

Steele Neighborhood Master Plan Projects

Redevelop the former middle school in a way that is beneficial to the neighborhood.

Upon the school's closing, redevelopment efforts should begin as soon as possible before the building falls into disrepair or shortly after its demolition if that is the district's plan. Residential and office uses are most common when redeveloping a former school, but the current zoning does not allow for those uses. Also, neighbors utilize the open space/fields during off-hours, but those amenities are threatened with the closing.

Improve public access along Ryerson Creek.

Nearly the entirety of the creek bed is publicly-owned, but access to the natural areas are largely limited to established City parks and cross streets like Getty and Home. Potential trail improvements along the creek offer an opportunity for hiking and a connection to Muskegon Lake.

Redevelop vacant residential lots that historically contained houses.

Although there are minimal vacant residential lots in the neighborhood, there are several properties that have acquired other buildable lots to increase their parcel size. These properties are underutilized because they previously contained homes that paid for the infrastructure (streets, sewers, etc.) and services that they use. It should be encouraged that such large conglomerations of parcels be returned to their original sizes.

Clean up 808 Oak Street and redevelop with residential uses.

The former greenhouse at 808 Oak Avenue is underutilized. Its zoning designation limits redevelopment of the 9.1-acre property, and much of the land's north end is in a floodplain. This property, along with other lots on the north side of Oak, could offer a unique opportunity for multi-family housing. Its 220 feet of frontage could also provide space for other types of housing, such as a cottage court development. A public easement could be established for the area in the floodplain to connect walking paths.

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.