OAKVIEW

Neighborhood Description

The Oakview Neighborhood serves as a primarily residential neighborhood, but is also home to a number of businesses along the major streets at its periphery. A centrally-located elementary school and quiet residential streets serve as a draw for existing and potential residents, as does Oakview's convenient access to the greater Muskegon area via a series of major streets and a regional highway.

Zoned Land Use

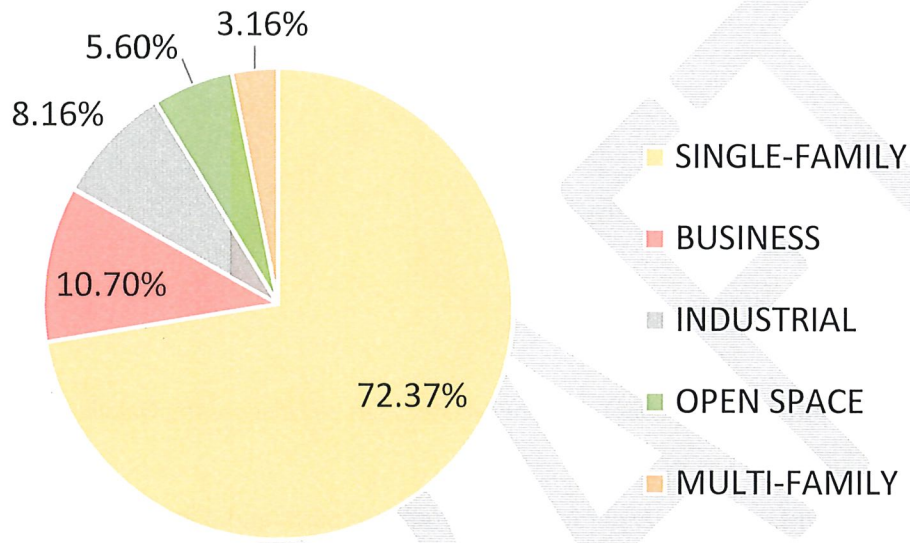


Chart I: Oakview zoned land use as a percentage of the neighborhood's total land area

Oakview is primarily zoned for single-family detached housing. Business and industrial zones exist only at the edges of the neighborhood, concentrated in pockets along Getty Street and Laketon Avenue. Reese Park is zoned for open space. Land designated for multi-family residential use is limited to a small area at Laketon and Vulcan.

Housing Stock

- Total Houses – 696
- Property Ownership
    - Owned – 445 (64%)
    - Rented – 251 (36%)
- Missing Middle Houses – 9 (1%)
- Apartment Complexes – 1 (assisted living)
- Vacant Residential Lots (publicly-owned) – 7

Only 3% of the land in the Oakview Neighborhood is zoned for multi-family housing, and it is restricted to one assisted living development. The rental map for this neighborhood shows that over one-third of the housing stock is rental housing, but almost all of the units (96%) are single-family detached houses. There are many houses along Getty Street that are improperly zoned for commercial land uses. These

properties have alley access and are large enough to allow for duplex, rowhouse, and small multi-plex building types.

Commercial Inventory

- Commercial Corridors	Getty Street Corridor
	Laketon Avenue Corridor
- Interior Commercial Buildings	1774 Madison (non-conforming)
	1073 Evanston (non-conforming) 1099, 1101, and 1111 Evanston (non-conforming)

Industrial Inventory

- Industrial Corridors	Getty Street

Parks/Recreational Opportunities

The Park, Recreation, and Community Facilities chapter of the Master Plan will discuss the Oakview neighborhood's parks in more detail.

See map denoting location of all parks, community gardens, public/private parks and open spaces, etc. Oakview neighborhood park/recreational opportunities below:

- Reese Playfield
- Laketon Avenue Trail
- Sheldon Park (in nearby Sheldon Park neighborhood)
- McCrea Playfield (in nearby Angell neighborhood)

Civic Buildings

- Schools	1420 Madison – 4.5 acres
- Faith Based Institutions	1010, 1024, 1040 E. Forest – 1.25 acres
	1330, 1359 Evanston – 3.2 acres

Neighborhood Center

Madison/Forest Intersection. Although it does not presently contain the concentration of activity that common to a neighborhood center, this area has the potential to serve as the preferred destination for public gatherings and moderate commercial activity. The busy intersection attracts pedestrian and vehicle traffic, as both streets allow undisrupted travel through the Oakview Neighborhood, east and west from Getty to Creston, and north and south from Evanston to Laketon. The existing small apartment building

on the SW corner of the intersection was formerly mixed-use and could see the necessary traffic required to sustain small businesses, such as a restaurant or retail.

The potential of this intersection is magnified by the presence of the small vacant lot on the NE corner of the intersection. This lot, along with a portion of the unused church property, could be utilized for public gatherings, a food truck court, and/or mixed-use development among many other things. The residential properties on the NW and SE corners of the intersection could provide higher density residential or mixed-use redevelopment should such development be sought in the future. The existing church and associated facilities currently serve as a gathering space for the community, however, the corner of Forest/Madison has the potential to expand that gathering space. The church facilities also offer potential for higher density residential and mixed-uses in the event the church relocates or consolidates, which is fairly common over the lifespan of civic buildings.

Transportation

The Transportation and Mobility chapter of the Master Plan will contain further discussion and recommendations.

- Public Right-of-Way
    - Major Streets (Funded): Laketon, Getty, Creston, Evanston, Roberts
    - Possible Road Diets: Evanston, Roberts
    - Alleys: Most blocks contain alleys, but many of them are not maintained or easily traversable. A map of alley locations and conditions in the Oakview neighborhood is in production.
    - Sidewalks Network: A nearly complete sidewalk network exists throughout the Oakview neighborhood.

- Non-Motorized Trails: The Laketon Avenue Trail is located to the south of the neighborhood.

- Public Transportation: MATS Routes 2, 22, and Go2 Service

- The Oakview neighborhood is connected to the citywide street network via Laketon Avenue and Getty Street. Access to the regional highway system is also convenient, with entrance and exit ramps at Laketon Avenue.

Historic Preservation

The Oakview neighborhood does not presently contain any designated historic districts, sites listed on the National Register of Historic Places, or sites listed on the State Historic Register. The neighborhood does contain some older structures and some may be considered architecturally or historically significant.

More specific recommendations will be discussed in the Historic Preservation chapter of the Master Plan.

Key Redevelopment Properties

1230, 1290 E. Laketon (out-lots on existing parking lots)
1165, 1173, 1185, and 1191 E. Forest (vacant land)
1198 Evanston (vacant land)

Findings and Action Steps

Finding 1: With the potential to become the neighborhood center, the existing zoning at the intersection of Madison and Forest only allows single-family detached housing, restricting the mix of land uses that are characteristic of a neighborhood center.

Action Step 1.1: Rezone all properties comprising the neighborhood center to allow for a wider range of uses – from detached housing to mixed-use buildings – in order to encourage the neighborhood center to prosper. Allowing for accessory commercial units could offer small retail options at a neighborhood scale.

Finding 2: There is a lack of diverse housing options in the neighborhood, caused both by zoning and actual land use. An opportunity exists to allow more diverse and dense housing types near existing commercial development.

Action Step 2.1: Rezone all houses zoned B-1 along Getty Street to allow for missing middle housing types. Any proposed rezoning should strive to permit a diverse range of housing options and introduce residential density to the Getty Street corridor.

Finding 3: The B-1 zoning along Getty Street causes non-conformity issues and limits the corridor's potential. The demand for strip commercial development along Apple Avenue, Getty Street, and Laketon Avenue has also decreased in recent years as online retail and other consumer trends have led to vacant commercial buildings, often suffering from disinvestment.

Action Step 3.1: Update zoning requirements in business zones to more easily enable infill development on existing lots, as well as allow for more efficient use of land and structures in existing commercial areas.

Action Step 3.2: Consider rezoning existing, non-conforming houses along business corridors from business to multi-family or mixed-use. Doing so will enable the creation of more housing options and encourage businesses to reinvest into existing commercial properties rather than razing residential properties to build new.

Large parking lots in the neighborhood occupy land that could otherwise be put to more productive use.

Finding 5: Excessive minimum parking requirements plague commercial corridors in the neighborhood. Excessive parking lots are often underused or even unused while contributing to the urban heat-island effect, providing little benefit to neighborhood residents, spreading destinations farther apart (negatively affecting walkability), and adding to the negative effects of stormwater runoff.

Action Step 5.1: Reduce minimum parking requirements to better reflect existing parking demand in the area. Authorize shared parking to meet minimum requirements.

Action Step 5.2: Incentivize reclamation of unused sections of pavement for use as natural stormwater collection/retention swales. Better management of stormwater runoff will reduce the overall effect of runoff on the larger ecosystems of the city (namely Muskegon Lake).

Action Step 5.3: Eliminate minimum parking requirements and enact parking maximums where logical. Over time, as other goals of this Master Plan are achieved, parking demand should decrease considerably allowing for the complete elimination of parking minimums.

Roberts is an excessively-wide neighborhood street where the width of the lanes and/or inclusion of parking lanes may not be necessary. The street was resurfaced recently, but its design was not changed.

Finding 6: 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 (driveways, parking pads, parking lots, etc.), lessening the use of on-street parking lanes. The additional street width built for on-street parking accommodations often goes unused, effectively creating wider driving lanes than are needed and encouraging faster speeds. This additional street width is still maintained in the form of snow removal, pavement maintenance, repaving, etc., even though the extra space rarely serves its purpose.

Action Step 6.1: Inventory the location of on-street parking lanes and evaluate their usefulness to the adjacent properties. Seek input from neighborhood residents regarding the street's design and functionality. Consider temporary, reversible, alternative uses for any street space that could serve a better purpose for the neighborhood.

Action Step 6.2: Measure the success of each street redesign to determine whether the changes should be made permanent. If yes, make the changes permanent with the next scheduled construction project for the street. If no, repeat Action Step 6.1, or return the street to its original design.

Finding 7: 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 Tail make it a candidate for dense, residential development.

Possible development format along Laketon Avenue Trail (Atlanta Beltline, Atlanta, GA)

Action Step 7.1: Consider possible zoning classifications that would allow for a greater diversity of housing types at a variety of densities. New housing could potentially front the Laketon Avenue Trail, using Turner street primarily for vehicular access.

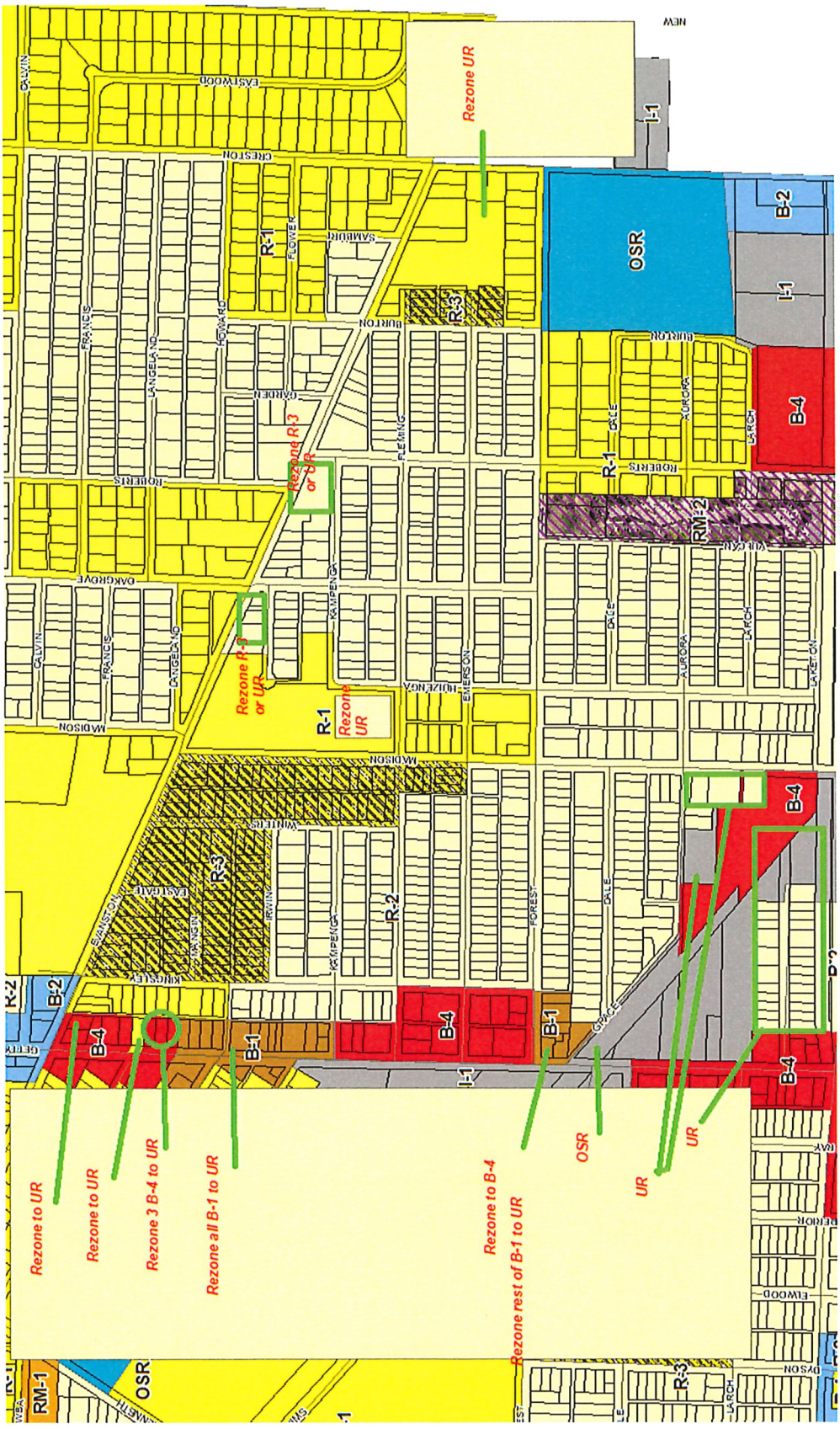
Finding 8: Streets like Getty, Evanston, and Creston are oversized for the amount of vehicular traffic they carry, unsafe and uncomfortable for those not in a vehicle, and are unfavorable to the quality of life for residents of the immediate neighborhood.

Action Step 8.1: In some places, a "road diet" (a reduction in the number of lanes or the lane widths) could lessen the amount of pavement dedicated to vehicular traffic. Formerly unavailable space within the R.O.W. could be repurposed for terraces with street trees, while also creating a more comfortable experience for all street users.

Finding 9: The former railroad property off of Getty near Laketon could provide an extension of the bike path leading to downtown.

Action Step 9.1: Purchase the former railroad property and obtain easements on the necessary privately-owned properties to create the new non-motorized connection to downtown and the lakeshore.

Draft Future Land Use Map



Neighborhood Goals

Staff has met with every neighborhood association a number of times to discuss their vision for the future. Below is a list of goals that were heard most frequently. If you have new goals and/or action steps, please list them on the following page.

Goal 1: Expand housing services for homeowners, renters and landlords.

Action Step 1.1 Support new landlords and renters with welcome resources.

Action Step 1.2 Promote good landlords through an incentives and marketing program.

Action Step 1.3 Promote neighborhood beautification by incentivizing property upkeep and blight removal.

Goal 2: Support existing residents and preserve the existing housing stock.

Action Step 2.1: Improve code compliance and enforcement effectiveness.

Action Step 2.2: Provide support for homeowners to update and remodel their homes and properties.

Action Step 2.3: Assist residents in need with maintenance and repairs.

Goal 3: Promote and empower neighborhoods.

Action Step 3.1: Encourage neighborhood stewardship and provide resources to neighborhood organizations.

Action Step 3.2: Promote neighborhood amenities, such as parks and schools.

Action Step 3.3 Increase access to the waterfront for the community as a whole.

Goal 4: Pursue and encourage new housing development opportunities.

Action Step 4.1: Create public/private partnership programs that will assist in the creation of affordable housing units.

Action Step 4.2: Identify areas that are suitable for missing middle housing (rowhomes, duplexes, quadplexes, accessory dwelling units)

Action Step 4.3: Identify potential sites for affordable housing/senior housing near transit and services.

Goal 5: Promote viable neighborhood-scale commercial options within walking distance of residents.

Action Step 5.1: Identify existing commercial buildings located within neighborhoods (not large commercial corridors) and determine which ones are viable for neighbor-hood scale commercial and which ones would serve the neighborhood better as residential.

Action Step 5.1: Incorporate pedestrian friendly, walkability measures to implement that will allow residents to walk to major commercial corridors.

Action Step 5.3: Provide options in the zoning ordinance to allow for accessory commercial units.

Please complete this survey so staff may better understand neighbor's ideas and concerns.

Name & contact info (optional)

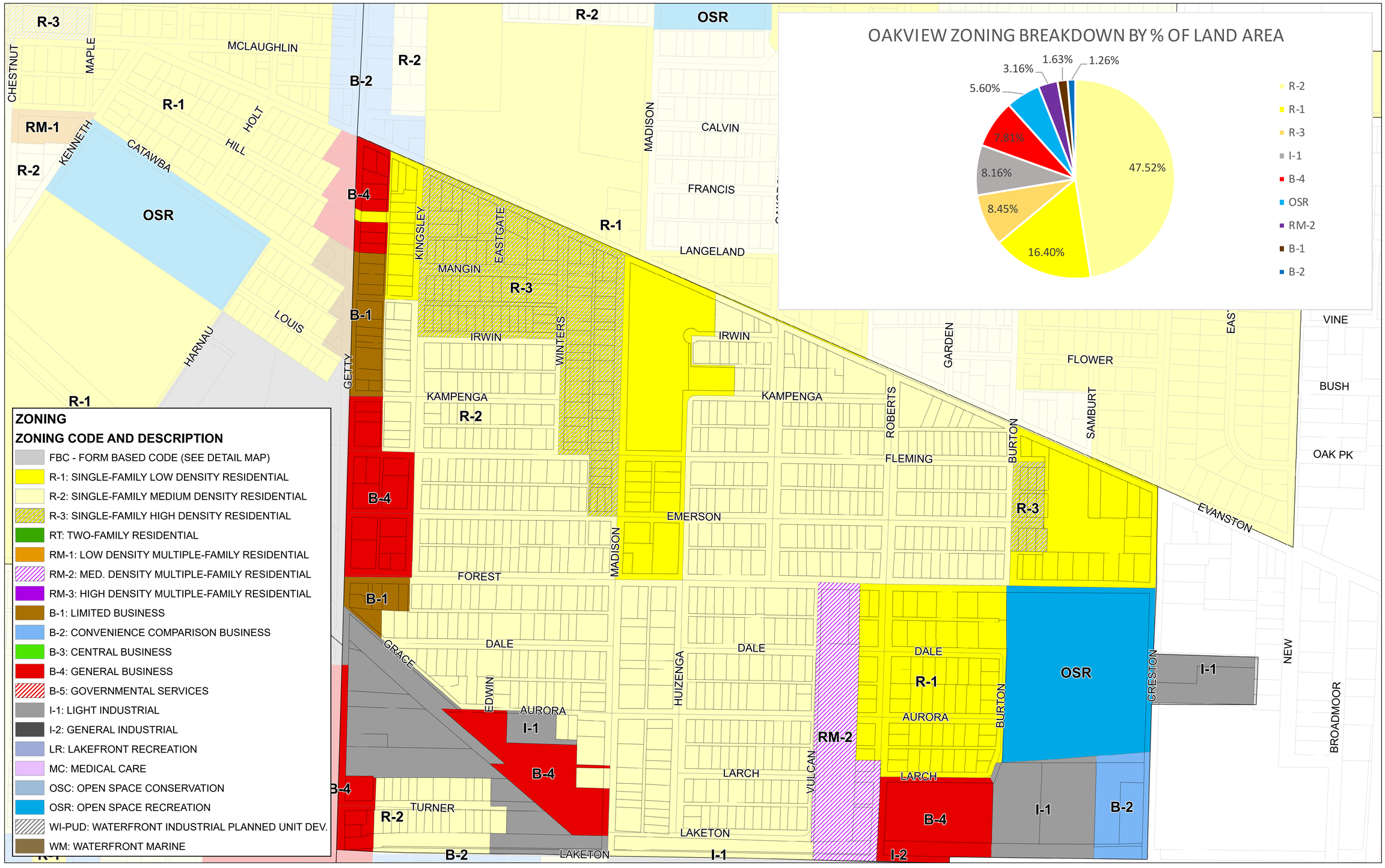
Your neighborhood

Goals for your neighborhood

Proposed ideas to accomplish those goals

Other goals, ideas or concerns you may have for the city as a whole, regardless of neighborhood

MCLAUGHLIN
CHESTNUT
MAPLE
KENNETH
CATAWBA
HOLT
HILL
GETTY
MADISON
CALVIN
FRANCIS
OAKGROVE
ROBERTS
BURTON
LANGELAND
HOWARD
GARDEN
CRESTON
EASTWOOD
HOLLYWOOD
VINE
BUSH
OAK PK
FLOWER
SAMBURT
KINGSLEY
EASTGATE
MANGIN
IRWIN
WINTERS
KAMPENGA
FLEMING
EMERSON
EVANSTON
HARNAU
LOUIS
NIMS
FOREST
DALE
GRACE
EDWIN
AURORA
HUIZENGA
VULCAN
LARCH
TURNER
LAKETON
AUSTIN
VALLEY
DYSON
ELWOOD
SUPERIOR
RAY
NEW
BROADMOOR


OAKVIEW ZONING BREAKDOWN BY % OF LAND AREA
47.52%
16.40%
8.45%
8.16%
7.81%
5.60%
3.16%
1.63%
1.26%
R-2
R-1
R-3
I-1
B-4
OSR
RM-2
B-1
B-2
ZONING
ZONING CODE AND DESCRIPTION
FBC - FORM BASED CODE (SEE DETAIL MAP)
R-1: SINGLE-FAMILY LOW DENSITY RESIDENTIAL
R-2: SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL
R-3: SINGLE-FAMILY HIGH DENSITY RESIDENTIAL
RT: TWO-FAMILY RESIDENTIAL
RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL
RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
B-1: LIMITED BUSINESS
B-2: CONVENIENCE COMPARISON BUSINESS
B-3: CENTRAL BUSINESS
B-4: GENERAL BUSINESS
B-5: GOVERNMENTAL SERVICES
I-1: LIGHT INDUSTRIAL
I-2: GENERAL INDUSTRIAL
LR: LAKEFRONT RECREATION
MC: MEDICAL CARE
OSC: OPEN SPACE CONSERVATION
OSR: OPEN SPACE RECREATION
WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
WM: WATERFRONT MARINE
CHESTNUT
MAPLE
MCLAUGHLIN
KENNETH
CATAWBA
HOLT
HILL
HARNAU
LOUIS
GETTY
KINGSLEY
EASTGATE
MANGIN
WINTERS
IRWIN
KAMPENGA
MADISON
CALVIN
FRANCIS
LANGELAND
GARDEN
FLOWER
ROBERTS
SAMBURT
BURTON
FLEMING
EVANSTON
VINE
BUSH
OAK PK
EMERSON
FOREST
DALE
GRACE
EDWIN
AURORA
HUIZENGA
VULCAN
LARCH
TURNER
LAKETON
CRESTON
NEW
BROADMOOR
R-1
R-2
R-3
B-1
B-2
B-4
OSR
RM-1
RM-2
I-1
I-2

RENTAL PROPERTIES

Units

- 1 UNIT
- 2 UNIT
- 3-6 UNIT
- 6+ UNIT

OAKVIEW
CITY-OWNED_BUILDABLE
CITY-OWNED_UNBUILDABLE
LAND BANK-OWNED_BUILDABLE
LAND BANK-OWNED_UNBUILDABLE
NEIGHBORHOOD BOUNDARY
MCLAUGHLIN
CALVIN
FRANCIS
LANGELAND
HOWARD
FLOWER
KAMPENGA
FLEMING
EMERSON
FOREST
DALE
AURORA
LARCH
LAKETON
IRWIN
MANGIN
GRAND
WOOD
NIMS
HARNAU
LOUIS
GETTY
KINGSLEY
EASTGATE
WINTERS
MADISON
OAKGROVE
ROBERTS
BURTON
GARDEN
SAMBURT
CRESTON
EASTWOOD
EVANSTON
HUIZENGA
VULCAN
GRACE
TURNER
SUPERIOR
RAY
AUSTIN
VALLEY
ROUSE
HARVEY
AMBROSIA
CATAWBA
SPRING
WILLIAMS
CHESTNUT
MAPLE
KENNETH
BENTON
HOLT
HILL
1357
1282
1300
1345
1690
929
810
942