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GREAT NEIGHBORHOODS

COMMUNITY GOAL AREA

Desired outcomes expressed in simple terms

Connected and diverse neighborhoods where residents are actively engaged and have access to housing, retail, open space, and more that address the needs of residents in all phases of life.

DRAFT BIG IDEA

Selected concept to achieve the goal of the chapter

Promote a broad range of high-quality housing choices for owning and renting by allowing duplexes, triplexes, and quadplexes by-right throughout the city.

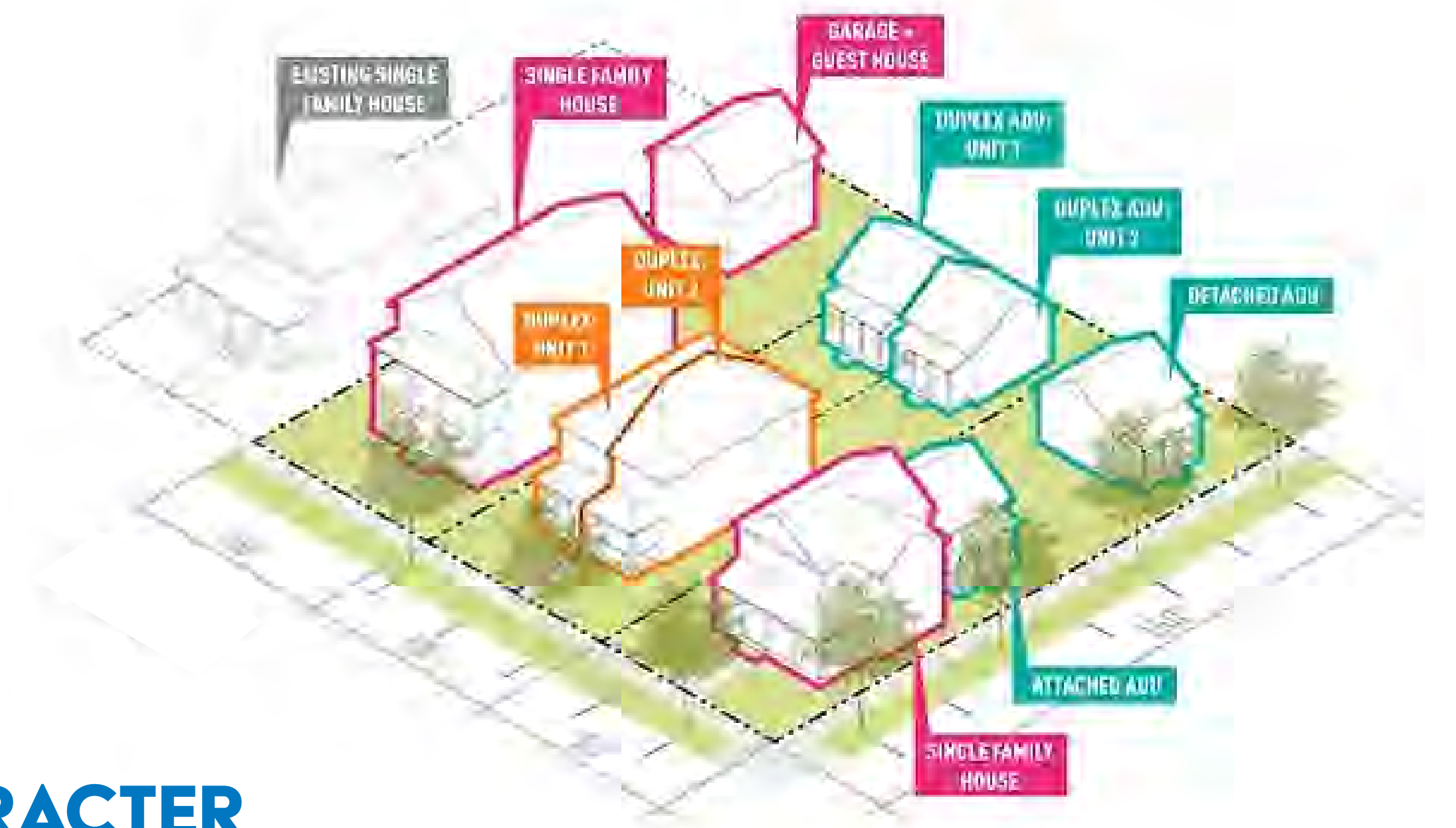
WHAT WE KNOW

- A total of **14,106** new housing units are needed to keep pace with demand in Grand Rapids.
- Approximately **35%** of the City's existing land is used for single-family homes.
- Permitting two-, three-, and four-family dwellings and accessory dwelling units (ADUs) in residential zone districts would allow a significant increase in the potential number of housing units.
- The legacy of redlining continues to impact home values, access to homeownership, and the stability of neighborhoods.

What do you envision for the future of housing in your neighborhood?

"For every person to have a nice home to live at that is affordable for their current income."

Envision the Future, Summer 2023



NEIGHBORHOOD DEVELOPMENT CHARACTER

Traditional Neighborhoods (TN)



Characteristics

- Average Density - 5.3 average units per acre
- Range of housing types and densities throughout
- Higher density apartment buildings at major intersections

Examples

- Belknap Lookout
- Roosevelt Park



Mid-Century Neighborhoods (MC)



Characteristics

- Average Density - 2.4 average units per acre
- Less mix of housing types within a block or neighborhood
- Smaller scale apartment buildings along major roads

Examples

- Alger Heights
- Creston



Modern Era Neighborhood (MON)

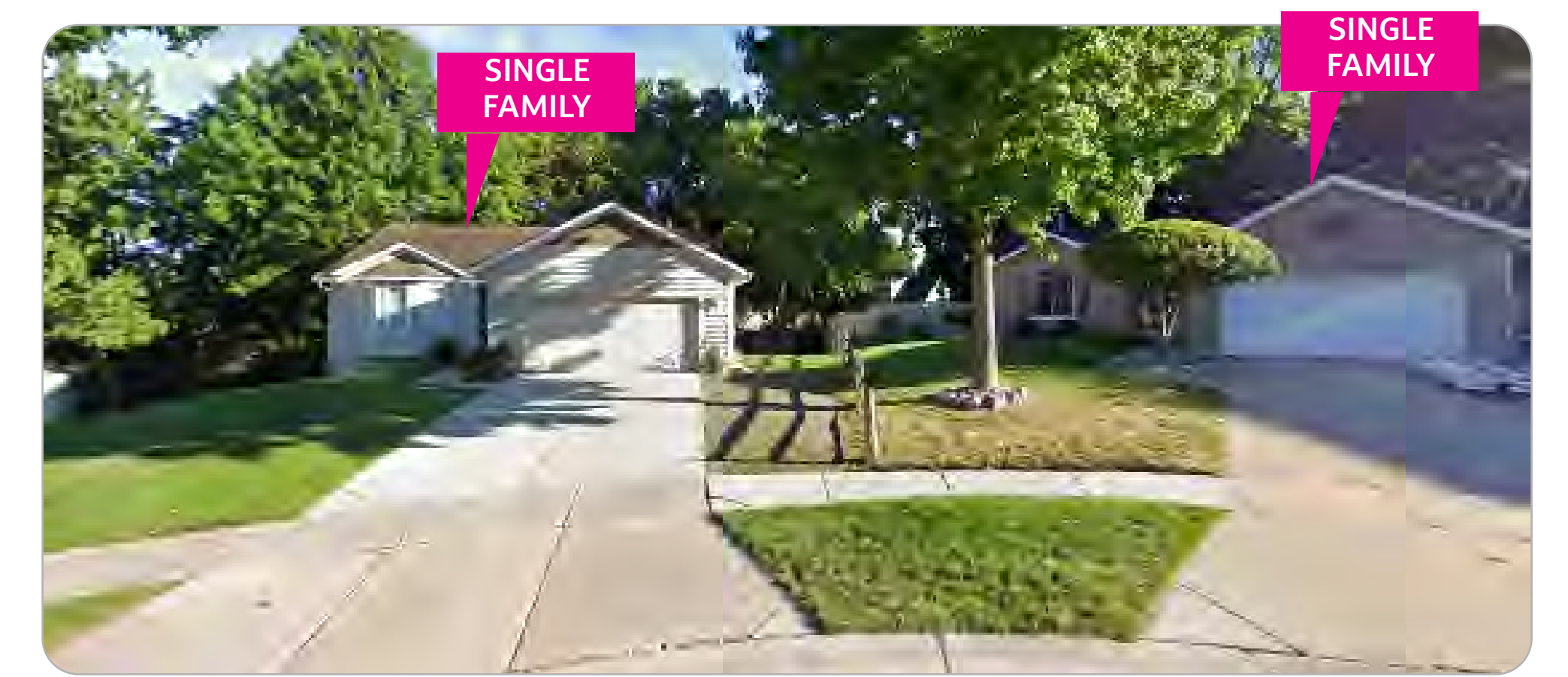


Characteristics

- Average Density - 3.2 average units per acre
- Most neighborhoods are single-family homes
- Some apartment buildings in select locations

Examples

- North End
- Shawmut Hills



KEY TAKEAWAYS

- There is a need for more housing, and housing choice, within Grand Rapids.
- Quality design and neighborhood character are highly valued.
- Neighborhoods should provide affordable housing options for people in all phases of life.
- Reuse of existing buildings can help established neighborhoods meet the increased demand for housing.

MORE IDEAS

- Assess and reduce barriers to innovative housing solutions.
- Support policies that ensure compatibility with existing development character.
- Encourage policies that support the maintenance and reuse of existing housing stock.
- Pilot strategies to reduce development-induced displacement.



VITAL BUSINESS DISTRICTS

COMMUNITY GOAL AREA

Desired outcomes expressed in simple terms

A network of unique and diverse businesses in all neighborhoods that provide a variety of products, services, amenities, and safe, walkable places that attract people.

DRAFT BIG IDEA

Selected concept to achieve the goal of the chapter

Encourage the development of compact, walkable mixed-use centers by eliminating parking requirements across the City of Grand Rapids.

WHAT WE KNOW

- “Complete” communities provide access to housing, mobility, services, and open spaces.
- Elimination of parking minimums supports more efficient use of land and the design of more walkable neighborhoods.
- Housing may be appropriate in or near districts to support their success and vibrancy.

If you had a magic wand and could change anything about Grand Rapids, what would it be?

“Make use of existing buildings in the city for new business. More small businesses, groceries, health care within walking distance.”



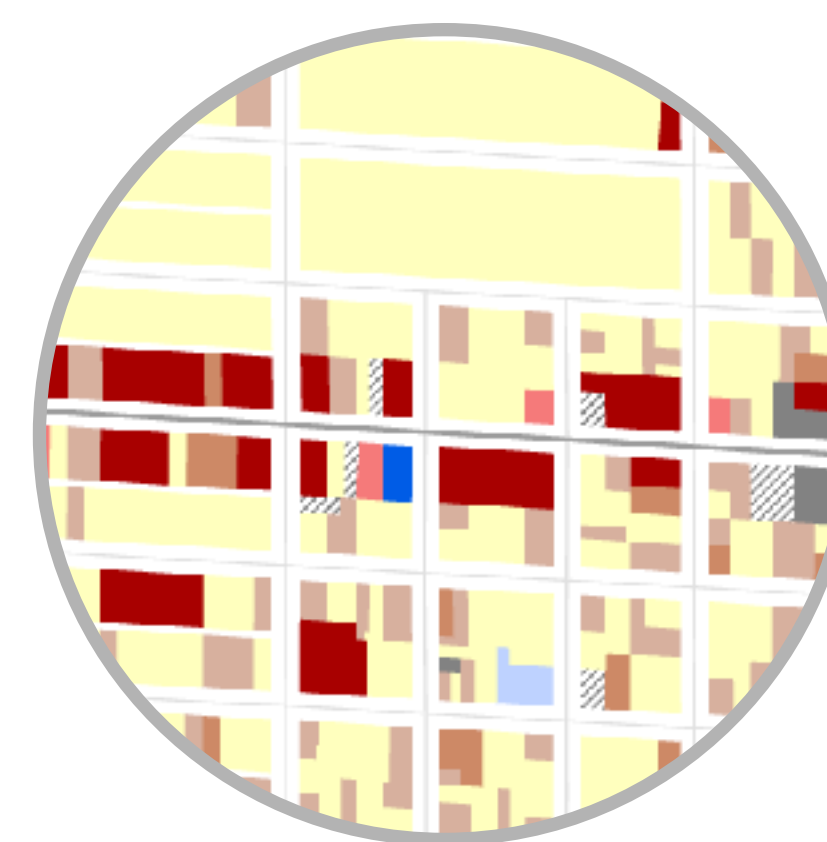
Magic Wand Survey, Summer 2023

TYPES OF DISTRICTS



Transit Oriented Developments

- TOD nodes feature compact, higher-density or higher-intensity land uses. The level of activity is sufficient to support higher-capacity transit and infrastructure prioritizes transit, walking, and bicycling.
- These areas may be found within the Transitional City Center (TCC) or City Center (CC) zone district.
- Example: Michigan & Monroe



Neighborhood Hubs

- Neighborhood Hubs serve a range of needs supporting a residential neighborhood. They exist throughout the city at different scales and may draw people walking, biking, or driving.
- These areas often fall within the Traditional Business Area (TBA) zone district.
- Example: Butterworth & Straight

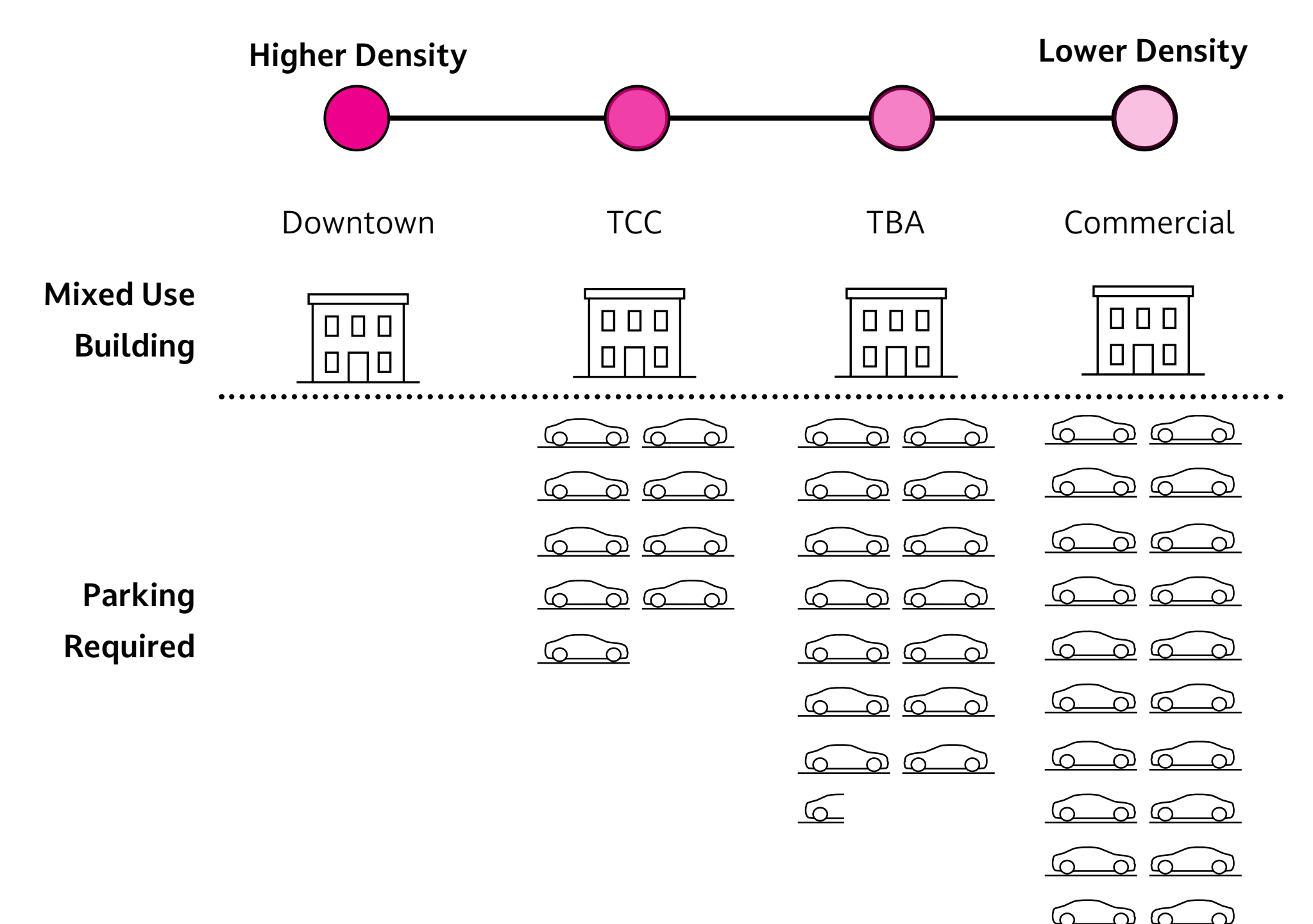


Employment Centers

- Employment centers are significant jobs generators. The land development pattern of these hubs vary.
- These areas often fall within the Industrial Transportation (SD-IT) and Commercial (C) zone districts.
- Example: 44th & Eastern

CURRENT PARKING REQUIREMENTS

- Current parking requirements for retail and multi-family buildings depend on size, use, and location.
- A mixed use building, with residential units above ground floor retail, in the Transitional City Center zone district may require 9 parking spaces.
- The same mixed use building in the Commercial zone district would require 20 parking spaces.
- Single-family dwellings require 1.5-2 spaces regardless of size.



KEY TAKEAWAYS

- Business districts and corridors vary in character, services provided, and primary purpose—from small scale neighborhood serving districts to large centers of employment.
- Communities want to see expanded support and spaces for entrepreneurs and Black and Brown-owned businesses.
- Parking minimums often make the traditional development pattern impossible and can price out businesses.

MORE IDEAS

- Encourage development in compact business districts by removing parking minimums.
- Explore policies to support the growth and vitality of Black and Brown-owned businesses.
- Enhance the function of neighborhood business districts as a foundation of neighborhood livability.
- Require ground-level street-activating uses and services within districts.

3

**RIDGE
MARKET**

A STRONG ECONOMY

COMMUNITY GOAL AREA

Desired outcomes expressed in simple terms

An economy that offers a range of employers and job choices so that everyone can access and earn a living wage for a prosperous quality of life.

DRAFT BIG IDEA

Selected concept to achieve the goal of the chapter

Increase allowances for light industrial, flex, or hybrid model businesses in employment centers to broaden the range of jobs and pay scales available within the city.

WHAT WE KNOW

- Industries (office, manufacturing, medical, etc.) have specific needs when it comes to building and site design.
- Once industrial land is gone (converted to other uses) it's virtually impossible to bring back.
- With limited land for growth, we need to balance current industries with new opportunities to provide jobs that are accessible to a range of skill sets and neighborhoods.

If you had a magic wand and could change anything about Grand Rapids, what would it be?

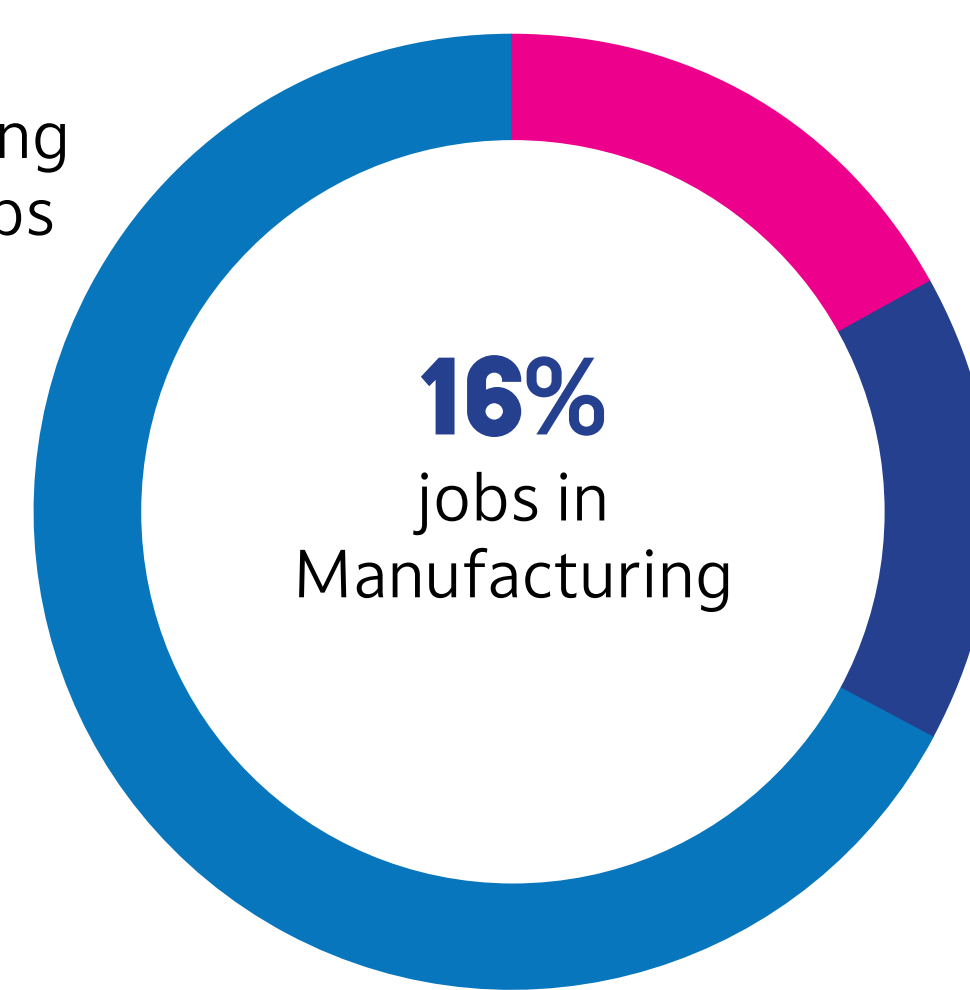
"We are big enough to attract good companies and amenities, yet small enough to feel quaint and neighborly."



Round 2 Engagement Input

EMPLOYMENT IN GRAND RAPIDS

- Healthcare
- Manufacturing
- All Other Jobs



93,084

Commute to Grand Rapids for work

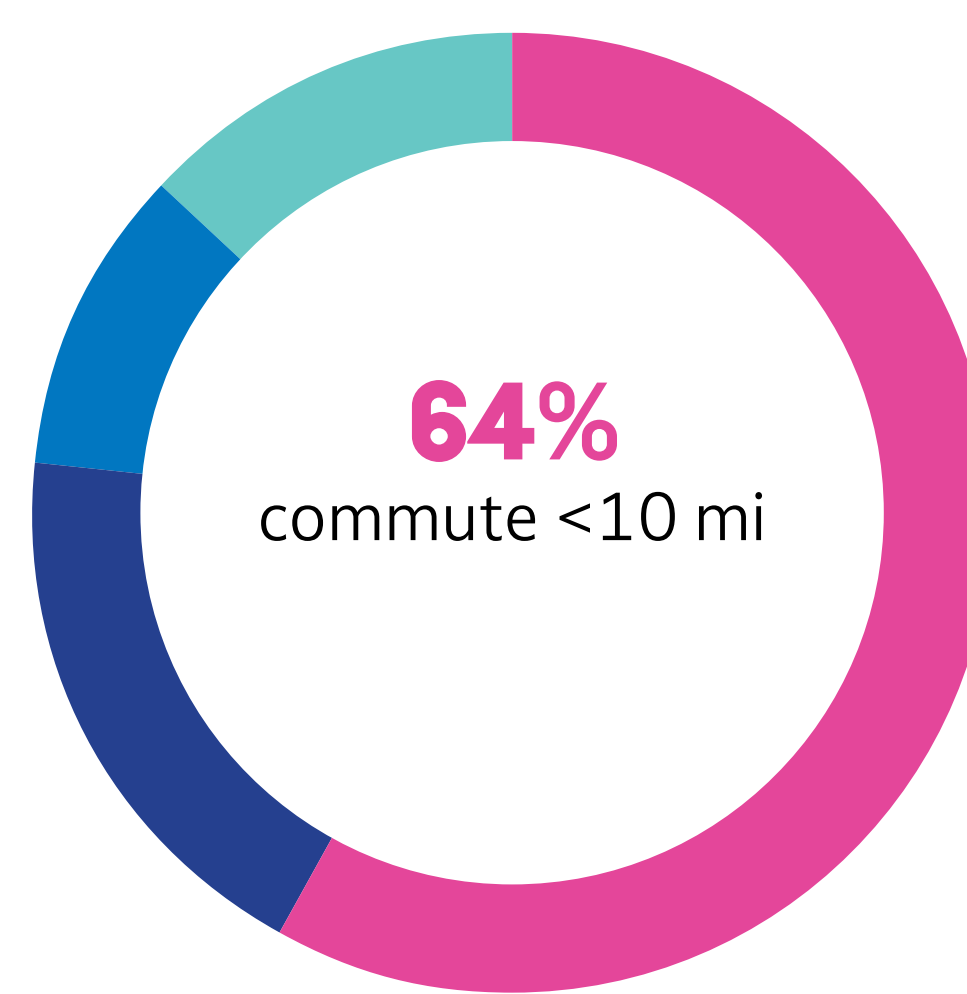
29,959

Live and work in Grand Rapids

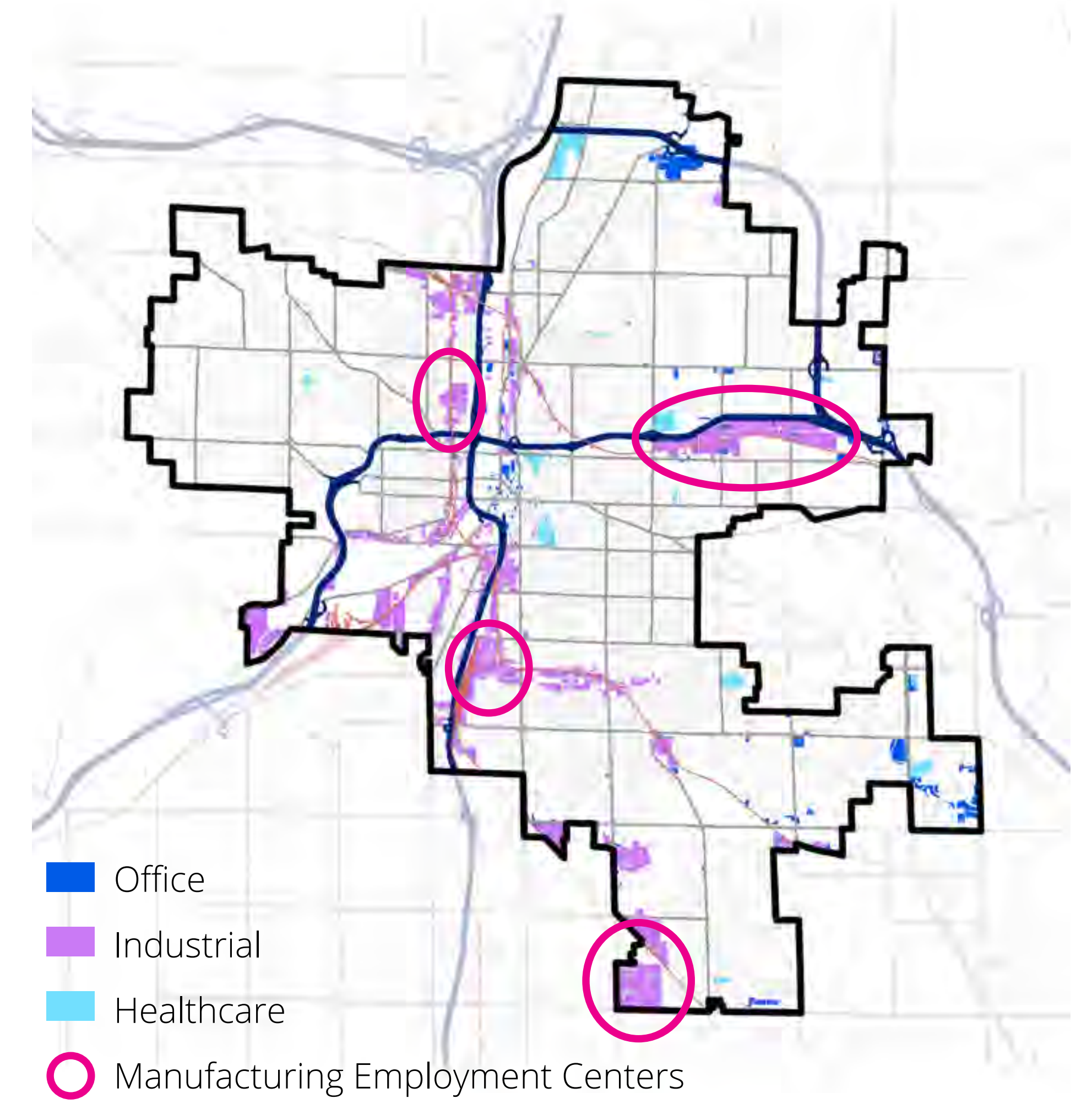
58,182

Leave Grand Rapids for work

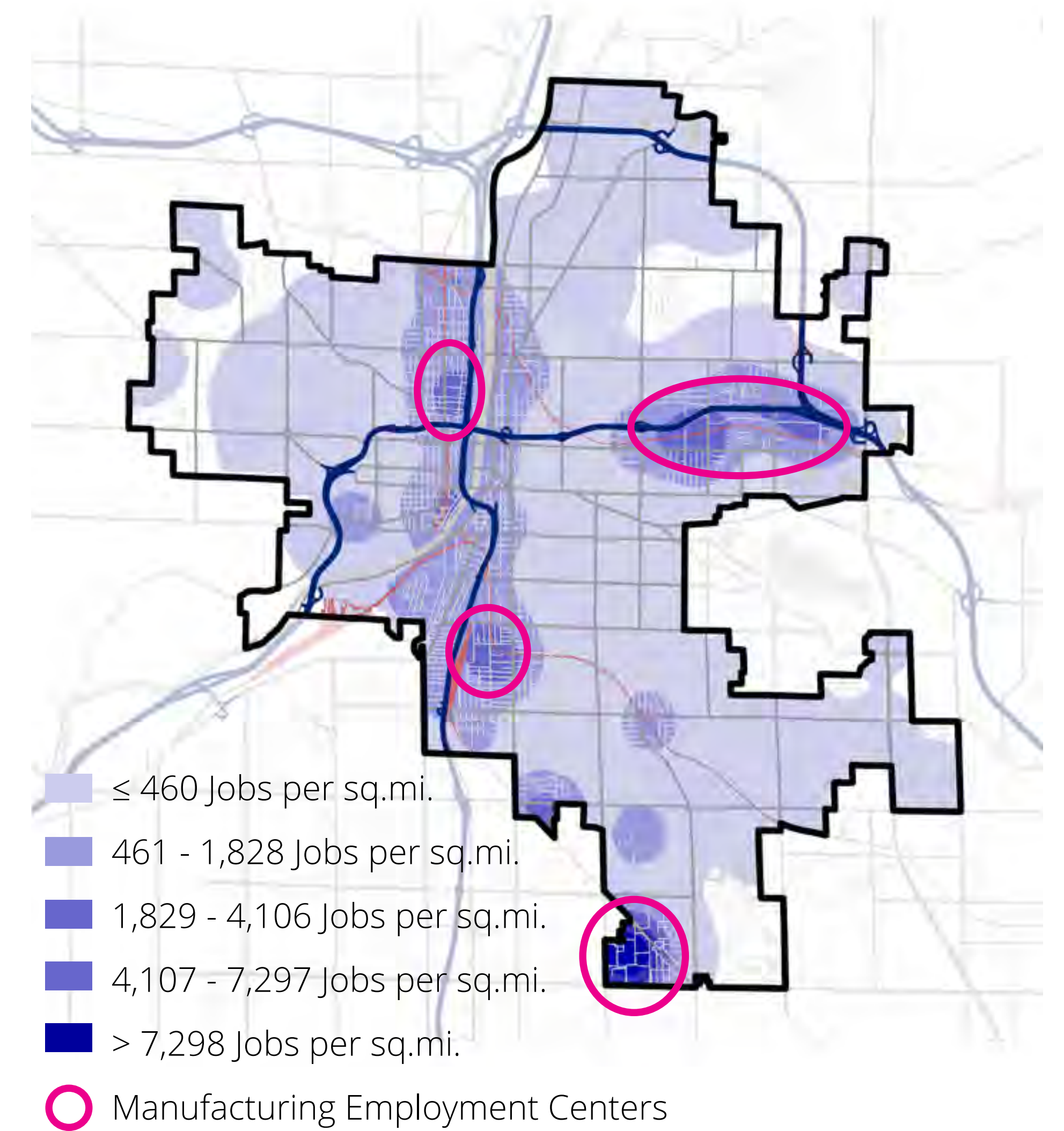
- <10 mi
- 10-24 mi
- 25-50 mi
- >50 mi



Employment Land Uses



Manufacturing Employment Centers



KEY TAKEAWAYS

- Vacancy rates in industrial and commercial areas are low, and there has been little new construction.
- Areas, like the riverfront, are beginning to redevelop and traditional industrial land is evolving to include high-tech, research and development, and other industries.
- Grand Rapids has a significant number of employment centers that can only be accessed by car.

MORE IDEAS

Enhance the livability of areas near employment centers through adequate infrastructure.

Protect existing industrially zoned land primarily for manufacturing and distribution.

Supply industrial and employment land that is sufficient to meet job needs.

Advocate for improved transit services to employment and industrial centers.

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BALANCED MOBILITY

COMMUNITY GOAL AREA

Desired outcomes expressed in simple terms

A transportation network that includes a variety of ways to move about the city and beyond that are safe, reliable, and affordable.

DRAFT BIG IDEA

Selected concept to achieve the goal of the chapter

Make strategic investments to create safe, connected, and comfortable multi-modal networks by prioritizing biking, walking, and transit over parking.

WHAT WE KNOW

- Between 2018 – 2022, there were 249 crashes involving people biking and 509 crashes involving people walking in Grand Rapids.
- Comfort level is a major determinant of when and where people are willing to bike or walk in their day-to-day life.
- Street design, speed limit, existing infrastructure, and other factors greatly influence comfort.

If you had a magic wand and could change anything about Grand Rapids, what would it be?

"Everyone should be able to have access to grocery/retail stores, other businesses, libraries, hospitals and etc. and feel safe going and returning."

Magic Wand Survey, Summer 2023



TOOLKIT

Bus Bulb



Access Management



Curb Bulb-out

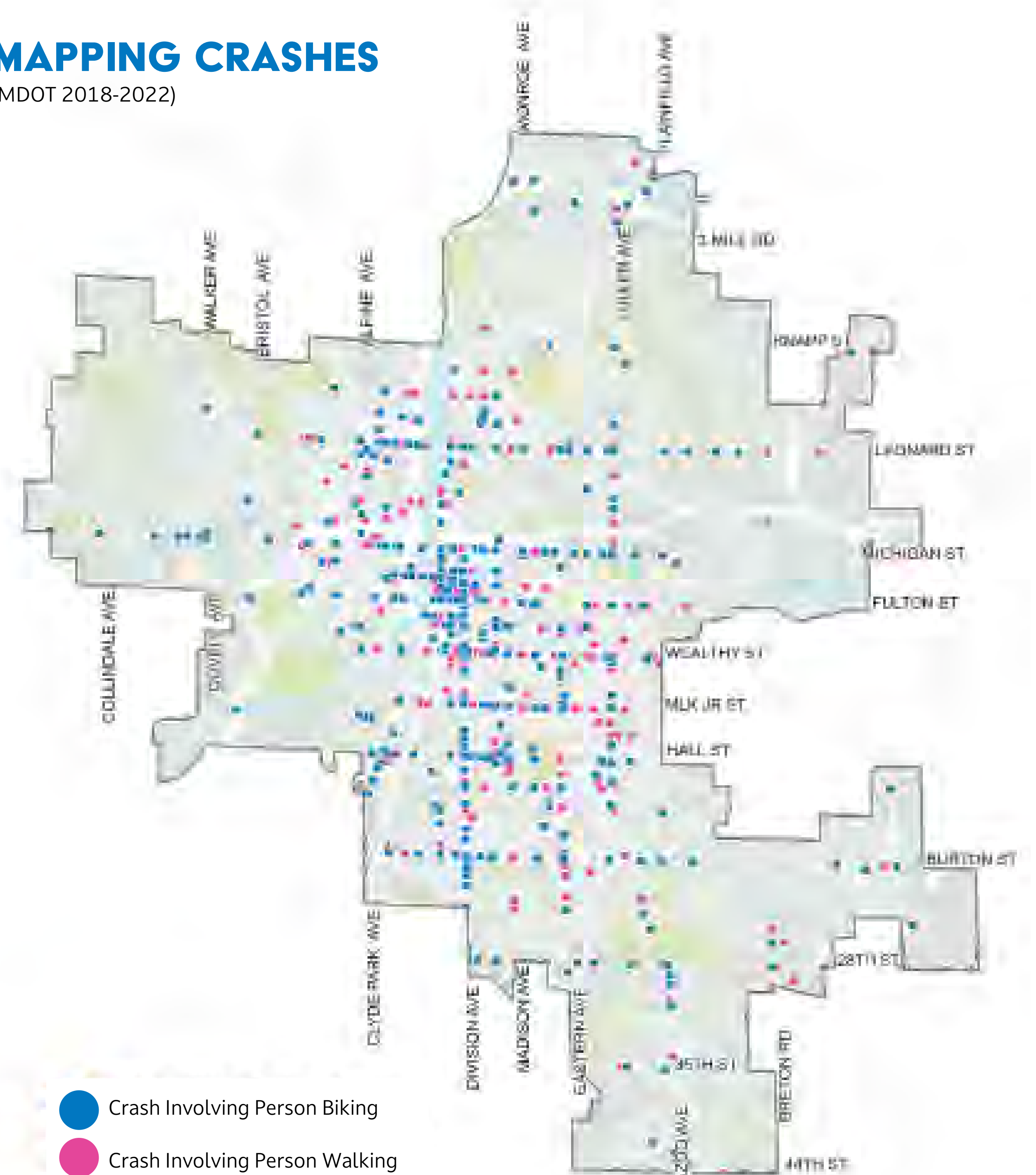


Protected Bike Lane



MAPPING CRASHES

(MDOT 2018-2022)



● Crash Involving Person Biking
● Crash Involving Person Walking

KEY TAKEAWAYS

- Driveway access interrupts sidewalk continuity and creates conflict points for pedestrians and vehicles.
- There is a lack of infrastructure and wayfinding measures geared toward pedestrians and cyclists.
- Transit improvements like frequency of service and additional routes require leadership, funding, and action from agencies outside Grand Rapids.
- Residents are concerned about the speed of traffic and impacts of trucks and other large vehicles in neighborhoods.
- Roundabouts are effective but require driver education.

MORE IDEAS

- Continue to implement Vital Streets recommendations.
- Introduce improved signage and wayfinding in more areas.
- Advocate for improvement to the transit stops in Grand Rapids.
- Improve transit amenities to meet the needs of all users.
- Prioritize roadway investments to address traffic safety.
- Advocate for funding of a multimodal roadway network.

5



DESIRABLE DEVELOPMENT CHARACTER

COMMUNITY GOAL AREA

Desired outcomes expressed in simple terms

A strong sense of place through high quality design and development that is unique and improves or supports the existing fabric of each neighborhood.

DRAFT BIG IDEA

Selected concept to achieve the goal of the chapter

Use character types to build on existing neighborhood patterns and regulate design to ensure compatibility of new development with the existing character of neighborhoods.

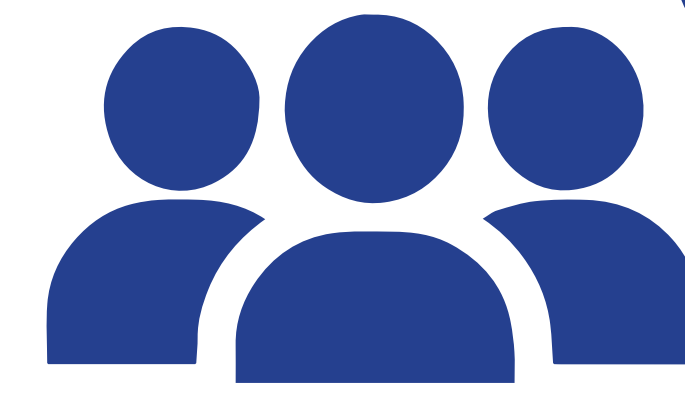
WHAT WE KNOW

- Character types describe and define the characteristics of built and natural places.
- Types relate to land use, but also describe:
 - building form,
 - relationship of buildings to the street,
 - neighborhood or distinct features,
 - streetscape design, etc.
- They also focus on the look and feel of blocks and may vary between neighborhoods.

What do you envision for the future of housing in your neighborhood?

"Allow more housing by right to meet the housing shortage. Maintain quality design standards and make sure housing is sited appropriately."

Envision the Future, Summer 2023



DISTINCT BUILDING FEATURES

Roof Type & Pitch
shape, angle, and steepness

Window Size & Orientation
horizontal or vertical, height and width

Ground Floor Treatment
storefronts, lighting, canopies, signage

Materials
type, quality, installation



SELECTED CHARACTER TYPES

	Traditional Neighborhoods	Mid-Century Neighborhoods	Modern Era Neighborhoods
Low Density Residential			
Commercial Center			
Mixed Residential			

KEY TAKEAWAYS

- Grand Rapids has distinct neighborhoods, each with their own unique character.
- The look and feel of new development have an impact on neighborhoods.
- Building form and features have an impact on the overall compatibility of new development.
- Additional density is needed to expand housing affordability.

MORE IDEAS

- Implement character types that respect the unique characteristics of existing neighborhood patterns.
- Improve design requirements for new development.
- Create policies that address the ground floor design of buildings.
- Address the compatibility of infill and larger scale development.

6

**HOW CAN THE
COMMUNITY MASTER
PLAN (CMP) ADDRESS
SOME OF THESE ISSUES
IDENTIFIED BY THE
COMMUNITY?**

**INFRASTRUCTURE
IMPROVEMENTS**

The CMP will help to prioritize capital improvements over the coming decades.

CHANGES IN LAND USE

The CMP will create a future land use plan which will guide public and private investment over the coming decades.

**BUILDING TYPES FOR
NEW DEVELOPMENT**

The CMP can recommend changes to the zoning code which controls the type of development that is allowed in any particular part of the city.

**HOUSING
AFFORDABILITY**

The CMP can recommend policies that make it easier to add to the housing supply and target the creation of affordable units.

**PRESERVATION OF
NEIGHBORHOOD
INSTITUTIONS**

(Neighborhood institutions is a general term that refers to the places where neighbors gather and community is formed. Examples may include religious organizations, community centers, long-standing local businesses, etc.)

The CMP can recommend protections for key institutions through zoning changes or preservation districts.

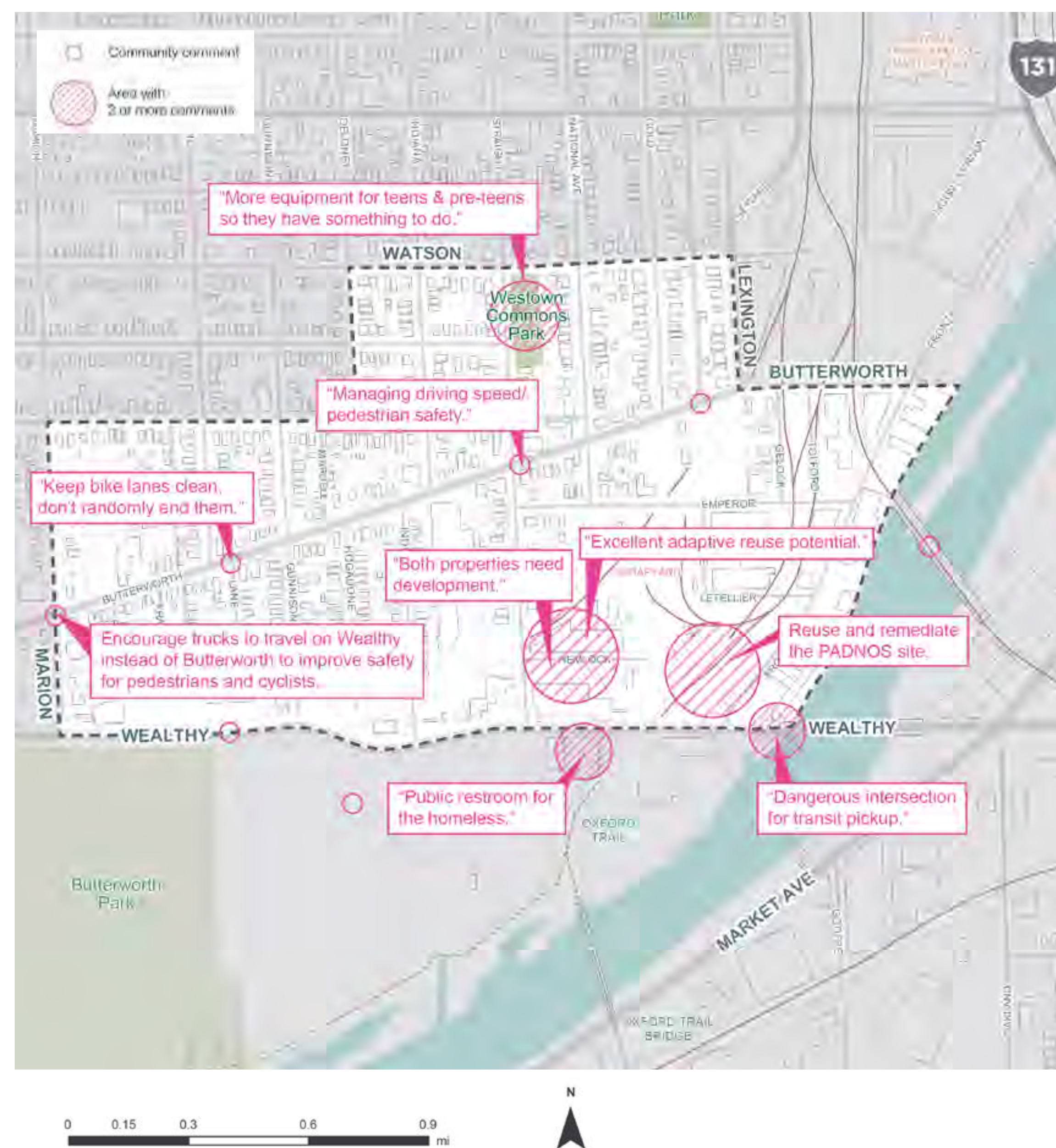
AREA SPECIFIC PLANS

What is an Area Specific Plan? An Area Specific Plan (ASP) guides future improvements and investments within a specific geographic area. It focuses on areas such as land use, zoning, transportation, and development character.

BUTTERWORTH

Comments below summarize feedback received at the Open House on Oct. 25 at 759 Butterworth Street from 6-8pm, hosted by the South West Area Neighbors dba John Ball Area Neighbors.

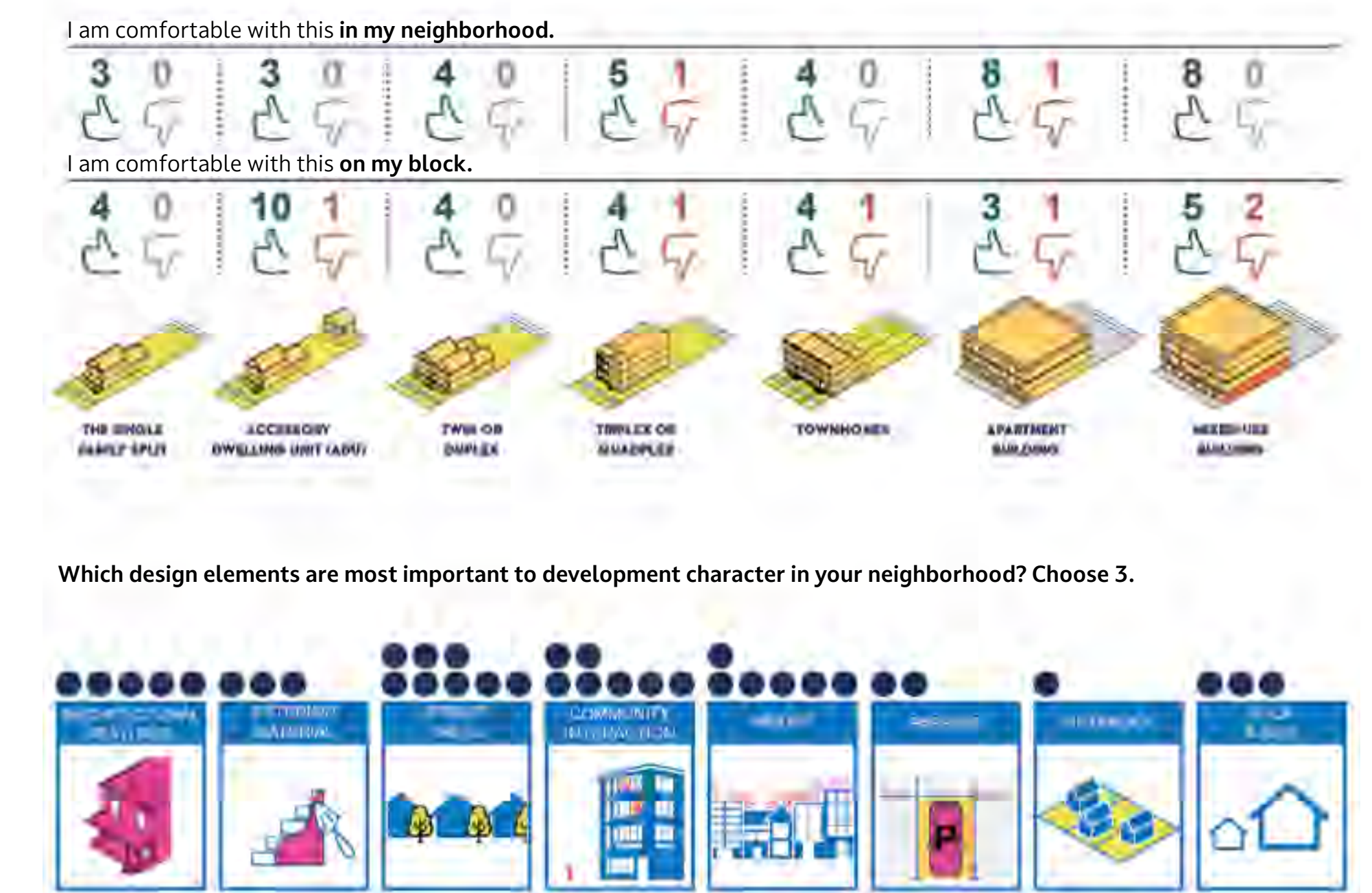
SITE SPECIFIC COMMENTS/IDEAS INCLUDE:



COMMENTS SHARED BY PARTICIPANTS INCLUDE:

- ▶ Prioritize making Wealthy safer for cyclists and pedestrians. There is a lot of litter in the area and a high volume of traffic that is incompatible with the use of the current bike lane there.
- ▶ Make Butterworth safer for cyclists, and encourage trucks to use alternate routes to reduce the impact of truck traffic on Butterworth. (Note: While Butterworth is one of the City's designated truck routes, participants noted the adverse impact trucks have on safety for cyclists).
- ▶ Reuse and remediate the Padnos and scrapyards sites and redevelop into a community-friendly use.

COMMENTS ABOUT NEW HOUSING TYPES & CONCERNS:



CRESTON

Comments below summarize feedback received at the Creston Neighborhood Association's Annual Meeting on Oct. 26 at Palmer Elementary from 6-8pm.

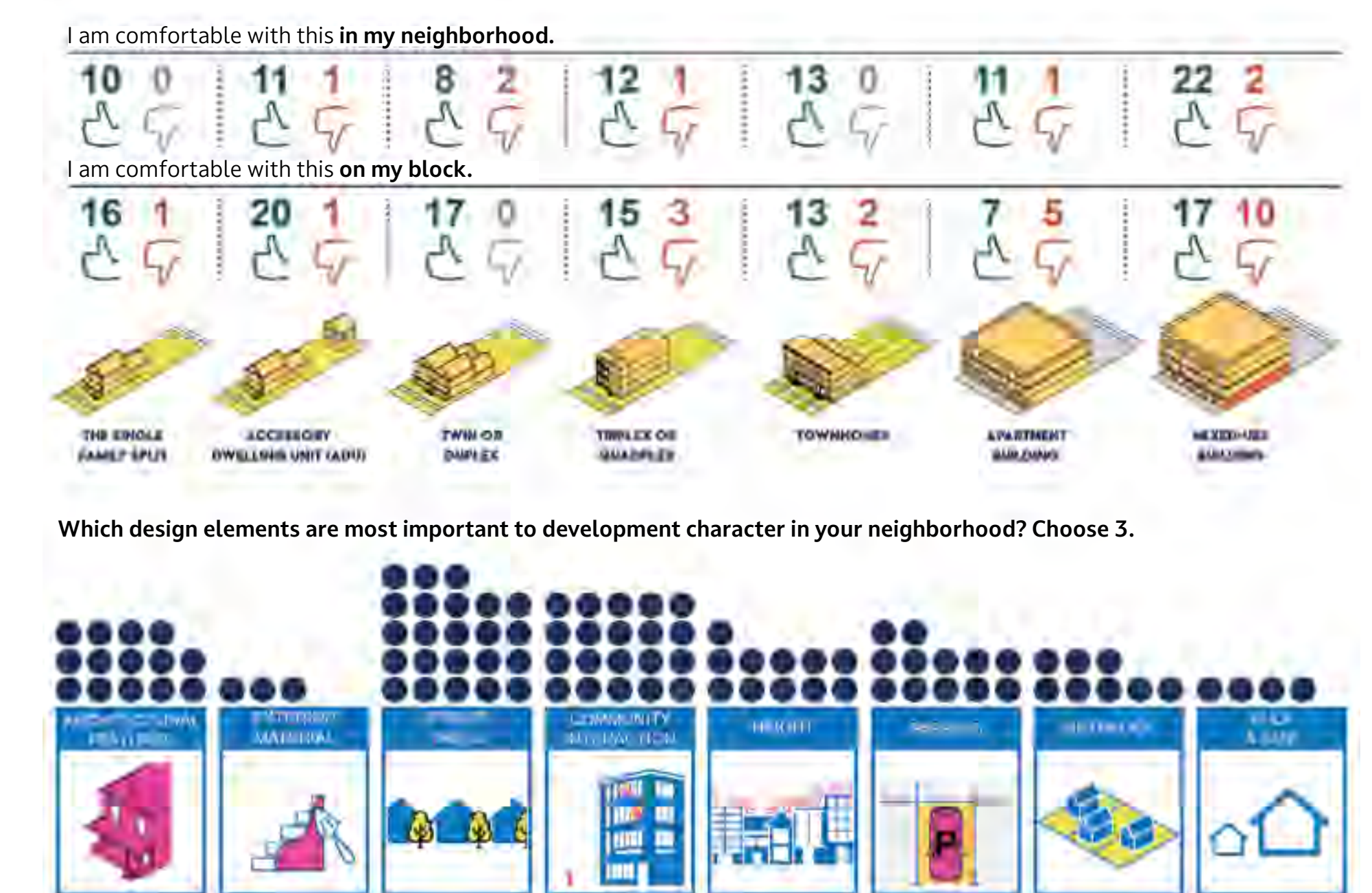
SITE SPECIFIC COMMENTS/IDEAS INCLUDE:



COMMENTS SHARED BY PARTICIPANTS INCLUDE:

- ▶ Create design guidelines for new development. New buildings along Plainfield lack distinctive architectural features that fit in with the neighborhood.
- ▶ Activate vacant businesses and storefronts on Plainfield between Eleanor and Graceland.
- ▶ Advocate for changes to improve pedestrian and cyclist safety. Changes in grade along Plainfield create dangerous conditions for pedestrians and cyclists. It is important to include crossings, roundabouts, and traffic-calming strategies.
- ▶ Explore how the Baker Building Warehouse site can be redeveloped.

COMMENTS ABOUT NEW HOUSING TYPES & CONCERNS:



SOUTHTOWN

Comments below summarize feedback received at the Southtown Community Dinner hosted by LINC Up on Oct. 24 from 5-6:30pm.

SITE SPECIFIC COMMENTS/IDEAS INCLUDE:



COMMENTS SHARED BY PARTICIPANTS INCLUDE:

- ▶ Preserve neighborhood parks and Hall and Division as community assets and spaces.
- ▶ Explore infill opportunities along Division and Wealthy.
- ▶ Address concerns around housing affordability. Participants expressed concerns about important community hubs such as M.L.K. Jr. (Franklin) and Eastern becoming at risk of change, and attention to homelessness along Wealthy.

COMMENTS ABOUT NEW HOUSING TYPES & CONCERNS:

