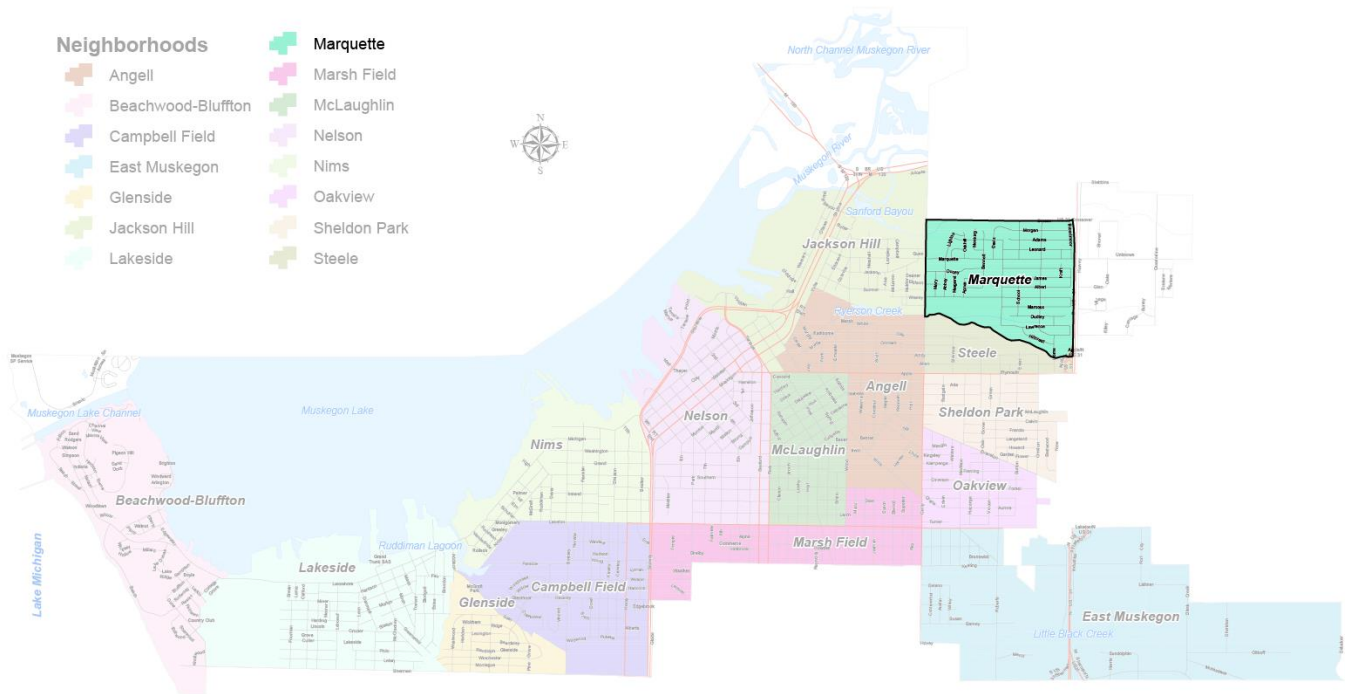


# Marquette

City of Muskegon  
Neighborhood Association Map



## Neighborhood Description

The Marquette neighborhood has a unique history in that it was primarily developed as an urban renewal project that was completed in the late 1960s. While many houses were constructed in that span, many more were built in the ensuing years.

As a result of the urban renewal project, the City of Muskegon still holds a considerable amount of vacant land in the neighborhood. The Marquette neighborhood’s newer housing stock, convenient access to the regional transportation network, and proximity to parks and open space may account for the number of new housing starts recently.

The neighborhood is located between Ryerson Creek and Fourmile Creek, with Beukema Field in between, creating extensive passive recreation opportunities and a close connection with nature.

Marquette consists mainly of single-family detached homes on large lots both owner-occupied and rented. Several apartment complexes also add a variety of housing options to the neighborhood making up a large majority of the units available for rent. Almost no missing middle housing types exist in the neighborhood – only two duplexes. On the west end of the neighborhood opportunities for missing middle housing could serve as a transition between commercial uses and apartment complexes to low-density housing.

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## Zoned Land Use

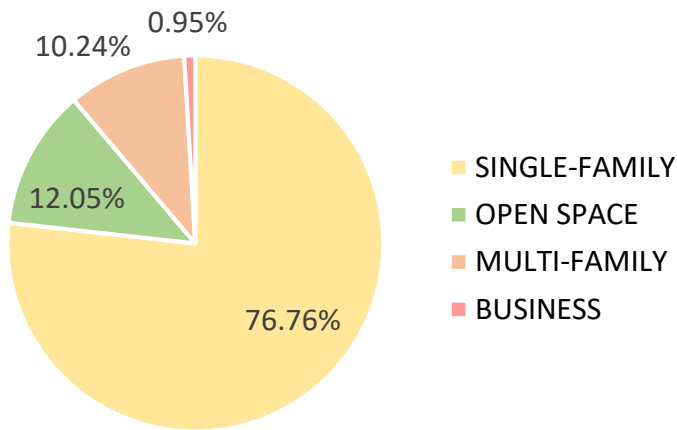


Chart 1: Marquette zoned land use as a percentage of the neighborhood's total land area

More than 85% of the Marquette neighborhood is zoned for residential land uses with the vast majority of that land only permitting single-family detached houses on large lots and the remainder allowing for multiple-family housing. Just over 12% of Marquette's land area is reserved for open space and parks, with such zones primarily found along the creeks and wetlands immediately north and south of the neighborhood. Less than one percent of zoned land uses allow for businesses and are primarily meant to service neighborhood residents.

## Housing Choice

The neighborhood offers single-family detached homes and large apartment complexes, but little in terms of missing middle housing. Opportunities exist on the west end of the neighborhood to incorporate missing middle housing types and large lot sizes found throughout Marquette could accommodate accessory dwelling units.

## Commercial Inventory

Getty Street and Marquette Avenue Intersection – The only commercial options within the neighborhood are located along the western boundary of the neighborhood. An auto repair garage and a small machine shop are located among a few small, underutilized commercial buildings and civic buildings home to faith-based institutions. Some commercial buildings have been demolished over the years with most remaining as vacant lots.

Commercial corridors including grocery stores in the city of North Muskegon, and Muskegon Township are easily accessible from the neighborhood. Some residents may leave the city to reach goods and services.

## Industrial Inventory

None

## Parks/Recreational Opportunities

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

- Beukema Playfield
- Ryerson Creek
- Fourmile Creek

## Community Nodes

Marquette Elementary School/Beukema Playfield – The playground equipment, ball fields and large open spaces provide a central location for recreational opportunities. Limited commercial and entertainment options within the neighborhood make it important to retain community nodes with a range of other uses.

Getty Street and Marquette Avenue Intersection – This could potentially be a gathering area for residents, with the addition of more commercial, civic, or recreational options. The faith-based institutions south of Marquette provide an influx of people on various days. The existing commercial buildings at the southeast corner of the intersection are underutilized and investment remains stagnant. Providing flexible land use options for this area could revive the node with a variety of uses that are not currently permitted.

## Transportation

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

- Getty Street
- Marquette Avenue
- Wood Street (Apple Avenue to Marquette)
- Wesley Avenue (Getty to Roberts)
- Roberts Street (Wesley to Marquette)
- Harvey Street (Marquette to Brusse)

Possible road diets could occur on Marquette, Getty, and Wesley.

Active transportation options include a nearly complete sidewalk network throughout the Marquette neighborhood. The Lakeshore Trail is a considerable separated from the general area by BR-31/Moses J. Jones Parkway. A paved path connects the neighborhood to the Steele neighborhood through Ryerson Creek. Rough walking trails have been created along portions of Fourmile Creek and Ryerson Creek, but opportunities exist to better connect these trails with the Muskegon Lake shoreline.

Public transportation serving the neighborhood includes MATS Routes 11, 12, and Go2 Service. Despite bordering US-31, no direct access to the highway is available from the neighborhood. Still, Getty Street, Harvey Street, Creston Street, and Marquette Avenue provide convenient routes to the regional highway system.

## Blight/Beautification

Marquette Avenue has mature canopy trees along the north side of the street, but the trees on the south side of the street were removed for installation of utility poles.

Houses that are beginning to show signs of deterioration and disinvestment should be encouraged to participate in City programs may assist with needed improvements.

## Historic Preservation

The Marquette neighborhood does not presently contain any designated local historic districts, sites listed in the National Register of Historic Places, or sites listed in the State Historic Register. Due to the later dates of construction for the majority of buildings in the neighborhood, it is unlikely that many buildings can be deemed historically significant at this time, though some could be architecturally significant.

## Significant Redevelopment Properties

1531 Morgan Avenue – This 2.4-acre lot is adjacent to a City-owned lot at 1542 Adams Street. Combined, these properties could provide space for significant residential development similar to what exists east of US-31. Current land use regulations do not support this as redevelopment options in this location are presently limited to single-family detached housing.

### **Future Land Use**

See future land use map in Appendix

**Project 1: Create a bike path along Marquette Avenue.**

The driving lanes on Marquette Avenue are excessively wide, leaving space to incorporate on-street bicycle facilities. Such a route would be an opportunity to connect to the larger non-motorized transportation network and calm traffic on Marquette. The third of this neighborhood's recommended projects includes a proposed configuration, as does Project 5 in the Jackson Hill Neighborhood Sub-Plan.

**Action Steps**

- Design a bike lane along Marquette Avenue and vet possible designs with neighborhood residents.

## Project 2: Reestablish a tree canopy over Marquette Avenue.

The terraces along Marquette Avenue are too narrow to support large species of trees – such as oaks, which are predominant in the neighborhood – so a public-private partnership could allow for trees to be planted on land owned by participating partners. The presence of street trees has also been proven to reduce vehicle speeds.

Overhead wires prevent the placement of large canopy trees in the right-of-way, but solutions to problems like this already exist in the Marquette neighborhood. The example on Wesley Avenue shows the location of large oak trees on private property, which allows the trees to grow in a way that does not interfere with existing utilities. Tree planting efforts should not solely focus on the public rights-of-way, but should consider public/private partnerships. The City should seek specific tree grants that allow such partnerships as many tree grants require trees to only be placed on publicly-owned land.



*Marquette Avenue at Getty Street, looking east (left) and Wesley Avenue, looking west (right) show the distinct difference provided by street trees.*

### Action Steps

- Apply for a tree grant to fund installation and seek ongoing funding for maintenance. State and federal grants typically do not allow plantings on private property, however, local philanthropic organizations may be interested in public/private partnerships.

### **Project 3: Create an identity for the Getty Street and Marquette Avenue intersection.**

This area contains underutilized buildings and land with the potential to become a strong community asset. The addition of more commercial, residential, or public space options, and physical improvements including renovation of existing buildings with a mix of uses.

Temporary uses such as food trucks and pop-up stores on vacant land could help with generating interest in the area in the short-term.



*One potential long-term vision for a community node viewed from Marquette Avenue looking south down Getty Street could incorporate existing and new buildings offering housing and retail options, and street improvements that support active transportation.*

#### **Action Steps**

- Hold a community visioning meeting with property owners and the general public to discuss desired uses and potential restricted uses.
- Compile a report on the findings and use it during future zoning requests and project proposals.
- Permit temporary “pop-up” retail options or encourage incubator spaces that provide a low barrier to entry for entrepreneurs.
- Complete a corridor study including a retail market analysis to determine which business types could be supported.



**Project 4: Explore a community room addition at Fire Station #5.**

Fire Station #5 on Marquette Avenue has expansion potential for a community event space. The large outdoor space fronting Ducey Avenue provides an opportunity for building expansion or recreation. This could range from a building addition to a small gazebo or pavilion.

**Action Steps**

- Research costs and potential funding sources.
- Partner with residents to identify desired facility options.
- Develop renderings of potential site layouts.

**Project 5: Create a landscape buffer between Broadmoor Street and US-31.**

Some landscaping already exists in this area, but it is fairly sparse. A complete wall of various plant species could reduce noise and pollution in the neighborhood. Low maintenance, shielding species like evergreens and conifers should be considered.

**Action Steps**

- Seek grant funding to plant and maintain a row of landscaping along Broadmoor Street.
- Establish a maintenance plan through the neighborhood association to ensure that the area remains visually appealing.