
FUTURE SCENARIOS, ZONING AND IMPLEMENTATION

The recommendations set the stage for future changes. The final section of this Area Specific Plan outlines the potential impact of these recommendations across Creston and how to implement them. This section is divided into the following parts:

Future Development Scenarios (illustrative):

This section graphically depicts how many of the recommendations around the built environment and housing could look on typical blocks within Creston. It includes a variety of developments that add housing in a contextual way, mixed-use developments that support commercial corridors, and larger-scale developments on formerly industrial areas.

Site-Specific Improvements:

While the future development scenarios illustrate potential futures on typical blocks, this section focuses on specific areas within Creston, showcasing what the recommendations could look like across different goal areas. The primary areas of focus are the industrial zones near the river and Plainfield Avenue and adjacent blocks, which are most likely to undergo changes.

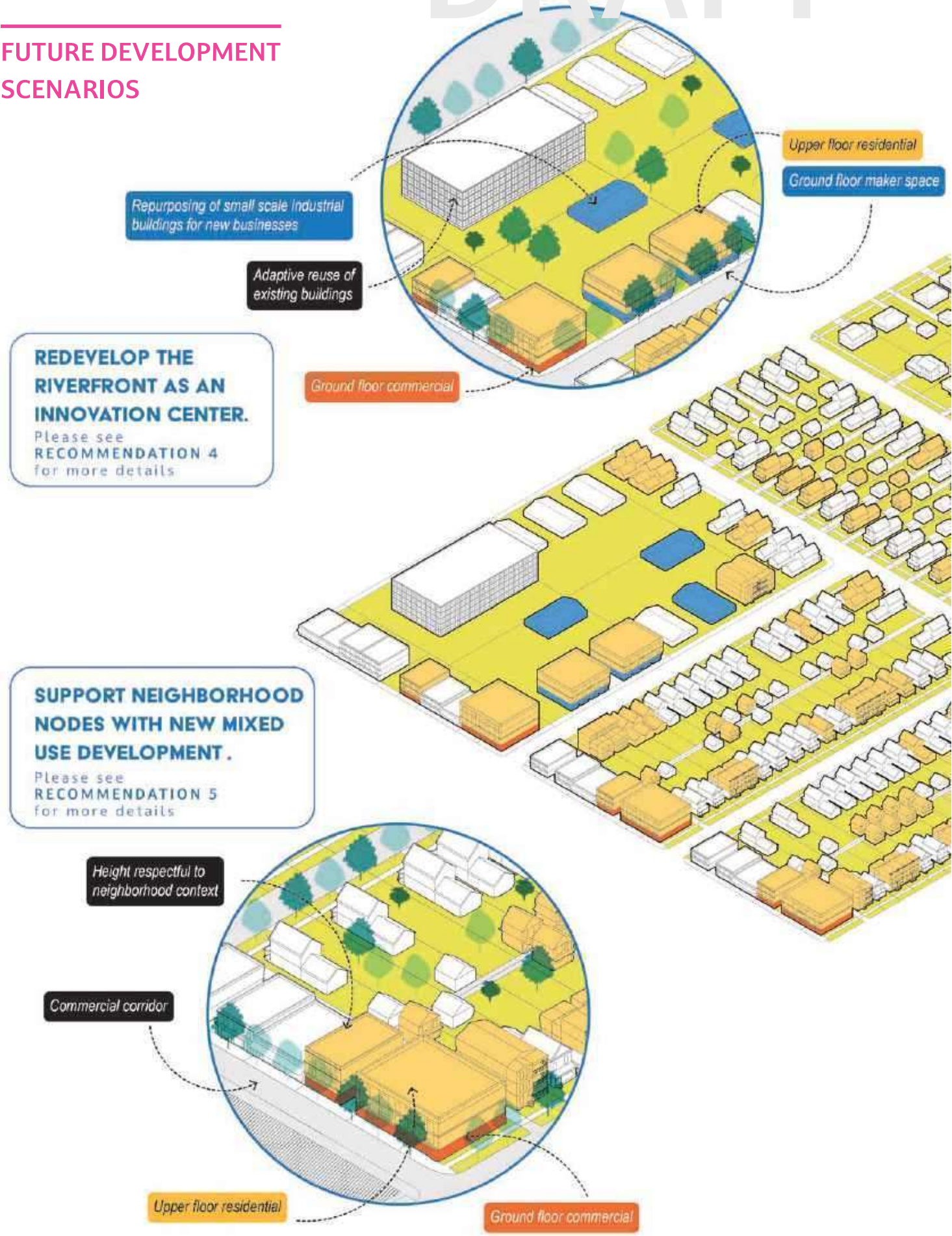
Future Development Character Areas and Zoning:

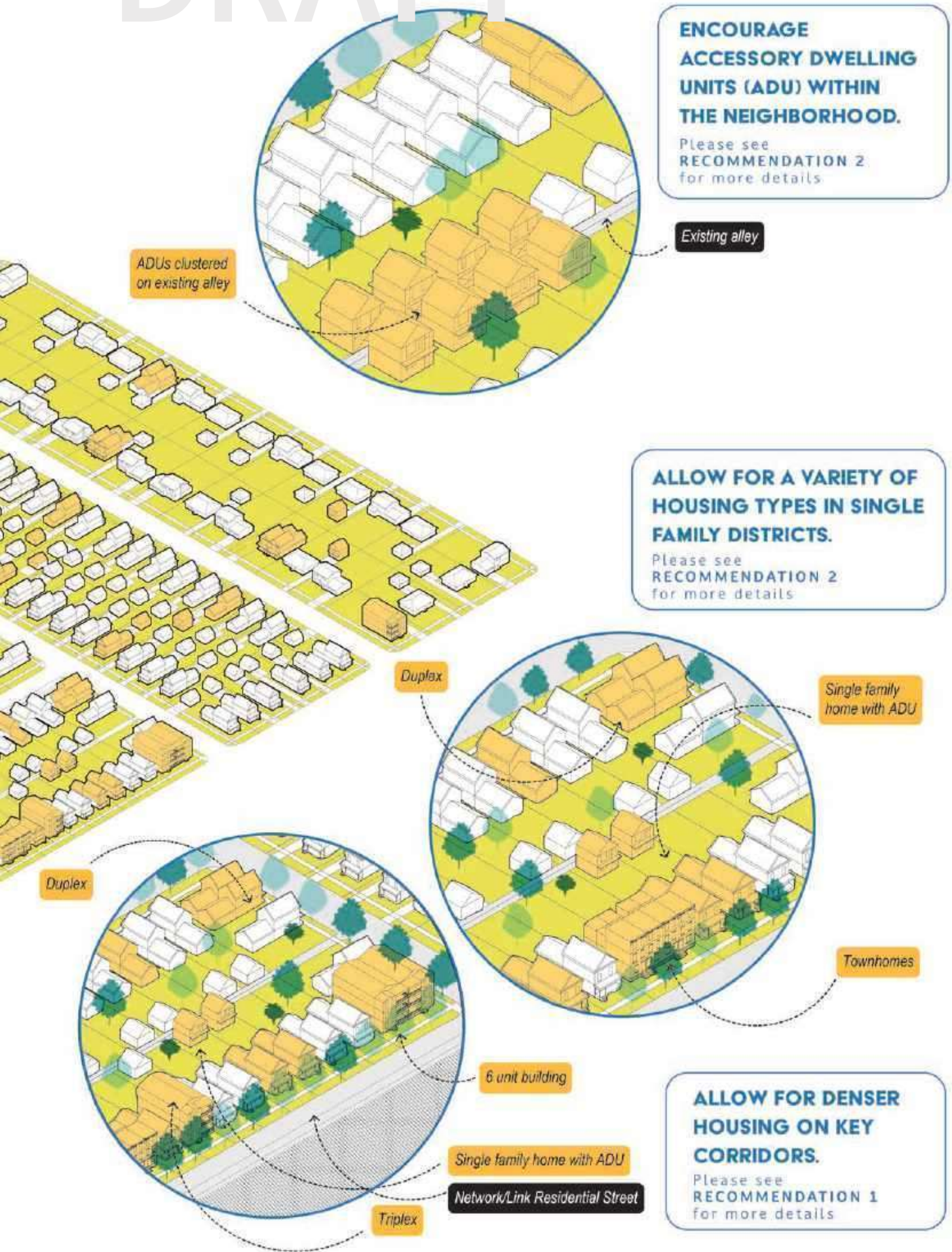
The CMP identifies future development character areas across the city, often requiring zoning changes to achieve the desired character. This section includes a map and associated chart to help navigate potential zoning changes.

Implementation:

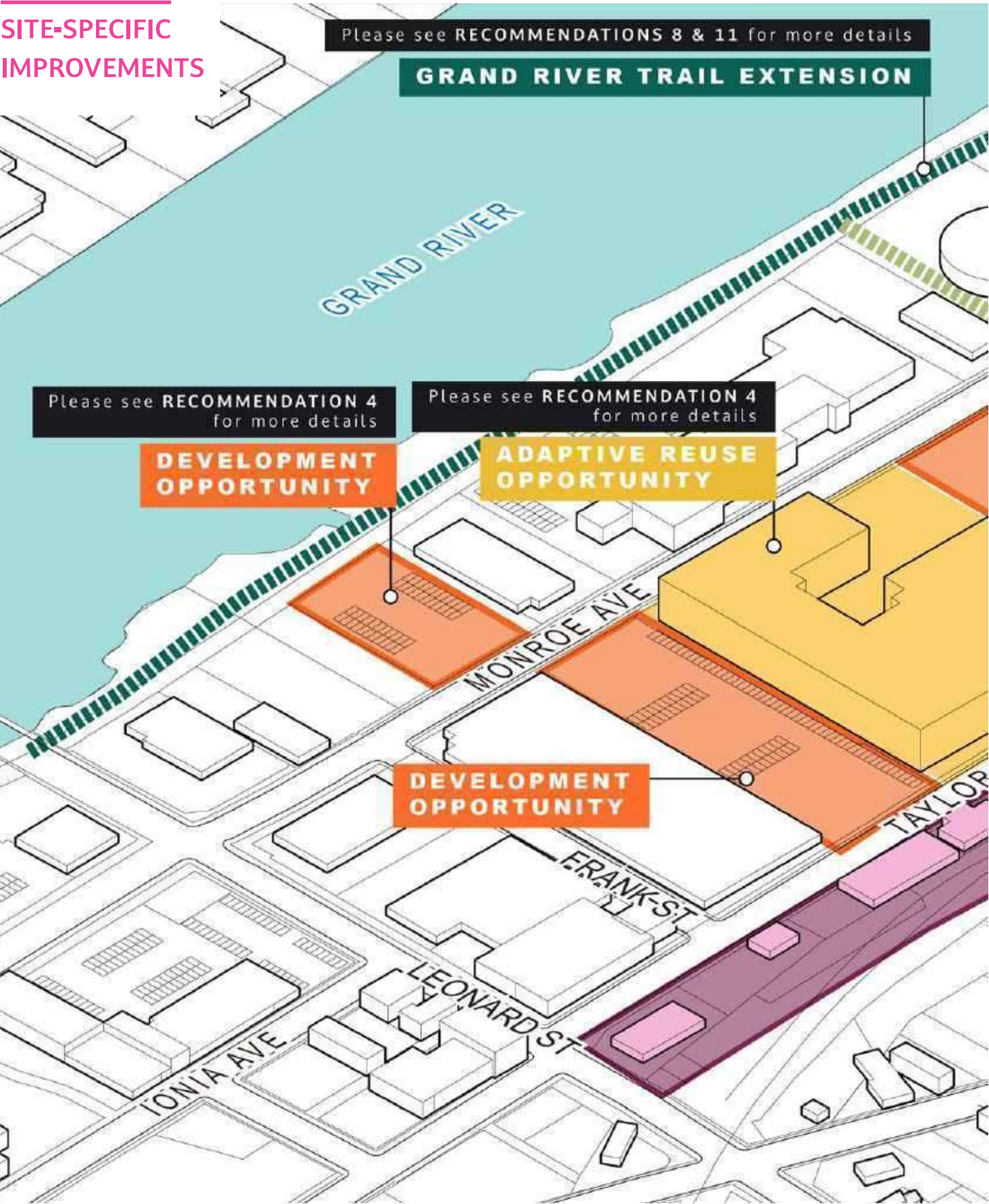
This matrix identifies potential partnerships needed to accomplish the specific recommendations outlined in the plan.

FUTURE DEVELOPMENT SCENARIOS



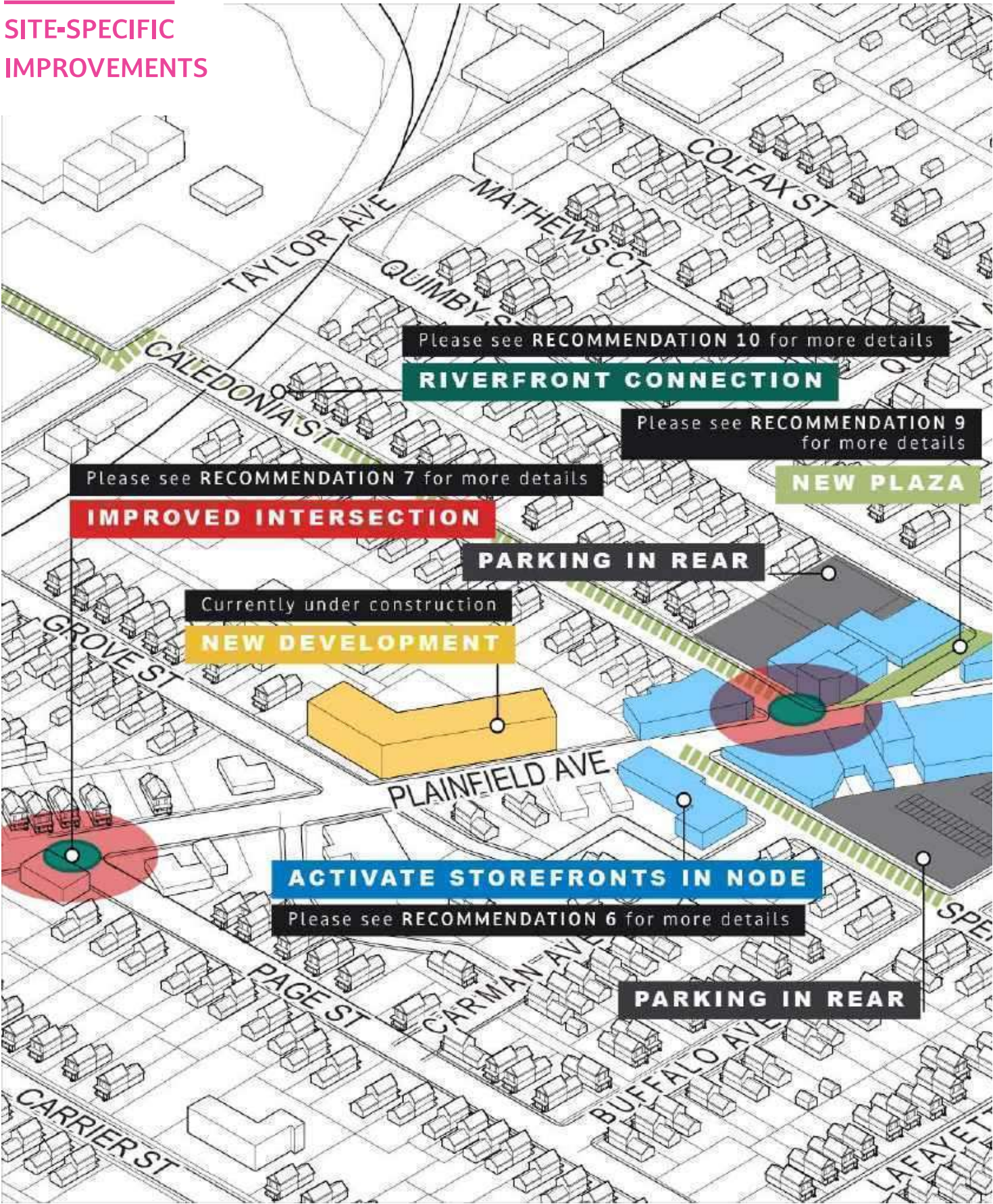


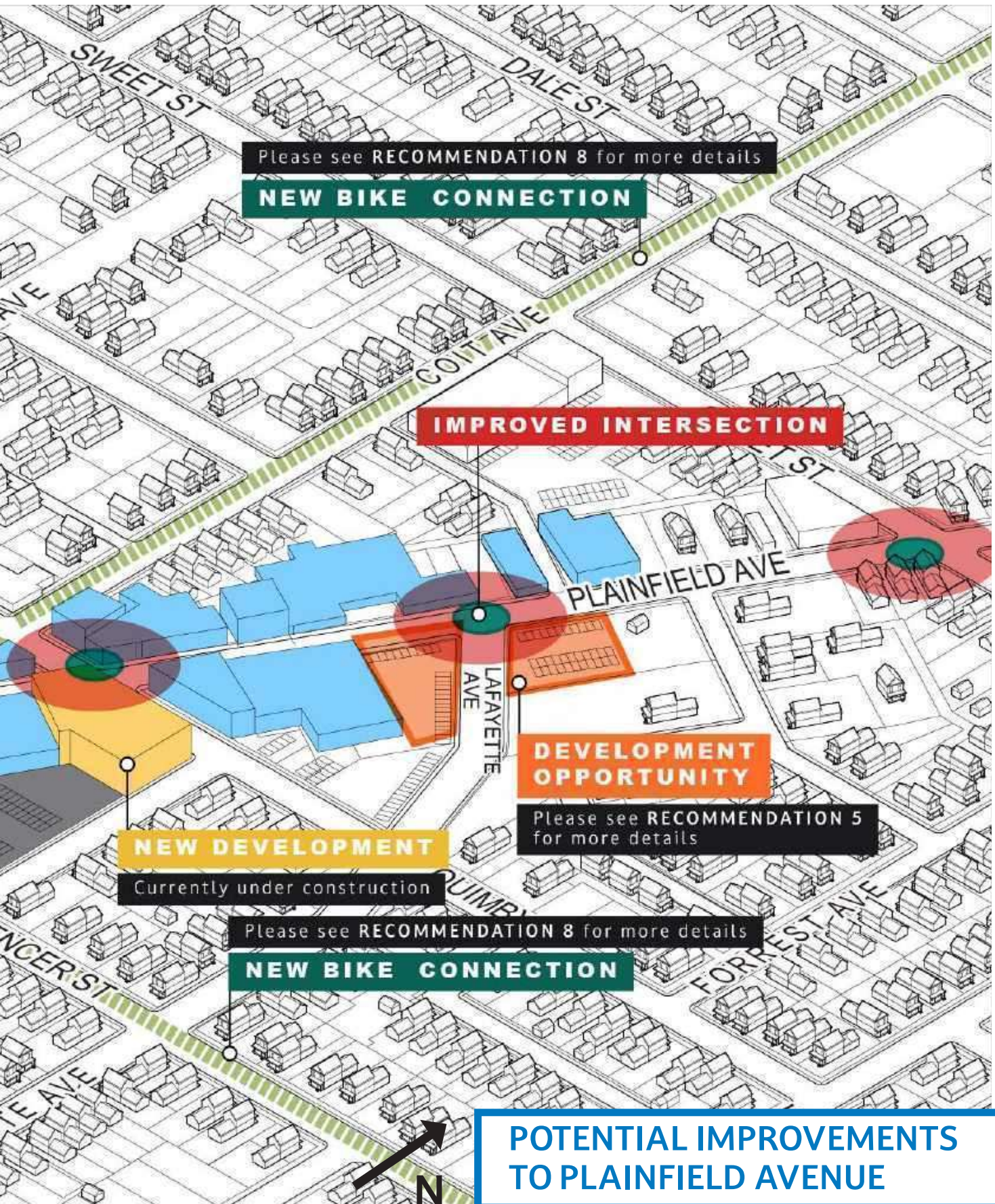
SITE-SPECIFIC
IMPROVEMENTS





SITE-SPECIFIC
IMPROVEMENTS





FUTURE DEVELOPMENT CHARACTER AND ZONING

RELATIONSHIP TO ZONING



Legend

Existing Zoning

- LDR - Low Density Residential
- MDR - Mixed Density Residential
- TBA - Traditional Business Area
- NOS - Neighborhood Office Service
- C - Commercial
- TCC - Transitional City Center
- OS - Open Space

Future Character Areas

- Downtown
- Neighborhood Center
- Community Activity Center
- Compact Neighborhood
- Transitional Activity Center
- Campus
- Innovation Center
- Parks & Open Spaces
- Manufacturing & Logistics

Community Activity Center

Appropriate Zoning Districts:

- Commercial
- Neighborhood Office Service
- Planned Redevelopment

Neighborhood Center

Appropriate Zoning Districts:

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

Compact Neighborhood

Appropriate Zoning Districts:

- Mixed-Density Residential
- Low-Density Residential
- Neighborhood Office Service
- Planned Redevelopment

Innovation Center

Appropriate Zoning Districts:

- Transitional City Center
- Commercial
- Transit Oriented Development
- Mixed-Density Residential
- Planned Redevelopment

Campus

Appropriate Zoning Districts:

- Institutional Campus
- Transit Oriented Development
- Planned Redevelopment

Parks

Appropriate Zoning Districts:

- Open Space

The **Future Development Character Map** and **Zoning Map** serve different purposes for the City.

Future Development Character Map: This map is a visionary tool that outlines the intended use of land in the future, reflecting the community's long-term goals and aspirations. It is part of a Community Master Plan and guides future development, informing decisions about growth and land use changes.

Zoning Map: This map is a regulatory tool that defines the current legal use of land, specifying what can be built and how land can be used right now. It divides the city into zones, each with its own set of rules and regulations regarding building types, densities, and uses.

In essence, the **Future Development Character Map** provides a guide for future development, while the **Zoning Map** enforces current land use regulations. The City will need to update its zoning to achieve this vision, and this zoning plan may help coordinate between existing zoning classifications and desired outcomes.

IMPLEMENTATION

| Action | Category | Timeframe | Responsibility - City Departments | Responsibility - External Partners |
|---|----------|-----------|--|------------------------------------|
| GOAL 01: AFFORDABLE & INCLUSIVE GROWTH | | | | |
| 1. ALLOW FOR DENSER HOUSING ON KEY CORRIDORS. | R | S | Planning | |
| 2. ALLOW FOR A VARIETY OF HOUSING TYPES IN SINGLE-FAMILY DISTRICTS. | R | S | Planning | |
| 3. SUPPORT EXISTING HOMEOWNERS AND RENTERS. | P | S | Planning, Community Development Department | |
| GOAL 02: A LIVELY & UNIQUE NEIGHBORHOOD (AKA KEEP CRESTON FUNKY) | | | | |
| 4. REDEVELOP THE RIVERFRONT AS AN INNOVATION CENTER. | R | S | Planning, Economic Development | |
| 5. SUPPORT PLAINFIELD AVENUE WITH NEW MIXED USE DEVELOPMENT. | R, P | S | Planning, Economic Development | |
| 6. TARGET STOREFRONT AND FAÇADE REPAIRS IN NEIGHBORHOOD NODES AND SUBDISTRICTS. | P | S | Economic Development | |
| GOAL 03: SAFER STREETS FOR BIKING & WALKING | | | | |
| 7. IMPROVE PEDESTRIAN AND BICYCLING CONNECTIONS ON PLAINFIELD AVENUE. | C | M, L | MobileGR, Engineering, Planning | |
| 8. ADD BICYCLE INFRASTRUCTURE THROUGHOUT THE NEIGHBORHOOD. | C | Ongoing | MobileGR, Engineering | |
| GOAL 04: REVITALIZED & CONNECTED OPEN SPACES | | | | |
| 9. CREATE A PLAZA WHERE COIT AVENUE MEETS PLAINFIELD AVENUE. | C | M | Engineering, Planning, Economic Development, Fire Department | Creston Neighborhood Association |
| 10. BETTER CONNECT PLAINFIELD AVENUE TO THE RIVERFRONT ALONG KEY STREETS. | C | M, L | MobileGR, Engineering | |

| Action | Category | Timeframe | Responsibility - City Departments | Responsibility - External Partners |
|---|----------|-----------|--|--|
| 11. WORK TO COMPLETE GRAND RIVER TRAIL THROUGH NEIGHBORHOOD | C | S | Engineering, Parks and Rec , Downtown Grand Rapids Inc., MobileGR | Creston Neighborhood Association |
| 12. FOCUS ON GREENING RESIDENTIAL PORTIONS OF PLAINFIELD AVENUE. | C | M | Planning, Engineering , Parks and Rec, Economic Development | Creston Neighborhood Association, Friends of Grand Rapids Parks |
| 13. ESTABLISH COMMUNITY VISION FOR REDEVELOPED RIVERSIDE MIDDLE SCHOOL. | O | M | Planning, Executive Office, Economic Development , Parks and Rec | GRPS |
| 14. BOOST CRESTON'S CLIMATE RESILIENCE. | R, P | M, L | Planning, Economic Development | GVSU, Friends of GR Parks, Creston Neighborhood Association |

CATEGORIES

R: Regulations: Actions that could be implemented through the Framework zoning code rewrite or other update to city ordinances.

C: Capital Project: Physical improvements to city facilities and infrastructure.

P: Program: Programs or initiatives that may require some ongoing City support or participation.

O: Policy: Direction used on an ongoing basis to guide City decisions.

TIMEFRAME

S: Short-term (1-5 years)

M: Medium-term (5-10 years)

L: Long-term (10-20 years)

Bold text indicates who is leading the effort

