

**Planning Team.** The Planning Team included City staff and consultants with expertise in land use, transportation, economic development, sustainability, and community engagement.

**Planning Commission.** Body of 9 members appointed by the Mayor. The Planning Commission is responsible for overseeing the physical development of the community and formal adoption of the Community Master Plan.

**Redevelopment.** Development that occurs by improving existing structures or by building where previous structures have been demolished.

**Redlining.** A discriminatory practice that consists of the systematic denial of services such as mortgages, insurance loans, and other financial services to residents of certain areas, based on their race or ethnicity.

**Residential Land Use.** A building, or parcel of land used for housing. This can include detached one family housing units, or multifamily arrangements including two units, three or more units, apartments, condos, etc.

**Right of Way.** A general term denoting public ownership or interest in land, usually in a strip which has been acquired for or devoted to the use of a street or alley.

**Tax Increment Financing (TIF).** A financing plan to support development of under utilized private properties by capturing a portion of the property tax within a district to fund improvements in the district. When a TIF is established, an existing property tax base is established and all base taxes continue to be collected and transmitted to various government units. As the district develops, the property taxes collected on the increase in tax value for the district (the “tax increment”) is transmitted to the authority and used to pay for specific improvements in the area.

**Transit.** The movement of people by public conveyance.

**Transit-Oriented Development (TOD).** A development approach that creates compact, mixed-use communities near transit where people enjoy easy access to jobs and services.

**Stakeholder.** One who is involved in or affected by a course of action.

**Steering Committee.** Citizen committee of 50 individuals appointed by the Mayor representing diverse interests to oversee the Community Master Plan process.

**Zoning.** An important tool used in shaping and forming community growth and redevelopment in a manner consistent with the Community Master Plan. It regulates various aspects of how land may be used.

**Zoning Classification.** The name given to types of zones such as single family residential, rural residential, agricultural, regional shopping, neighborhood shopping, office, industrial, etc.

**Zoning Ordinance.** A zoning ordinance consists of two parts - the district map and the written text. The text sets out the purposes, uses and district regulations for each district, the standards for special land uses and for general administration. The zoning map graphically illustrates into which the zones or districts into which all of the land within the community is classified.



# BRIDGE TO OUR FUTURE

**GRAND RAPIDS  
COMMUNITY MASTER PLAN**