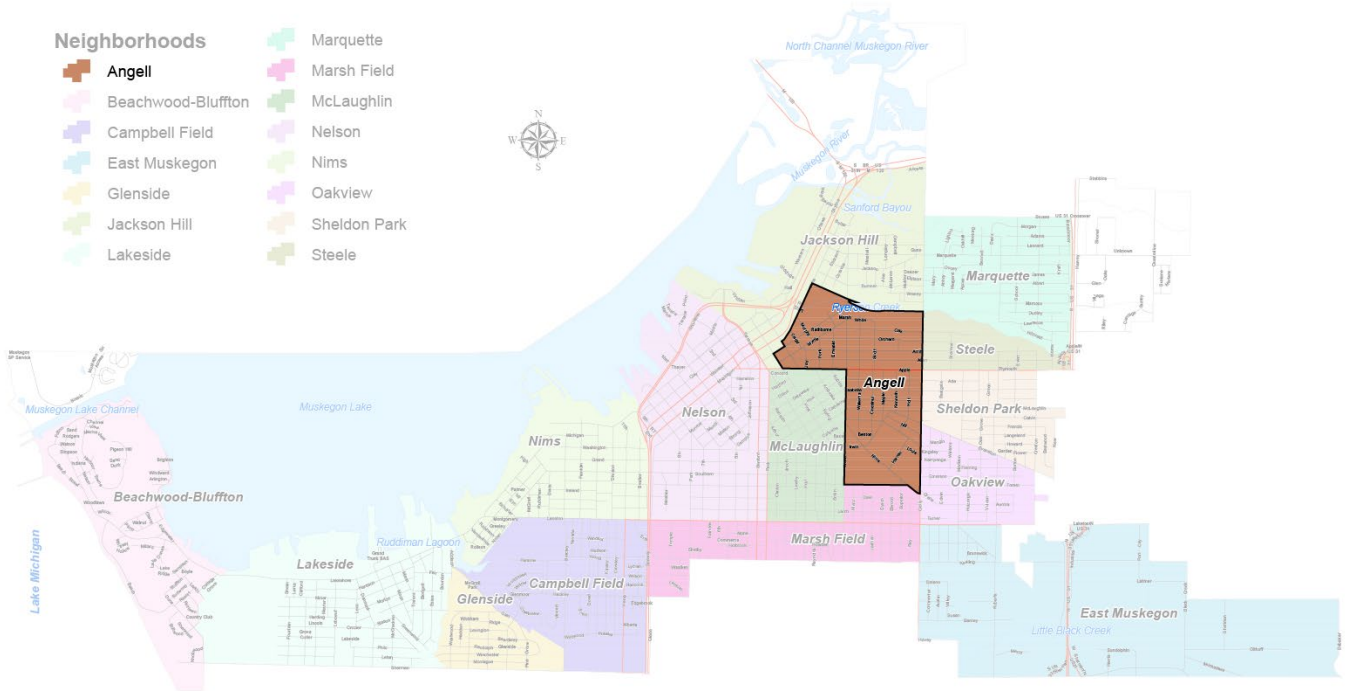


Angell

City of Muskegon
Neighborhood Association Map



Neighborhood Description

Angell is a downtown-adjacent neighborhood that contains a wide range of land uses. The neighborhood is predominantly zoned for residential land uses – the majority of which is restricted to single-family detached housing – and commercial, industrial, and open space land uses are found near the periphery and along major streets.

The north side of the neighborhood abuts Ryerson Creek, while the south end of the neighborhood is anchored by three cemeteries and McCrea Playfield.

As one of the city’s oldest neighborhoods, Angell has suffered from historic disinvestment and subsequent demolition of housing through more recent decades. The many remaining vacant lots offer significant redevelopment potential, but are limited by current land use regulations.

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Zoned Land Use

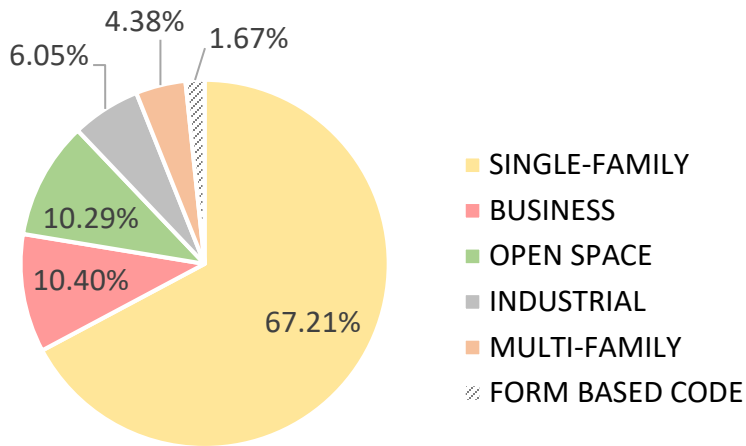


Chart 1: Angell zoned land use as a percentage of the neighborhood's total land area

Two-thirds of the Angell neighborhood is zoned to allow for single-family detached houses. Other residential zones in the neighborhood accommodate existing multi-family housing and a small area is within the form based code zoning district and permits a range of mixed-use buildings and missing middle housing types.

Business zones exist mainly along major streets at the neighborhood's periphery like Apple Avenue, Getty Street, and Wood Street.

Open space zoning classifications exist on the neighborhood's northern boundary at Ryerson Creek, as well as at McCrea Playfield, Angell's largest park.

Industrial zones are limited to land at the south end of the neighborhood, adjacent to the cemeteries along Nims Street, Wood Street, and Irwin Avenue.

Housing Choice

A small percentage (<2%) of Angell's land is zoned to allow for missing middle housing types. Despite the largely single-family detached zoning classification that currently applies to most of the neighborhood's residential lots, the underlying residential land uses contain a mix of housing types and sizes on a range of lot sizes. Just under 40% of the houses in the Angell neighborhood are rental units, with about 22% being in missing middle housing formats. Larger multi-family apartment buildings are appropriately zoned and mainly occupy large sites close to downtown.

Commercial Inventory

Getty between Apple/Nims – This business district located at the eastern edge of the neighborhood is easily accessible to most neighbors by way of a connected sidewalk network, but other limitations exist as pedestrians traverse the business district. A variety of restaurants and retail stores offer conveniences to residents of the neighborhood. More intense commercial uses, such as auto-service businesses, have challenges storing damaged vehicles with limited space. Traditional screening methods have proven unsuccessful.

Apple, west of Wood – A few scattered commercial uses exist as an extension of the Apple/Wood intersection, although most businesses concentrate at the intersection.

Industrial Inventory

A few industrial buildings are located in the southeast corner of the neighborhood. Buildings near Irwin/Wood have limited expansion opportunities because of lot constraints, however, larger lots near Getty offer more possibilities.

Parks/Recreational Opportunities

Angell neighborhood parks, community gardens, public/private parks and open spaces, etc.:

- Ryerson Creek
- Green Acres Park
- McCrea Playfield
- Cemeteries
 - o Oakwood Cemetery
 - o Evergreen Cemetery
 - o Restlawn Cemetery

Community Nodes

Considering their prominence in the neighborhood, a location along Apple Avenue, Getty Street, or Wood Street seems to be a good option for a community node. Historically, the intersections of these streets offered a concentration of neighborhood-serving businesses that have today been largely converted to auto-oriented businesses which do not blend well with nearby residential areas and create an unwelcoming pedestrian environment.

Transportation

The Transportation and Mobility section of the Master Plan contains further discussion and recommendations. Major Streets in the Angell Neighborhood include:

- Apple Avenue
- Getty Street (Nims to Ryerson Creek)
- Wood Street (Forest to Marquette)
- Nims Street (Irwin to Getty)
- Irwin Avenue (Wood to Nims)
- Forest Avenue (Wood to Nims)
- Amity Avenue (Myrtle to Wood)
- Cedar Street (Myrtle to Yuba)
- Yuba Street (Spring to Eastern)
- Myrtle Avenue (Cedar to Pine)
- Walton Avenue (Spring to Pine)
- Pine Street
- McLaughlin Avenue (Wood to Kenneth)
- Evanston Avenue (McLaughlin to Getty)
- Kenneth Street (Irwin to McLaughlin/Evanston)

Possible road diets could occur on Apple Avenue and Getty Street.

Active transportation options include a nearly complete sidewalk network throughout the Angell neighborhood. The Lakeshore Trail is separated from the neighborhood by BR-31/Moses J. Jones Parkway. A non-motorized path connection could be made along the former railroad right-of-way running through the southern part of the neighborhood that would lead to the Lakeshore Trail and Muskegon Lake, however the roadway connecting Muskegon and Webster Avenues to Moses J. Jones Parkway is a barrier at the northern terminus of this proposed path. The Laketon Avenue Trail is also a few blocks from the southern boundary of the neighborhood.

Public transportation serving the neighborhood includes MATS Routes 2, 11, 12, 21, and Go2 Service. Angell is well connected to the broader street network via Apple Avenue, Getty Street, and Wood Street. Access to the regional highway system is very convenient via BR-31 which is located just north of the neighborhood. A complete network of streets within the neighborhood allows for easy navigation to and from residences.

Blight/Beautification

Auto Service Stations with limited space have difficulty properly screening damaged vehicles.

The numerous vacant, City-owned lots throughout the neighborhood present maintenance challenges.

Historic Preservation

The Angell neighborhood does not presently contain any designated local historic districts, sites listed in the National Register of Historic Places, or sites listed in the State Historic Register. Among the city's oldest neighborhoods, Angell does contain some architecturally significant houses, architecturally and historically significant civic buildings, and potentially contains historically significant sites. Three of the oldest cemeteries in the city are located in Angell as well; community-led activities around Halloween highlight the notable Muskegon residents interred at these cemeteries.

Significant Redevelopment Properties

Former farmers market – Poor soil conditions may prevent this lot from ever being redeveloped, but its proximity to Green Acres Park and Ryerson Creek offer passive recreation opportunities.

Spring Street/Myrtle Avenue/Allen Avenue/Jay Street – Seven acres of mostly-vacant property offers significant redevelopment opportunities within close proximity of downtown.

Former faith-based institution (714, 754 McLaughlin Avenue, and 721, 739 Catherine Avenue) – Current zoning regulations limit almost all reasonable redevelopment opportunities.

Numerous publicly-owned vacant residential lots offer significant opportunities to address the housing shortage, but current land use regulations limit housing choices.

Future Land Use

See future land use map in Appendix

Project 1: Restore the former farmers market site to a natural greenspace.

Green Acres Park and Ryerson Creek offer nearby recreation opportunities to residents of the neighborhood, but remain largely inaccessible without further improvements. Redevelopment options at the former farmers market site are limited due to poor soil conditions, contamination, and costly infrastructure needs.

Along with improvements to Green Acres Park, the area dedicated to open space should also be expanded.



The location of the former farmers market site holds potential for new recreational opportunities as well as connections to Ryerson Creek and the Muskegon Lake shoreline.

Action Steps

- Rezone the property to ensure preservation of open space.
- Amend Parks & Recreation Plan to include landscaping and pathway improvements.
- Seek grant funding for environmental cleanup and trail improvements and construction.

Project 2: 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.

Some street rights-of-way end at this natural area – most notably Williams Street, White Avenue, and Scott Street – offering opportunities for vistas of the creek and its surroundings. Better attention paid to the overgrown vegetation at these locations could open up views to the creek.

Action Steps

- Establish a vegetation maintenance plan on the publicly-owned parcels surrounding the creek to control overgrowth and discourage dumping or other illegal activity.
- Observe where popular public view points or access points could be improved.
- Work with residents and neighboring property owners to create a plan for physical improvements to locations along Ryerson Creek.

Project 3: 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 utilizes the existing street grid. Apple Avenue and the former railroad right-of-way separate the area from the residences to the south and east, and proximity to downtown could warrant commercial or high-density residential land uses.

Action Steps

- Amend land use regulations to allow for commercial, mixed-use, and missing middle housing types.

Project 4: Provide connections to the citywide and regional non-motorized path network.

Aside from using public streets and sidewalks, there is no safe, convenient, and direct access to the citywide and regional network of non-motorized trails. 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.

For many years, the former railroad right-of-way running from Getty Street to Apple Avenue along Nims and Ambrosia Streets has been identified as a potential non-motorized trail. The property is largely owned by the State of Michigan and could be acquired to serve as a connection between the Laketon Avenue Trail and the Lakeshore Trail downtown. Such a project would also serve the McLaughlin and Oakview neighborhoods.

Action Steps

- Acquire the former railroad right-of-way along Nims Street and construct a non-motorized path that connects downtown to the Musketawa Trail.