

# LAKESIDE

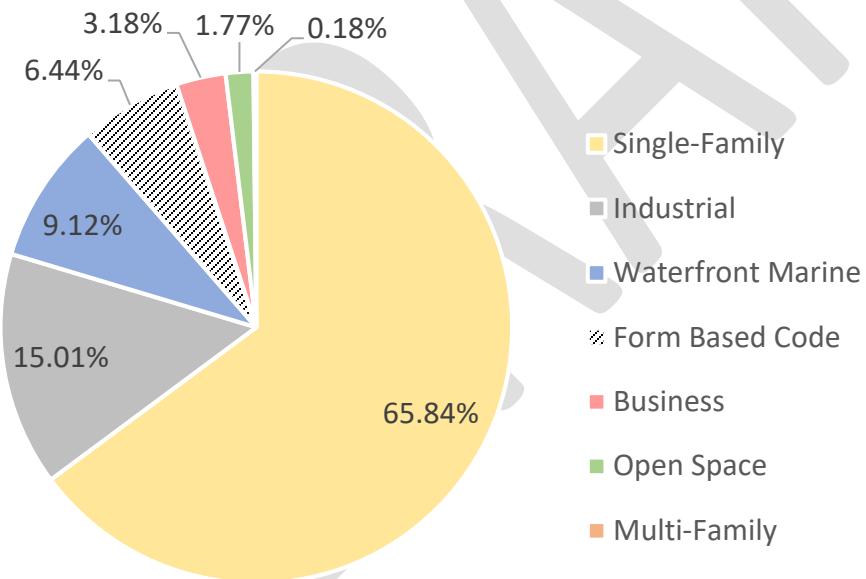
## Neighborhood Description

Located between the Muskegon Lake shoreline and the city's southern limit at Sherman Boulevard, the Lakeside neighborhood spans from Ruddiman Lagoon/Creek to the far western edge of the Muskegon Country Club property; the neighborhood is Muskegon's second largest by land area. The neighborhood offers multiple public access points to Muskegon Lake, and is not far from the Lake Michigan shoreline. A significant amount of land in Lakeside (nearly 20%) is occupied by the country club and its golf course.

The Lakeside Business District lines about a half-mile of Lakeshore Drive and contains numerous businesses and restaurants. The Lakeside Business District hosts many annual events like Spring Into Lakeside, the Sweetest Day parade, and the Lakeside Memorial Day parade.

Once anchored by the paper mill, one of the last heavy industrial uses on Muskegon Lake, the Lakeside neighborhood has undergone a significant change in recent years with the demolition and clearing of the former mill site. On the horizon is a proposed major mixed-use lakefront development that will occupy the entire 120-acre property.

## Zoned Land Use



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

The Lakeside neighborhood consists primarily of residential uses, with approximately two-thirds of the total land area zoned for single-family detached homes. At this time, land zoned for industrial uses is relatively prominent in the neighborhood, though little to no industrial uses still exist; this zoning district is concentrated on the large parcel that formerly contained the paper mill. The Waterfront Marine zoning designation accommodates the large presence of lakefront marinas in the neighborhood.

A recent zoning change introduced a Form Based Code (FBC) to the neighborhood, centered on the Lakeside Business District. Such zoning enables mixed-use buildings and missing middle housing options. The FBC replaced business zones on Lakeshore Drive and adjacent multiple-family residential zones, although a small area of multi-family zoning still exists on a group of parcels in the southeast corner of the neighborhood. Conventional business zones in Lakeside are concentrated along Sherman Boulevard and Lakeshore Drive, west of McCracken Street.

Open space and recreational zones are located at Seyferth Park and along Ruddiman Creek tributaries.

#### Housing Stock

- Total Units – 915 (802 buildings)
  - o Owned – 549 (549 buildings) (60%)
  - o Rented – 366 (253 buildings) (40%)
- Missing Middle Housing Units – 189 (76 buildings) (21%)
- Large Apartment Complexes – 0
- Vacant Residential Lots (publicly-owned) – 2

Despite the prominence of land zoned exclusively for single-family detached housing, Lakeside's housing stock consists of a variety housing types that do not conform to this zoning designation. While no large apartment complexes exist in Lakeside, the area east of Denmark Street contains a high concentration of missing middle housing types that introduce much needed housing choice to the neighborhood.

40% of all housing units available in Lakeside are available for rent. Of those rented properties, about half consist of multiple units on the same parcel. Due to the neighborhood's proximity to the waterfront and Lake Michigan, there has also been an uptick in properties converted for use as short-term rentals.

#### Commercial Inventory

- Commercial Corridors
  - Lakeside Business District
  - Sherman Boulevard Corridor

#### Industrial Inventory

- Industrial Corridors
  - Lakeshore Drive (former paper mill)

#### Parks/Recreational Opportunities

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

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

- Seyferth Park

- McGraft Park
- Grand Trunk Park/Launch Ramp
- Meurer Court
- Lakeshore Trail
- Elementary School Playground
- Ruddiman Creek/Lagoon
- Lakeside Cemetery – Main entrance at 2101 Crozier – 9.4 acres

### Civic Buildings

- |                            |  |
|----------------------------|--|
| - Schools                  | 2312 Denmark                             |
| - Faith Based Institutions | 2250 Denmark<br>2052 Bourdon (available) |

### Neighborhood Center

As one of Muskegon's largest neighborhoods by land area, historically, a number of neighborhood centers have served Lakeside residents. Today, not all of these centers are still active, but a few stand out as some of the more robust found in the city.

As one of the city's walkable urban centers, the Lakeside Business District is second only in popularity to downtown Muskegon. The business district is seeing sustained success that has yet to be experienced in comparable small business districts within the city and elsewhere. A healthy mix of businesses combined with the availability of housing options on the upper stories of most buildings and a supportive, proximate population contributes greatly to this success.

The concentration of civic buildings surrounding the Elementary School could also serve as a neighborhood center more focused on civic buildings rather than commerce.

A location with great future potential as a neighborhood center exists at the intersection of Lakeshore Drive and Lincoln Street. In the original concept plans for the former paper mill site, this intersection was noted as a hub of activity, calling for a concentration of businesses and serving as a primary entry point to the planned development on the lakefront parcel.

### Transportation

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

- Public Right-of-Way
  - o Major Streets: Sherman (Estes to Beach St.), Lakeshore (Ruddiman Lagoon to Cottage Grove Ave.), McCracken, Lincoln, Addison (Lakeshore to McGraft Park Rd.), Beach (Sherman to Country Club Dr.)
  - o Possible Road Diets: Sherman, McCracken, Lincoln

- Alleys: Alleys are in generally decent condition, with overgrowth being cited as the most frequent maintenance issue. A map of alley locations and conditions in the Oakview neighborhood is in production.
- Sidewalk Network: A nearly complete sidewalk network exists throughout Lakeside, but in the area south of Glen and Harding Avenues, the network breaks down considerably.
- Non-motorized Trails: The Lakeshore Trail parallels Lakeshore Drive on its north side and transitions to a pair of on-street bike lanes west of McCracken Street. Public access to the Trail is made at the Grand Trunk Launch Ramp trailhead, as well as numerous, informal access points at cross streets off Lakeshore Drive.
- Public Transportation: No fixed MATS routes, but Go2 Service is available as well as seasonal shuttle service and additional service tied to major beach events.
- Lakeside is well-connected to the broader road network in the city via Sherman Boulevard to the south, and Lakeshore Drive to the north; both provide easy access to BR-31.

### Historic Preservation

The Lakeside neighborhood does not presently contain any designated historic districts, but the area is home to some of the city's oldest buildings. Lakeside boasts one site listed on the National Register of Historic Places – the S.S. Milwaukee Clipper – and has a State of Michigan Historical Marker for the Lakeside area.

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

### Key Properties

- 2275, 2311, 2363, 2371, 2425, 2441, 2491, 2501, 2527, 2537, and 2400 Lakeshore (paper mill site and neighboring vacant lots under joint ownership)
- 2090 Lakeshore (Grand Trunk Launch Ramp)
- 1745 Greenwood – (privately-owned parcel in former railroad R.O.W. also shown in Glenside)
- 2250 Denmark
- 2160 Crozier
- 2052 Bourdon
- 1820 Crozier (publicly-owned lots zoned for multi-family development)
- 2801/2850 Lakeshore

## Findings and Action Steps

**Finding 1:** Lakeside is still one of Muskegon's most desirable neighborhoods in which to live, but aside from the former paper mill site, very little vacant land is available for development of new housing. Additionally, with two-thirds of all land in the neighborhood zoned for single-family detached houses, housing choice and capacity for newly constructed housing will face severe future limitations.

**Action Step 1.1:** Options for more and varied housing options are primarily limited to properties within the Form Based Code, but other areas that could be considered for new housing, including missing middle types, exist in many locations in the neighborhood.

**Action Step 1.2:** Evaluate various approaches to accommodating diverse housing types in the neighborhood and identify any regulatory barriers beyond zoning that may be limiting additional housing. Eliminate such barriers.

**Finding 2:** The present social heart of the Lakeside neighborhood is its business district, but the Lakeshore Drive corridor is rather distant from a large portion of the neighborhood. Lakeside has historically been home to a number of neighborhood civic and commercial centers. Concentrations of civic buildings are sited throughout the neighborhood, but very few neighborhood-scale businesses support those to cater to residents' needs.

**Action Step 2.1:** Work to identify existing or former commercial districts, public spaces, concentrations of civic buildings (faith based institutions, schools, etc.) that could serve as gathering spaces within walking distance of every resident in the neighborhood.

**Action Step 2.2:** Update policies and regulations to enable a concentration of activity typical of a neighborhood center in the areas identified in Action Step 2.1.

**Action Step 2.3:** As neighborhood centers begin to take form, promote them as places for businesses to locate and offer potential economic incentives to ensure initial and continued business success.

**Finding 3:** One of the neighborhood's busier streets, McCracken, is designed in a way that encourages traffic speeds too fast for the neighborhood.

**Action Step 3.1:** Consider street design changes that calm traffic. The Transportation and Mobility chapter of the Master Plan suggests restriping McCracken Street with 10'-wide travel lanes, replacing the existing parking lane with a protected bike route.

**Action Step 3.2:** When McCracken Street comes due for resurfacing/reconstruction consider making permanent any temporary changes implemented in Action Step 3.1, adjusting the design where needed.

**Finding 4:** A massive opportunity exists with the redevelopment of the 120-acre former paper mill site. Such a project would have far reaching implications for the Lakeside neighborhood, along the waterfront, and for Muskegon as a whole.

**Action Step 4.1:** Work with potential developers to ensure that any proposed development harmonizes and integrates well within the existing neighborhood. Encourage a mixed-use development with ample street connectivity, public waterfront access, and commercial uses that complement the Lakeside Business District.

**Action Step 4.2:** When exploring zoning regulations to replace the current industrial zoning on the site, consider a form based code that reflects that which is used in Lakeside already.

**Finding 5:** Sherman Boulevard is a large road that carries a significant amount of vehicular and truck traffic, is unsafe for all road users, uncomfortable for those not in a vehicle, and is detrimental to the quality of life in the neighborhood. The road is also the focus of a larger initiative to “beautify” the Sherman corridor as it passes through a number of adjacent municipalities.

**Action Step 5.1:** 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 uses deemed desirable by residents, while also creating a more comfortable street for all road users.

## **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 neighborhood 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)

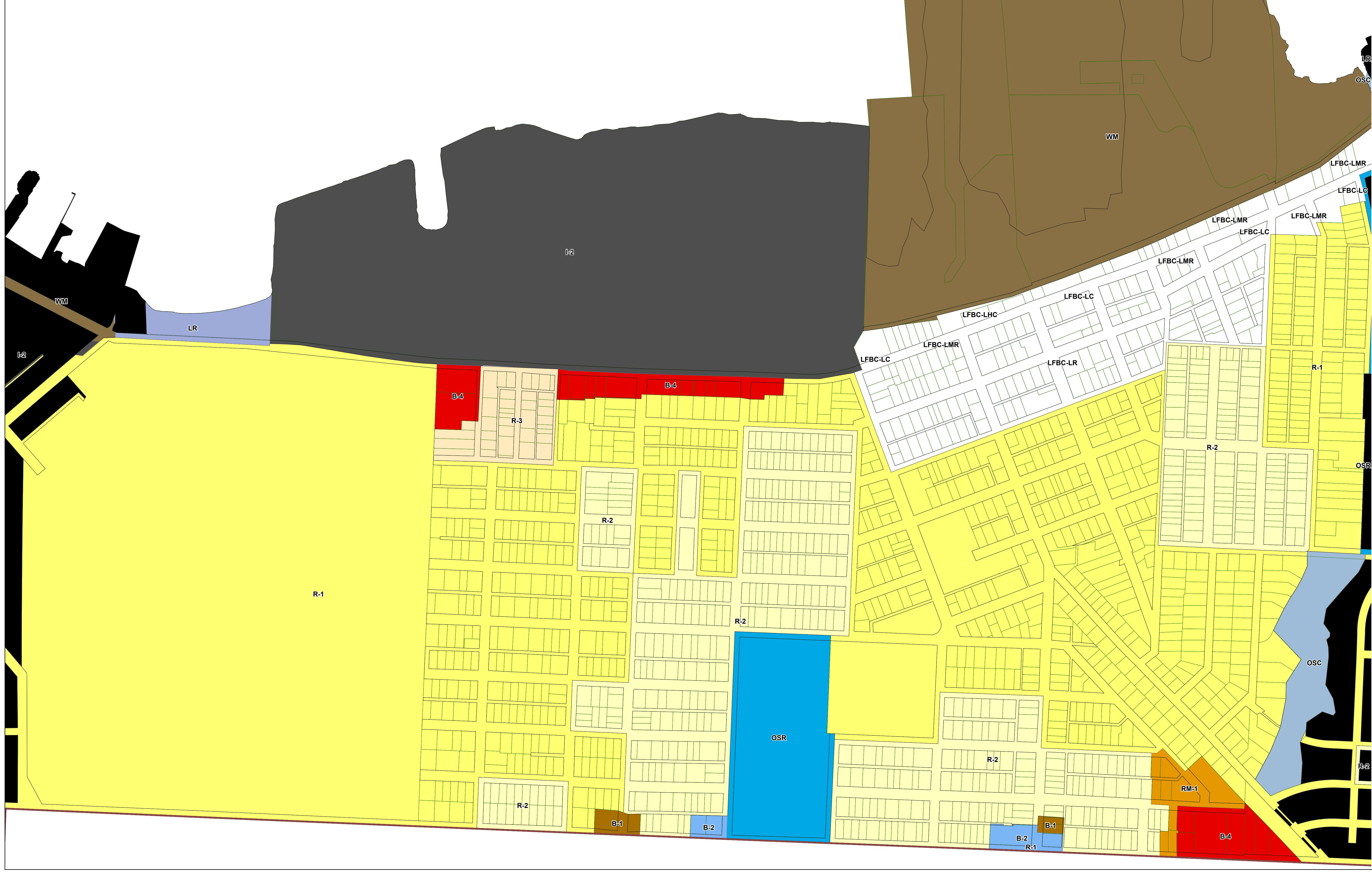
Your neighborhood

Goals for your neighborhood

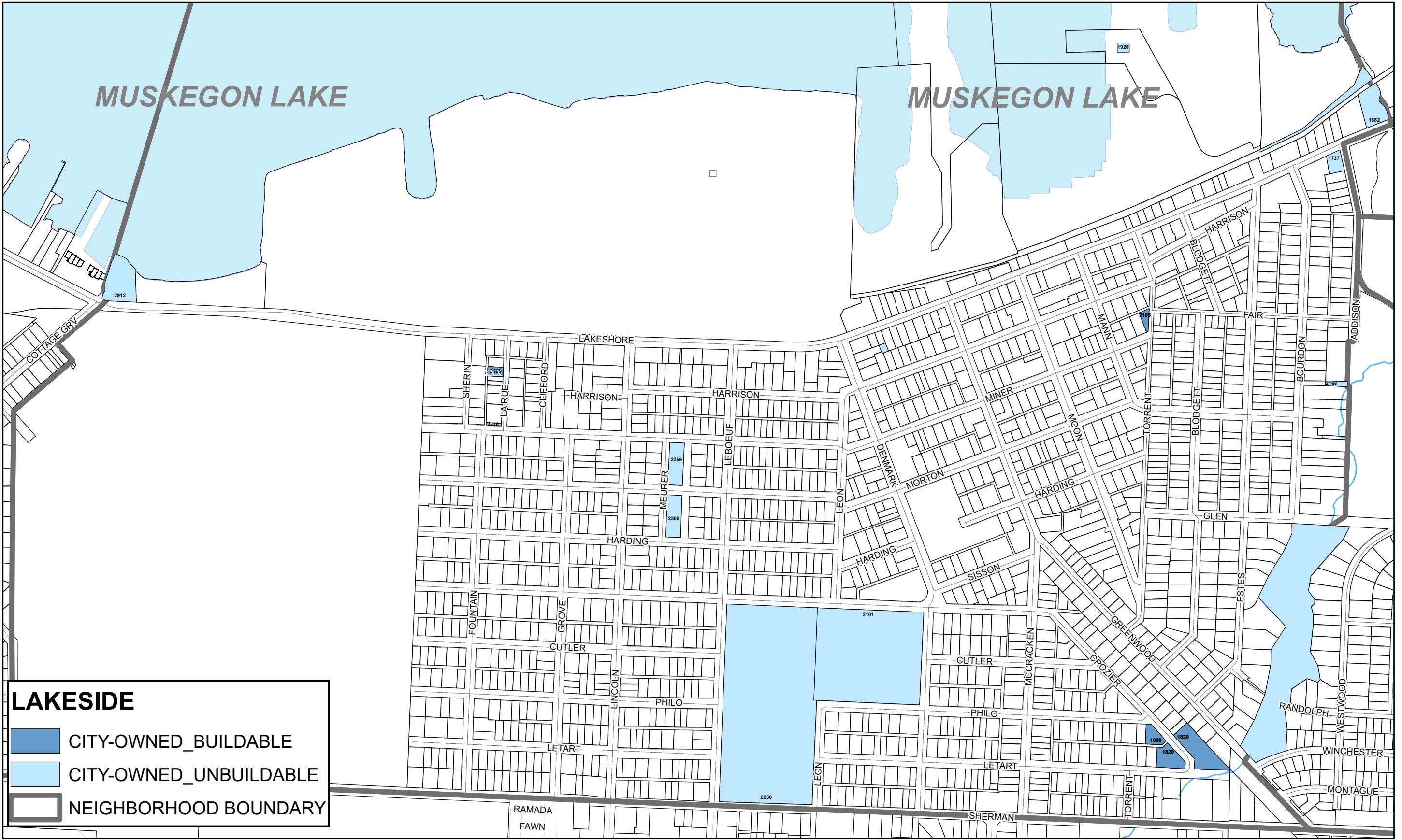
Proposed ideas to accomplish those goals

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









1820 Crozier has some areas that cannot be built on due to water/sewer mains.