

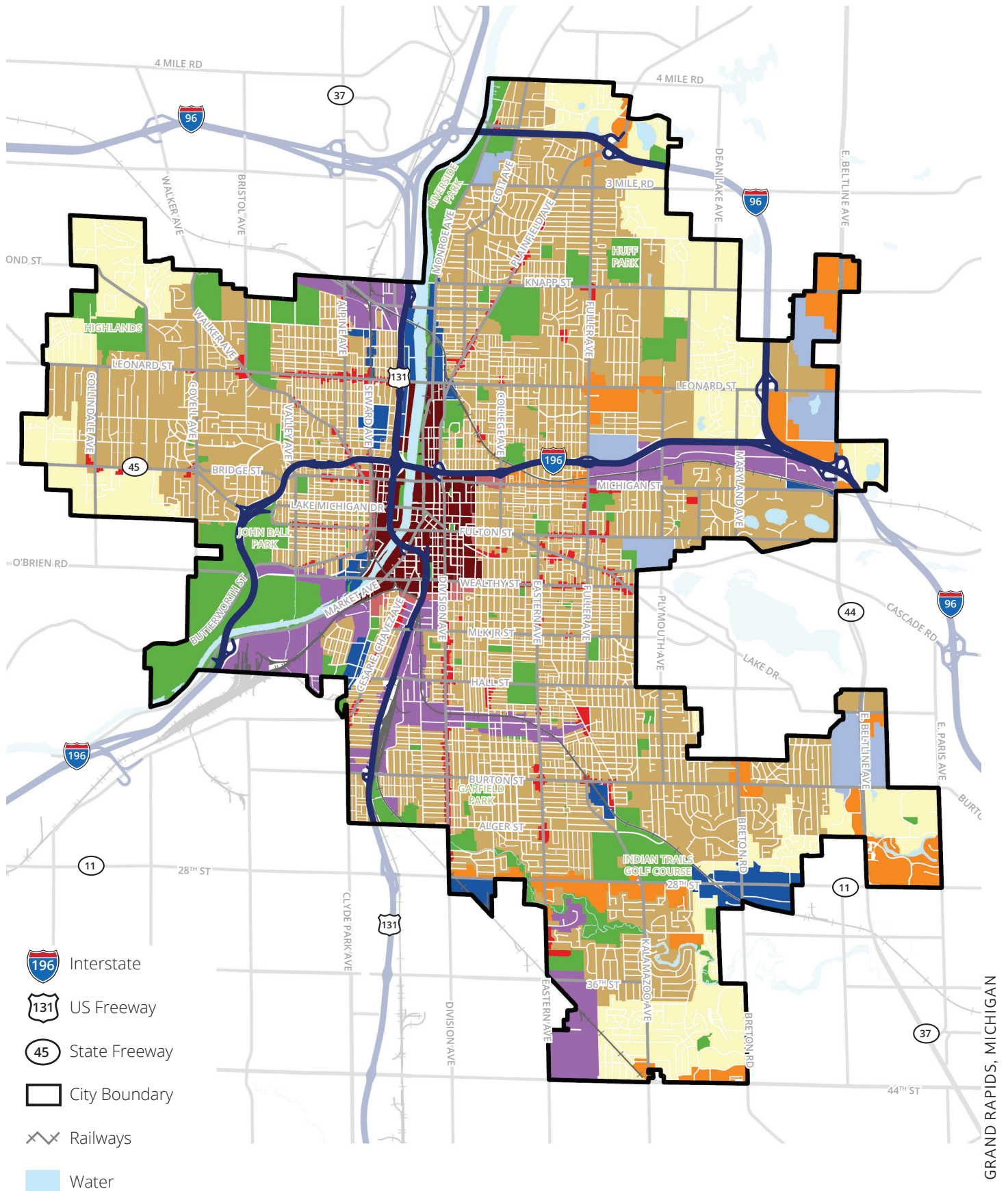
FUTURE CHARACTER AND LAND USE MAP

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



DOWNTOWN

INTENT

Promote a dense development pattern focused on the close proximity of services, a diversity of uses, and dynamic building styles.

LAND USE

- Many buildings contain multiple uses with restaurants or retail on the ground floor and office space or residential units above.

BUILDING FORM

- Predominantly mid- or high-rise with commercial, institutional, multi-family, or a mix of uses.
- Buildings are located close to the street frontage with streetscape elements and designed with active ground floor uses to support a vibrant pedestrian environment.

OPEN SPACE

- Built open spaces such as parks, plazas, courtyards, and outdoor recreational facilities.
- The visual impact of utilities on the public realm and open space is minimized, particularly within the "no pole" areas defined by City Ordinance.

MOBILITY

- The transportation network supports a "park once" environment defined by a grid street pattern composed of short, walkable blocks.
- Mobility hubs with transit stations, pick-up and drop-off areas, bike parking, and micro-mobility options are provided.

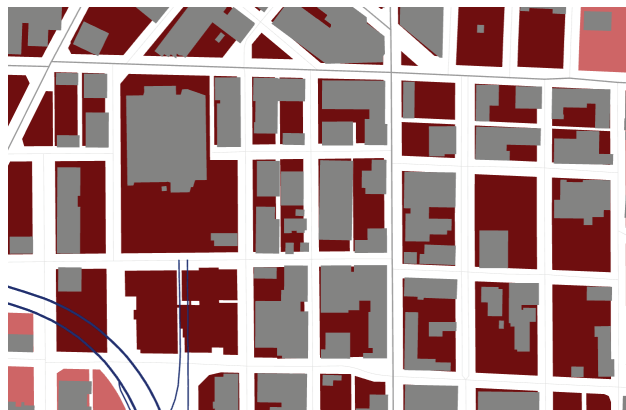
APPROPRIATE ZONING DISTRICT

- City Center
- Open Space

EXAMPLE CHARACTER



EXAMPLE PATTERN



CONNECTION TO THE VITAL STREETS PLAN: URBAN CENTER

