Planning is not an end in itself. The true measure of a plan’s value is the extent to which it is carried out. Planning is not an end in itself. The true measure of a plan’s implementation steps

1. **Initiating community involvement**
   -开发团队与社区成员沟通，解释规划的目的和预期效果。
   -组织社区工作坊，收集社区成员的意见和建议。

2. **Defining the study area**
   -识别规划区域，确定规划的范围和边界。
   -评估区域内的土地使用和功能特性。

3. **Identifying key stakeholders**
   -确定社区内的关键利益相关者，包括居民、商业业主和地方政府部门。
   -与利益相关者建立合作关系，确保规划方案的实施。

4. **Developing design concepts**
   -根据社区的特性和需求，开发各种设计概念。这些概念应反映社区的愿景和未来。
   -根据社区的特性和需求，开发各种设计概念。这些概念应反映社区的愿景和未来。

5. **Refining design concepts**
   -根据社区的特性和需求，进一步完善设计概念。这些概念应反映社区的愿景和未来。
   -根据社区的特性和需求，进一步完善设计概念。这些概念应反映社区的愿景和未来。

6. **Public participation**
   -组织社区工作坊和听证会，收集社区成员的意见和建议。
   -与利益相关者建立合作关系，确保规划方案的实施。

7. **Drafting the plan**
   -根据社区的特性和需求，开发各种设计概念。这些概念应反映社区的愿景和未来。
   -根据社区的特性和需求，开发各种设计概念。这些概念应反映社区的愿景和未来。

8. **Implementing the plan**
   -将规划方案转化为实际的行动计划，确保社区的愿景和未来能够实现。
   -将规划方案转化为实际的行动计划，确保社区的愿景和未来能够实现。

9. **Monitoring and evaluation**
   -定期审查和评估规划方案的实施情况，确保社区的愿景和未来能够实现。
   -定期审查和评估规划方案的实施情况，确保社区的愿景和未来能够实现。

10. **Sustainability and resilience**
    -确保规划方案的实施能够促进社区的可持续发展和韧性。
    -确保规划方案的实施能够促进社区的可持续发展和韧性。

11. **Communication and engagement**
    -通过各种渠道与社区成员保持沟通，确保规划方案的实施能够促进社区的可持续发展和韧性。
    -通过各种渠道与社区成员保持沟通，确保规划方案的实施能够促进社区的可持续发展和韧性。
The City of Grand Rapids 2002 Master Plan designates the primarily residential west side of Second Avenue “Mixed-Use Near Downtown.” This designation, which seeks to reinforce to help “promote a transition between Downtown’s high intensity core of intensive, mixed-use entertainment opportunities and surrounding lower density neighborhoods,” was opposed by some neighbors who believed it opened the door to higher density and more intensive use. It did, however, gain support in the business community and by key property owners. These diverging opinions helped initiate this planning process.

While current zoning designations support traditional urban patterns and architectural forms, they do not reflect all plan recommendations. An important step will be to amend current districts by applying a zoning overlay, thereby implementing plan recommendations. Issues with current zoning regulations dealt with requiring mixed residential and mandatory first floor retail uses in specific locations, allowing downtown building heights up plan recommendations, and maintaining walkability in the types of allowable first floor uses. The two-story minimum height requirement should be observed to the extent possible. However, single story buildings with heights of 18 to 24 feet may be allowed if consistent with the neighborhood context.

The pattern of existing development in the planning area is typical of traditional urban neighborhoods. It has evolved over time and represents a mix of land uses that give the area a rich and varied character. It is further shaped by small retail shops that serve either the neighborhood or attract a more diverse and broad based clientele, such as Frank Market, cosmetics stores, repair services, offices, both commercial and institutional, outdoor surface parking lots and varying densities of residential—from single family homes to small apartment buildings. While more recent development, especially at the west end of Fulton Street, has broken the traditional model and placed buildings with increasing parking lots far from the sidewalk, much of the neighborhood’s desired character remains intact. Most buildings still face the streets, in many instances parking is located behind buildings and street trees (fortunately) are grown that ask that either are, or may soon be, in decay; shady sidewalks and front yards. Based on public input and clear direction from the 12 to the Zero Steering Committee, it is specified that traditional patterns and form that is preferred and should be expanded.

The underlying principle for future land use within the 12 to the Zero planning area is to promote varied land uses and traditional development character. This is accomplished by recognizing that the area, including commercial and residential uses, along most of the Fulton Street corridor and, except for a few targeted locations, primarily along the east side of Second Avenue.

Another key principle is to target, concentrate and require primary retail and residential uses at specific retail hubs and residential uses locations. This will help create the economic activity to support viable and healthy clustered shops at key intersections and buildings on Second Avenue and Fulton Street.

Given the overwhelming concerns for the continued existence of residential neighborhoods, preservation of the 2002 Master Plan is clearly not supported by this plan. Given these requirements, building heights in the planning area should be limited to a maximum two stories, which would still allow sufficient room to accommodate off-site parking. However, because of proximity to the GVSU campus and larger parcel sizes, taller buildings up to four stories, should be allowed for mixed use at the east end of Fulton Street, between Lexington Avenue and Winter Avenue and along the east side of Second Avenue. For smaller buildings, up to 3-3 stories, should be allowed for the Mixed Use designation on the west side of Second Avenue, at its intersection with Lake Michigan Drive.