

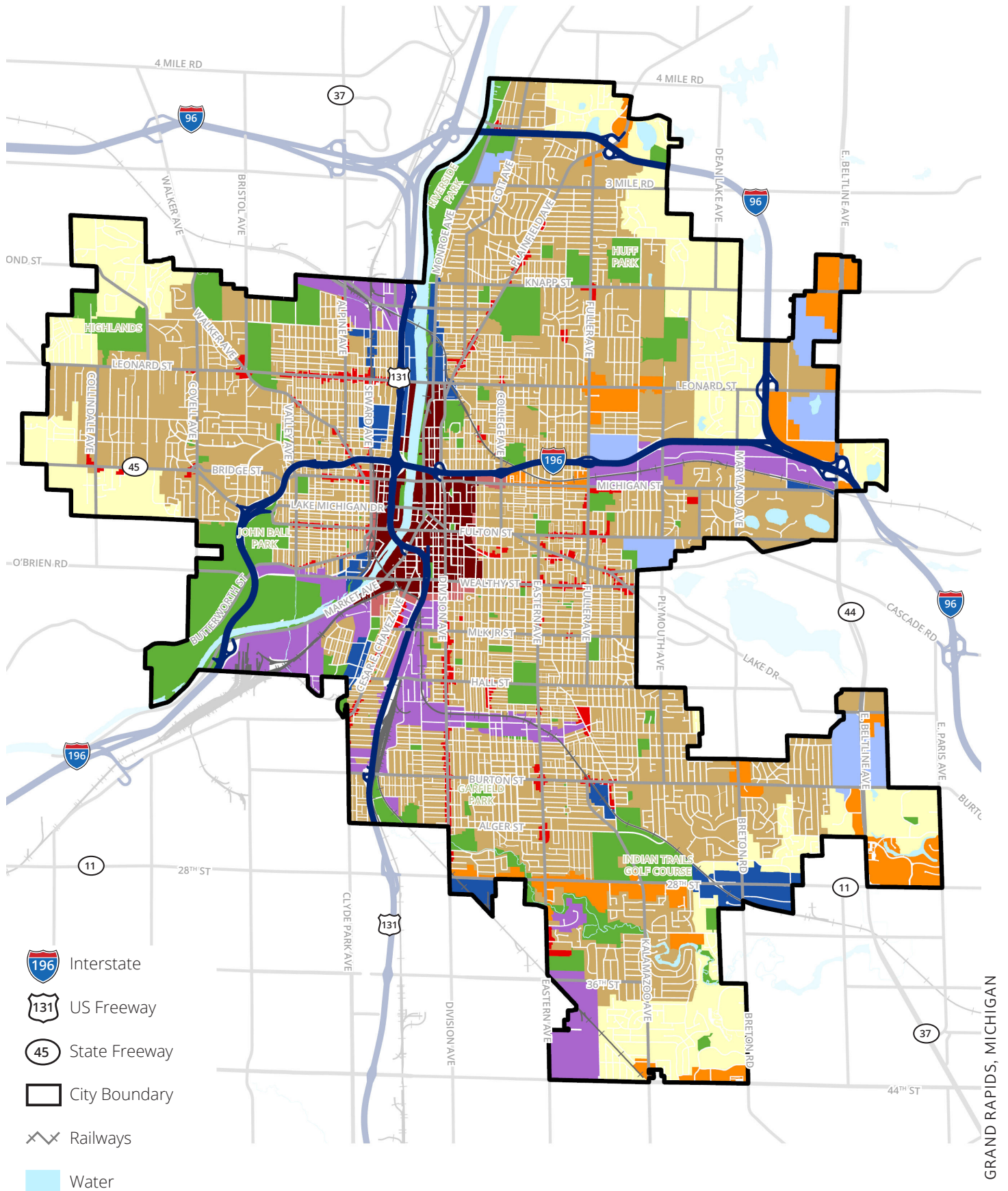
FUTURE CHARACTER AND LAND USE MAP

The Future Character and Land Use Map expresses the City’s intent for where and how Grand Rapids should use its land in the future with a particular focus on the character and qualities of development. Each character type describes the intent, land uses, building form, open space, and mobility options intended for the area. They encompass a range of conditions that can apply to places citywide. In this way, the Future Character and Land Use Map depicts appropriate future development patterns throughout the city. It reinforces existing patterns in some areas and supports changes to land use or development patterns in other areas.

The map is a tool for the City to guide decisions about future land use and development over time. It is not a mandate for development or redevelopment but describes the City’s expectations regarding the use and character of future development. It will serve as the basis for the City's future zoning ordinance updates and will be implemented through the administration of the zoning ordinance and various public and private development decisions.

-  DOWNTOWN
-  TRANSITIONAL ACTIVITY CENTER
-  COMMUNITY ACTIVITY CENTER
-  NEIGHBORHOOD CENTER
-  COMPACT NEIGHBORHOOD
-  SUBURBAN NEIGHBORHOOD
-  MANUFACTURING & LOGISTICS
-  CAMPUS
-  INNOVATION CENTER
-  PARKS AND OPEN SPACE

FUTURE CHARACTER AND LAND USE MAP



NEIGHBORHOOD CENTER

INTENT

Reinforce a pedestrian and transit-friendly environment in a compact area and promote a mix of small-scale retail, service, entertainment, civic, office and residential uses to enhance the vitality of surrounding neighborhoods.

LAND USE

- A variety of retail buildings, restaurants, and personal services at a local, neighborhood scale are provided.
- Commercial uses are concentrated at key intersections to promote walkability in line with the neighborhood nodes.
- Nodes are connected by a variety of housing options and some commercial uses along corridors.

BUILDING FORM

- Typically low-rise buildings. Taller mid-rise buildings are appropriate at corners.
- Buildings are designed with active ground floor uses to support a vibrant pedestrian environment.

OPEN SPACE

- Built open spaces may include plazas, patios, courtyards, small parks, and greenways.

MOBILITY

- Directly accessible from nearby neighborhoods to encourage walking and cycling, and to support the concept of a complete neighborhood.
- The street network is well-connected, designed to slow traffic, and includes complete pedestrian facilities.

APPROPRIATE ZONING DISTRICTS

- Traditional Business Area
- Neighborhood Office Service
- Transit Oriented Development
- Open Space

EXAMPLE CHARACTER



EXAMPLE PATTERN



CONNECTION TO THE VITAL STREETS PLAN: NEIGHBORHOOD BUSINESS

