

## **Beachwood-Bluffton Neighborhood Master Plan Projects**

### **Mitigate flooding from high-water events.**

While short-term fixes were most recently utilized during high-water levels in 2019, more permanent mitigation measures should be explored to reducing the impact of flooding in the future.

### **Extend the Lakeshore Trail north to Channel Drive.**

The Lakeshore Trail effectively ends at the Beach Street roundabout, leaving those using the trail with limited options to continue on to Pere Marquette Park, Margaret Drake Elliott Park, the Muskegon channel, and Harbour Towne Beach. Temporary bicycle facilities should evolve to incorporate a more permanent, safe, and comfortable route.

### **Balance access needs while preserving the natural character of the Lake Michigan beaches.**

Parking spaces range from being in high demand to almost no demand depending on the time of the year, but one thing that is consistent is the difficulty of balancing the parking supply with preservation of the beaches' natural beauty. Development of a strategy that identifies a multi-faceted approach to this issue is needed.

### **Beautify the marina district along Lakeshore Drive between Cottage Grove and Edgewater.**

Boat storage is a necessity along the lake, but such a use of land is not always the most visually appealing. Efforts to beautify the area will make the route to the beach more inviting to residents and visitors.

### **Strengthen non-motorized connections to Muskegon County's Dune Harbor Park.**

Phase two of Dune Harbor Park borders the city of Muskegon along Sherman Boulevard, which does not contain adequate non-motorized/active transportation facilities. It will be important to offer safe and convenient facilities for alternative transportation along this busy corridor.

### **Permit housing types that allow neighborhood residents to "age in place".**

One of the benefits offered by housing choice comes in the ability of residents to continue living in their neighborhood as they age. As housing circumstances change, it is important to provide an array of housing situations that cater to people in various stage of life.

## 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.