plan.
2. The role of Code Enforcement and Housing Rehabilitation Programs.
3. A management system for land-banking City-owned property in the neighborhood, including disposition guidelines.
4. The feasibility of developing homeowner housing on the Heritage Commons South Site.
5. The feasibility of infill construction on scattered vacant parcels.
6. The need for future public improvements.