

Lower West Western Development

Public Access to Muskegon Lake

Hartshorn Marina

Hartshorn Village

Adelaide Pointe

Public Return From Private Investment

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Historical Uses

Industrial Operations

- West Michigan Steel & Foundry
- Anaconda Wire & Cable
- Hartshorn Spring Roller Co.



Muskegon

Lake



SUPPLEMENT LUMBER FILES

SAW PALMER CO.

LUMBER STOCK

STEWART HOBBS & CO.

574

575
(337)

0

(331)

573

(338)

4

W. WESTERN

FILE S. W. STEWART HOBBS & CO.

W. WESTERN

ITZ ST.

HUDSON

467

DIVISION

MICHIGAN 65 AV.

W. CLAY AV.

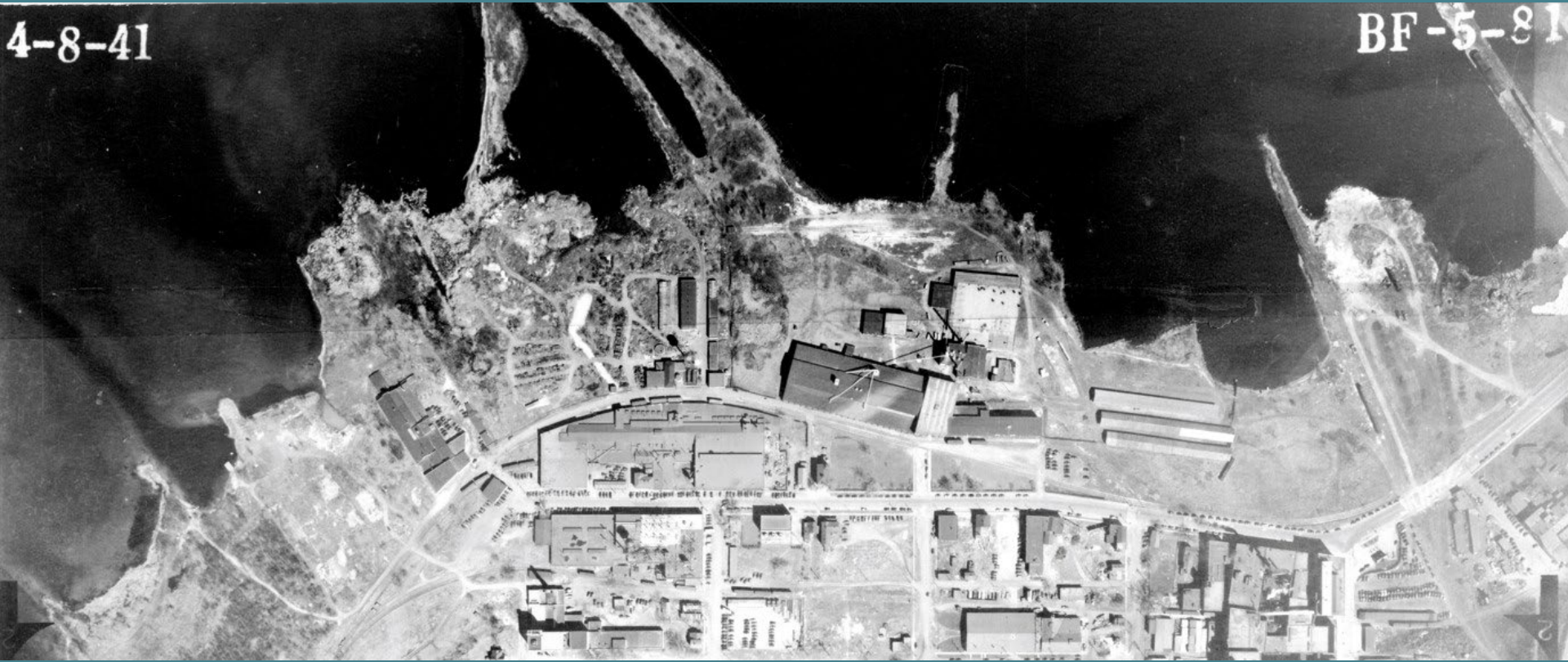
HENRY

Scale of Feet

64

4-8-41

BF-5-81



Marina Installation

- City Acquires Hartshorn Site (1950s)
- Installs Initial Marina Lagoons and Office
- Later expands, Commences Commercial Leases











4-8-41

BF-5-81





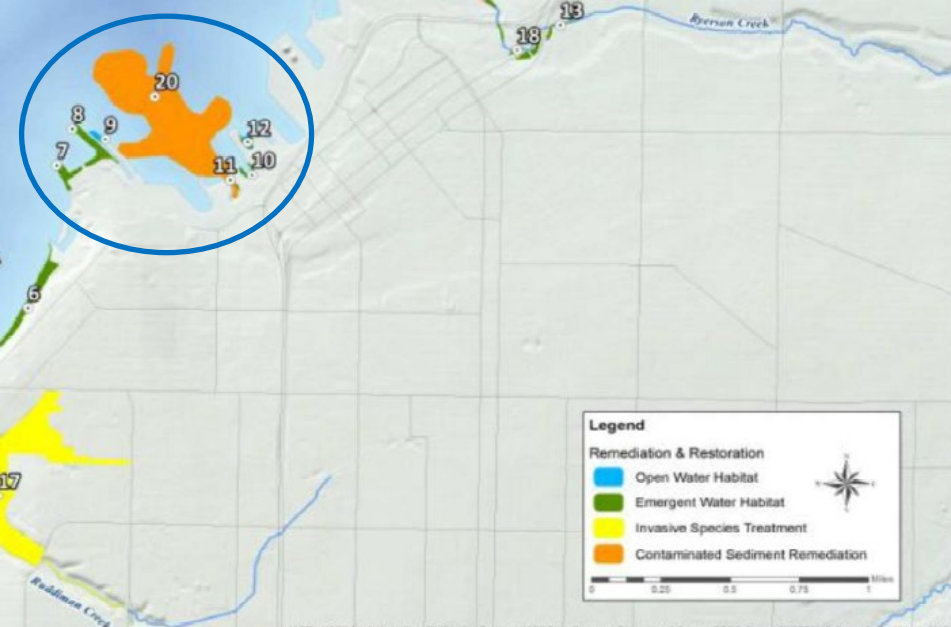
Blight Removal

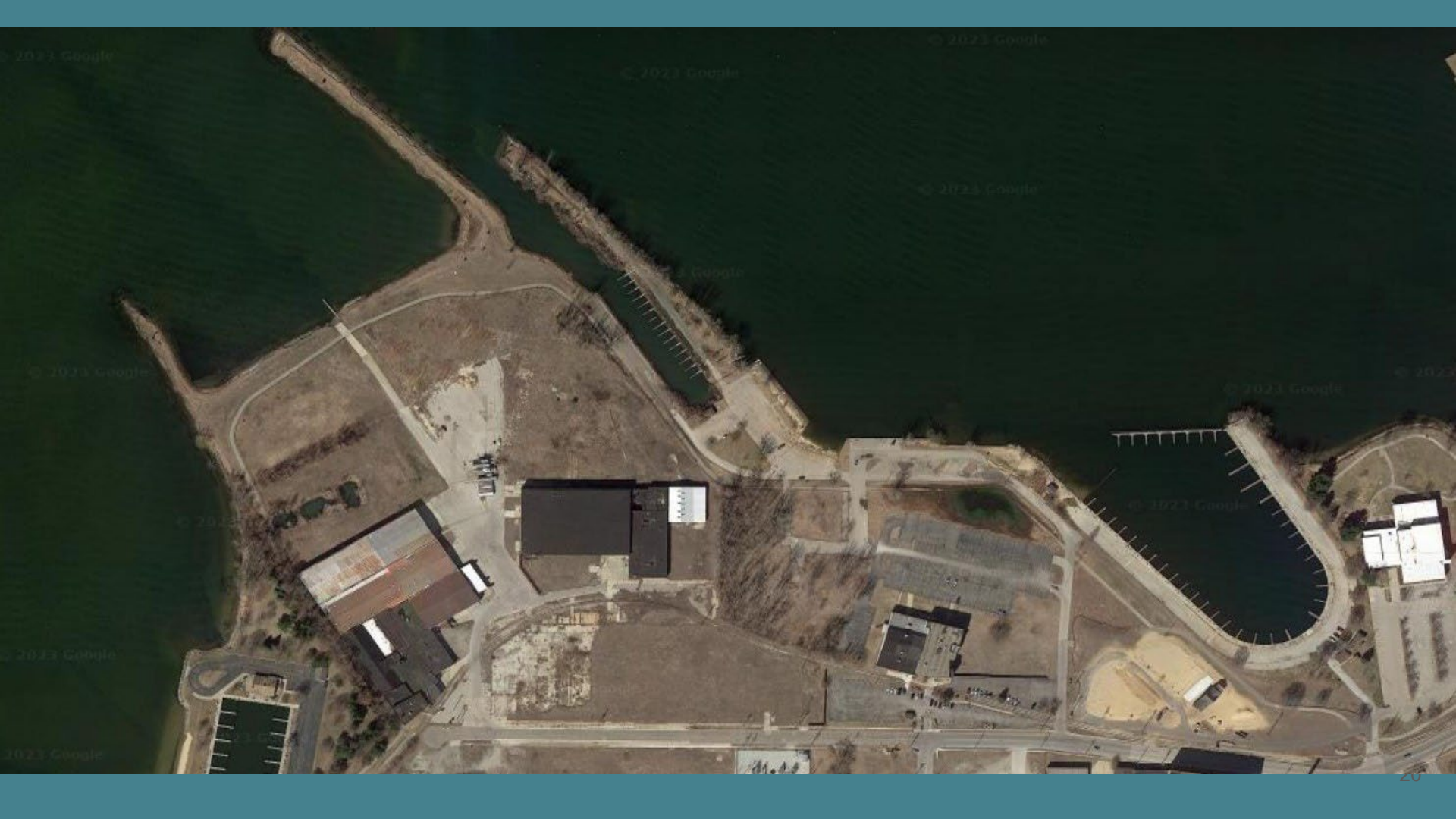
- Demolition of Vacant Buildings
- Removal of Defunct Impervious Surfaces
- Muskegon Lake Clean Up











Existing Conditions

Status of Hartshorn Marina

- Impacts of Recent High Water
- Interaction with Private Developments
- Future Capital Needs



Issues at Hartshorn

- Pavement Surfaces
- Aging and Damaged Dockage
- High Water Accelerated Damage
- T-Dock Removed for Replacement, Proved Costly
- East Peninsula Flooded
- Erosion of Access Areas Near Break wall



Flooding of Small Boat Basin



Overview of New Developments

-Hartshorn Village Condominium

-Adelaide Pointe Mixed-Use Project



Hartshorn Village Development Details

55 Single Family Condos
Over 4 Phases

Construction of rack boat storage facility

Management Rights to Hartshorn Marina
Operations, 24 Slips Right of First
Refusal After Renewal Date

Relocation of Bike Path Closer to Lake
Front

Elevation of Bike Path in Wetland Area

Construction of New Marina
Office/Community Building and Pool



2019 Hartshorn Village Site Plan

Hartshorn Village

PHASE I

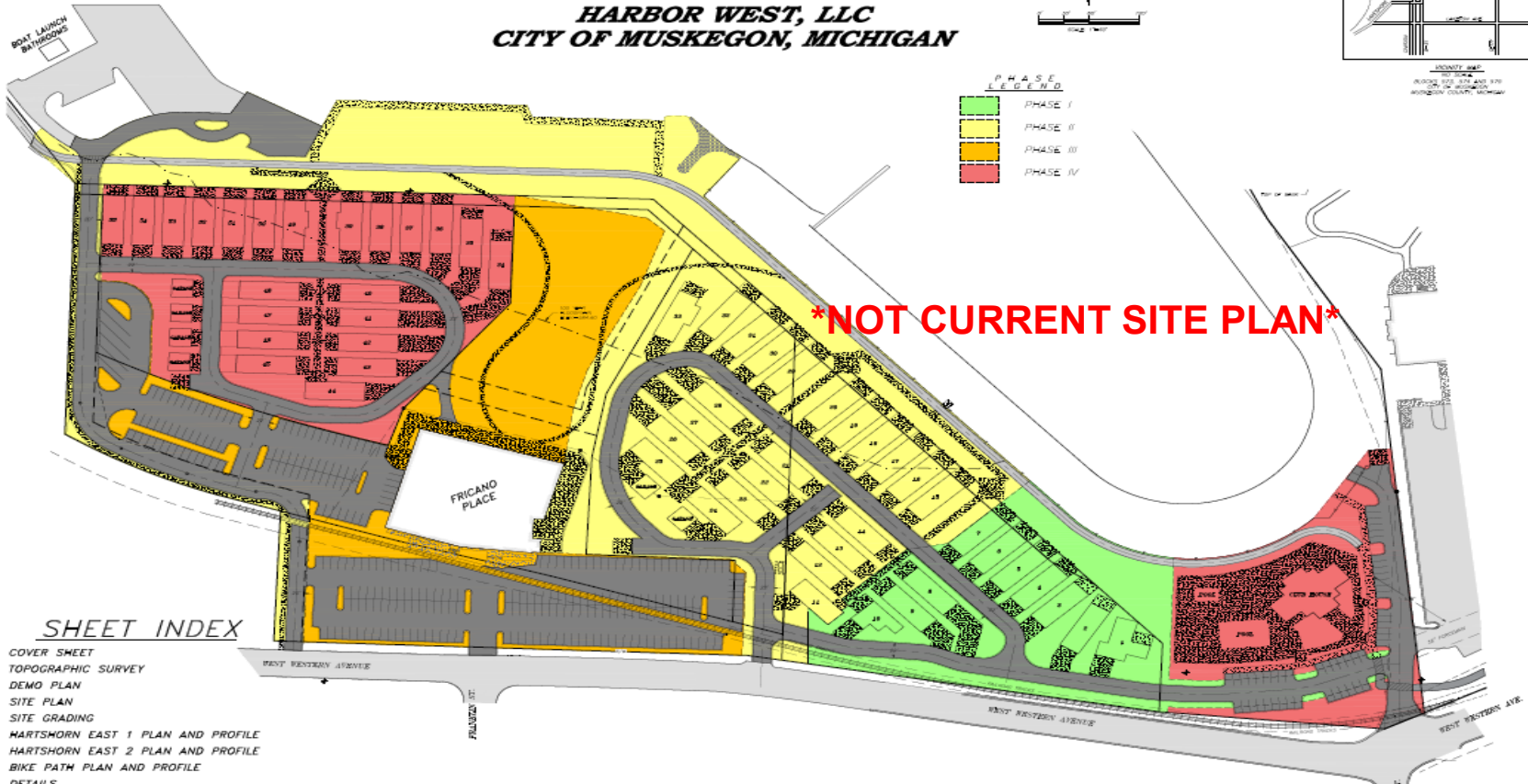
HARBOR WEST, LLC
CITY OF MUSKEGON, MICHIGAN



PHASE LEGEND

Green	PHASE I
Yellow	PHASE II
Orange	PHASE III
Red	PHASE IV

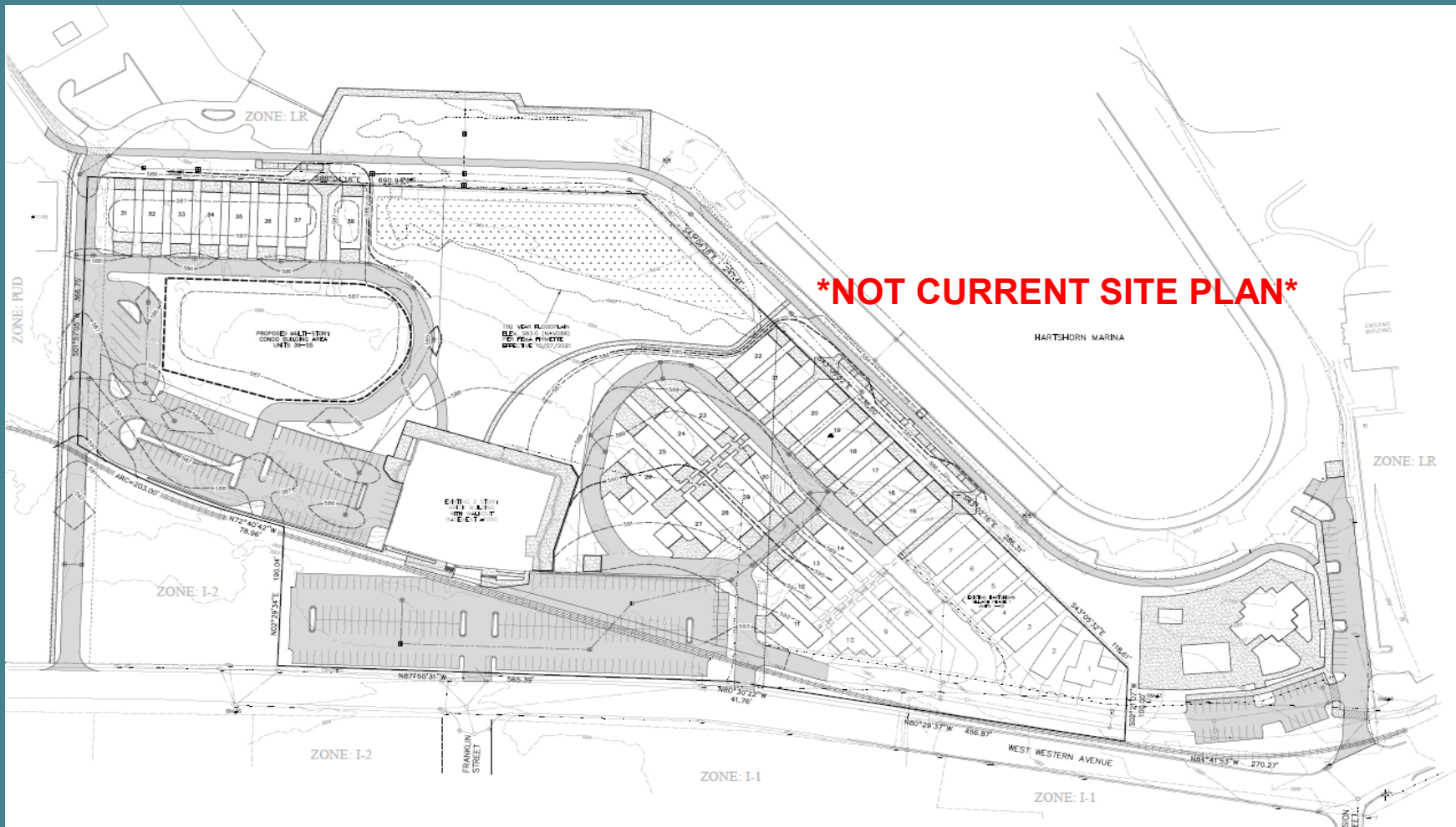
NOT CURRENT SITE PLAN



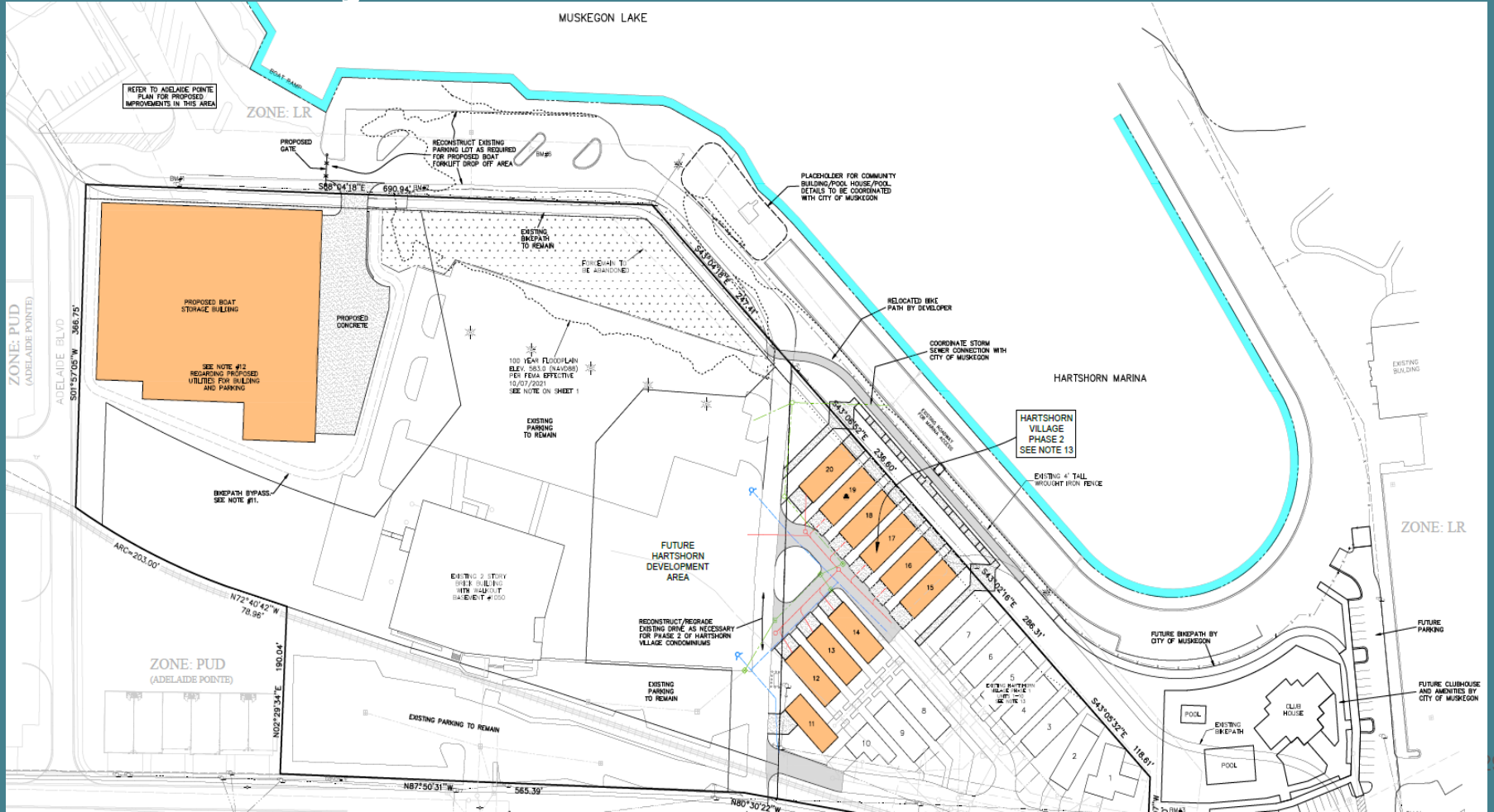
SHEET INDEX

1. COVER SHEET
2. TOPOGRAPHIC SURVEY
3. DEMO PLAN
4. SITE PLAN
5. SITE GRADING
6. HARTSHORN EAST 1 PLAN AND PROFILE
7. HARTSHORN EAST 2 PLAN AND PROFILE
8. BIKE PATH PLAN AND PROFILE
9. DETAILS

March 2022 HV Site Plan Amendment



January 2022 HV PROPOSED Amendment



Adelaide Pointe Development Details

300+ Multi-family condos
over multiple phases

Hotel, multi-use building with restaurant and
event space

Extension of public trail system onto private
peninsula space

Construction of new marina and break
wall/fishing pier

Relocation of Lakeshore Trail closer to
lakefront

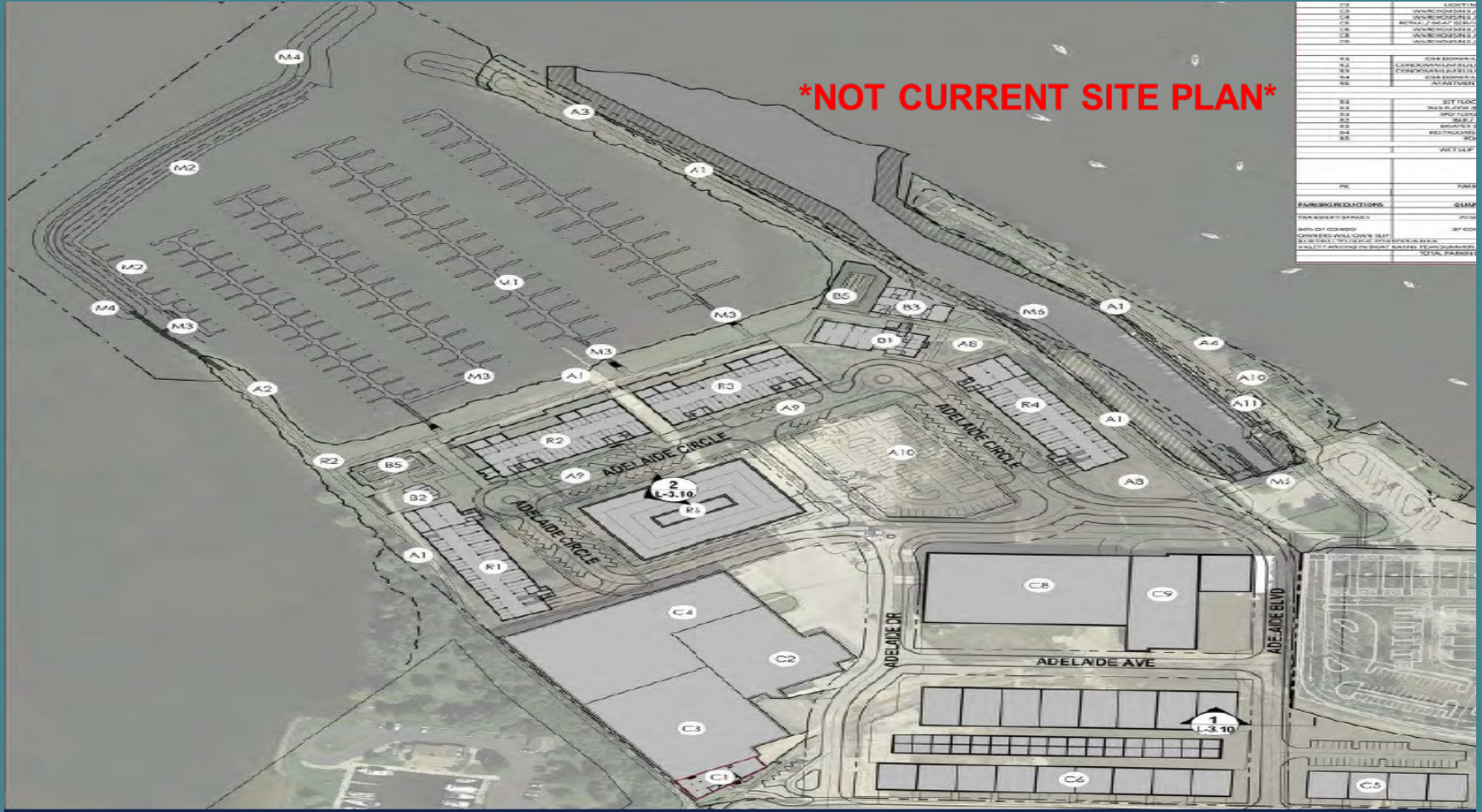
Conversion of Hartshorn Small Boat Basin
into park area, shopper and transient docks



September 2021 Adelaide Pointe Site Plan



June 2022 Amended Adelaide Pointe Site Plan



NOT CURRENT SITE PLAN

C1	CONCRETE	CONCRETE
C2	WOOD	WOOD
C3	BRICK	BRICK
C4	GLASS	GLASS
C5	ASPHALT	ASPHALT
C6	PAVEMENT	PAVEMENT
C7	GRASS	GRASS
C8	LANDSCAPE	LANDSCAPE
C9	ROCK	ROCK
C10	IRON	IRON
C11	STEEL	STEEL
C12	ALUMINUM	ALUMINUM
C13	COPPER	COPPER
C14	ZINC	ZINC
C15	LEAD	LEAD
C16	CHROMIUM	CHROMIUM
C17	NICKEL	NICKEL
C18	SILVER	SILVER
C19	GOLD	GOLD
C20	PLATINUM	PLATINUM
C21	PALLADIUM	PALLADIUM
C22	RHODIUM	RHODIUM
C23	PALADIUM	PALADIUM
C24	IRIDIUM	IRIDIUM
C25	OSMIUM	OSMIUM
C26	COBALT	COBALT
C27	NICKEL	NICKEL
C28	COPPER	COPPER
C29	ZINC	ZINC
C30	IRON	IRON
C31	STEEL	STEEL
C32	ALUMINUM	ALUMINUM
C33	COPPER	COPPER
C34	ZINC	ZINC
C35	IRON	IRON
C36	STEEL	STEEL
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C38	COPPER	COPPER
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C40	IRON	IRON
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C93	COPPER	COPPER
C94	ZINC	ZINC
C95	IRON	IRON
C96	STEEL	STEEL
C97	ALUMINUM	ALUMINUM
C98	COPPER	COPPER
C99	ZINC	ZINC
C100	IRON	IRON

January 2023 PROPOSED AP Site Plan



Overview of Existing Public Amenities

-Fishing and leisure

-Lakeshore Trail



Current Public Access Fishing Trends

- Visitors with mobility issues tend to park at Hartshorn Marina forklift drop site to gain ease of access to sea wall and shore fishing (marked in **red**)
- Many patrons also shore fish in the grassy area adjacent to the trailer parking to the west of the launch (marked in **purple**)
- When launch was operational, site was 3rd busiest boat launch for boat fishing based on launch payments (Fisherman's Landing, Grand Trunk)
- Some community members also fish in the small boat basin area, park in gravel drive (marked in **blue**)



Lakeshore Trail Current Location

- The 11.2 mile trail runs along the marina and lakefront in this area of the Nims neighborhood. The marina is the only public access to the trail in this area.
- Most of the parking at Hartshorn is designed for boat trailers, causing trail users to park in trailer spots, or in non-designated parking areas to access trail.
- The Lakeshore Trail was developed from proceeds from the City selling Chase Hammond Golf Course, and Michigan DNR Trust Fund Dollars from 1995-2005
- Trail connects Pere Marquette Park all the way to North Muskegon, creating an important non-motorized corridor.



Lakeshore Trail Property Lines



Proposed Impacts to Public Areas

Brownfield Tax Increment Financing

- AP and HV Utilities & Site Work
- City Participation in Infrastructure



How Does Brownfield Work? Why Does It M

Michigan Public Act 381 of 1996

Allows reimbursement of “eligible activities” costs for developers and units of government

Targets vacant, blighted, functionally obsolete, or historic sites in MI

Local control of incentive, can also include state tax capture

Tax Increment Financing (TIF) allows taxable value of new construction to refund investors for eligible activities



City Participation in Infrastructure

Creation of a new waterfront district in Nims

Establishment of permanent public access to Muskegon Lake

Replacement of former industrial tax base with more environmentally sustainable projects

New tax base created pays off city bonds for roads, water, sewer, and public breakwall/fishing pier

Guarantees all common areas remain public



City Brownfield Reimbursed Infrastructure



Changes to Existing Lake Access

- Forklift Drops
- Trailer Parking
- Gravel Drive



Commercial Use of Forklift Drops

Stored boats currently launch in AP basin area (since approx. 2005)

HV Proposed PUD Amendment includes new rack storage building

Launching would shift over to previous Lumbertown Development forklift drops at Hartshorn Marina

Site Plan Amendment passed Planning Commission with conditions last month

- Stormwater permit is issued by the City Engineering Department.

- 10-inch concrete to be installed where forklift operates. (noted on updated plan)

- Bike path is elevated near the wetlands. (noted on updated plan)

- Future community (building) and pool location be removed. (removed from updated plan)

- That the gate from the large boat basin be removed. (removed from updated plan)

Equipment Used – Specialized Forklift



Map of Boat Launching Pathways



Current Launch Path in Orange

Proposed new Launch Path in Blue

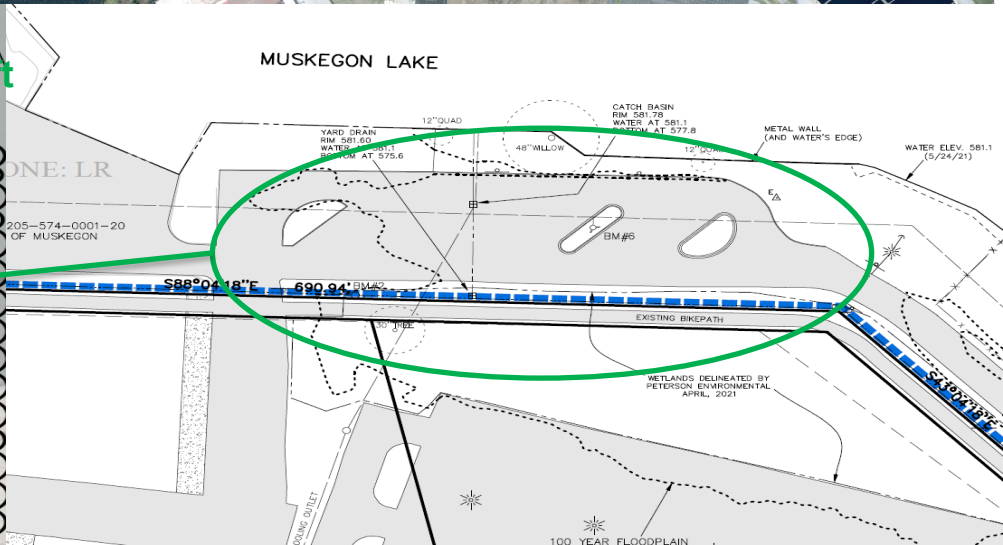
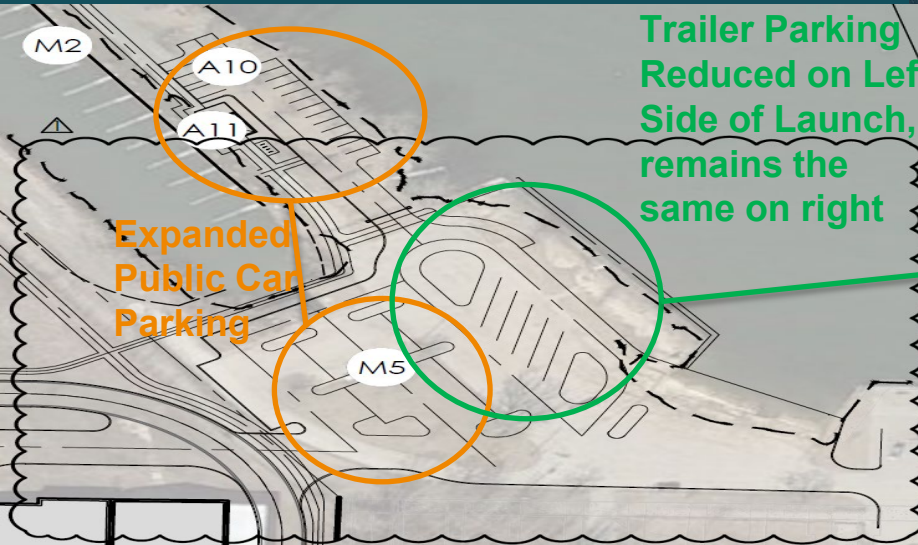
Reduction in Trailer Parking/Increase in Car P

Existing Conditions in Public Areas:

- 7 passenger car parking spots (1 lot)
- 34 boat trailer parking spots (2 lots)

Proposed Changes:

- 83 passenger car parking spots (2 lots)
- 21 boat trailer parking spots (2 lots)



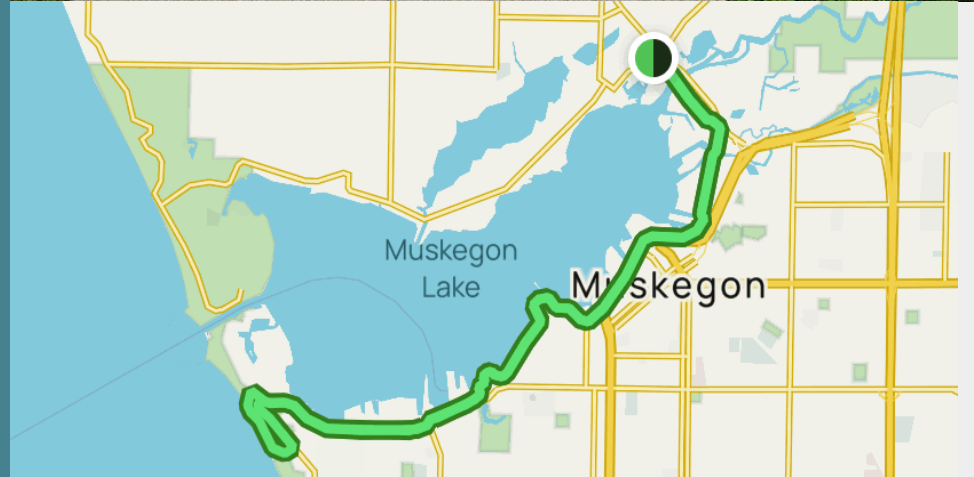
Gravel drive converts to green space

- Gravel drive is current parallel to trail and small boat basin
- Proposed PUD Amendment converts this area to public green space
- Space would still be walkable and have access to water/proposed docks



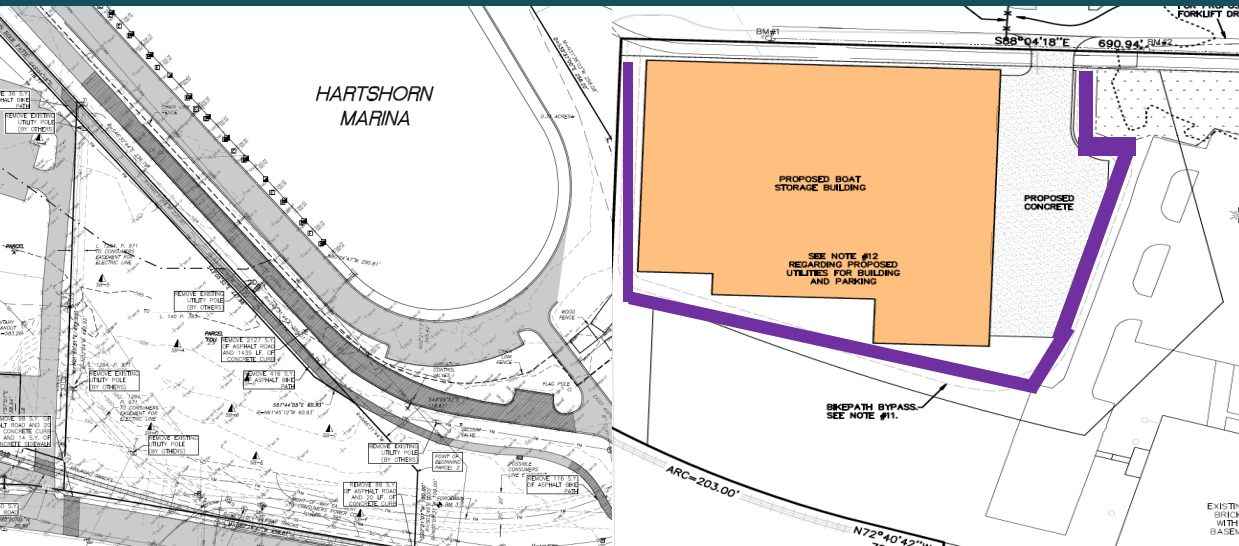
Impacts to Lakeshore Trail

- Hartshorn Village Trail Movement
- Adelaide Pointe Trail Movement
- Railroad Easement



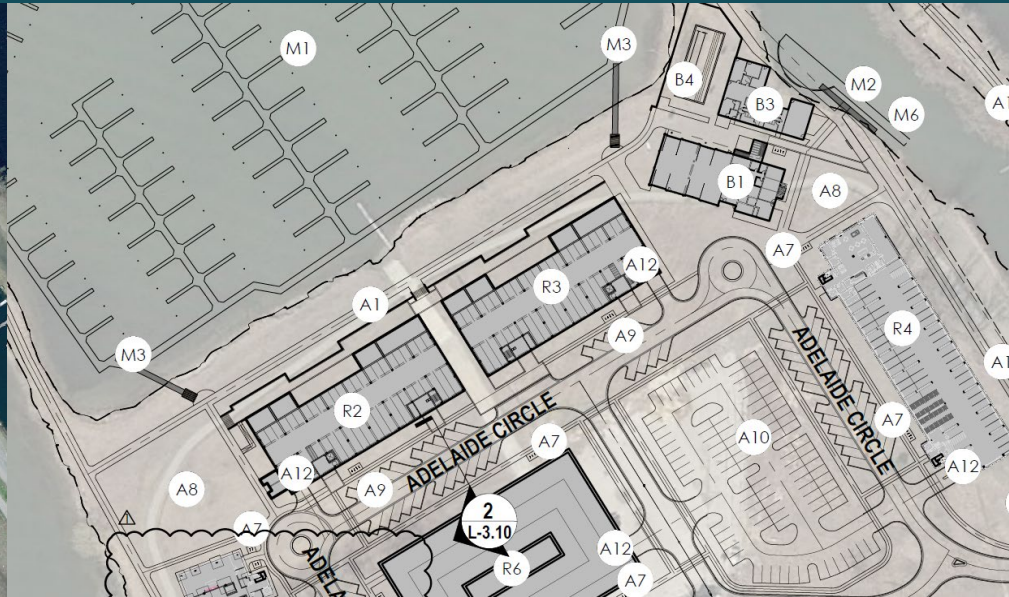
Hartshorn Village Trail Movement

- Original approved PUD called for trail to be relocated closer to the water, along with access drive to the marina. Completed 2020
- Trail Plan for PUD includes bypass around boat storage facility
- Conditions of Planning Commission approved amendment require raising of trail in the wetland area to stop problem flooding, per original plan description.



Adelaide Pointe Trail Movement

- Original approved PUD calls for trail to be relocated closer to the water along Adelaide Pointe Marina, will include 2 crossings for pedestrians to access slip basin
- Trail will tie into new non-motorized pathways out onto peninsulas and to public areas of the AP development, such as the plaza in front of the multi-use building



City Railroad Easement Acquisition

- The City of Muskegon is near a closing on the defunct railroad tracks that stretch from Heritage Landing all the way to the Sappi site.
- The goal will be to use this easement for an additional trail that serves as another stretch of the Lakeshore trail corridor from the end of West Western, through the Adelaide Pointe site, and reconnecting near Boys and Girls Club



Conditions Postdevelopment

Creation of New Lake Access

- Small boat basin reimagined
- Legal access to AP peninsulas
- New public fishing pier/break wall
- Hartshorn fishing redesign?



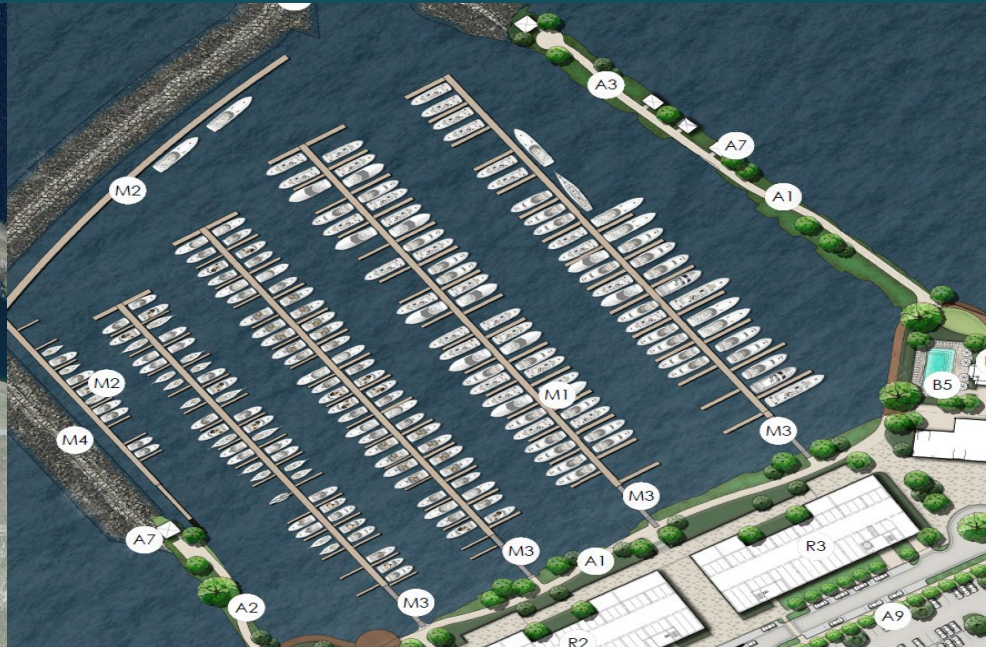
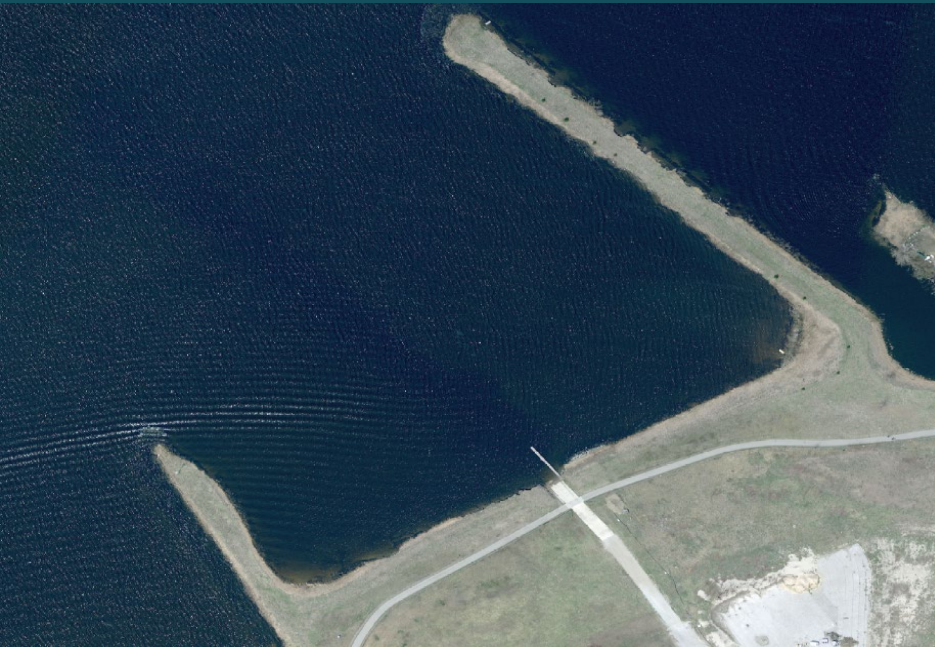
Small Boat Basin Turns Into Peninsula Park

- Formerly gated site exclusively for slip holders will become picnicking and water access area
- Trail will tie into new non-motorized pathways out onto peninsulas and to public areas of the AP development, such as the plaza in front of the multi-use building



AP Site to Host Two Peninsula Parks

- In exchange for allowing commercial use at the launch and forklift wells, the city gains easements to both AP peninsulas from the Lakeshore Trail
- These sites will also undergo improvements to be converted into picnicking space, waterfront access space, and connect to the break wall/fishing pier



New Public Break Wall and Fishing Pier

- The DNR has appropriated \$1 million dollars towards the fishing pier portion of this asset
- The City will hold irrevocable public access to this amenity, with dedicated easements from the Lakeshore Trail



Hartshorn Park Fishing Redesign?

- The public has been accessing areas for fishing for years that are not necessarily designed for it, we can do better!
- There are several locations in the park where ADA accessible fishing amenities could be implemented
- Potential for restroom remodel, fish cleaning stations, and other assets
- Parks and Rec Master Plan process is upcoming, we need your help!



Staff Recommendations and Next Steps

- Public Return on Private Investments
- Use of Brownfield to Recoup Public Costs
- Net Gain on Public Access in Lower West Western Corridor
- Upcoming Meetings

WATCH
MUSK
EGON

Public Return on Private Investments

- This area has been underutilized and blighted for decades
- Access for recreation at the marina has been historically substandard
- Deferred maintenance of public assets along with disinvestment on private parcels has led to a decline of the corridor
- This puts strain on the neighbors, businesses, and visitors
- By partnering with new site owners that want to invest, the City can help guide better uses for these properties than before
- Improvement in the corridor makes utilizing our public waterfront easier and more attractive
- Targeted investments in new public infrastructure will lead to greater quality of life for the current public and new residents

Public Return on Private Investments

- Using the tools at our disposal with Brownfield TIF allows the City to pay for its infrastructure costs
- Current Brownfield Plan Amendments for both sites recoup all city investments within 15-18 years
- Language in Development Agreement addendum on upcoming city commission meeting secures city's position, requires commencement of construction prior to public debt execution
- Overall, these two developments and their interaction with Hartshorn Marina Park generate an ecosystem with more public access to Muskegon Lake
- These developments will also allow for additional pedestrian walkways, fishing space, parking, and connections from the Nims neighborhood to the waterfront.





Thank you!

Please enjoy the Interactive Information Stations,
and I will see you at my table!

- Jake

