

## **Campbell Field Neighborhood Master Plan Projects**

### **Improve the sidewalk network throughout the neighborhood.**

The sidewalk network is very incomplete throughout the neighborhood. Both individual parcels and entire streets lack any sidewalks despite numerous destinations being within walking distance of residents.

### **Conserve the woodlands abutting Ruddiman Creek.**

The 30-acre wooded property adjacent to Ruddiman Creek is within the McGraft charter park. It's current zoning designation should be changed from recreation to conservation to preserve the land in its natural state.

### **Provide non-motorized transportation options for neighborhood residents to safely access the Sherman Boulevard and Henry Street business corridors.**

The street grid is disrupted on the south end of the neighborhood, disconnecting many residents from the commercial development on Sherman and parts of Henry. Non-motorized connections could be established to provide residents with an alternative to driving to access these destinations.

### **Right-size overbuilt streets throughout the neighborhood.**

Major streets through the neighborhood like Hackley Avenue, Glenside Boulevard, and Henry Street are likely oversized for the amount of traffic they carry. Improving the conditions of these streets for people traveling outside of vehicles would permit safe, comfortable, and convenient access to nearby destinations for residents.

### **Pave Hudson Street to Pulaski Avenue and redevelop the vacant lots.**

Hudson Street between Pulaski and Barney Avenue is currently a dead-end street, but connecting it to Dowd Street and Kinsey Street via Pulaski would allow for addition of new houses in the neighborhood.

### **Conduct a redevelopment feasibility study for the property at 2490 Barclay Street.**

This large parcel was once reserved for a second phase of the subdivision development to its west, but was not completed due to contamination in the land. A redevelopment feasibility study for the property could initiate development efforts again.

## 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.