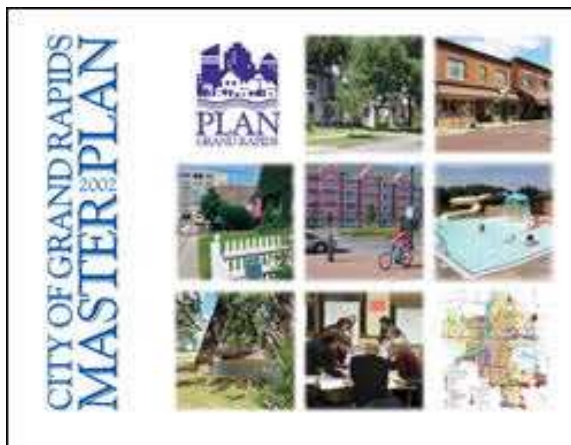




## Neighbors Of Belknap Lookout

### Master Plan Engagement Preparation

## What is a Master Plan?



The blueprint for how a community grows and evolves set forth by the Planning Commission and adopted by City Commission

Builds community consensus and defines a long-range vision for the future, typically 20 years

Addresses essential topics – population, economy, housing, transportation, facilities, and land use

Opportunity to incorporate topical concerns

Necessary for a valid Zoning Ordinance, which brings the Plan to life for the community

# Grand Rapids Master Planning Engagement Begins 2023

Get Notifications:

[https://www.grandrapidsmi.gov/  
Government/Programs-and-Initiatives/Community-Master-Plan](https://www.grandrapidsmi.gov/Government/Programs-and-Initiatives/Community-Master-Plan)

Today's goal: Choose at least one strategy to increase housing supply to advocate for during the Master Planning process. Ideas courtesy of:



## THANK YOU


It is possible to maintain appropriate housing scale while offering a diversity of housing types and enabling housing choice for residents.



**1<sup>st</sup> column:**  
Reduce or Eliminate  
Minimum Dwelling Size  
Single Family Width

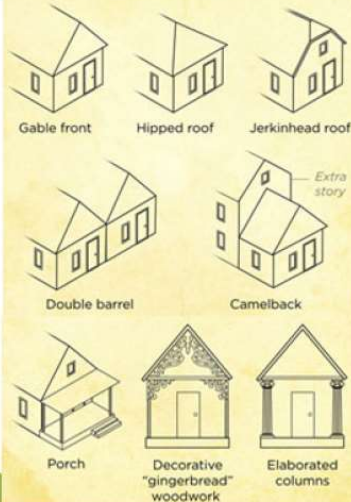
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## Adopt Smaller Minimums



Infrogmation of New Orleans  
(<https://creativecommons.org/licenses/by-sa/3.0/deed.en>)

### A SHOTGUN PRIMER



Gable front   Hipped roof   Jerkinhead roof

Double barrel   Camelback   Extra story

Porch   Decorative "gingerbread" woodwork   Elaborated columns

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## Adopt Smaller Minimums

- **Reduce minimum dwelling size**
  - Housing North recommends 450 sq ft or less
- Or eliminate minimum dwelling size – e.g. City of Marquette
- Reduce, or eliminate, minimum single-family structure width
  - Reduce to 12' - 18'

**Dwelling Unit** - One or more rooms ... with bathroom and principal kitchen facilities, designed as a self-contained unit for permanent residential occupancy...  
- City of Marquette

## Current minimums:

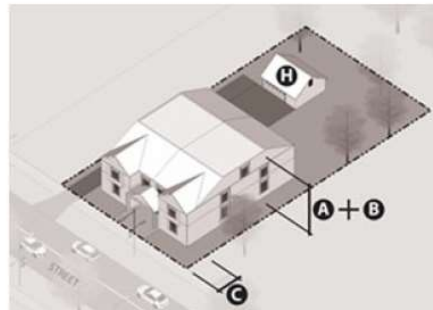
750 sq ft (dwelling size)

14' (single family width)

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#### Regulate Form

- Concerned about the character of new building types and infill?
  - Adopt a Form-Based Code for residential district(s) too
- Regulate building:
  - Placement
  - Height
  - Frontage – porch/stoop; fenestration
  - Even architectural standards, if desired including roof type



Draft Lansing FBC



## 2<sup>nd</sup> column:

More missing middle locations:  
Duplex, Triplex, Quadplex, & Sixplex

### Allow Missing Middle Housing Where it Already Exists

- Some neighborhoods have existing:
  - Small lots with smaller setbacks
  - Duplexes and multiplexes (i.e. mansion apartments) here and there
- These might be nonconforming lots, structures, and uses
- Amend zoning so these lots, structures, and uses are conforming



## City of Grand Rapids ordinance allows:

- Single family homes by right
- Accessory Dwelling Units by right (more on that later)
- Duplexes on corners by right
- 2-3 units by special land use (includes a public hearing)



## What's "By Right"?

Something you can get a Planning Department Staff-approved permit for.



Two examples from Hastings Street:



3<sup>rd</sup> column:  
Parking and ADUs

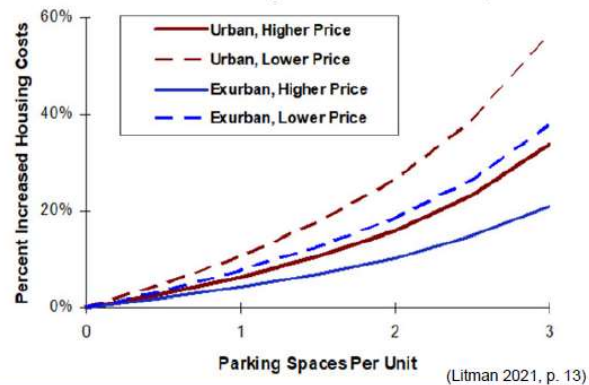


## Reconsider Off-Street Parking Requirements

### Parking limits density and adds cost

- 1 off-street parking space adds 6% to the unit cost
- 2 spaces add 16%
- 3 spaces add 34% compared with no parking.

Increased Per Unit Housing Price Due to Parking Costs



## Reconsider Off-Street Parking Requirements

- Reduce to a minimum of 1 required off-street space per unit, or
- Reduce to 0 in walkable districts with sidewalks, bike lanes, public transit
  - Traverse City is considering eliminating off-street parking requirements in certain neighborhoods
- Replace with market-priced on-street parking



Brad Neumann

## Where are we now?

- Single family homes in Grand Rapids require 1.5-2 parking spots depending on the zoning.
- The rest of **Table 5.10.04.C. Off-Street Parking Requirements** can be found in article 10 section 4 of Grand Rapids' zoning ordinance:
- [https://library.municode.com/mi/grand\\_rapids/codes/code\\_of\\_ordinances?nodeId=TITV--ZONING\\_PLANNING\\_CH61ZOOR\\_ART10TRMO\\_S5.10.04OREPASP](https://library.municode.com/mi/grand_rapids/codes/code_of_ordinances?nodeId=TITV--ZONING_PLANNING_CH61ZOOR_ART10TRMO_S5.10.04OREPASP)
- More info:
  - [www.strongtowns.org/parking](http://www.strongtowns.org/parking)
  - [www.accessmagazine.org](http://www.accessmagazine.org)

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### Allow Accessory Dwelling Units (ADUs)

- By right in all or certain districts
- By SLU in all or certain districts
- Attached or accessory structures
- Consider with off-street parking

→ Attached - addition

A second, smaller unit can be built as an addition.

→ Attached - attic or basement

A second, smaller unit would be built into the existing home.

→ Detached - accessory building

An accessory structure such as a garage or carriage house can be converted into a second unit.

Drawings courtesy of the City of Minneapolis

*We do this!*

## What else can change?

- Our square foot minimum for an ADU is 400 sq ft. Charlevoix's in 300 and Ann Arbor doesn't state a minimum. We could reduce it.
- Currently cannot exceed 40% of the gross floor area of the primary structure (previously 25% which was problematic).
- High construction costs to separate water and sewer for the new unit.
- Site specific experience at <https://urbangr.org/BuildingADU535Shirley>

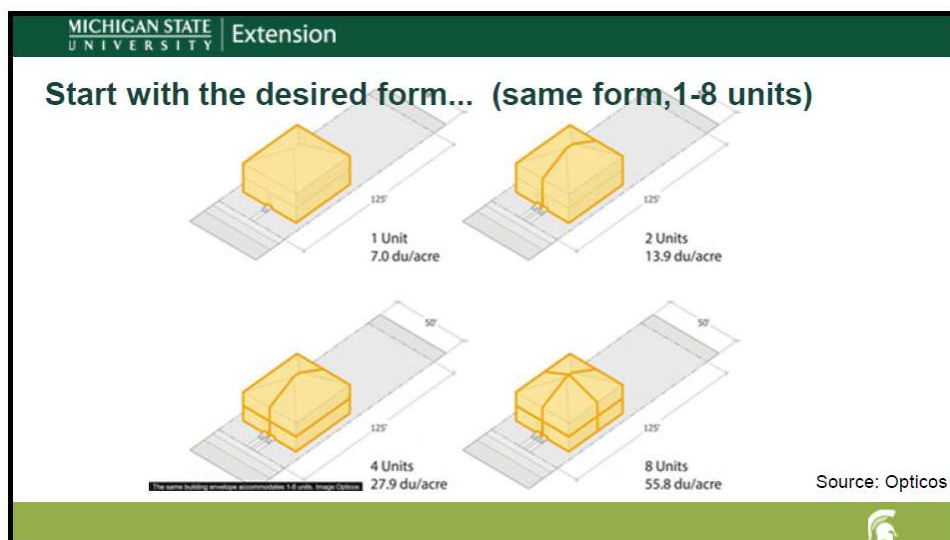
4<sup>th</sup> column:  
Townhouses

## More ideas:

- Allowing a larger number of townhouses/rowhouses and/or in more places (currently 4, originally proposed as 8), allowed within 500' of commercial zone, originally proposed as 100'
- Caveat! This is also the same area where folks are at risk of displacement, so something needs to address that simultaneously.

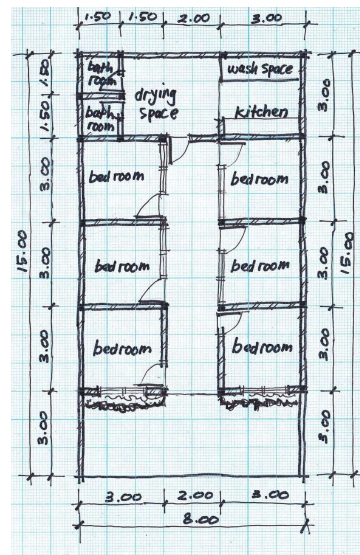


## Are we ready for ... Stacked flats?



## 5<sup>th</sup> column: Other options

Are we ready for ...  
Boarding houses?



Are we ready for ... Micro units?



Are we ready for ... Tiny houses?





Are we ready for ... Cottage housing/bungalow courts?



Bungalow Courtyard

Are we ready for ...more neighborhood center  
(with mixed use live-work) along College?



Live-Work



**If time allows...**

**Discuss your choices at your tables**

**Please let us snap a photo**

**of your choices on your way out  
so we can create a composite position.**