

Sheldon Park Neighborhood Master Plan Projects

Improve pedestrian infrastructure on Apple Avenue and Getty Street.

Access to the existing commercial corridors from the neighborhood could be improved through the addition of wider sidewalks, high-visibility crosswalks, street trees and landscaping, and a maintenance plan.

Plan for redevelopment of civic buildings and their associated, undeveloped land.

The neighborhood contains many civic buildings, such as churches and schools, which account for nearly 33-acres of land. If these buildings' current uses ever leave them, all of these properties are limited in their redevelopment options due to their restrictive zoning classifications. Permitted land uses should be expanded to allow for more options for redeveloping these buildings – like offices and multiple-family housing – while still permitting their existing uses.

Focus development of new multiple-family housing near the neighborhood's commercial corridors.

Serve as a buffer/transition from the residential core of the neighborhood, provide a steady customer base for neighborhood-serving businesses, and provide much-needed housing options in the neighborhood.

Better connect the school campus and Sheldon Park across Madison Street.

The school's re-envisioning of their outdoor recreational space would open up opportunities for public use after school hours if the access across Madison Street for pedestrians was improved through traffic-calming measures.

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.