

Angell Neighborhood Master Plan Projects

Restore the former farmers market site to a natural greenspace.

Redevelopment options are limited due to poor soil conditions, contamination, and costly infrastructure needs. The majority of the property should be used for open space recreation and/or conservation.

Improve connections through Green Acres Park and along Ryerson Creek.

Much of the neighborhood north of Apple Avenue is a short walk to Ryerson Creek. With improvements, the creek and surrounding wetlands can be more visually and physically accessible to residents. Increased visibility could also lessen instances of illegal dumping.

Protect the watershed and limit development along wetlands near Ryerson Creek.

Much of the land along the creek is cannot be developed because it is located in a floodplain. Inappropriate zoning designations should be changed to ensure protection of the creek and its wetlands.

Redevelop the Spring Street/Myrtle Avenue/Allen Avenue/Jay Street area.

Almost every building within this area has been demolished in anticipation of future development. Efforts should be made to redevelop the land in a way that meets current needs, and utilizes the existing street grid.

Provide connections to the citywide and regional non-motorized path network.

The Lakeshore Trail on the north end of the neighborhood is nearby, but difficult to access due to the highway. The Laketon Trail on the south end of Angell is more accessible, but no formal route connects the two.

Redevelop vacant residential lots throughout the neighborhood.

The neighborhood has a high number of vacant lots, both privately- and publicly-owned. Residential redevelopment of these lots is a priority to make up for the tax revenues lost when the former houses were demolished.

Correct the zoning designations throughout the residential sections of the neighborhood to reflect the type of housing that exists.

Many multiple-family houses are improperly zoned for single-family use, restricting financing options and limiting the ability of their owners to fund maintenance projects. Many other building types (churches, former storefronts) exist throughout Angell but have outlived their original use; reuse options are commonly limited to single-family housing.

What is a Master Plan?

The City of Muskegon Master Plan is designed to be a guide and strategy for future land use. It is intended for use by decision makers during the process of making choices between varied and often competing interests. The Master Plan:

- Serves as the basis for the City's various zoning districts
- Addresses land use & infrastructure issues; may project 20+ years into the future
- Working tool for planning-related recommendations and decisions by the Planning Commission
- Reviewed at least every 5 years, often incorporating standalone plans. Recent plans adopted as updates include:
 - 1999 Waterfront Redevelopment Plan
 - 2003 Imagine Muskegon Plan
 - 2008 Downtown & Lakeshore Redevelopment Plan
 - 2015 Downtown Parking Strategy
 - 2017 Imagine Muskegon Lake Plan
- The Master Plan defines the vision for the future, but is not a binding contract
- Changes to land use policy (e.g. zoning) determine the outcome
- The development patterns of the city are reflective of the land use policies in place (these have changed over time)
- Future changes will guide direction of future development.

Master Plan → City Policy → Development

Citywide Goals for Housing & Neighborhoods

Create a policy framework to provide housing choice within all neighborhoods.

Infill vacant residential lots with new housing options.

Create walkable neighborhood centers within a short distance of all residents.

New development that provides public amenities to all residents.

Encourage participation in neighborhood associations to create strong neighborhoods with invested residents empowered to address their common needs.

Reduce blight, dumping, and other negative external effects on neighborhoods.

Create linkages to parks and waterfront.

Strive to protect existing neighborhood residents from displacement as well as the cultural practices of diverse groups within the same space.