

## **Marsh Field Neighborhood Master Plan Projects**

### **Improve pedestrian crossing points across Laketon Avenue.**

Heavy and fast-moving traffic on Laketon Avenue divides the neighborhood, serving as a dangerous barrier for residents trying to cross. Discussion with neighborhood residents and patrons of Laketon businesses will help to determine key crossing locations where safer conditions can be created.

### **Better define the commercial districts on Laketon Avenue and redevelop the underutilized properties on the south side.**

The business district along Laketon Avenue is not well-defined throughout the neighborhood, and long-term vacant or otherwise inactive buildings are prominent in some areas. More flexible zoning regulations could encourage reuse of buildings, allowing the corridor to better adapt to the changing demands of the real estate market.

### **Re-utilize the former railroad right-of-way for recreational opportunities.**

Development of the utility corridor and former railroad right-of-way paralleling Keating Avenue is limited, but a few potential low-impact uses may be possible. A non-motorized transportation route or pollinator habitat could make use of an otherwise utilitarian area within the neighborhood.

### **Increase access between city limits with Muskegon Heights.**

The former railroad right-of-way limited access points between Muskegon and Muskegon Heights, resulting in many dead-end streets in each municipality. Now that the railroad is gone, there is now the potential to reknit the two sides by improving the many informal footpaths and two-track connections.

### **Conduct an industrial redevelopment study for the under-developed industrial land south of Holbrook Avenue in the southwest corner of the neighborhood.**

Over 11 acres of former railroad right-of-way exists in an industrial area of the neighborhood offering possibilities for industrial development or expansion of existing industries.

## 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.