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## Grand Rapids deal to sell Riverside Elementary for \$510,000 for senior housing expected to close soon

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GRAND RAPIDS, MI - Plans to turn the vacant Riverside Elementary into an assisted care senior housing facility are still on track, according to developer Gerald Haan.

Haan said he expects to close on the **Grand Rapids schools property**, located at 2420 Coit Ave. NE, between now and the first of July. In October, the board voted to sell the school property to him for \$510,000.

"We really feel very positive about the project and things are on the normal track," said Haan, owner of **G.A. Haan Development** in Harbor Springs.

City of Grand Rapids officials signed off on the necessary rezoning and land use in March to pave the way for around 50 separate units, a dining hall, recreation area and offices. The neighborhood school opened in 1954 and closed in 2010.

"This particular building really lends itself to this type of facility," Haan said. "A building that started as a school for young children in a quiet neighborhood will now be a place for people to spend their golden years." "It really does make sense for the area, when you look at all the alternatives."

Haan said the level of care to be provided has not been determined. He wanted Riverside neighbors, who had been inquiring about the status, to know that he is still committed to the project.

He said they are currently in the planning stage and working out things such as the physical layout and parking. He said he doesn't know the total amount that will be invested in the site at this time.

The 36,686-square-foot building sits on 7.5 acres north of Riverside Middle School. Haan will build an approximately 7,700-square-foot addition. Any changes that increases the intensity of the project substantially such as number of units would require a trip back to the Planning Commission,



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Last October, the Grand Rapids school board voted to sell Riverside Elementary for \$510,000 to a developer with plans for senior housing. The developer expects to close on the property, located at 2420 Coit Ave. NE, by the first of July.

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which recommended zoning approval to the City Commission in a 6 to 0 vote. The commission accepted that recommendation.

The assisted living facility is not Section 8 or voucher subsidized housing.

Haan most recent development is the **GardenView Assisted Living and Memory Care** facility in Calumet, MI.

A construction time for Riverside is not known yet.

Email: mscott2@mlive.com and follow her on Twitter at Twitter.com/GRPScotty.

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**mockingjay2**

Only \$510,000 for a 36,686 square feet, with 7 1/2 acres? What a deal!

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**Monica Scott | mscott2@mlive.com**

Yes, mockingjay2, and he paid the asking price. The three district schools Ojibway purchased prices totaled more than \$2 million but he offered and go all three for \$1.6 million. I don't know how much of investment he will need to make converting it into assisted living. We know a 7,700-square-foot addition is planned.

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ppwiii

I wonder if GRPS will put a restriction in the deed this time so next week National Heritage Academy is not holding a press conference to announce the opening of their new charter.

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City zoning/special land use dictates the type of use.

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