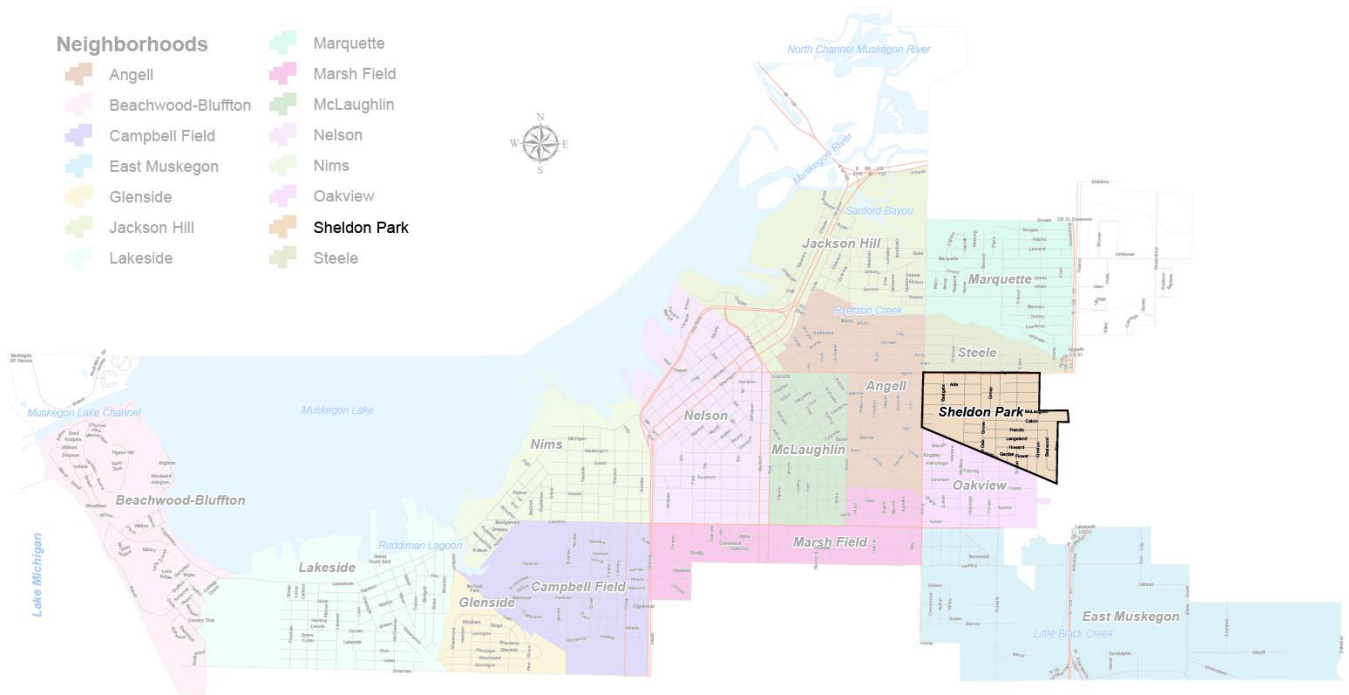


Sheldon Park

City of Muskegon
Neighborhood Association Map



Neighborhood Description

Residents of the Sheldon Park neighborhood enjoy the convenient location of the Getty Street and Apple Avenue business corridors while still maintaining a quiet neighborhood atmosphere. The centrally-located park offers recreational space and can serve as a place for neighbors to meet.

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Zoned Land Use

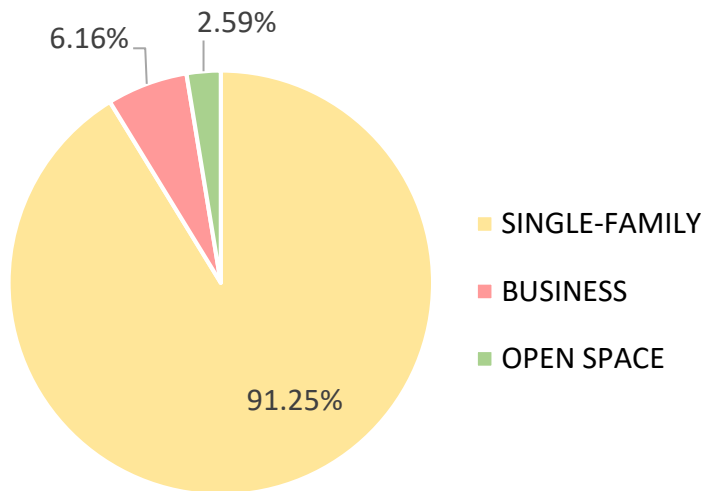


Chart 1: Sheldon Park zoned land use as a percentage of the neighborhood's total land area

The vast majority of the Sheldon Park neighborhood is zoned to allow for single-family detached housing. Business zones exist only at the edges of the neighborhood, concentrated in pockets along Getty Street and Apple Avenue. The neighborhood's namesake park, Sheldon Park, constitutes the entirety of the land area zoned for open space.

Housing Choice

The neighborhood consists mainly of single-family detached homes. The housing stock fits the single-family zoning designation, with few many non-conforming multi-unit houses. Existing single-family homes would not be suitable for additional units. There are no apartment complexes within the neighborhood. Home ownership is high in this neighborhood.

Commercial Inventory

Residents of the neighborhood have a couple of options for walkable commercial destinations, although the areas tend to be automobile-oriented with few pedestrian amenities.

Apple Avenue Corridor – Apple, west of US-31, contains conventional retailers commonly associated with highway exits.

Getty Street Corridor – This corridor contains neighborhood-serving businesses along with two faith-based institutions. The street design is not very conducive to pedestrians and lacks amenities like street trees, benches, and bus shelters.

Interior Commercial Buildings – 1170 Evanston Avenue

Industrial Inventory

None

Parks/Recreational Opportunities

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

- Sheldon Park
- Reese Playfield (in nearby Oakview neighborhood)

- McCrea Playfield (in nearby Angell neighborhood)
- Ryerson Creek open space and nature trails (in nearby Steele neighborhood)

Community Nodes

Madison Street and McLaughlin Avenue – Sheldon Park and the school property provide ample room for community gatherings. The school expansion, with associated outdoor facility improvements, will help transform this area into a destination for outdoor recreation enthusiasts.

Transportation

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

- Apple Avenue
- Getty Street
- Evanston Avenue
- Creston Street

Possible road diets could occur on Apple, Getty, Evanston, and Roberts.

Active transportation options include a nearly complete sidewalk network throughout the Sheldon Park neighborhood. The Laketon Avenue Trail is located about a half mile south of the neighborhood and is easily accessible via neighborhood streets.

Public transportation serving the neighborhood includes MATS Routes 2, 12, and Go2 Service. The Sheldon Park neighborhood is connected to the citywide street network via Apple Avenue and Getty Street. Access to the regional highway system is also convenient, with entrance and exit ramps at Apple Avenue.

Blight/Beautification

Lack of street trees and public amenities along Getty Street.

Historic Preservation

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

Significant Redevelopment Properties

1220 Eastgate and 0 Madison – School campus

Future Land Use

See future land use map in Appendix

Project 1: 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. Consistent and cohesive streetscaping along Apple Avenue and Getty Street would also benefit the corridor's identity.



The Getty Street and Apple Avenue commercial corridors contain numerous businesses, but could stand to benefit from improved pedestrian infrastructure and infill development.

Action Steps

- Complete a corridor study.
- Enhance the Getty and Apple corridors with streetscaping improvements.

Project 2: Plan for redevelopment of civic buildings and their associated, undeveloped land.

The neighborhood contains many civic buildings, such as faith-based institutions and schools, which, combined with land acquired by these uses for potential future expansion accounts 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 restrictive zoning classifications. Permitted land uses should be expanded to allow for more options – like offices and multiple-family housing – when redeveloping these buildings while still permitting their current uses.



Civic buildings and their associated, vacant land is prominent throughout the Sheldon Park neighborhood.

Action Steps

- Updated land use regulations to permit specific uses as special land uses in existing civic buildings. Consider office space and multi-family housing in existing structures. On vacant land, consider a variety of housing types scaled to reflect the surrounding neighborhood.

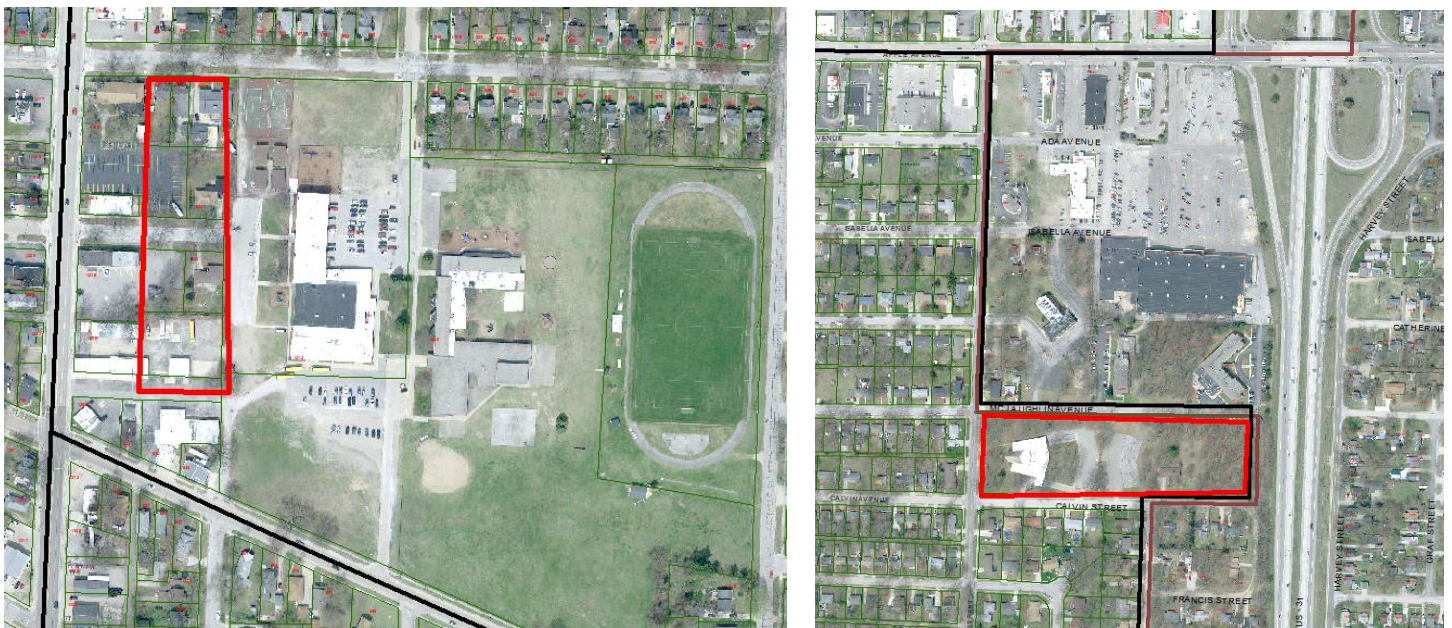
Project 3: Focus development of new multiple-family housing near the neighborhood's commercial corridors.

High-density housing can serve as a transition from the low-density residential areas of the neighborhood, provide a steady customer base for neighborhood-serving businesses, and provide much-needed housing options in the neighborhood.

Despite being located near bus routes and commercial corridors, there is a lack of missing middle housing options in the neighborhood. There also appear to be opportunities to add high-density housing options near existing commercial corridors.

The increased density in these locations would be well served by existing transit routes and walkable commercial options. It would provide more housing type options for families of all sizes and needs, while still preserving much of the single-family characteristic of the neighborhood.

Use dense residential as a buffer between commercial uses on Getty Street and the schools behind them. Most of these lots are large, positioned between intensive uses and in the vicinity of public transportation options. Small multiplexes could easily fit on most lots and large multiplexes could be an option with lot combinations. Single-family zoning limits the potential that these lots can provide.



The lot at left offers 7.5 acres and is situated near transportation and commercial options.

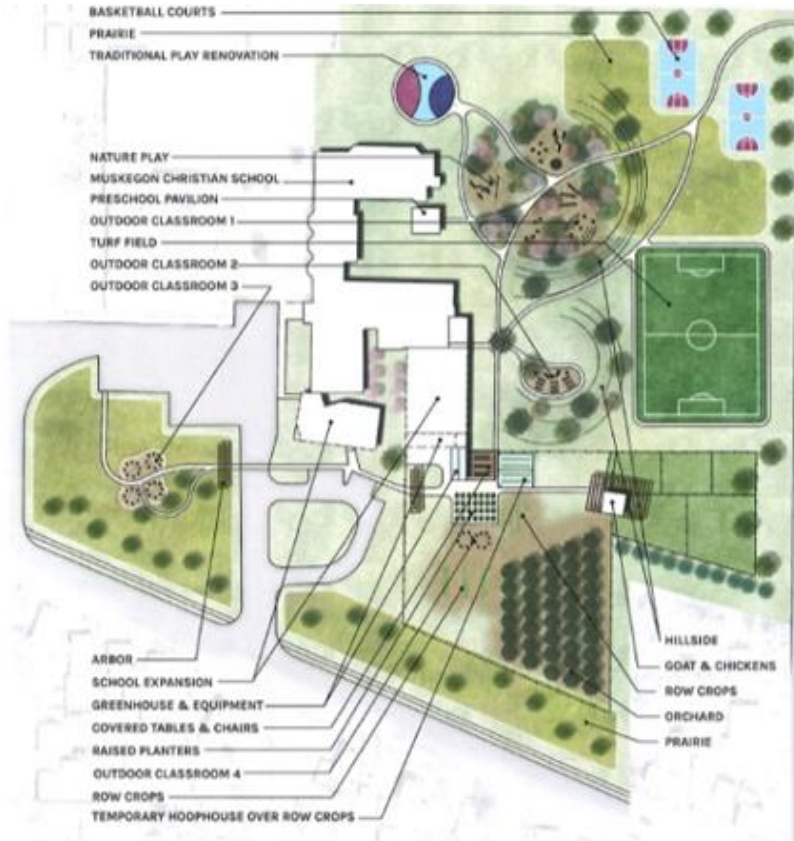
Action Steps

- Use missing middle housing types to buffer commercial uses from existing low-density residential areas.
- Rezone all blocks adjacent to businesses on Apple Avenue and Getty Street to allow for missing middle housing. Improve alleys where necessary to encourage parking in the back of the lot.

Project 4: Better connect the school campus and Sheldon Park across Madison Street.

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

With few interruptions for drivers, Madison Street can encourage higher speeds and reduce safety. The adjacent school campus and park could be better connected, especially with the school's plan to redevelop their outdoor recreational space, opening up opportunities for public use after school hours.



The school's plan for the large open space east of their building could benefit from improved pedestrian connections to Sheldon Park, across Madison Street.

Action Steps

- Implement traffic calming measures such as installation of sidewalks, improved crosswalk markings, and street trees on Madison that improve pedestrian access between the park and school.