

## **Oakview Neighborhood Master Plan Projects**

### **Plan for housing in areas that have underperformed with their commercial designations.**

Many houses along Getty Street are zoned for business due to a previous effort to expand commercial development in the area. This expansion never came and seems unlikely to happen today. Demand for commercial development along Getty, Apple Avenue, and Laketon Avenue has decreased in recent years as online retail and other consumer trends result in vacant commercial buildings. This area could instead benefit from the more diverse housing options to meet the needs of the neighborhood.

### **Create a neighborhood center at the intersection of Madison Street and Forest Avenue.**

Even though this intersection is heavily trafficked and contains a church and mixed-use building, its zoning classification only allows for single-family detached housing. This restricts the mix of land uses that are characteristic of a neighborhood center, and limit options for reuse of existing buildings.

### **Increase pedestrian safety and mobility by right-sizing overbuilt streets.**

Streets like Evanston and Creston would benefit from narrowed travel lanes and possibly a reduction in or elimination of parking lanes. Most commercial and residential properties in the neighborhood contain off-street parking spaces, lessening the use of on-street spaces. The unused on-street parking lanes often go unused, effectively creating wide driving lanes that encourage faster speeds. This additional pavement is still maintained in the form of snow removal, maintenance, and repaving, even though the extra space rarely serves its purpose.

### **Redevelop lots near Laketon Avenue to provide a greater number of residents the ability to utilize its central location, pedestrian amenities and transportation choices.**

Turner Avenue offers another potential area to introduce new housing options. Lot sizes could accommodate additional housing units within duplex and small-multiplex formats. Its limited access to the neighborhood and proximity to a major street (Laketon), transit, and the Laketon Trail make it a candidate for dense, residential development.

### **Provide a bike path connection to downtown.**

The former railroad property off of Getty near Laketon could provide an extension of the bike path leading to downtown.

## 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.