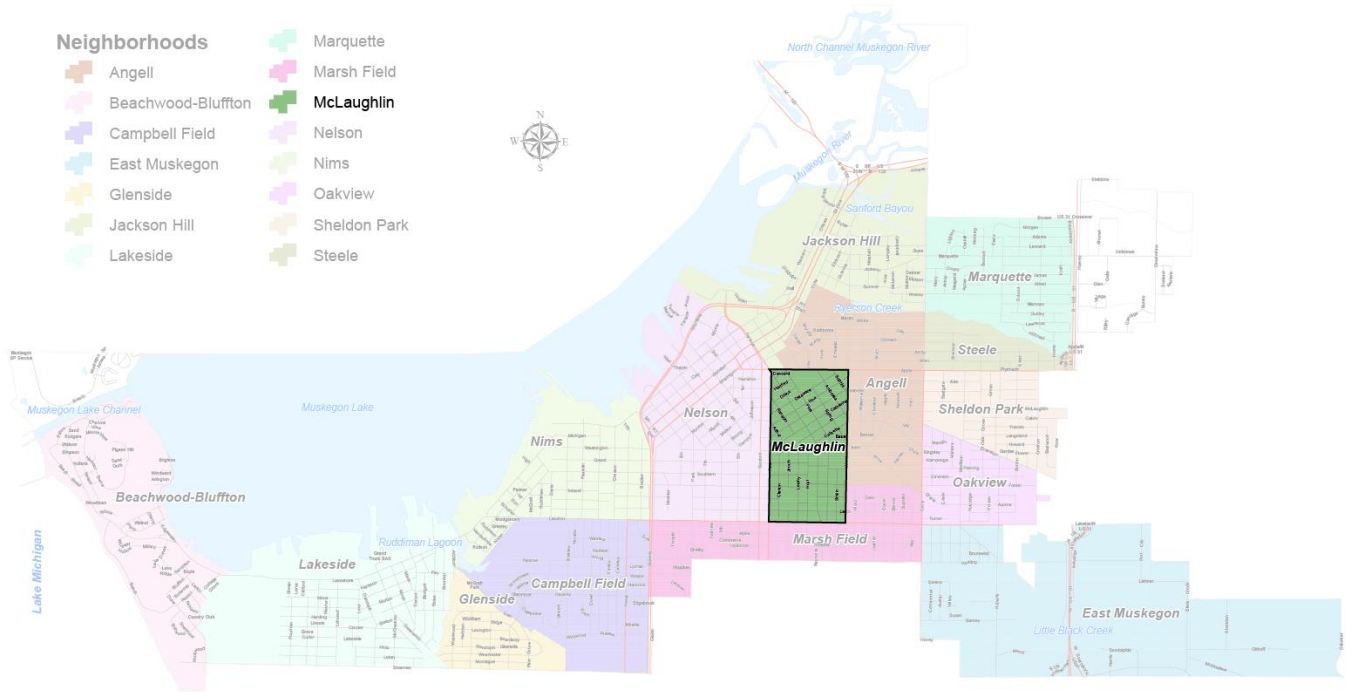


McLaughlin

City of Muskegon
Neighborhood Association Map



Neighborhood Description

The McLaughlin neighborhood’s location adjacent to downtown Muskegon puts it well within reach of many regional attractions and events, while retaining a residential focus. The neighborhood contains a variety of housing options utilizing a range of lot sizes. The medical campus along Laketon Avenue, Peck Street, and Hoyt Street is undergoing a transformation with the hospital – a neighborhood anchor for over a century – largely vacating the campus with a new middle school constructed in its place.

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Zoned Land Use

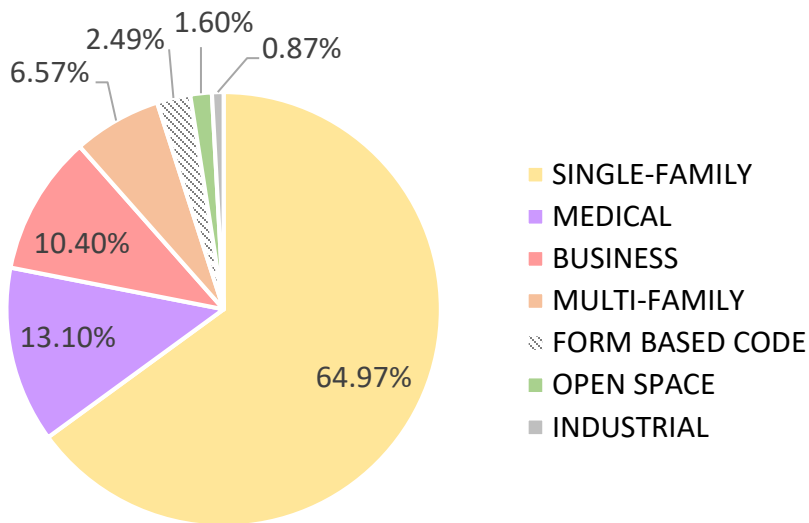


Chart 1: McLaughlin zoned land use as a percentage of the neighborhood's total land area

A significant portion of the McLaughlin neighborhood is zoned for single-family detached housing although these areas contain existing, diverse housing types not permitted by this zoning designation. Although medical zones are concentrated at the south end of the neighborhood, this is likely to change with the hospital's relocation. Business zones exist both along major streets and, in some locations, internal to the neighborhood – a feature somewhat unique to McLaughlin when compared with other Muskegon neighborhoods. Multi-family residential zones are primarily located along Peck Street, and a very small percentage of McLaughlin's land permits missing middle housing types.

Housing Choice

The neighborhood contains a high number of rental properties accounting for 40% of the housing stock. There is a remarkable variety of housing types in the neighborhood, some of the most diverse in the city, despite the high number of parcels zoned for single-family detached housing.

Commercial Inventory

Apple Avenue Corridor – Commercial land uses on Apple Avenue in the neighborhood include only a few businesses. Many have expanded through the years to contain significant frontage along Apple and extend south into the neighborhood. This commercial corridor is shared with the Angell neighborhood to the north and east.

Peck Street – Intermittent businesses are found near the Irwin Avenue intersection with some located in multi-family residential zoning districts.

Laketon Avenue Corridor – Much of the business zones in the neighborhood are concentrated at the Terrace Street intersection, though some are also found at Peck Street. The south side of Laketon, in the Marsh Field neighborhood contains additional businesses and vacant land zoned for business.

Irwin Avenue and Terrace Street Intersection – This underutilized commercial district contains mostly vacant retail buildings. Existing high-density residential and office/service uses have seen success elsewhere and should be considered for expansion where retail has struggled. Increased residential units near this intersection could provide the traffic needed for neighborhood-serving businesses.

Interior Commercial Buildings – 1101 Spring Street, 283 Iona Avenue, 241 Irwin Avenue, 1386 Terrace Street, 1396 Pine Street, 398 Catawba Avenue

Industrial Inventory

Irwin Avenue and Wood Street Intersection – Longstanding industrial businesses occupy the east side of Wood Street while the west side of Wood has lost some small industrial buildings over the years, with only a couple still standing and in use. Reuse of former industrial buildings may be difficult due to limited space for expansion and consideration should be given to replace with residential.

Parks/Recreational Opportunities

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

- Laketon Trail
- McLaughlin Community Park
- Evergreen Cemetery

Community Nodes

Even with its proximity to downtown Muskegon, McLaughlin has historically contained multiple community nodes, some dating back to the turn of the last century when streetcars traveled up and down Terrace Street through the neighborhood. Today, a logical gathering place is the McLaughlin Community Park at the corner of Terrace Street and Isabella Avenue.

Transportation

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

- Apple Avenue
- Laketon Avenue
- Peck Street
- Southern Avenue
- Forest Avenue
- Larch Avenue
- Hoyt Street
- Terrace Street
- Wood Street
- Irwin Avenue
- Pine Street (Apple to Irwin)
- Spring Street
- Sophia Street
- Hartford Avenue

Possible road diets could occur on Apple Avenue and Laketon Avenue.

Active transportation options include a nearly complete sidewalk network throughout the McLaughlin neighborhood. The Laketon Trail is easily accessible and connects the neighborhood to the Musketawa Trail through the Oakview and East Muskegon neighborhoods. There is a connection to the Lakeshore Trail at the Laketon Trail's western terminus, but it could be improved.

Public transportation serving the neighborhood includes MATS Routes 2, 11, 21, 22, and 31 (one block west of neighborhood boundary), as well as Go2 Service. The McLaughlin neighborhood is connected to the citywide street network via Apple Avenue, Laketon Avenue, Peck Street, Terrace Street, and Wood Street, and the regional highway system (BR-31) is a few blocks north of the neighborhood and can be accessed via Terrace Street and US-31 accessed via Laketon.

Blight/Beautification

Some long-vacant commercial buildings can be found scattered throughout the neighborhood, limited by their incompatible zoning designations.



The underutilized business corridor at Terrace Street and Irwin Avenue is plagued by vacant and deteriorating buildings.

Historic Preservation

McLaughlin is home to portions of the City of Muskegon’s McLaughlin Historic District and Clinton-Peck Historic District. The neighborhood does not presently contain any sites listed in the National Register of Historic Places or sites listed in the State Historic Register.

Significant Redevelopment Properties

1700 and 1761 Clinton Street, 31 and 39 E. Larch Avenue, and 1752, 1768, and 1774 Peck Street – Most of the former hospital campus has been removed and the new middle school is under construction. Future changes to medical locations and additional properties owned by the school district

97 E. Apple Avenue – Muskegon County vacated their south campus bound by Apple Avenue, Pine Street, Delaware Avenue, and Ambrosia Street in 2021 and relocated to the former college campus on Quarterline Road. Aside from the juvenile detention center, almost all of the campus facilities will be available for reuse or redevelopment.

1250 Peck Street – A privately-owned property offering over a half-acre in the McLaughlin Historic District. As the former location of a gas station, this property will likely require further environmental analysis.

1253, 1205, 1155, 1125, 1075, and 1047 Ambrosia Street – This former railroad right-of-way is comprised of very narrow lot which make redevelopment challenging, but could be an ideal location for a non-motorized trail within the neighborhood.

Numerous publicly- and privately-owned vacant residential lots offer significant opportunities to address the housing shortage, but current land use regulations limit housing choices.

Future Land Use

See future land use map in Appendix

Project 1: Redevelop the former commercial buildings at Irwin Avenue and Terrace Street.

This underutilized commercial district contains mostly vacant retail buildings. Although some long-term vacant buildings may need to be demolished, existing residential, office, and service uses have seen success and should be considered for buildings where retail is struggling. Additional residential units near this intersection could provide the traffic needed for neighborhood-serving businesses.

Action Steps

- Include this intersection in economic development incentive target areas. Commercial rehabilitation exemptions and residential abatements could aid in reutilizing empty commercial buildings.
- Demolition grants should be considered for dilapidated buildings.

Project 2: Redevelop Muskegon County’s former South Campus and re-establish its street grid street, where possible.

Attracting new office tenants could fill the existing buildings, but reusing all of them may prove difficult. Through the years, Hartford Avenue, Diana Avenue, and Spring Street were vacated to create a campus, which served former uses well, but limited connectivity with the McLaughlin neighborhood. Future uses or redevelopment of the site may find value in reestablishing public rights-of-way and various lost street connections.



Redevelopment at the former south campus site could benefit from diverse housing options, reestablishing the street grid, and repurposing of existing buildings, where possible.

Action Steps

- If buildings are to be demolished, encourage the redevelopment of the site in a manner that reestablishes the original rights-of-way, where feasible.

Project 3: Redevelop vacant residential lots throughout the neighborhood.

Many vacant, City-owned lots in the neighborhood historically contained houses, with many of them being missing middle housing types. The lost tax base once provided by these houses strains the City's ability to provide essential services to its residents. The current vacant lots can also be a financial burden to maintain, with neglected properties creating blight throughout the neighborhood.

Action Steps

- Create infill housing programs that provide quality housing options, in a variety of types and sizes. Attract developers that are capable of meeting the community's needs.
- Update lot sale policies to reflect the desire to redevelop vacant lots. Development agreements are made with developers to provide housing on vacant lots.

Project 4: Establish a non-motorized trail on the former railroad right-of-way along Ambrosia Street.

For many years, the former railroad right-of-way running from along Ambrosia Street through the neighborhood has been identified as a potential non-motorized trail. The property is largely owned by the State of Michigan and could be acquired to serve as a connection through McLaughlin between the Laketon Avenue Trail and the Lakeshore Trail along the downtown waterfront. Such a project would also serve the Angell and Oakview neighborhoods.

Action Steps

- Acquire or establish easement agreements along the former railroad right-of-way construct a non-motorized path running from Wood Street to Apple Avenue.

Project 5: Correct the zoning designations throughout the residential sections of the neighborhood to reflect the type of housing that exists.

The neighborhood's 120 properties containing missing middle housing types are located in areas zoned for single-family housing, making them all non-conforming land uses. Such incongruous zoning designations can restrict financing options and hamper general upkeep of properties. Current zoning regulations also restrict construction of new missing middle housing types on vacant lots.

Action Steps

- Update restrictive land use regulations to better reflect existing, diverse housing types in the neighborhood and permit such housing types to be built new.