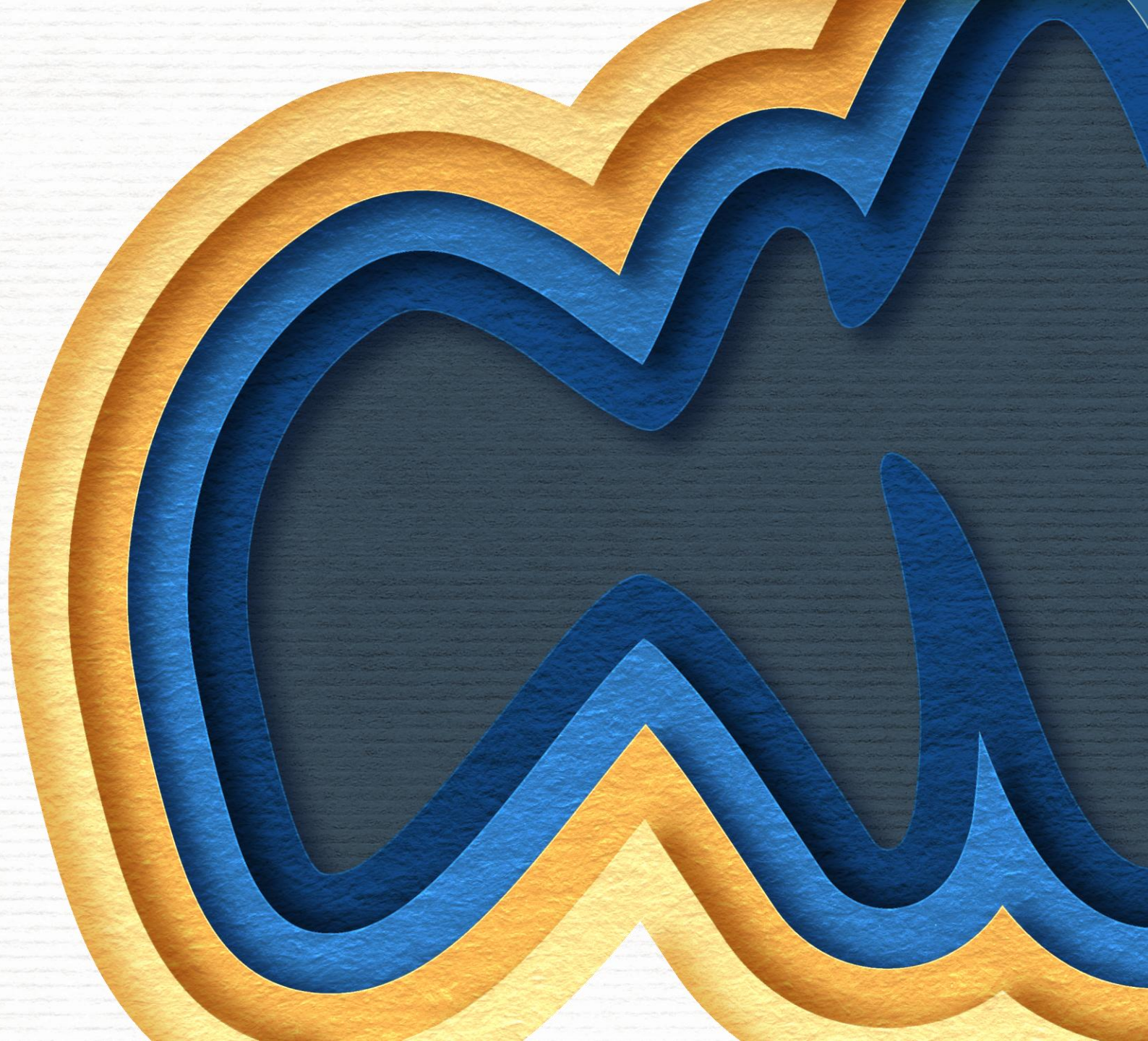


Committee of the Whole Briefings

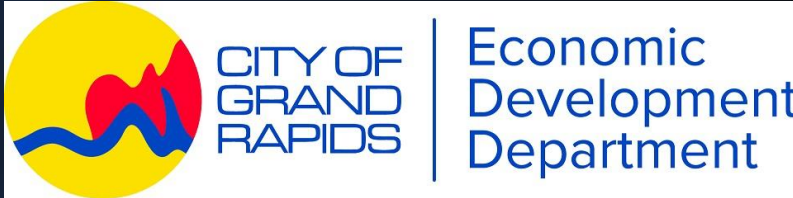
06/02/2026



125 Ottawa II, LLC – 125 Ottawa Redevelopment Project

Address: 125 Ottawa Avenue NW

Project type: 15-year Neighborhood Enterprise Zone Exemption Certificate



- Adaptive reuse of floors 2-4 of the existing Ledyard Building. Includes construction of 40 residential units.
- Downtown Grand Rapids
 - Downtown Development Authority has approved a 90% passthrough of Tax Increment Revenue for the project
- 36 new apartments
 - 34 one-bedroom units
 - 6 two-bedroom units
 - 8 units income restricted and rented to households earning at or below 60% AMI
 - 28 units estimated to be rented to households earning at or below 120% AMI
 - Income restricted units remain income restricted for the term of reimbursement (currently estimated to be 25 years)
- \$11.4 million total costs
 - \$6.1 million total construction costs
- Inclusion Plan:
 - 30% overall or \$1.85 million
 - 14% MBE
 - 1% WBE
 - 15% MLBE
- Up to \$4.6 million in reimbursement for Brownfield eligible activities
- 15-year Neighborhood Enterprise Zone valued at approximately \$1.8 million
- Construction expected to begin in 2026





Accessory Dwelling Unit Program & Recommended Zoning Code Amendments

Committee of the Whole
June 2, 2026

City of Grand Rapids Planning Department

Executive Summary— Accessory Dwelling Unit Task Force

Accessory Dwelling Units (ADU) have gained popularity in growing urban areas as a way to create additional homes in existing neighborhoods. As housing demand continues to outpace supply in Grand Rapids, there's been a growing interest in ways to spur this development to ease pressure.

The ADU Task Force was commissioned to identify points of friction in the current development process as well as existing best practices at play in other communities. The cohort identified this portfolio of opportunities for improvement that have been themed into four categories:



Customer Experience

How people discover, understand, decide, and plan to build an ADU



Zoning Reform

The rules and regulations that govern the placement, design, and use of an ADU



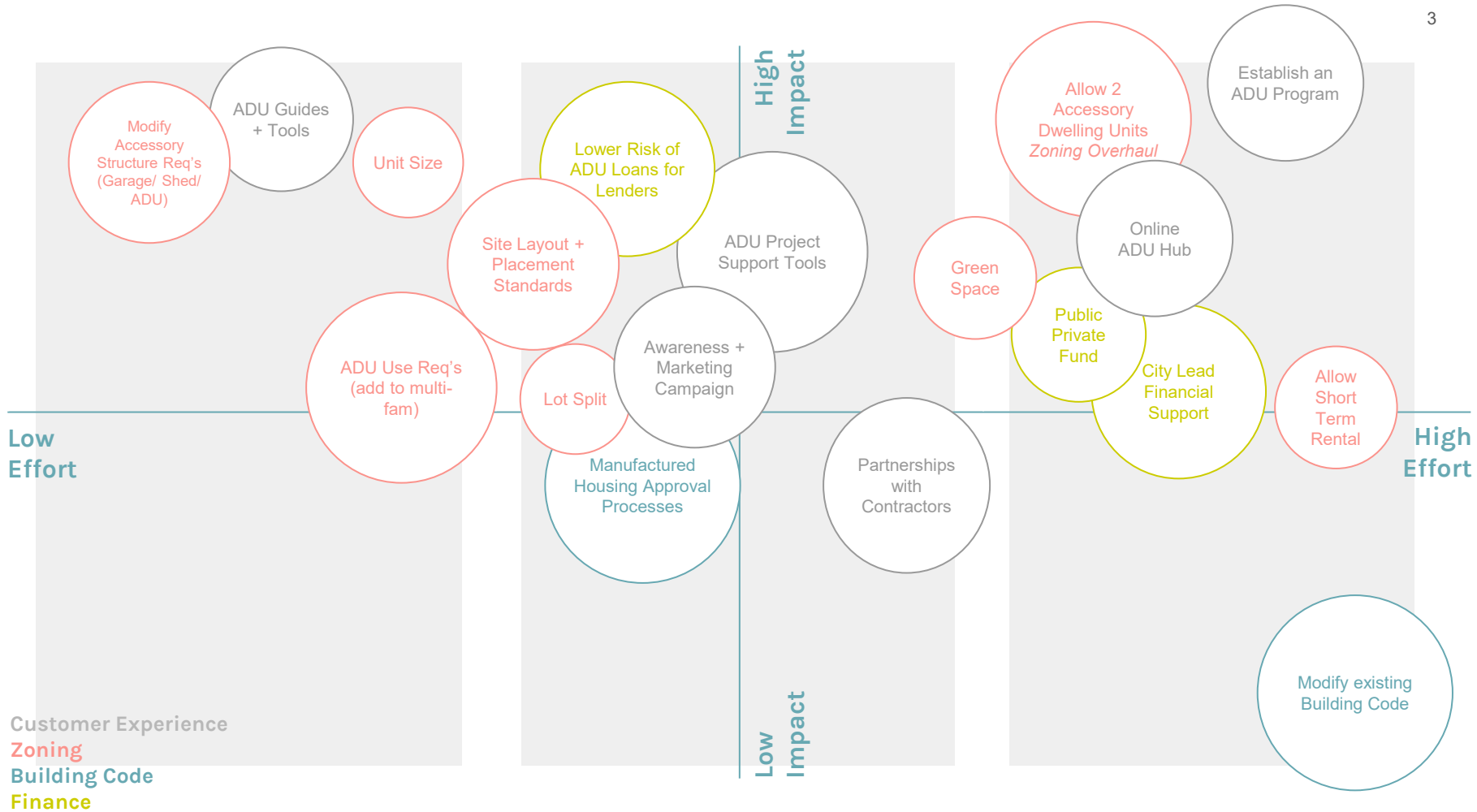
Building Code

The rules and regulations that guide the construction of an ADU







Finance

How people plan, budget, and access financial resources





Customer Experience
Zoning
Building Code
Finance

ADU Task Force Recommendations

	Tier 1	Tier 2	Tier 3	Tier 4
 Customer Experience	<ul style="list-style-type: none"> Develop a Marketing + Awareness Campaign Publish ADU Guides + Toolkits 	<ul style="list-style-type: none"> Create ADU Project Support Tools 	<ul style="list-style-type: none"> Partner with Contractors Develop a Grand Rapids ADU Hub Establish an ADU Program Publish Permit Ready ADU Plans 	
 Zoning Reform	<ul style="list-style-type: none"> Adjust ADU Unit Size Modify Accessory Structure Req's Revise Site Layout + Placement Stds Broaden ADU Use Requirements 	<ul style="list-style-type: none"> Allow Short Term Rentals 	<ul style="list-style-type: none"> Revise Greenspace Requirements Allow ADU Lot Splits Permit 2 ADUs per Property 	
 Building Code				<ul style="list-style-type: none"> Change MFG Housing Approval Modify Existing Building Code
 Finance			<ul style="list-style-type: none"> Provide City Financial Support Reduce Risk of Loans for ADUs 	<ul style="list-style-type: none"> Establish a Public+Private Fund

ADU Task Force Recommendations

	Tier 1	Update	Timeline
 Customer Experience	Publish ADU Guides + Toolkits	Develop work plan and templates. Will begin after Zoning Ordinance Update	Summer 2026
	Develop a Marketing + Awareness Campaign	Coordinate with GRAR on a digital marketing campaign to direct property owners to city resources about ADU requirements.	Fall 2026
 Zoning Reform	Adjust ADU Unit Size	See Planning Commission recommendation	Spring 2026 and Summer 2027
	Modify Accessory Structure Requirements	See Planning Commission recommendation and will refine with Zoning Ordinance Update	Spring 2026 and Summer 2027
	Revise Site Layout + Placement Standards	See Planning Commission recommendation and will refine with Zoning Ordinance Update	Spring 2026 and Summer 2027
	Broaden ADU Use Requirements	See Planning Commission recommendation and will refine with Zoning Ordinance Update	Summer 2027



ADU Task Force Recommendation

Adjust ADU Unit Size

Task Force Ideas	Current Regulation	Planning Commission Recommendation
<input checked="" type="checkbox"/> Increase the maximum ADU size as a share of the primary home	<p>The ADU shall not exceed 40% of the gross floor area of the primary structure or 400 sq. ft., whichever is larger.</p> <p>In no case shall the ADU exceed 850 sq. ft. in gross floor area.</p>	<p>PROPOSED ZO TEXT AMENDMENT Set maximum floor area at 1,000 sq. ft. and Limit size to no larger than the primary structure</p>
<input checked="" type="checkbox"/> Increase the maximum total ADU size		
<input checked="" type="checkbox"/> Eliminate the size relationship between an ADU and the primary home and default to a maximum ADU size		
<input checked="" type="checkbox"/> Exclude non-living spaces (stairways, mechanical spaces, etc.) from counting towards an ADU's size	<p>Gross floor area is measured from the exterior limits of the faces of the structure.</p>	



Modify Accessory Structure Requirements

Task Force Ideas	Current Regulation	Planning Commission Recommendation
<input checked="" type="checkbox"/> Redefine an ADU outside of an accessory structure	A detached ADU is considered an accessory structure.	Intent has been implemented. However, to implement as written <i>it is recommended that this be part of the comprehensive Zoning Ordinance update</i> given the need to change multiple interdependent sections of the Zoning Ordinance.
<input checked="" type="checkbox"/> Exempt ADUs from the total maximum square footage of accessory structures per lot	Accessory structures are subject to maximum gross floor area requirements depending on Neighborhood Classification and lot area.	PROPOSED ZO TEXT AMENDMENT Exempt ADUs from the total maximum square footage of accessory structures per lot.
<input checked="" type="checkbox"/> Exempt an ADU from the total number of accessory structures per lot	One (1) detached and one (1) attached accessory structure is permitted, with an additional structure of 120 square feet or less permitted.	PROPOSED ZO TEXT AMENDMENT Exempt an ADU from the total number of accessory structures per lot.
<input checked="" type="checkbox"/> Increase the square footage bonus for ADUs built on the second story of an accessory structure (over a garage)	Floor area for an accessory structure that contains a second floor ADU may be increased by 100%	Intent has been implemented by the proposed amendments to increase floor area and exemption from accessory structure number and area.




Revise Site Layout and Placement Standards

Task Force Ideas	Current Regulation	Planning Commission Recommendation
Reduce the front yard setback for ADUs on corner lots	An attached ADU shall be subject to the zone district setback requirements for a primary structure.	Given the necessary analysis and changes to multiple interdependent sections of the Zoning Ordinance, <i>it is recommended that this be part of the comprehensive Zoning Ordinance update.</i>
Allow zero lot line setbacks for ADUs when done behind zero lot line buildings	A detached ADU shall be subject to the zone district setback requirements for an accessory structure.	
Give City Staff more administrative flexibility in ADU placement	The rear setback for detached ADUs is 3 feet.	<i>An existing Administrative Departure allows the flexibility for detached accessory structures to be located 1 foot from the side or rear lot line due to site constraints.</i>
Reduce or eliminate the rear setback for ADUs along alleys	The rear setback for attached ADU's in the TN Neighborhood Classification is 25 feet.	



Broaden ADU Use Requirements

Task Force Ideas	Current Regulation	Planning Commission Recommendation
 Increase the maximum number of bedrooms permitted in an ADU	Maximum of 2 bedrooms is permitted.	PROPOSED ZO TEXT AMENDMENT Eliminate the maximum number of bedrooms.
Allow home occupations in ADUs	Home occupations are not permitted in accessory structures. The regulation is intended for use of garages or sheds for home occupations.	Given the multiple ordinances regulating Home Occupations, and changes to multiple interdependent sections of the Zoning Ordinance, <i>it is recommended that this be part of a future Ordinance update.</i>
Allow ADUs to be built in multi-family developments	ADU's are permitted in association with a single-family or two-family dwelling.	Given the necessary analysis and changes to multiple interdependent sections of the Zoning Ordinance, <i>it is recommended that this be part of the comprehensive Zoning Ordinance update.</i>
Allow ADUs to be built in mixed-use and commercial developments	ADU's are permitted in association with a single-family or two-family dwelling.	



Thank you!





Zone GR

BUILDING A BRIDGE
TO OUR FUTURE

City Commission

Committee of the Whole | Tuesday, June 2, 2026

Project Scope | Broad Goals



ALIGN OUR RULES WITH OUR VISION

Connect the ordinance to Bridge to Our Future, area-specific plans, and recent policies so all our planning efforts work together.



BALANCE CONSERVATION, EVOLUTION, & GROWTH

Conserve and protect valuable community assets, allowing buildings and neighborhoods to evolve, buildings to be reused, and new infill to direct growth to areas with existing infrastructure.



MAKE ZONING EASIER TO UNDERSTAND & USE

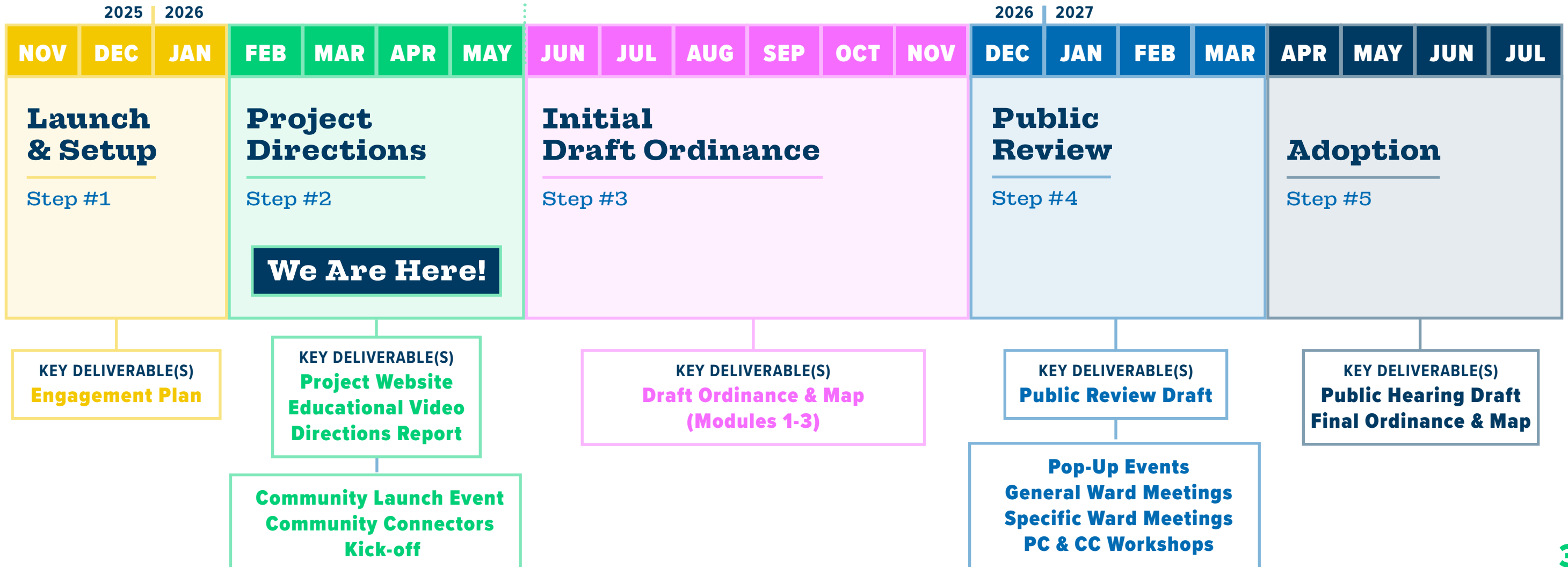
Create clear rules with pictures and examples, speed up approval timelines, and give projects the flexibility to adapt when it makes sense.

Timeline | Project Steps

Key Advisors:

- General Public
- Technical Advisory Committee (TAC)
- Planning Commission
- City Commission

Engagement Summary #1




Project Directions Report

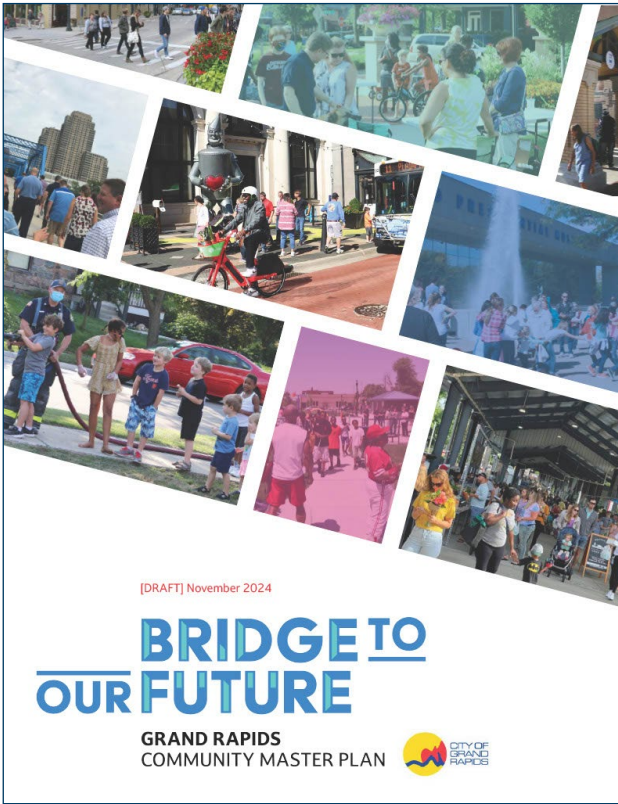
What is a Project Directions Report?

 **DOCUMENTS** our early research into the City, review of plans, and analysis of the current zoning ordinance.

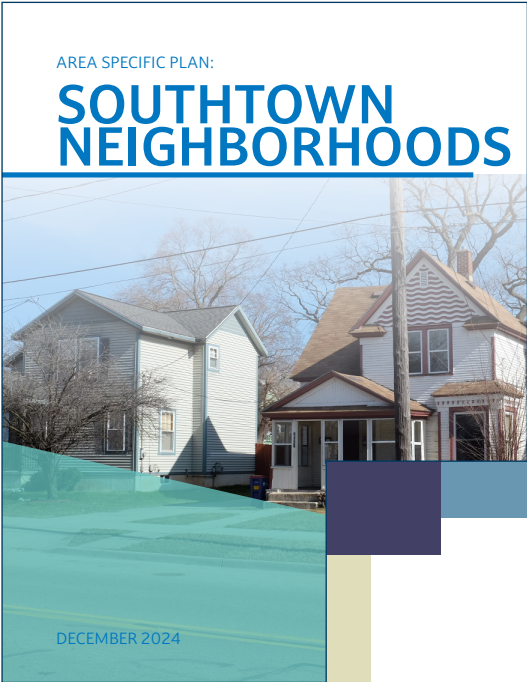
 Creates a **ROADMAP** for moving forward.

 Provides an opportunity to **VERIFY** our direction prior to writing and illustrating an initial draft ordinance.

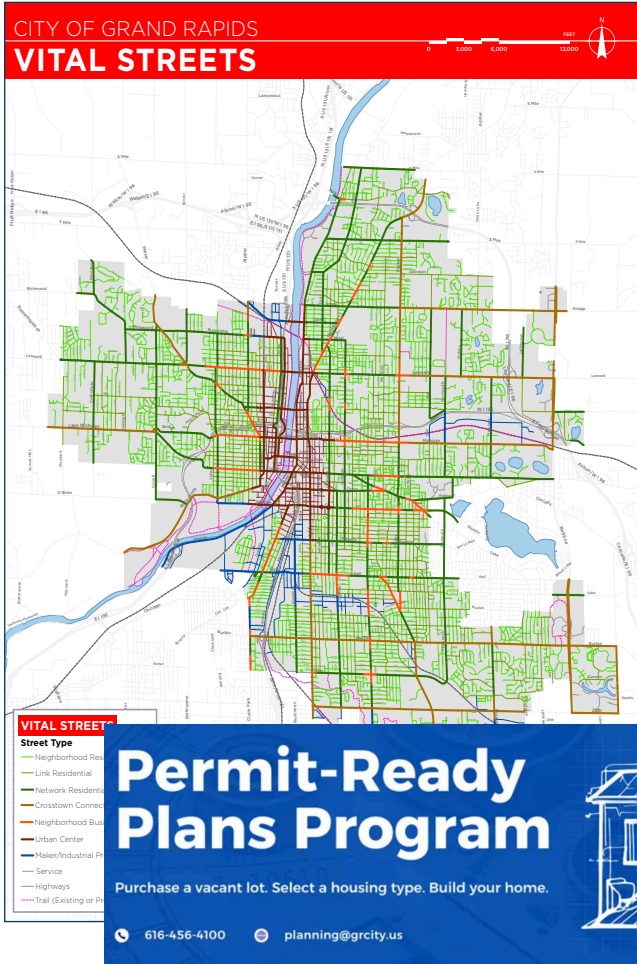
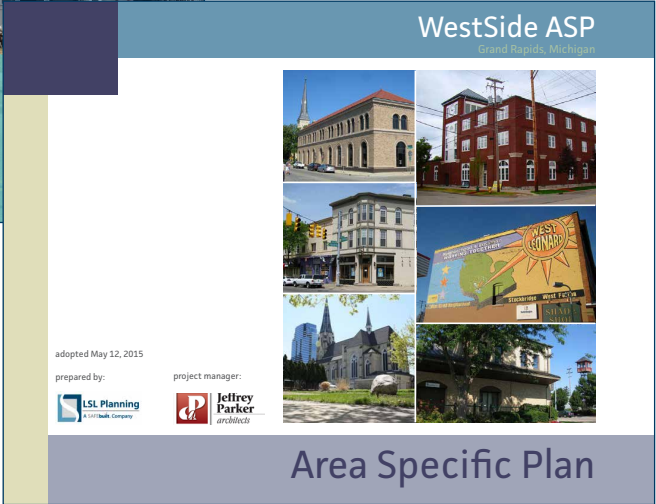
Background | Guiding Plans & Policies



COMMUNITY MASTER PLAN



AREA SPECIFIC PLANS



OTHER PLANS & INITIATIVES

Background | Community Goal Areas

COMMUNITY VISION STATEMENT

In the next 20 years...

Grand Rapids aspires to build a sustainable city of inclusion, where people in all neighborhoods have the opportunity to live in safe and affordable housing, to move throughout the city in a variety of ways, to earn a living wage through meaningful job choices, and to gather together in vibrant spaces that celebrate our unique cultures and histories.

COMMUNITY VALUE THREADS



Equity: Where all residents have access to resources that allow for opportunity, influence, and positive life outcomes no matter their starting point.



Safety: Where all people are secure and protected in all communities no matter where they live or come from, or what they look like.



Vibrancy: A variety of amenities, including arts, culture, and recreation opportunities, that activate and contribute to the energy of the city year-round.



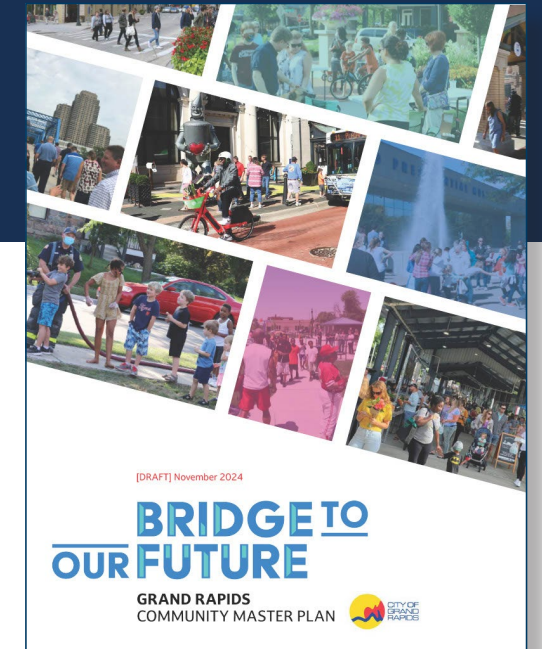
Culture: Traditions and experiences that originate from one's background and lived experiences and can be shared and celebrated with others.



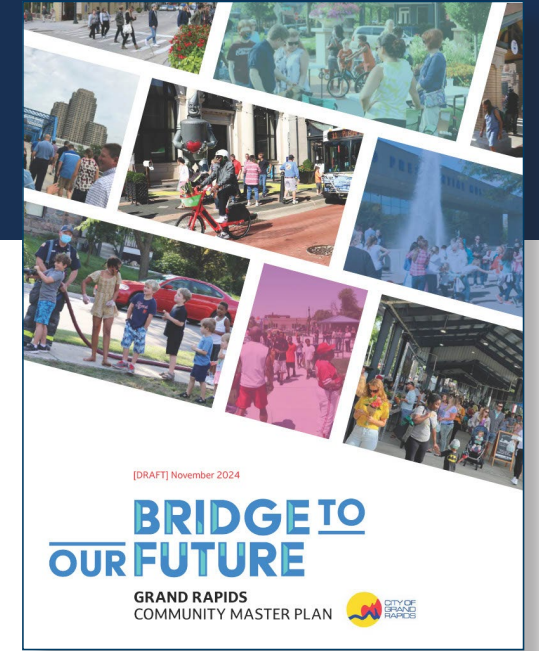
Sustainability: Balancing growth, environmental stewardship, and well-being in a way that fulfills current and ongoing needs and opportunities of future generations.

COMMUNITY GOAL AREAS

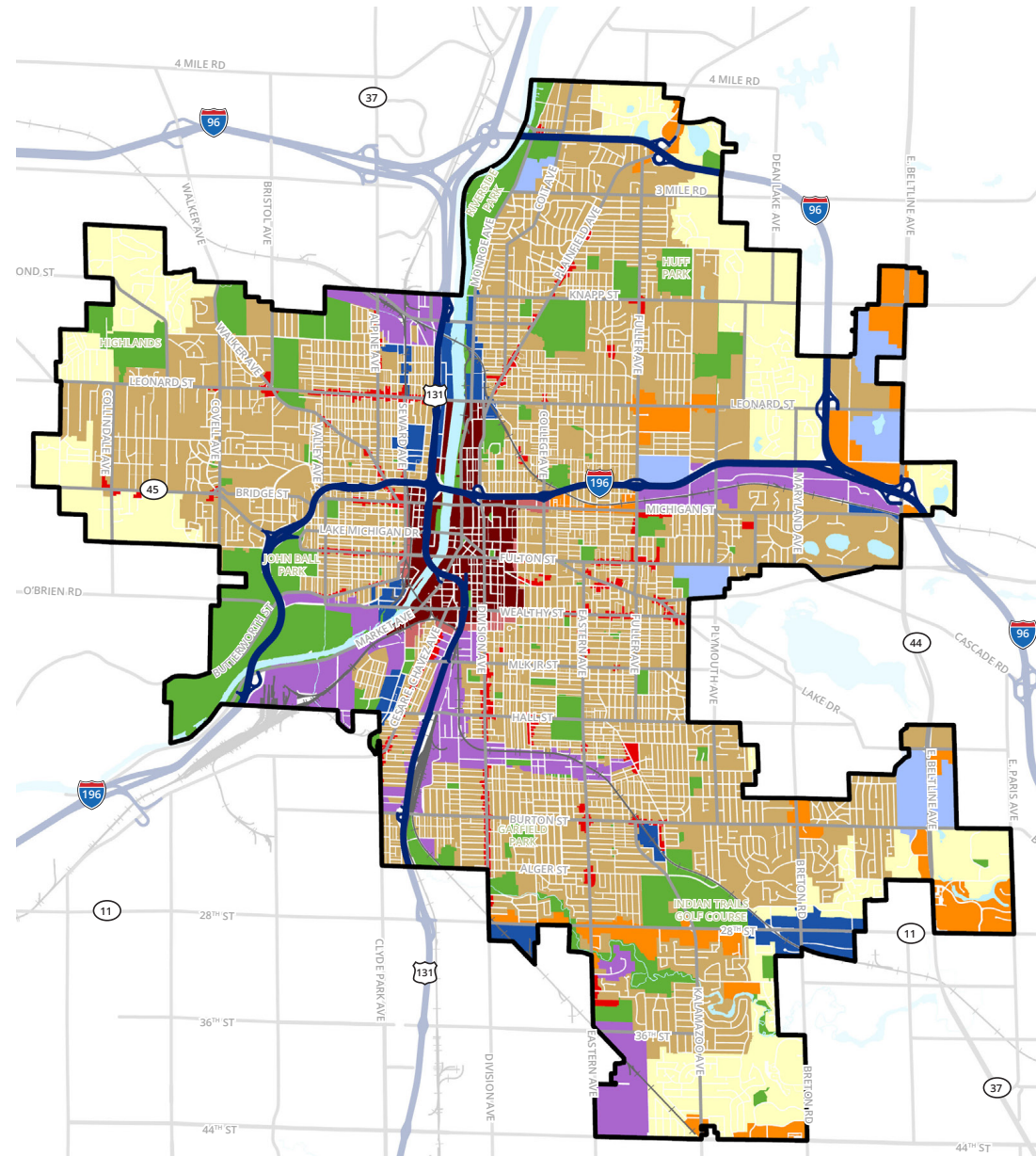
- 1. Great Neighborhoods:** Connected and diverse neighborhoods where residents can thrive. Grand Rapids neighborhoods will have access to housing, retail, open space, and more that meet the needs of residents in all phases of life.
- 2. Vital Business Districts:** A network of unique and diverse businesses in all neighborhoods. Vital business districts will provide a variety of products, services, amenities, and safe, walkable places that attract people.
- 3. A Strong Economy:** An economy that offers a prosperous quality of life. The Grand Rapids economy will offer a range of employers and job choices so that everyone can access and earn a living wage.
- 4. Balanced Mobility:** A transportation network that is safe, reliable, and affordable. Grand Rapids will have mobility options that include a variety of ways to move about the city and beyond.
- 5. Desirable Development Character:** A strong sense of place through high quality design. New development will improve or support the existing fabric of each neighborhood.



Background | Development Character



FUTURE LAND USE AND CHARACTER MAP



- Downtown
- Transitional Activity Center
- Community Activity Center
- Neighborhood Center
- Compact Neighborhood
- Suburban Neighborhood
- Manufacturing & Logistics
- Campus
- Innovation Center
- Parks and Open Space

A DEVELOPMENT CHARACTER-BASED APPROACH

This plan takes a character-based approach to shaping the future development of Grand Rapids. While the Future Character and Land Use Map includes land uses in each character type, it also describes the built form that is desired in each area.

There are a number of advantages to this approach, including:

- Sets clear expectations about the physical characteristics of development
- Indicates key infrastructure in a particular area
- Establishes a foundation for zoning code updates






Directions Report | Key Priorities

Community Goal

Areas:

- Great Neighborhoods
- Vital Business Districts
- A Strong Economy
- Balanced Mobility
- Desirable Development
- Character

Value Threads:

-  Equity
-  Safety
-  Vibrancy
-  Culture
-  Sustainability



HOUSING-SUPPORTIVE



BUSINESS FRIENDLY



CONTEXT-SENSITIVE



VIBRANT & WALKABLE



GREEN & HEALTHY



PREDICTABLE & TRANSPARENT



Housing-Supportive

TYPES OF MIDDLE HOUSING

ROW BUILDING

The Row building consists of a series of (usually vertically oriented) side-by-side units in a single building. This building type is similar in many ways to the General building, but multiple entrances are required along the facade, with an entrance into each unit directly from the outside.

The Row building accommodates a variety of subtypes, such as rowhouses, townhouses, and live-work units. Where office or other commercial uses are allowed, live-work units may have those uses on the ground story. Occasionally, single-story units occur in a Row Building configuration, though most consist of multiple, narrow 2-3 story units.

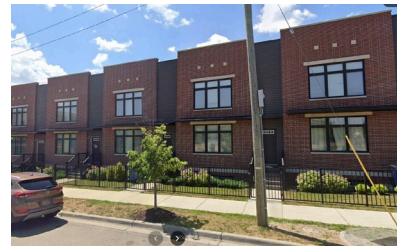
KEY CHARACTERISTICS

BUILDING PLACEMENT & MASSING

- Up to 2.5 stories, half story in roof or basement; wider units can be 3 stories
- Front facades oriented to street often with small yards or terraces in front
- Parking is in rear in a lot, accessory garage, or tucked under the living spaces in the principal building. On-street visitor parking

FACADE DETAILS

- Minimum window coverage on all street facing stories
- Entryway transitions include porches or stoops with a door for each unit on the street; ground story should be elevated above sidewalk level especially with shallow front setbacks, provided accessibility is addressed.
- Mix of roof types
- High level of interesting detailing and high-quality materials on facades
- Facades limited to neighborhood-scaled segment/module widths with connections allowed in between



New construction rowhouses on Rumsey St. SW in the Roosevelt Park neighborhood.



New construction, affordable townhouse units in a development on MLK Jr. St. SW.



New construction townhouses on Blodgett St. SE in the East Hills neighborhood.



Mid-20th Century townhouses in the Creston Neighborhood, grouped in fours, fronting on a street with parking in the rear.

LANE HOUSE

The Lane House is a version of the Traditional House where the buildings front an alley or a lane, typically called a "Place", instead of a street with a full right-of-way. These lanes do not have full pedestrian facilities (sidewalk and street trees), and the houses typically have very shallow yards. New versions of these houses on existing Lane House lots have been recently allowed through contextual setback allowances.



O'Keefe Place SW



Krakow Place SW



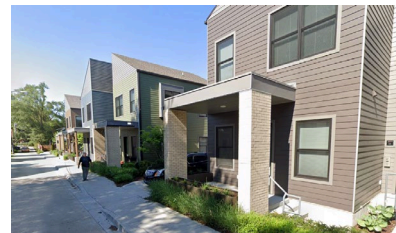
Portsmouth Place NE



Oakley Place NE



Michigan Place NE



New construction Lane Houses on Freyling Place SE



Freyling Place SE

- **At least 14,000 new housing units needed by 2027.**
- **Increase Housing Choice with options for different life stages and incomes.**
- **Preserve existing affordable units.**

Bold Change From CMP:

- **Allow duplexes, triplexes, quadplexes, and accessory dwelling units in areas zoned for low-density residential.**



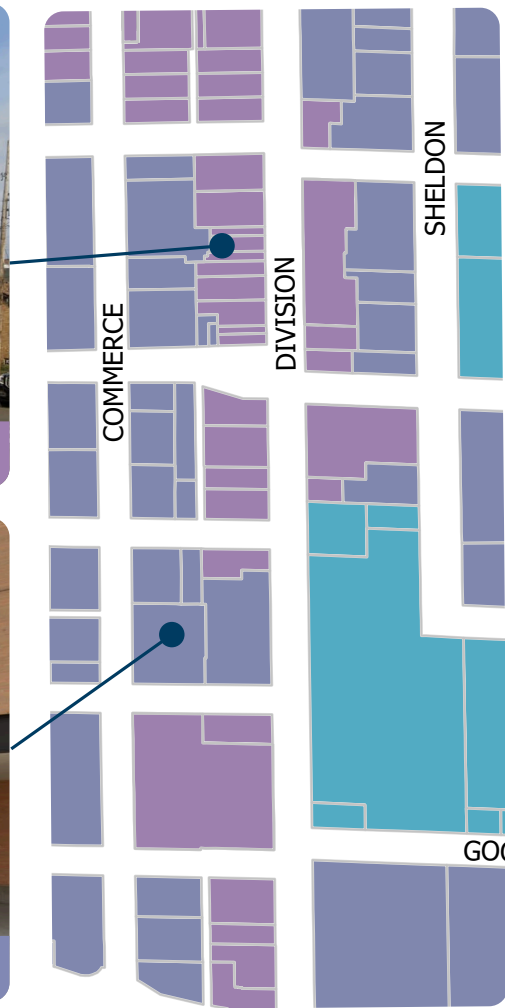
Business Friendly



REQUIRED STOREFRONT ON GROUND FLOOR



FLEXIBLE GROUND STORY (RESIDENTIAL)



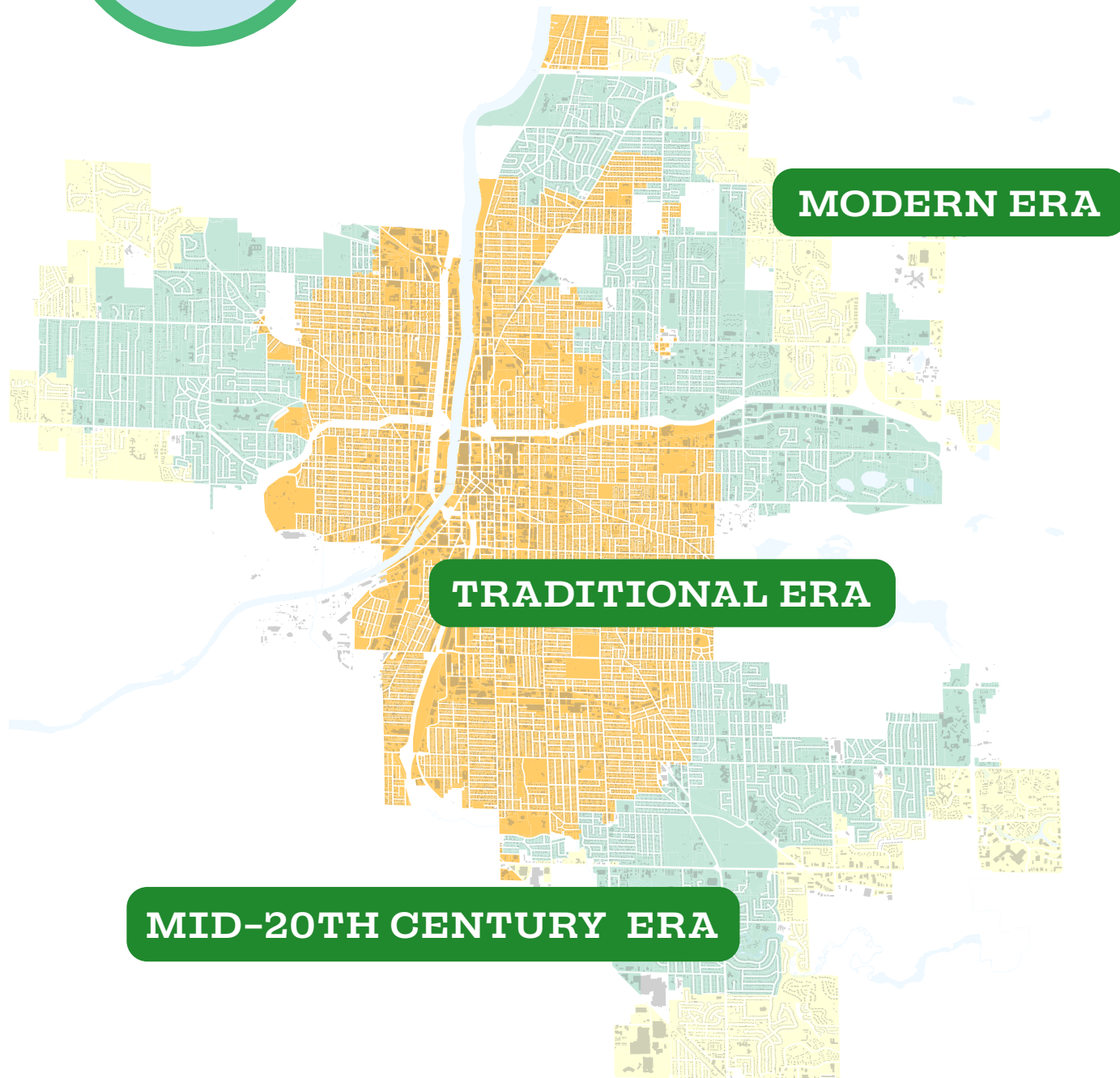
- Support local entrepreneurs and artisan industries.
- Support job growth through Innovation Centers, Activity Centers.
- Enhance existing and create new nodes of activities.

Bold Changes From CMP:

- Raise maximum building heights in commercial districts to promote density.
- Broaden allowable activities in Activity Centers to include light manufacturing and research.



Context-Sensitive



- **Respect the broader context of the neighborhood era—Traditional, Mid-20th Century, and Modern Era Neighborhoods.**
- **Expand the compact, walkable urban form of the City.**
- **Preserve existing buildings and allow them to be reused and adapted.**
- **Ensure new buildings fit within the context.**

Bold Change From CMP:

- **Implement a development character-based approach tied to the Future Character and Land Use Map.**



Vibrant & Walkable



WINDOWS & DOORS

STREET TREES

WIDE SIDEWALKS

- Build on the **TRADITIONAL, WALKABLE** street and block pattern.
- Promote **HUMAN-SCALED, INTERESTING BUILDING FACADES** built close to the street to draw pedestrians along the sidewalk.
- Activate the **STREET-LEVEL EXPERIENCE** through windows overlooking the street and active uses behind storefronts.

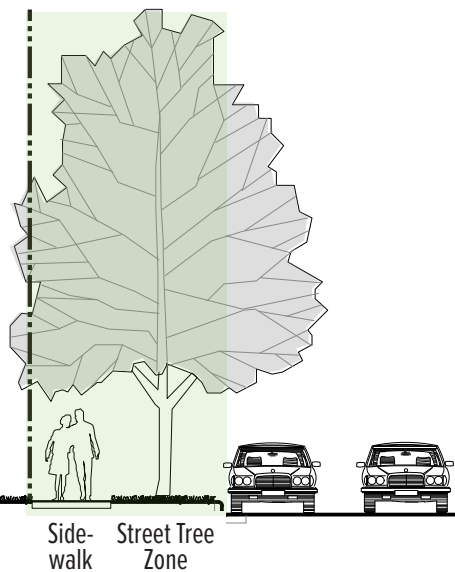
Bold Change From CMP:

- Reduce or eliminate minimum parking requirements, especially near transit.

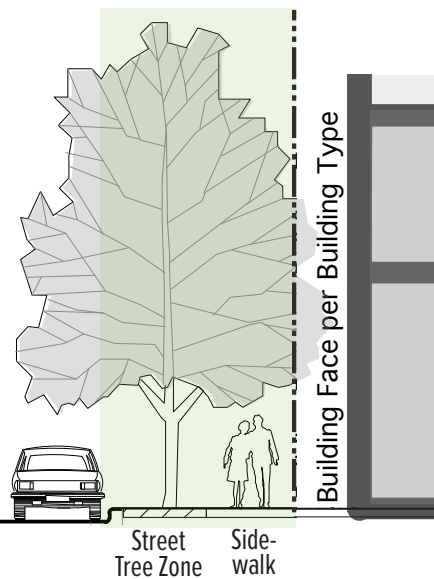


Green & Healthy

GENERAL Streetscape



SHOPFRONT Streetscape



- Protect **NATURAL SITE ELEMENTS**, such as waterways and steep slopes.
- Promote **ACCESS TO WATERWAYS**, especially the Grand River.
- Preserve and expand the **URBAN TREE CANOPY**.
- Promote **PUBLIC HEALTH** through increasing walkability and access to trails and parks.
- Support **URBAN AGRICULTURE**.



Predictable & Transparent | Building Types

Description & Images

Building & Parking Siting

Height & Building Cap

Primary Facade Requirements

Article 3 Mixed-Use Zones
102-360 Storefront Building Type

102-360 Storefront Building Type

102-360 (a) DESCRIPTION AND INTENT
The Storefront building type is intended for use in the downtown, along corridors, and at neighborhood nodes, accommodating shopping, services, and eating establishments in a mixed-use building. Oriented to the street with narrow or no side setbacks, this building type is highly accessible to the pedestrian. Ground story storefront glass, entrances along the sidewalk, and windows in upper stories facing the street make these buildings interesting and inviting to pedestrians. Parking, where provided, is located mainly in the rear yard.

102-360 (b) ILLUSTRATIVE IMAGES
The images shown in Figure 360-A are intended to illustrate the general character of the building type. Many of the buildings and sites in each image predate these regulations and may not meet all building type regulations.

102-360 (c) BUILDING REGULATIONS
The following tables and illustrations regulate this specific building type. See 102-350 for general regulations for all building types. See Article 16 for definitions and measuring table regulations.

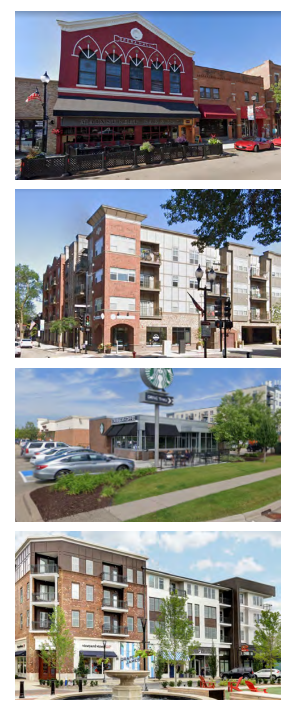
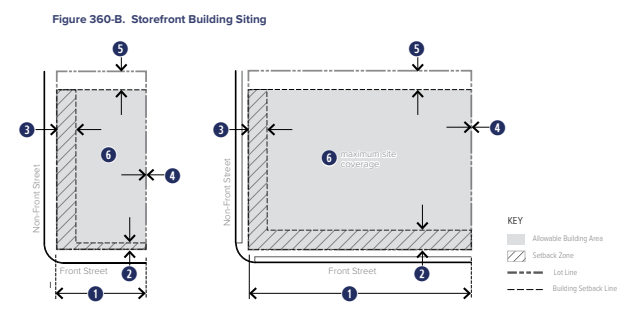


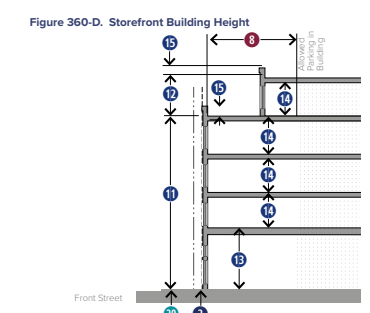
Figure 360-A. Examples of Storefront Building Type

Article 3 Mixed-Use Zones
102-360 Storefront Building Type



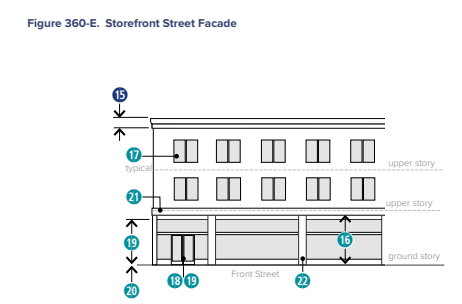
	ZONES				Additional/References
	MX-TOD	MX-D	MX-N	MX-S	
1 Front Streetwall	90% min.	75% min.	50% min.	75% min.	See courtyard, outdoor dining allowances per 102-360 (i).
2 Front Street Setback	0 ft. min. 15 ft. max.	0 ft. 5 ft. max.	0 ft. min. 15 ft. max.	7.5 ft. min. 25 ft. max.	Minimum pedestrian area required per 102-350 (j). Through-lots addressed per 102-360 (i)(2). See 102-1620 (j) for measuring and allowed encroachments into setbacks.
3 Non-Front Street Setbacks	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	5 ft. min. 20 ft. max.	
4 Side Setback	0 ft. min.	0 ft. min.	0 ft. min.; 5 ft. abutting different existing building type	5 ft. min.	See 102-1620 (j) for measuring and allowed encroachments into setbacks. Buffer required adjacent to N zones per 102-360 (i)(3).
5 Rear Setback	0 min. at 20-ft. wide alley; 10 ft. min.	10 ft. min. at alley; 20 ft. min.	10 ft. min. at alley; 20 ft. min.	20 ft. min.	
6 Impervious Site Coverage	85% max.	85% max.	85% max.	75% max.	See 102-1620 (g) for measuring site coverage.
Additional Semi-Pervious Coverage	+15%	+15%	+15%	+20%	

Article 3 Mixed-Use Zones
102-360 Storefront Building Type



	ZONES				Additional/References
	MX-TOD	MX-D	MX-N	MX-S	
120-360 (f) HEIGHT. See Figure 360-D					
11 Height	3 stories min. 10 stories max.	2 story min. 4 stories max.	1 story min. 2.5 stories max.	1 story min. 4 stories max.	See 102-360 (j) for regulations adjacent to N zones.
15 Ground Story Height	14 ft. min. 18 ft. max.	12 ft. min. 15 ft. max.	12 ft. min. 15 ft. max.	14 ft. min. 18 ft. max.	Measured floor-to-floor. See 102-360 (i) and 102-1620 (k) for measuring heights and 102-1620 (l) for height exceptions.
14 Upper Story Height	9 ft. min. 14 ft. max.	9 ft. min. 12 ft. max.	9 ft. min. 12 ft. max.	9 ft. min. 14 ft. max.	See 102-360 (i) for allowed additional height for large format stores. required for single story building
120-360 (g) ROOFS. See Figure 360-D					
15 Roof Types	Flat, Parapet	Parapet	Parapet, Pitched	Flat, Parapet, Pitched	See 102-720 for roof types and tower regulations
Tower	Allowed	-	-	Allowed	

Article 3 Mixed-Use Zones
102-360 Storefront Building Type



	ZONES				Additional/References
	MX-TOD	MX-D	MX-N	MX-S	
120-360 (h) STREET FACADES. See Figure 360-E					
16 Ground Story Transparency on Front Facades	75% min.	65% min.	65% min.	65% min.	See 102-1620 (m) for measuring transparency. Measured between 2 ft. and 10 ft. from sidewalk grade. No bays or 15 ft. wide sections of any story on a front facade may be without transparency. Ground story transparency must extend min. 20 ft. around the corner down any street-side facades.
17 Transparency: Front Upper Stories	20% min. 12% min.	18% min. 15% min.	18% min. 15% min.	18% min. 15% min.	Measured per story, includes any half stories, visible basement, or full floor height towers. See 102-1620 (m) for measuring. No 15 ft. wide sections of any story on a front facade may be without transparency.
18 Building Entrance Location	One per every 50 feet of front facade				See 102-1620 (n) for measuring.
19 Entrance Transition Type	Storefront	Storefront	Storefront	Storefront	See 102-730 for entrance transition types.
20 Ground Story Elevation	Within 30 inches of sidewalk elevation				
21 Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of any story between the basement and 3rd story, and at any 5th or higher story				Horizontal shadow lines to run a min. 80% of length of facade. See 102-1620 for definition and measuring shadow lines.
22 Vertical Divisions with Shadow Lines	One per every 60 ft. of ground story street facade	One per every 45 ft. of ground story street facade	One per every 60 ft. of ground story street facade	One per every 60 ft. of ground story street facade	

Community Outreach



Community Launch | Event Details

The **COMMUNITY LAUNCH** gave attendees a chance to explore zoning topics, share input, and learn how to get involved. Spanish translation, food, and drinks were provided.

Event format:



Presentation: A 30-minute overview of Zone GR, zoning basics, the connection to Bridge to Our Future CMAP, and the project's Directions Report priorities.



***Stations:** Six self-guided interactive tables, each focused on a Zone GR priority, where attendees could explore topics, try hands-on activities, and share input.

**Launch station exercises were optional for attendees.*



05.12 Community Launch | Main Library

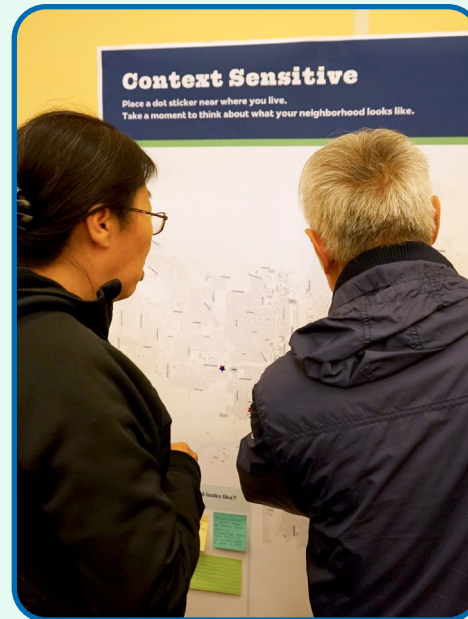
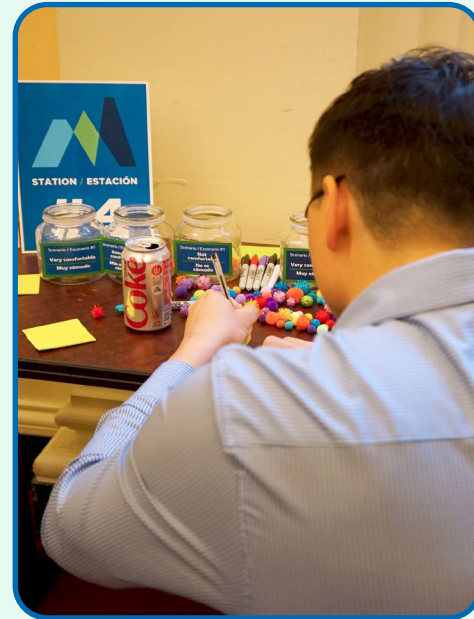
+100

community attendees

+150

comments written

Info Session | Community Launch



Connectors | Program & Responsibilities

COMMUNITY CONNECTORS are trusted neighbors and community leaders who help spread the word about Zone GR and make sure more voices are part of this process.

Key responsibilities:



Share project updates & distribute materials across their networks/community spaces to spread the word.



Host small group conversations of 8–12 people to hear feedback from different lived experiences.



05.12 Training Session | Main Library

15

Connectors selected

3

City wards represented



Zone GR

BUILDING A BRIDGE
TO OUR FUTURE

Educational Video

FAQs

Community
Surveys



GrandRapidsMI.gov/ZoneGR

Thank you!

