

East Muskegon Neighborhood Master Plan Projects

Acquire residential property in the Medendorp Industrial Park that is already zoned for industrial uses.

The small residential pocket east of Madison and north of Keating measures about 11 acres and has been zoned industrial for the past 30 years in anticipation of future industrial expansion. The expansion has not occurred and has led to disinvestment in the housing stock.

Strategically utilize the remaining medically-zoned property.

The expanding medical campus has few parcels left for development. Zoning regulations could be updated to require more efficient use of land. Other parcels zoned for business on Roberts Street, south of Little Black Creek, may be well suited for medical development as well.

Utilize the former railroad right-of-way for a bike path connection and industrial expansion.

The former railroad right-of-way running east/west through the neighborhood and could be an extension of the Musketawa Trail, or an option for industrial expansion, if needed.

Increase safety measures at the highway interchange at US-31 and Sherman Boulevard.

This highway interchange is one of the most dangerous in Muskegon County in terms of vehicle crashes. The bridge also does not provide adequate space for pedestrians, limiting access to the businesses east of the highway.

Improve pedestrian access through the industrial and medical campuses.

The industrial and medical campus areas in the neighborhood do not contain adequate pedestrian access.

Provide more affordable housing options near employment centers like the industrial parks and heavy commercial districts.

As an employment center, the neighborhood hosts thousands of jobs. Possibilities exist to develop housing options on land available near employers. Shorter, potentially multi-modal commutes, would reduce traffic congestion during peak travel times.

Increase access to Little Black Creek.

Little Black Creek winds through the neighborhood, but is rarely visible and nearly inaccessible. There are a number of publicly-owned parcels through which the creek runs, but there are few protections in place to ensure that the creek is not subject to further disruption by surrounding development.

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.