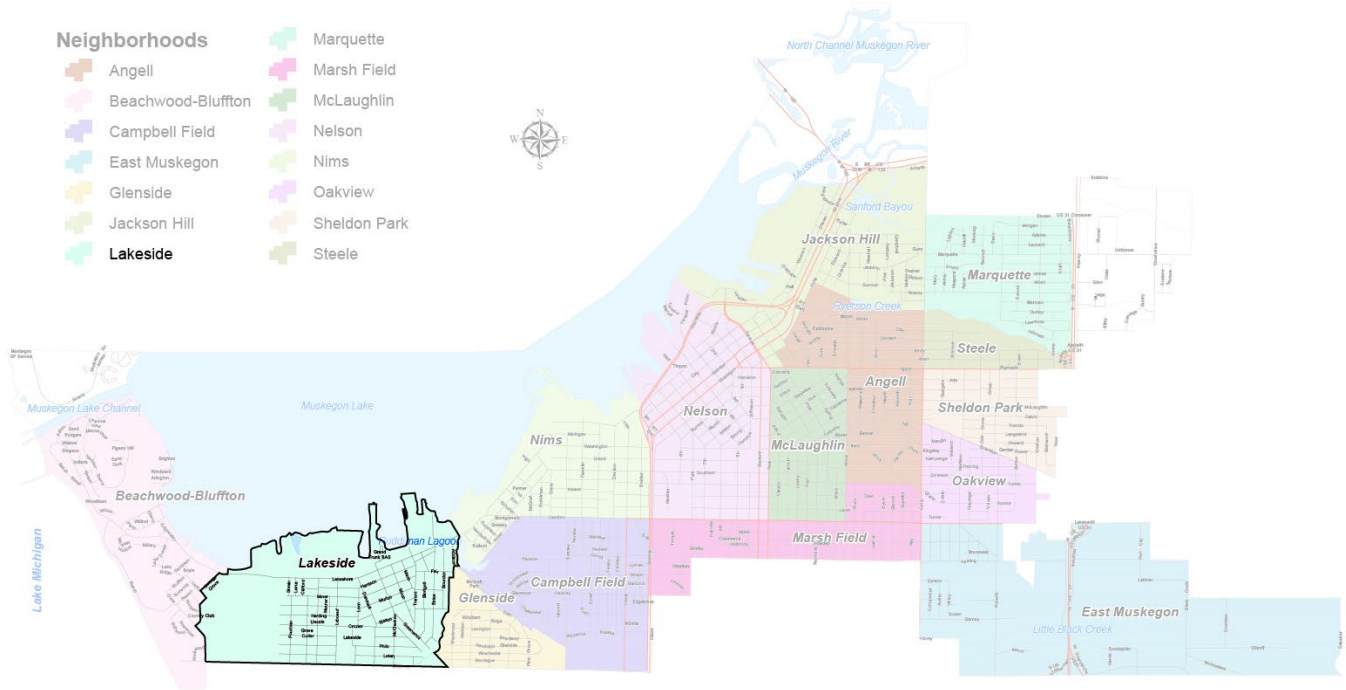


Lakeside

City of Muskegon
Neighborhood Association Map



Neighborhood Description

Located between the Muskegon Lake shoreline and the city’s southern limit at Sherman Boulevard, the Lakeside neighborhood spans from Ruddiman Lagoon/Creek to the far western edge of the Muskegon Country Club property, making it Muskegon’s second largest by land area. The neighborhood offers multiple public access points to Muskegon Lake, and is not far from the Lake Michigan shoreline. Nearly 20% of the land in Lakeside is occupied by the country club and its golf course, with another % dedicated to parks, if not is specifically zoned for such.

The Lakeside Business District lines Lakeshore Drive and contains numerous businesses and restaurants. The Lakeside Business District hosts many annual events like Spring into Lakeside, the Sweetest Day parade, and the Lakeside Memorial Day parade.

Once anchored by the paper mill, one of the last heavy industrial uses on Muskegon Lake, the Lakeside neighborhood has undergone a significant change in recent years with the demolition and clearing of the former mill site. On the horizon is a proposed major mixed-use lakefront development that will occupy this entire 120-acre property.

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Zoned Land Use

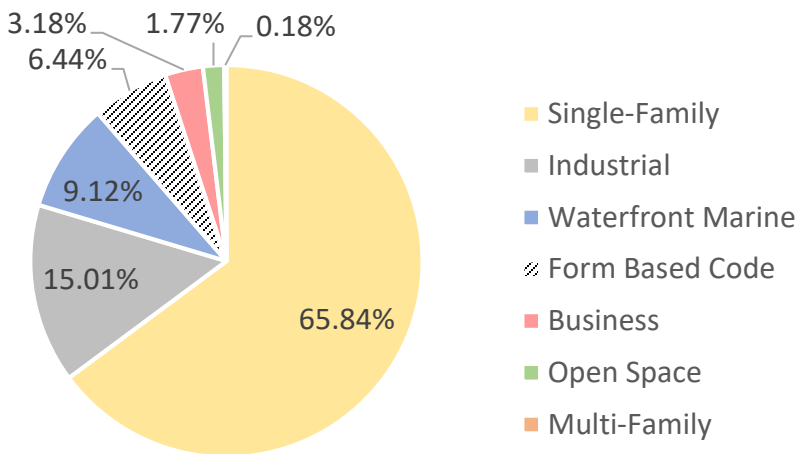


Chart 1: Lakeside zoned land use as a percentage of the neighborhood's total land area

The Lakeside neighborhood consists primarily of residential uses, with approximately two-thirds of the total land area zoned for single-family detached homes. At this time, land zoned for industrial uses is also relatively prominent in the neighborhood, though little to no industrial uses still exist; this zoning district encompasses the large parcel that formerly contained the paper mill. The Waterfront Marine zoning designation accommodates the large presence of lakefront marinas in the neighborhood.

Form based code zoning regulations are utilized in the neighborhood, centered on the Lakeside Business District. Such zoning enables mixed-use buildings and missing middle housing options and replaced business zones on Lakeshore Drive and adjacent multiple-family residential zones. A small area of multi-family zoning still exists on a group of parcels in the southeast corner of the neighborhood, though the land is vacant. Conventional business zones in Lakeside are concentrated along Sherman Boulevard and on Lakeshore Drive, west of McCracken Street.

Open space and recreational zones are located at Seyferth Park and along Ruddiman Creek tributaries.

Housing Choice

Despite the prominence of land zoned exclusively for single-family detached housing, Lakeside's housing stock consists of a variety housing types that do not conform to this zoning designation. While no large apartment complexes exist in Lakeside, the area east of Denmark Street contains a high concentration of missing middle housing types that introduce much needed housing choice to the neighborhood.

Forty percent of all housing units available in Lakeside are available for rent. Of those rented properties, about half consist of multiple units on the same parcel. Due to the neighborhood's proximity to the waterfront and Lake Michigan, there has also been a marked increase in properties converted for use as short-term rentals.

Commercial Inventory

Lakeside Business District – As the primary concentration of businesses, the area offers several restaurants and artisan shops. While most businesses cater to tourists, many locals enjoy these businesses year-round.

McCracken Street, Lincoln Street, and LeBoeuf Street Intersections with Sherman Boulevard – These intersections are zoned for business, are located along heavily trafficked Sherman Boulevard, and could be a great location for convenience stores that service the neighborhood and tourists. These intersections could use some beatification and should try to adopt their own identity. The northern quadrants of these intersections are located in the city, while the southern quadrants are located in the city of Norton Shores.

Sherman Boulevard and Wickham Drive – The east side of Wickham contains commercial uses, while the west side hosts a faith-based institution and vacant land and buildings with redevelopment potential. Development along the former railroad right-of-way would help connect this area to the small group of commercial and light industrial buildings to the west.

Industrial Inventory

The only remaining industrially-zoned property in Lakeside is the 120-acre former paper mill site. Recent conceptual plans by private ownership depicted a walkable residential development containing various commercial and marina uses. The community has been vocal about the desire to remove industrial land uses from the Muskegon Lake shoreline, replacing them with residential and commercial uses with public access to the waterfront.

Parks/Recreational Opportunities

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

- Seyferth Park
- McGraft Park
- Grand Trunk Park/Launch Ramp
- Meurer Court
- Lakeshore Trail
- Elementary School Playground
- Ruddiman Creek/Lagoon
- Lakeside Cemetery
- Lakeside Pocket Park

Community Nodes

Lakeside Business District/Grand Trunk – The Lakeside Business District offers several restaurants and retailers in a walkable format for neighbors to meet up. The business association also facilitates holiday events like parades and street festivals. The outdoor space and passive recreational areas at Grand Trunk allow residents to meet up and enjoy the waterfront.

Seyferth Park/Lakeside Cemetery/Bunker School – This centrally located area is made up of recreational and civic uses, which attracts many residents to the area. The faith-based institution north of the school adds an additional civic use and a large-scale meeting space.

McCracken Street and Lincoln Street Intersections with Sherman Boulevard – These concentrations of businesses are very walkable from most parts of the neighborhood, though the southern halves of these intersections are located in the city of Norton Shores.

McGraft Park – Although technically located in the Glenside neighborhood, this park also serves as a community node for Lakeside as a place where neighbors meet up for outdoor recreation, concerts, and community events. The community building offers meeting space for neighborhood organizations and holiday events. The creek and wetlands limit access points for most people in Lakeside, but opportunities exist to improve access between Bourdon Street and Glen Avenue.

Transportation

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

- Sherman Boulevard (Estes Street to Beach Street)
- Lakeshore Drive (Ruddiman Lagoon to Cottage Grove Avenue)
- McCracken Street
- Lincoln Street
- Addison Street (Lakeshore Drive to McGraft Park Road)
- Beach Street (Sherman Boulevard to Country Club Drive)

Possible road diets could occur on Sherman Boulevard, McCracken Street, and Lincoln Street.

Active transportation options include a nearly complete sidewalk network throughout the Lakeside neighborhood, but in the area south of Glen and Harding Avenues, the network breaks down considerably. The Lakeshore Trail parallels Lakeshore Drive on its north side and transitions to a pair of on-street bike lanes west of McCracken Street. Public access to the Trail is made at the Grand Trunk Launch Ramp trailhead, as well as numerous, informal access points at cross streets off of Lakeshore Drive.

No fixed-route public transportation serves the neighborhood, but Go2 Service is available as well as seasonal shuttle service and additional service tied to major beach events. Lakeside is well-connected to the broader street network via Sherman Boulevard to the south and Lakeshore Drive to the north, with both providing convenient access to BR-31.

Blight/Beautification

The proliferation of smaller lots and the close proximity to fresh water can result in storage of recreational vehicles and clutter that is visible from the street.

The Ruddiman Creek lagoon collects a significant amount of trash, which is often left to volunteers to clean up.

Historic Preservation

The Lakeside neighborhood does not presently contain any designated local historic districts, though the area is home to some of the city’s oldest buildings. Lakeside boasts one site listed in the National Register of Historic Places – the S.S. Milwaukee Clipper – and has a State of Michigan Historical Marker for the Lakeside area.

Significant Redevelopment Properties

2400 Lakeshore Drive – The 120-acre former site of the paper mill is currently undergoing environmental cleanup. The property is still zoned for industrial use, but proposed redevelopment of the site has called for a mix of uses.

2801 and 2850 Lakeshore Drive – Home to the Muskegon Country Club for over a century, construction of 39 single-family detached houses on the southwest corner of this property will be a significant change. This will include new streets and a sidewalk extension along Beach Street. Future plans include the addition of small rental units closer to the clubhouse building.

1745 Greenwood Street – This 1.5-acre parcel is a privately-owned former railroad right-of-way. There is a public easement from Greenwood Street to Sherman Boulevard, however, underground infrastructure prohibits the extension of Greenwood south. People have created a walking path that connects the neighborhood to Sherman. Winchester Avenue and Montague Avenue could be extended west with the creation of new easements. The short extension of infrastructure could create new buildable lots with a public pathway dividing the existing housing. The undevelopable section to the north could be used as additional public space like a community garden or an extension of the natural space near the wetlands.

2090 Lakeshore – Grand Trunk Launch Ramp

2160 Crozier Avenue – Faith-based institution

2052 Bourdon Street – Former faith-based institution

Future Land Use

See future land use map in Appendix

Project 1: Support efforts to redevelop the former paper mill site with residential, commercial, and recreational uses.

In 2018, the former property owners and a planning consultant held a series of events and charrettes with the public to develop a vision for the redevelopment of the property. The renderings depicted a traditional neighborhood development including a variety of housing options with minimal setbacks to create a walkable community with numerous water views. New waterways were depicted along with small commercial buildings scattered throughout the site with public access along a great deal of the waterfront. Since then, environmental testing and cleanup has revealed limitations to creating new waterways within the site, but additional park space was included as an alternative option.

The property has been purchased by new owners since the vision was created, and if the redevelopment consists mostly of residential, this original traditional neighborhood development vision should be encouraged, and public access and amenities along the waterfront should remain a top priority. Continuing the partnership between the City of Muskegon and the property owners will ensure a development that benefits the Lakeside neighborhood and the city as a whole.

More recently, this site has also been considered for large-scale recreational and commercial development. In 2021, the City of Muskegon started discussions on the development of an aquarium. Such a regional destination could draw a considerable number of tourists as well as demand for commercial out-lot development. Whether the site is developed for residential, commercial, or recreation, it is imperative that waterfront access and amenities are available to the public, that numerous street connections be made to the neighborhood to the south, and that industrial uses are restricted.

Action Steps

- Work closely with property owners on implementation of the existing development plan or revision of that plan.
- Implement zoning regulations (either a rezoning or a Planned Unit Development (PUD)) that focus on walkability, a high-quality public realm, housing choice, mixed-uses, and public waterfront access, while prohibiting industrial uses.

Project 2: Promote the small business districts along Sherman Boulevard with streetscape improvements and expansion of zoning designations that allow for business uses.

Mixed commercial and residential land uses on Sherman at McCracken and at Lincoln are not conducive to business expansion. A flexible zoning designation that allows for residential, commercial, or mixed-use development would suit this area, and a unified approach with the City of Norton Shores would encourage a similar approach on the south side of Sherman Boulevard.

Action Steps

- Develop zoning regulations that allow appropriately-sized commercial units, such as small retail buildings and accessory commercial units, between Lincoln and McCracken. Working with Norton Shores to develop the corridor cohesively.
- A corridor study should be implemented to help create a vision for the area. Creation of a business association and the development of a corridor improvement plan.
- Meet with business owners and Norton Shores officials to discuss the possible creation of a business association and desired corridor improvements.

Project 3: Enhance public amenities near Seyferth Park, Lakeside Cemetery, and Bunker School.

Centrally-located in the neighborhood, this cluster of civic and recreational uses could benefit from additional public realm amenities such as lighting, benches, sidewalk connections, and improved crosswalks.

Action Steps

- Work with the surrounding institutions to identify amenity needs.
- Conduct cost estimates for the identified amenities and include them in the Capital Improvements Plan.

Project 4: Enhance connections to Glenside through public easement improvements and the redevelopment of the former railroad right-of-way.

Underground infrastructure in the public easement from Greenwood to Sherman prohibits the southerly extension of Greenwood. A footpath already connecting the neighborhood to Sherman could be improved. The undevelopable land to the north could be used as additional public space like a community garden or an extension of the natural space near the wetlands.

Redevelopment of the vacant property will expand the community node at Sherman Boulevard and Wickham, linking to the businesses west of Torrent.



A potential non-motorized trail and new development, looking north from Sherman Boulevard toward Greenwood Street.

Action Steps

- Conduct a cost-to-benefit analysis for the installation of a non-motorized trail in the existing easement and extending Winchester and Montague to the west.
- Establish a public easement to improve access to the properties fronting the former railroad right-of-way.

Project 5: Connect the Glenside and Lakeside neighborhoods with non-motorized paths.

A non-motorized connection between Glenside and Lakeside neighborhood to the west does not currently exist despite a few established but informal and unimproved pathways between the two neighborhoods.

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Action Steps

- Hold public meetings with neighborhood residents, park users, and trail users to determine the appropriate route(s) to connect the Glenside and Lakeside neighborhoods.
- Establish any necessary easements.