

The logo for the City of Muskegon Planning Department is a white-bordered rectangle containing a photograph of a street scene with buildings and a sky. The text "City of Muskegon Planning Department" is overlaid on the image in a white, sans-serif font.

City of
Muskegon
Planning
Department

Pere Marquette Park Summary of Findings

A solid red arrow pointing to the right, positioned at the end of the title text.

Theatrical Era 1890-1930

Pere
Marquette
Park



"THE CONEY ISLAND OF THE WEST"
LAKE MICHIGAN PARK
"WHERE EVERY BODY GOES"

Family & Amusement
Fireworks

Muskegon's Own Summer Resort
Lake Michigan Park
Monster Fourth of July
CELEBRATION
1 Big Day, July 4
Fireworks and Early Other
Attractions.

WIDE PICNIC GROUNDS

Everything is Going to Be Done—Fun from Noon till 11:00—Free Hot Goods

SOMETHING DOING EVERY MINUTE

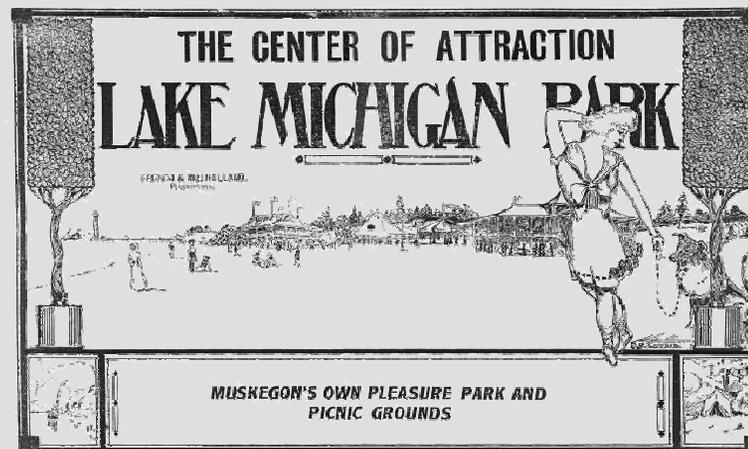
Dancing 2:00 to 7:00 P.M. Free Show	Rolling Shooting Gallery	Roller Skating all Day Picnic Grounds
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Monster Fireworks Display From Raft In Lake at 8 p.m.

Madison Kebab	Roller Skating	Rolling	Roller Skating
Picnic Grounds	Picnic Other Amusement	Rolling	Roller Skating

NOTE: For City Track Team with Special Service for Muskegon. Have Your Track Team and
Saw All Day.

Attractions at Lake Michigan Park once included a roller coaster, a Ferris wheel, a merry-go-round, restaurants, ice cream parlors, candy and fruit stands, a roller-skating rink, a bazaar, a band stand, a campground, a bowling alley, a pavilion with a theater and bathhouse, a dance pavilion, a baseball field, and multiple stops on the streetcar route.



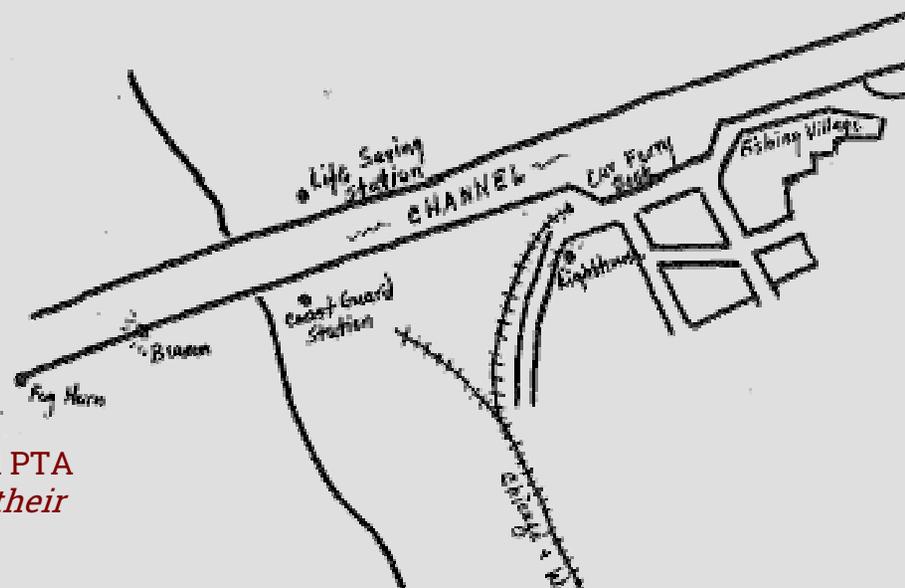
THE CENTER OF ATTRACTION
LAKE MICHIGAN PARK
GEORGE & BELLHILL
Proprietors

MUSKEGON'S OWN PLEASURE PARK AND
PICNIC GROUNDS

Theatrical Era Landmark Map



1890-1930

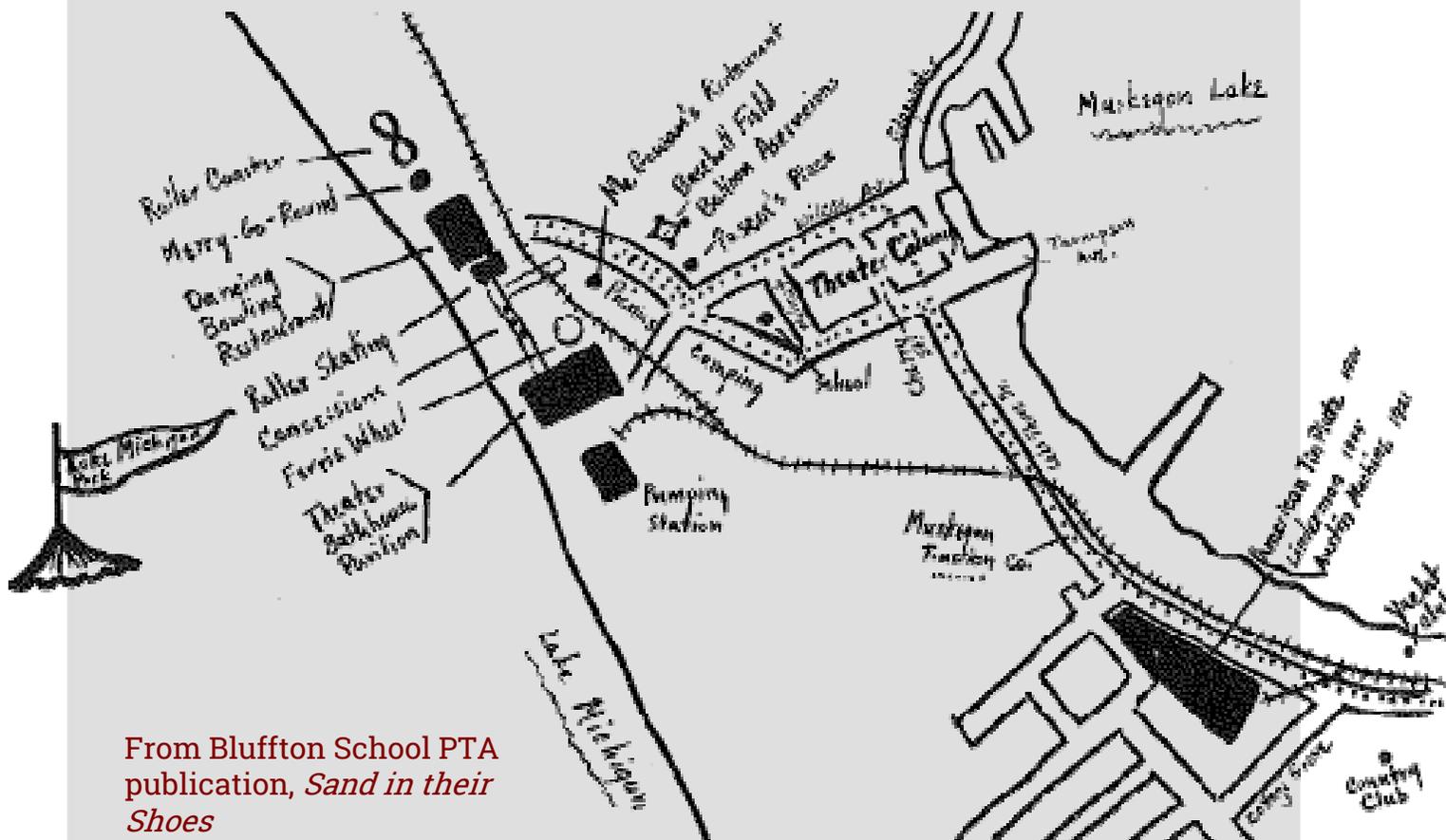


From Bluffton School PTA
publication, *Sand in their
Shoes*

Pere
Marquette
Park

Theatrical Era Landmark Map

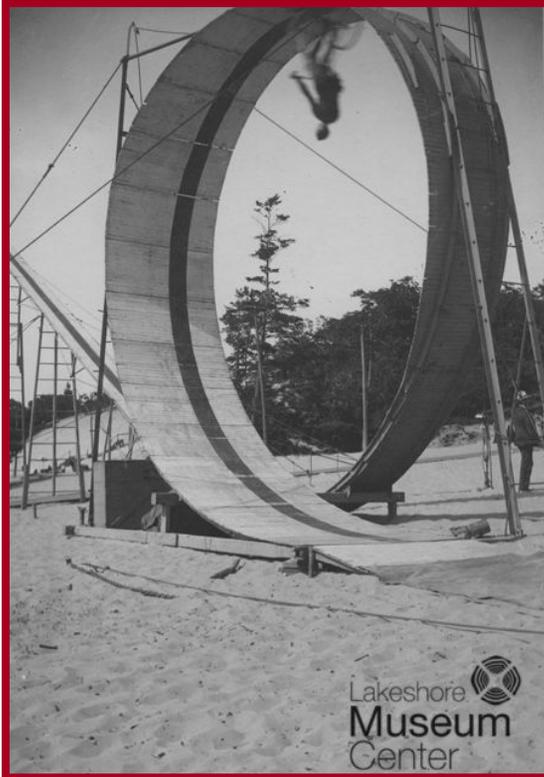
Pere
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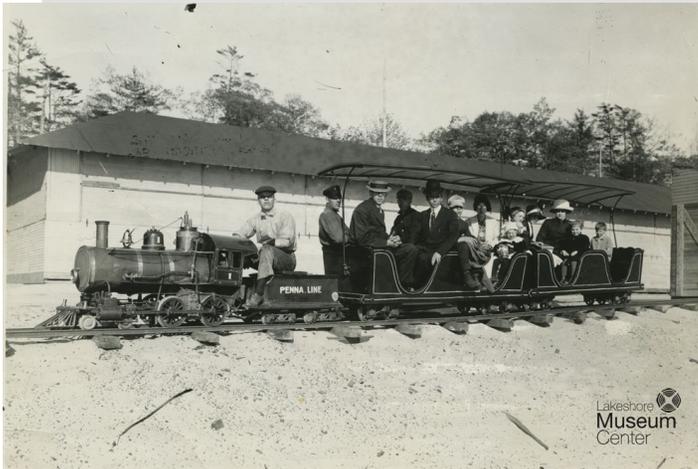
Community Entertainment

Pere Marquette Park



Lake Michigan Park Circa 1905

Pere
Marquette
Park



“Lining the beach, and connected by the board walk, are a **roller coaster, restaurants, dancing hall, ice cream parlors, candy and fruit stores, oriental bazaar, band stand, theatre, bath pavilion, bowling alleys, curio stores,** and other amusement features. At night time, thousands of electric lights transform the Park into a fairyland” – Muskegon Chamber of Commerce, 1908



Lakeshore
Museum
Center

Lakeshore
Museum
Center

Lakeshore
Museum
Center

Muskegon Chronicle

1916



VIEW OF LAKE MICHIGAN PARK AND BEACH ON LAKE MICHIGAN.

THE FINEST BATHING BEACH ON THE GREAT LAKES

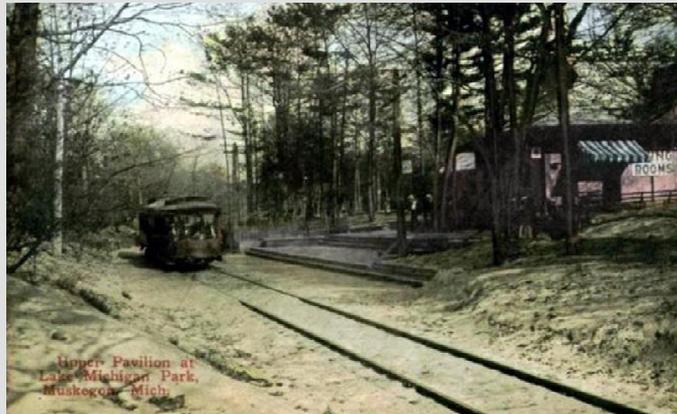


Pere
Marquette
Park

"Lake Michigan Park is **Muskegon's Coney Island**. Sundays and Holidays thousands go to the lake to eat **lunch on the wooded groves** behind the park proper. The **bathing beach** is one of the features of this park. **Amusements of all sorts** are provided also for the crowds. With the **Dance Hall** now opened, the prospects are that all crowds in the history of the park will be smashed this season when the park closes in September"

Lake Michigan Park Streetcar

“The city street cars run every ten minutes to Lake Michigan Park, fare 5 cents. On the way they pass along the edge of the bluff that overlooks Muskegon Lake, running for a distance of four miles in constant view of the water. Near the end of the journey the car leaves Muskegon Lake and plunges into the deep shade of the primeval woods, breaking cover again as the sparkling blue waters of Lake Michigan flash into view” – Muskegon Chamber of Commerce, 1908



Pere
Marquette
Park

Later Era North Bathhouse



Pere
Marquette
Park

“Pere Marquette Park received its name in 1924 from the old railroad company that owned the initial park property on the south side of the Muskegon harbor on Lake Michigan”

-Muskegon MLive, 2013

Later Era Coscarelli's Concessions



Pere
Marquette
Park

"Jim Coscarelli's Concessions opened at the Park in 1948 and remained a popular summer hot spot in the 1950s and 1960s"

- actorscolony.com

Later Era Miniature Locomotive

Pere
Marquette
Park



Current Park Features



Pere
Marquette
Park

Windsurfing

Two Playgrounds

Sand Volleyball Courts

The Deck (Restaurant)

Paddle Board Rental

Bathhouse/Concessions

Picnic Area

Dog Beach

Current Park Features

Pere
Marquette
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City of
Muskegon
Planning
Department

Input Sessions
Commission // Public

City Commission Work Session
Nov. 9, 2015, 5:30-8:15p.m.



Pere
Marquette
Park

Present

Free
Accessible
Not commercial
Tourism
Retail
Not cluttered
Events
Families
Beautiful
Food

Future

More food options
Amenities
Commercial development
New bathhouse
More retail
Boardwalk maintenance
More events
The Deck expansion
Traffic control measures
Seasonal rentals in Ovals
Family oriented

City Commission Work Session Interesting Facts

Based on an analysis of vehicles parked at the beach, approximately 30% of those using public parking were residents

Beach maintenance is a significant expense of the general fund

The smallest house on Beach St. costs about \$229,000

Muskegon County tax accommodations (tax paid by guests of hotels, rental cottages, etc.) surpassed the \$1 million mark this past summer for the first time



Pere
Marquette
Park

Public Input Session 1

March 15, 2016, 5-7p.m.

Great Lakes Maritime Museum

142 people signed-in

84 from neighborhoods surrounding Pere Marquette Park in the City of Muskegon

38 from outside the area of the Park, but within the City of Muskegon

18 from outside of the City of Muskegon

2 did not list an address



Pere
Marquette
Park

Public Input Session 2

April 18, 2016, 5-7p.m.

MAREC (now Muskegon Innovation Hub)

39 people signed-in

14 from neighborhoods surrounding Pere Marquette Park in the City of Muskegon

14 from outside the area of the Park, but within the City of Muskegon

9 from outside of the City of Muskegon

2 did not list an address



Pere
Marquette
Park

Public Input Sessions Totals

Cumulative Attendance

181 people signed-in (some repeat attendees)

98 from neighborhoods surrounding Pere Marquette Park in the City of Muskegon

52 from outside the area of the Park, but within the City of Muskegon

27 from outside of the City of Muskegon

4 did not list an address



Pere
Marquette
Park

General Ideas At a Glance



Accessibility (90+)

Bike Path Improvements (17)

Along Beach St. to Channel

Improved Wayfinding/"Park Rules" Signage (36)

Ferry/Water Taxi (13)

Update Parking (12)

Unpaid (10) Paid (5)

Update Roads/Routes (9)

ADA Accessibility/Quality (8)

Temporary Docks (5)



Pere
Marquette
Park

Beautification/ Environment (58)

Beach Groomer (8)

Environmentally Conscious Decisions (6)

Alternative Energy (solar, wind, wave) (8)

Restore/Preserve Pigeon Hill (5)

Plant Dune Grass to Slow Erosion

More Trashcans/Cigarette Disposal (3)

Lifeguards/Warning Flags/Flotation

Devices (8 yes, 4 no)

Drinking Fountains/Benches/Tables (6)

Enforce Laws/More Police (4 yes, 1 no)



Pere
Marquette
Park

Bathhouse/ Restrooms (52)

- More Restrooms along entire beach (28)
- Update Existing Bathhouse (20)
- Bathhouse with attached shops/food (3)
- Open Restrooms in off-season (1)



Pere
Marquette
Park

Built Development

- Camping/RV (8 yes, 24 no)
- Condominiums (1 yes, 21 no)
- Hotel (7 yes, 28 no)
- Shops (13 yes, 10 no)
- Community Center (8 yes, 1 no)
- Amphitheater (5)
- Wedding Venue (3)
- Observatory (3)
- Small Scale Cottages in Ovals (2)



Pere
Marquette
Park

Development Shops

Seasonal/Pop-Up Shops (7)

More Rental Options (4 yes, 2 no)

Shopping Village (1 yes, 1 no)

Food

More options/improve existing selection (40)

Food Trucks (10)

Vendor Carts with local/fresh options (9)

Concessions (6)

Restaurant (3)

Ghezzi's-Type Store (3)



Pere
Marquette
Park

Community Events (18)

- Dances/Concerts (8)
- Art/Craft Fair (3)
- Movies on the Beach (2)
- Food/Wine Sampling (1)
- Beach Fitness Classes (1)
- Paid Tours (1)
- Sunset Festival/Light Show (1)



Pere
Marquette
Park

What We Think We Heard

A strong focus on accessibility both at the Park and on the routes to the Park. Maintaining and improving public access via many modes of transportation.

Common concern for preserving the natural setting of Pere Marquette Park. Focus on keeping the Park and its facilities clean and safe.

A clear need for an updated bathhouse and more numerous restroom facilities.

General disapproval of permanent/large development, but a desire for areas of focused activity. Temporary shops and more food options.

Build on existing events and add more events to bring people to the beach.



Pere
Marquette
Park

The logo for the City of Muskegon Planning Department is located in the top right corner. It consists of the text "City of Muskegon Planning Department" in a white, sans-serif font, enclosed within a white rectangular border. The background of the logo is a photograph of a residential street with houses and a clear sky.

City of
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Next Steps

Possibilities for the future

A solid red arrow pointing to the right, positioned at the end of the "Next Steps" text block.

SKETCHES



The main ideas behind these sketches are localized and incremental development. Many comments spoke out against commercializing the beach or drastically changing it. The four nodes seen here serve as hot-spots of activity that function first as testing grounds - using temporary structures - that can then incrementally transition into more permanent development based on what does and does not work.



Many of the changes shown here exemplify placemaking principles and fall under the definition of a "lighter, quicker, cheaper" approach. In keeping with an incremental method of development, these are initial, low-cost changes that ultimately add up to a much greater impact more in tune with the natural environment of the site.

PODS

Personal Storage Units - designed to be moved
Creatively transformed into small gallery or public art
Pop-up shop or gathering place
Simple wood construction w/ built-in skylight
Repurposed at other locations

Local monthly estimates (approx.): \$116, \$159, \$179 +initial
delivery and final pick-up fee: \$38.50 (x2)

PODA PROJECT // Houston, Texas

Series of public art projects revolving around local
artists' creatively altered PODS

Some installations were open and able to be
occupied

Considered "temporary art displays" and did not
need to adhere to occupation codes

Operated during the day; hosting facilities opened
and closed and provided any security



CONTAINERS

Growing in popularity - unexpectedly attractive

Less-than-permanent

Building blocks w/ unlimited combinations

Costly and complex construction - require further modifications to occupy

Quick, easy, and trendy are not the reality

Lengths of 10', 20', or 40'. 8-9' tall and 8' wide.



THE GULF // Orange Beach, Alabama

Outdoor, two level restaurant composed of 4 shipping containers overlooking Gulf of Mexico

On-site seawall awaiting repairs restricted permanent construction and led to decision to use containers

Semi-permanent structure that can be disassembled and relocated if necessary



SHEDS

Great potential via quaint visual appeal – highly customizable

Tried and true pop-up retail use

Compact, temporary, and portable – can be deployed elsewhere

Prefabricated or custom-built

Small businesses locate in popular areas

VILLAGE POP-UP SHOPS // Walloon Lake, Michigan

Reviving northern Michigan community near Petoskey

Developers asked first what the community wanted

One business listing has grown to nearly 30 – about half are seasonal

Plaza of fourteen, 50-square-foot sheds housing seasonal pop-up shops

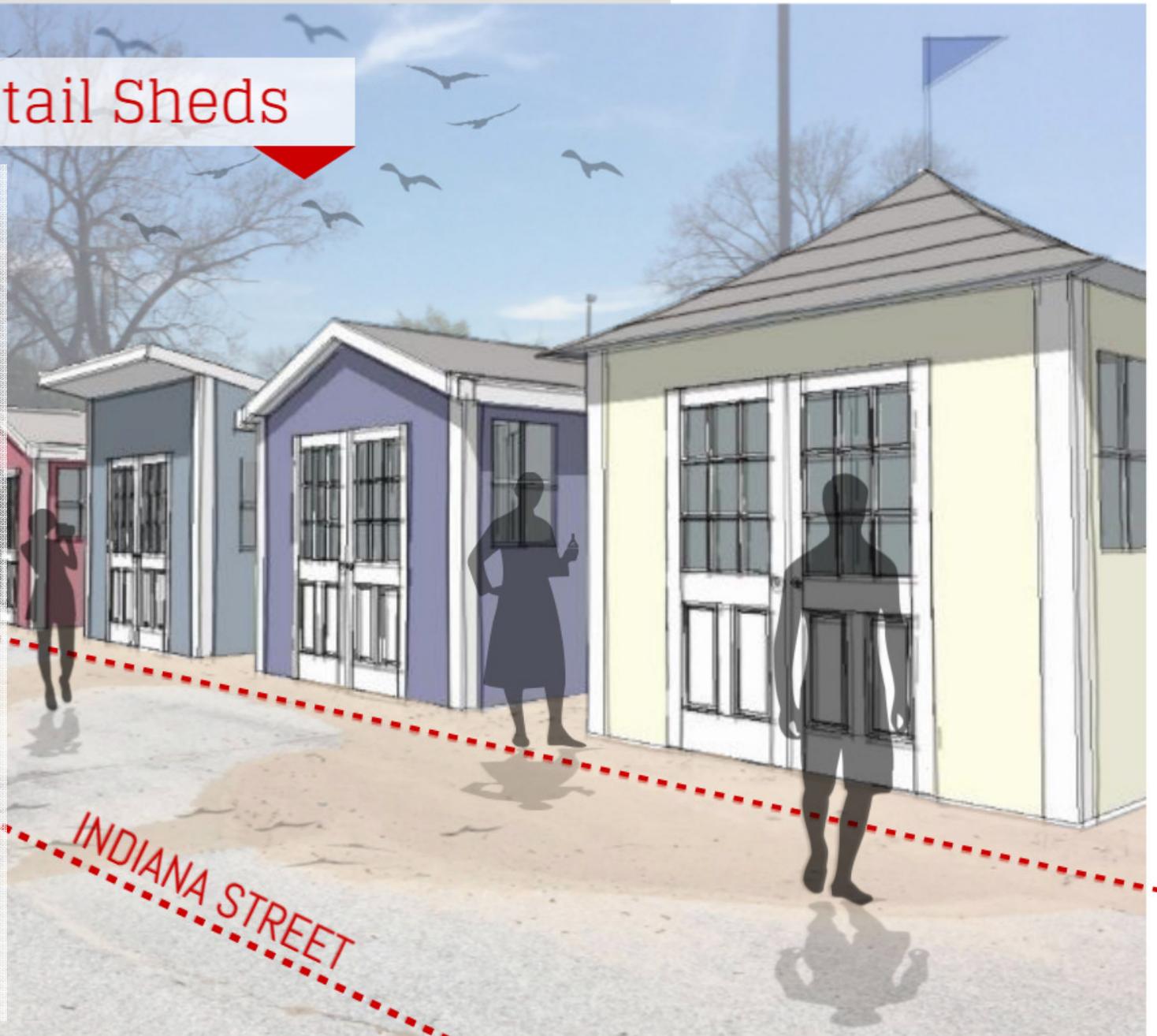
Privately owned, rentable retail space (\$1600/yr.)

Custom-built for \$6000 each, but could be replicated for \$2000 each



Pop-Up Retail Sheds

A plaza of pop-up shops along the unused section of Indiana Street is one possibility for enlivening a space directly adjacent to the beach. The temporary shops are positioned to feed off of popular existing attractions at the Park such as The Deck and the path to the lighthouse. A similar plaza could be achieved using each of the three options presented previously; all with the potential to test the market for future permanent retail options at Pere Marquette Park.



Possible Permanent Structures

Numerous comments mentioned improved or new restroom facilities spanning the beach. These would likely require permanent structures. These designs draw from both the current buildings at Pere Marquette Park and the historic buildings of Lake Michigan Park. The updates would visually unify the structures at the beach, as well as reference the history of the site.

Restroom



Pavilion





Improved crosswalks will make it clear for pedestrians and cyclists where to safely cross. An extension of the Bike Trail will discourage cyclists from using the road or the beach sidewalk, and better connect the trail to the Channel.

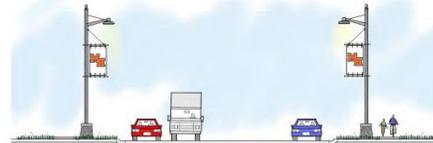


Proposed in 2006, the Lakeside Streetscape Business District Master Plan serves as an example of accessibility improvements that can be made to the routes leading to Pere Marquette Park.

This plan led to the installation of brick crosswalks and the Lakeside Pocket Park.



Northwoods (East End of Corridor)



Urban (Center of Corridor)



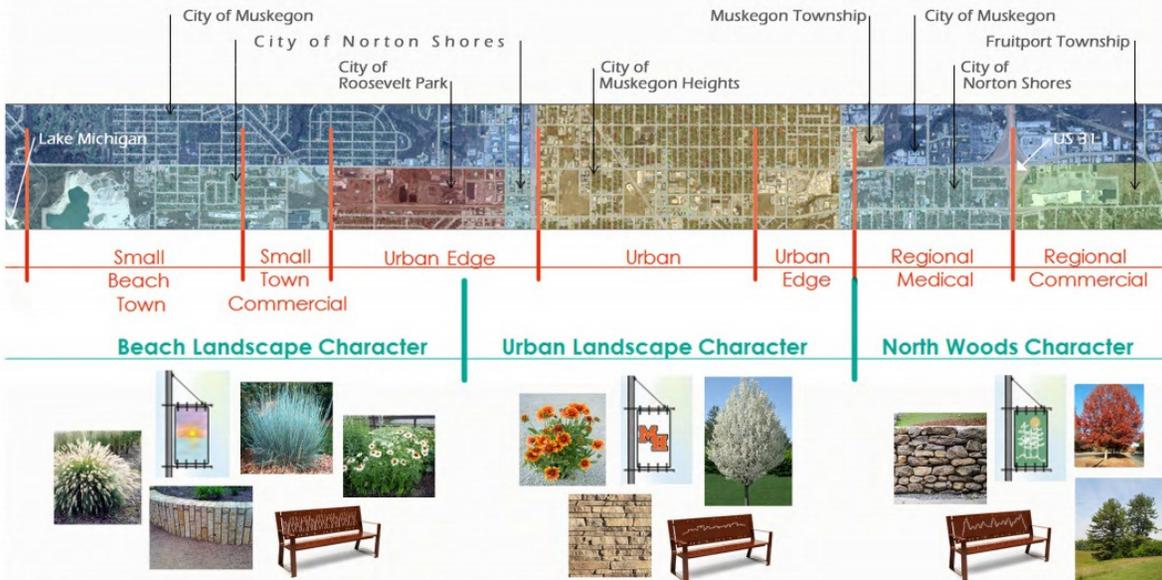
Beach (West End of Corridor)

Gateway Feature Options



WATCH MUSKEGON
Sherman Boulevard Beautification Project

Also focused on a popular route to Pere Marquette Park, the Sherman Boulevard Beautification Project will aim to convey a unified and consistent identity for the corridor running through numerous municipalities.





The land between Beach Street, Wilcox Avenue, and the former Bluffton School Property is also a site for potential future development.

POCKET NEIGHBORHOOD

Small cottages grouped around central commons built at the human-scale

Reduced parking requirements and nearby, off-site parking (often covered or enclosed) hidden from view

Designs draw from architectural elements and materials found in the existing neighborhood to stay consistent with community's overall look and feel

Utilizes relationships between large porches and shared outdoor space to foster community interaction

The Harris' have proposed a similar idea for the Ovals - building cottages into the natural contours of the land



ERICKSEN COTTAGES // Bainbridge Island, Washington

Community in the Seattle area near a retail district and a ferry terminal

Decreasing average household size and urban growth boundary led to creative solutions to increase housing supply, choices, and affordability

11 detached, two-bedroom homes averaging 1,100 square feet

Cottages, landscaped commons, and community building fit in less than an acre

Small scale solution to detached housing within existing historic district, no minimum lot size



THE KATRINA COTTAGE

Designed by New Urbanist architect Marianne Cusato to replace FEMA trailers in areas reconstructing after Hurricane Katrina

Initial, 294-square foot design was expanded to four variations and sold by Lowe's as kits

Affordable housing that can be shipped and manufactured in a modular form

Versatile, award winning design has been repurposed as a means of infill development across the nation

Potential for highly customized variations

Kick-started the compact living trend (though, not quite as small as Tiny Houses)



SEASIDE ACADEMIC VILLAGE // Seaside, Florida

Town developed under the guidelines of New Urbanism and traditional neighborhood development

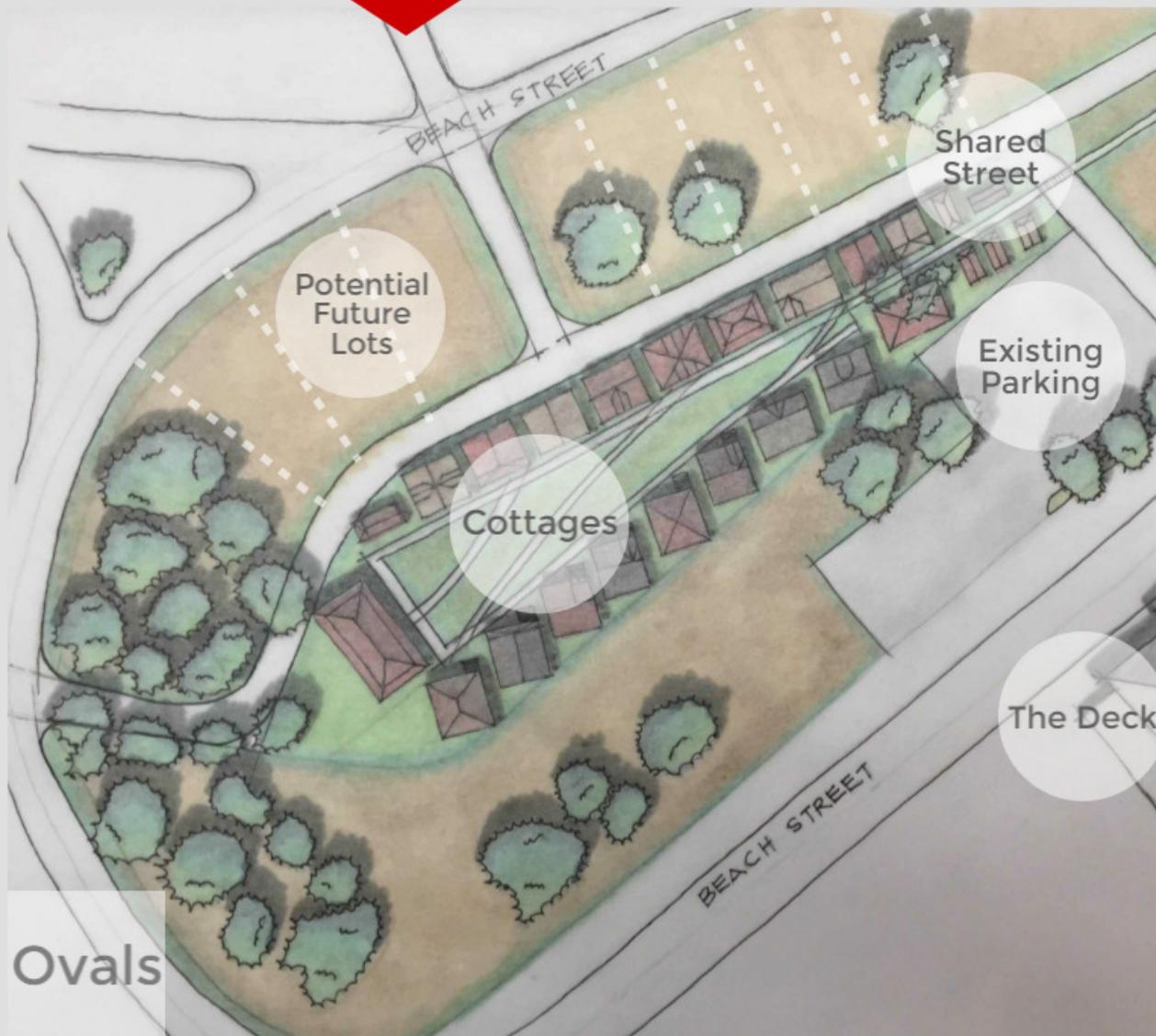
Seven pre-manufactured Katrina Cottages used for student and instructor housing at the Seaside Institute

Cottages lifted into place on pre-cast foundations and ultimately connected by a large ADA accessible boardwalk

Layout of cottages emphasize central gathering space



SKETCHES



Small cottages tucked into the landscape of the Ovals could take on the form of a pocket neighborhood. Off-site parking would allow the area to retain much of its existing natural setting, and make any development less noticeable when viewed from the surrounding Park and neighborhood.

Additionally, the land on the north side of the Ovals fronting Beach Street could, in the future, become lots for homes of a similar size to those already built in the area. Eventually, a shared alley or modest street could serve residents.