

Northeast Neighborhood Master Plan Projects

Organize a neighborhood organization and create an official name.

This area of the City is often underrepresented at planning and goal setting meetings. It also has a high concentration of renters, a demographic that is also underrepresented at City functions. A functional neighborhood organization could help the City hear the voice of marginalized groups.

Redevelop the former hospital campus.

The 26-acre site contains the vacant former hospital building. The existing medical care zoning designation will eventually need to be changed to accommodate redevelopment efforts when they are identified. Vacated street easement could be reestablished to create a traditional street grid.

Revitalize the office park adjacent to the hospital property.

There are 15 office buildings on Wagner Ave, Wells Ave and Riley St but they remain mostly vacant or underutilized and have had a difficult time attracting tenants since the closing of the hospital. These properties are owned independently and are not associated with the hospital property. Many of the buildings are starting to deteriorate and owners are reluctant to invest in an area with much uncertainty.

Create a neighborhood center at the intersection of Marquette Avenue and Quarterline Road.

Dense residential development, the college, and office uses bring many people to this area, but there is no place for residents to gather. There are no civic or government buildings, and the college's facilities are often restricted to students. This intersection is close to the surrounding apartment complexes and offers opportunities for community improvements through private investment. New development should focus on density, mixed-uses, small setbacks, and pedestrian amenities.

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.