McLAUGHLIN

Neighborhood Description

The McLaughlin neighborhood's location adjacent to downtown Muskegon puts it well within reach of many regional attractions and events, while retaining a residential focus. The neighborhood contains a variety of housing options throughout and on a range of lot sizes. The medical campus along Laketon, Peck, and Hoyt is undergoing a transformation with the hospital – a neighborhood anchor for over a century – largely vacating the campus and a new public middle school planned to be constructed in its place.

Zoned Land Use

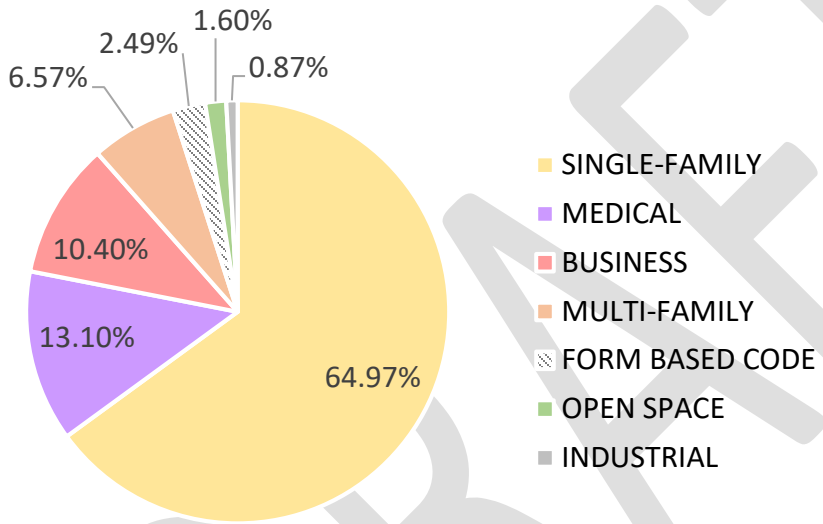

Chart I: McLaughlin zoned land use as a percentage of the neighborhood's total land area

A significant portion of the McLaughlin neighborhood is zoned for single-family detached housing although these areas contain a variety of housing types that do not fit this zoning designation. Medical zones are concentrated at the former hospital site at the south end of the neighborhood, but this is likely to change with the hospital's recent relocation. Business zones exist both along major streets and, in some locations, internal to the neighborhood – a feature somewhat unique to McLaughlin when compared to other neighborhoods in the city. Multi-family residential zones are primarily located along Peck Street, and a very small percentage of McLaughlin's land is zoned to allow missing middle housing types.

Housing Stock

- Total Houses – 704
  - Owned – 401 (57%)
  - Rented – 303 (43%)
- Missing Middle Housing Units – 120 (17%)
- Large Apartment Complexes – 3 buildings
- Vacant Residential Lots (publicly-owned) – 68

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There is a high number of rental properties in this neighborhood. Of the 704 houses in the neighborhood, 303 (43%) of them are rental properties. Despite the high number of parcels zoned for single-family detached housing, there is a remarkable variety of housing types in the neighborhood, some of the most diverse in the city.

A very small percentage of McLaughlin's land is zoned to allow missing middle housing types though a wide array of Missing Middle types exist throughout the neighborhood. Despite the high number of parcels zoned for single-family detached housing, there is a remarkable variety of housing types in the neighborhood, some of the most diverse in the city.

Commercial Inventory

- Commercial Corridors	Apple Avenue Corridor Downtown Muskegon Peck Street and Irwin Avenue Intersection Laketon Avenue Corridor
- Interior Commercial Buildings	1101 Spring 283 Iona 241 Irwin 1386 Terrace 1396 Pine

Industrial Inventory

- Interior Industrial Buildings	None

There are eight parcels that are zoned for light industrial. These businesses remain successful as most buildings are occupied.

Parks/Recreational Opportunities

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

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

- Laketon Trail
- McLaughlin Community Park
- Evergreen Cemetery

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Civic Buildings

- Schools — 125 Catherine

- Faith Based Institutions — 1105 Terrace
  1163 Terrace
  1194 Terrace
  1218 Ransom
  1101 Pine
  1624 Hoyt
  1551 Wood

Neighborhood Center

Even with its proximity to downtown Muskegon, McLaughlin has historically contained multiple neighborhood centers, some dating back to the turn of the last century when streetcars traveled up and down Terrace Street through the neighborhood. Today, a logical gathering place is the McLaughlin Community Park at the corner of Terrace and Isabella.

Transportation

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

- Public Right-of-Way
  - Major Streets: Apple, Laketon, Peck, Southern, Forest, Larch, Hoyt, Terrace, Wood, Irwin, Pine (Apple to Irwin), Spring, Sophia, Hartford
  - Possible Road Diets: Apple, Laketon
  - Alleys: Blocks south of Irwin Avenue typically contain alleys, but blocks in the north half of the neighborhood do not. A map of alley locations and conditions in the McLaughlin neighborhood is in production.
  - Sidewalks Network: A nearly complete sidewalk network exists throughout the McLaughlin neighborhood.

- Non-Motorized Trails: The Laketon Trail is easily accessible from the neighborhood and will soon be better connected to the Musketawa Trail with the completion of an off-street connector route along Latimer Drive and Black Creek Road.

- Public Transportation: MATS Routes 2, 11, 21, 22, 31 (one block west of neighborhood boundary), and Go2 Service.

- The McLaughlin neighborhood is connected to the citywide street network via Apple Avenue, Laketon Avenue, Peck Street, Terrace Street, and Wood Street. The regional highway system (BR-31) is a few blocks north of the neighborhood and can be accessed via Terrace Street.

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Historic Preservation

McLaughlin is home to the City of Muskegon's McLaughlin Historic District and Clinton-Peck Historic District. The neighborhood does not presently contain any sites listed on the National Register of Historic Places or sites listed on the State Historic Register.

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

Key Redevelopment Properties

1700 Clinton (Former Hospital Campus)
97 E. Apple (Muskegon County South Campus)
1352 Terrace
1250 Peck
1253, 1205, 1155, 1125, 1075, and 1047 Ambrosia (former railroad right-of-way)
A series of 68 publicly-owned vacant residential lots (see publicly-owned vacant lot map)

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Regulatory Projects

Finding	Project/Action	Details/Location	Responsibility	Timeline
The neighborhood's 120 missing middle rental properties are located in areas zoned for single-family housing, making them all non-conforming, which can restrict financing options and the general upkeep of properties. It also restricts new missing middle housing on the many vacant lots.	Rezone to allow for missing middle housing in the appropriate locations.	A lot of missing middle housing exists throughout the entire neighborhood. However, the northern portion of the neighborhood does not have many active alleys, making small multiplexes difficult. Other existing duplexes and small multiplexes are located on small properties. Rezone to FBC-UR, but put limitations on density, such as lot size requirements, proximity to commercial and transportation options.	Planning	Year 1
The commercial buildings at Terrace/Irwin have all been mostly vacant for many years. This area is listed as a "neighborhood center" for its cluster of buildings and central location.	Rezone Terrace/Irwin intersection to allow for commercial and residential uses.	A flexible zoning designation that allows for commercial and/or residential options will reduce barriers for redevelopment.	Planning	Year 1

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Physical Projects

Finding	Project/Action	Details/Location	Responsibility	Timeline
The former railroad right-of-way along Ambrosia offers an opportunity for a bike path connection that would help connect paths from downtown to the Musketawa Trail.	New Bike Path	Acquire the property from the State of Michigan and create a bike path that connects to downtown. This could be part of a larger project mentioned in this plan to connect downtown to the Musketawa Trail.	Engineering, Public Works, Planning	1-5 years
Numerous sections of the neighborhood's street grid have been removed and disconnected over time, most notably at the site of the Muskegon County South Campus (originally Baker College), and the Hospital Campus.	Return street grid in multiple locations	As the opportunities may become available, reconnect the following street segments: At the Muskegon County South Campus site: Diana Avenue between Pine Street and Ambrosia Street - Hartford Avenue between Pine Street and Apple Avenue - Spring Street between Apple Avenue and Delaware Avenue Delaware Avenue between Ambrosia Street and Sophia Street. McLaughlin Avenue between Terrace Street and Pine Street. Ransom Street between Catherine Avenue and McLaughlin Avenue. At the Hospital Campus: - E. Forest Avenue between Clinton Street and Leahy Street - E. Dale Avenue between Clinton Street and Hoyt Street - E. Larch Avenue between Clinton Street and Leahy Street - Clinton Street between E. Dale Avenue and E. Larch/E. Laketon Avenue	Engineering, Public Works	As opportunities exist

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		- Jiroch Street between Southern Avenue and E. Laketon Avenue - Leahy Street between E. Forest Avenue and E. Dale Avenue		

Organizational Projects

Finding	Project/Action	Details/Location	Responsibility	Timeline
The are 68 municipally-owned vacant residential lots in the neighborhood. It's likely that all of these lots contained a home at one point in time. This limits housing choice and passes the burden of infrastructure costs to the remaining properties in the neighborhood.	Develop incentives for the development of vacant, city-owned lots.	Develop policies for infill development, which may include incentives for affordable renal pricing.	Managers Office, Planning & Economic Development	Year 1

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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 neighbor-hood 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.

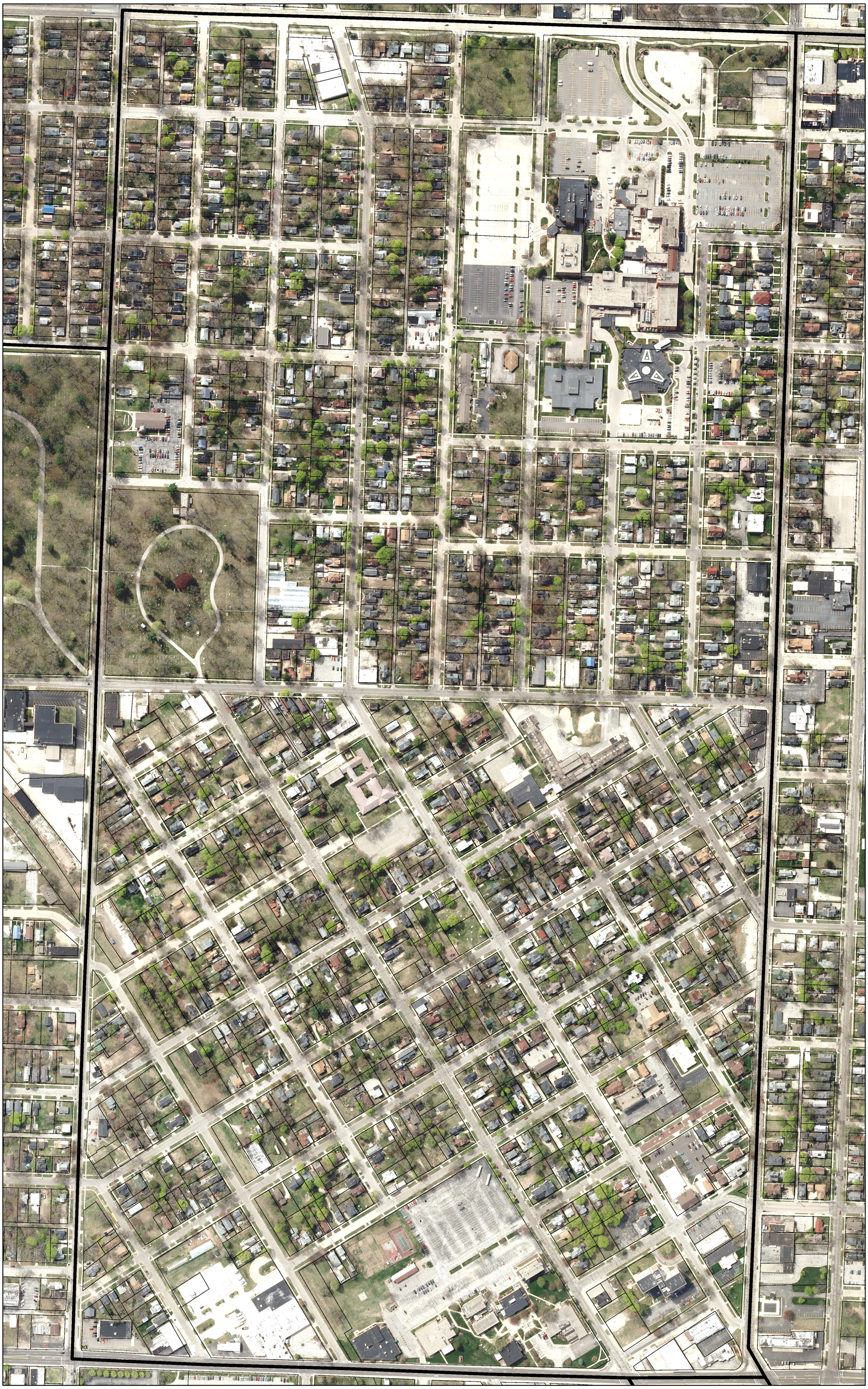
Name & contact info (optional)

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



FBC-MS
FBC-NC
B-2
RM-1
APPLE
RT
CONCORD
FBC-NC
B-4
B-5
PECK
HARTFORD
AMBROSIA
SOPHIA
ADA
WOOD
HOUSTON
DIANA
SPRING
R-3
DELAWARE
ISABELLA
B-1
RT
CATHERINE
WILLIAMS
FBC-UR
OSR
MERRILL
RANSOM
B-1
MCLAUGHLIN
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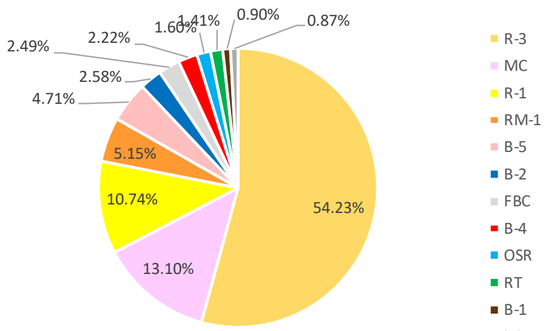
RAMSOM
B-1
R-3
PUD
IRWIN
RM-1
B-2
PINE
B-1
JIROCH
GRAND
LEAHY
R-1
GRAND
R-1
R-1
GRAND
SOUTHERN
CLINTON
R-2
FOREST
FOREST
MC
DALE
DALE
HOYT
LARCH
CLINTON
LEAHY
B-4
B-2
TERRACE
LARCH
SMITH
OSR
B-2
B-4
R-1
B-4

MCLAUGHLIN ZONING BREAKDOWN BY % OF LAND AREA



ZONING

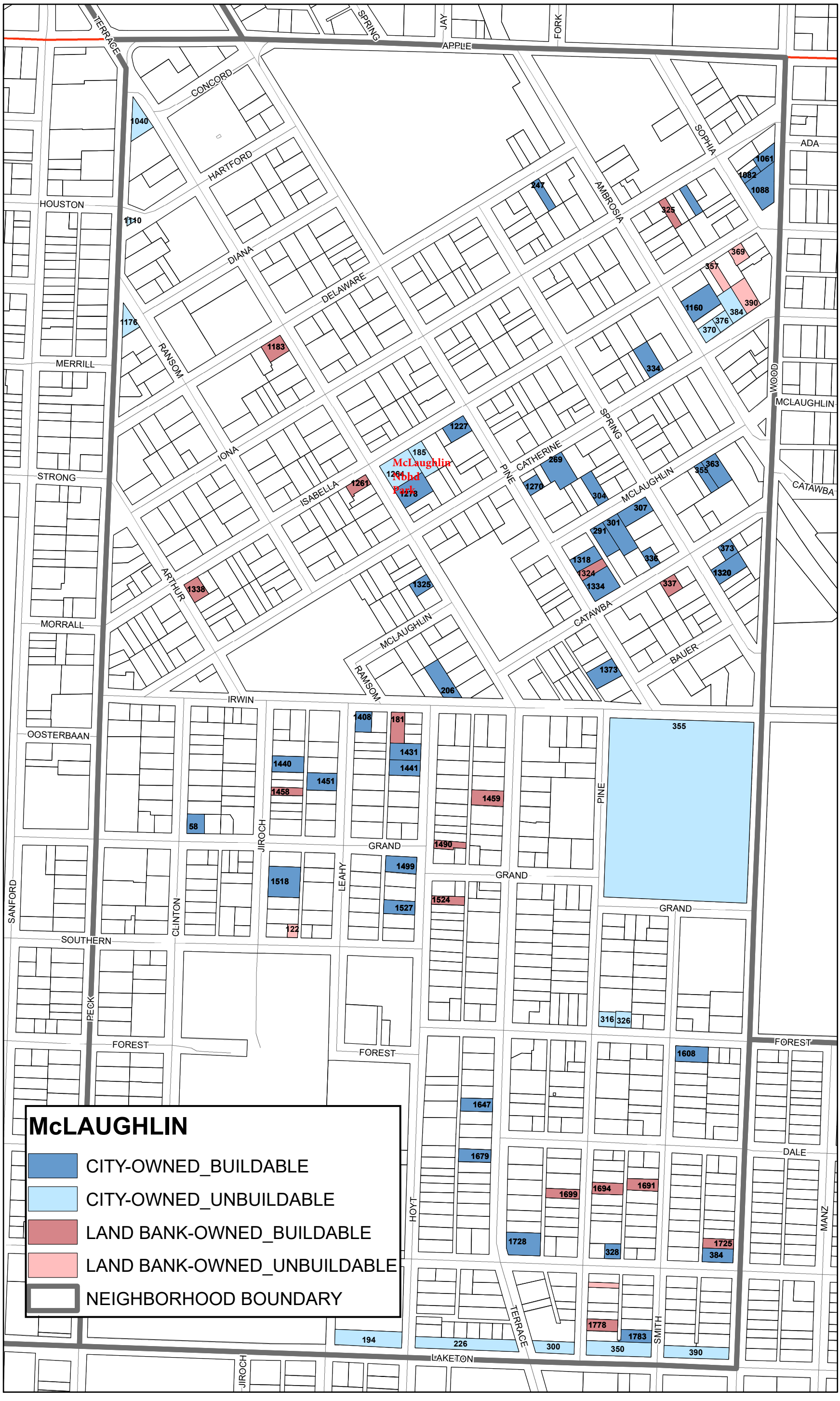
ZONING CODE AND DESCRIPTION

- FBC - FORM BASED CODE
- R-1: SINGLE-FAMILY LOW DENSITY RESIDENTIAL
- R-2: SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL
- R-3: SINGLE-FAMILY HIGH DENSITY RESIDENTIAL
- RT: TWO-FAMILY RESIDENTIAL
- RM-1: LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL
- RM-2: MED. DENSITY MULTIPLE-FAMILY RESIDENTIAL
- RM-3: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL
- B-1: LIMITED BUSINESS
- B-2: CONVENIENCE COMPARISON BUSINESS
- B-3: CENTRAL BUSINESS
- B-4: GENERAL BUSINESS
- B-5: GOVERNMENTAL SERVICES
- I-1: LIGHT INDUSTRIAL
- I-2: GENERAL INDUSTRIAL
- LR: LAKEFRONT RECREATION
- MC: MEDICAL CARE
- OSC: OPEN SPACE CONSERVATION
- OSR: OPEN SPACE RECREATION
- WI-PUD: WATERFRONT INDUSTRIAL PLANNED UNIT DEV.
- WM: WATERFRONT MARINE

RENTAL PROPERTIES

UNITS

- 1 UNIT
- 2 UNIT
- 3-6 UNIT
- 6+ UNIT



McLAUGHLIN

- CITY-OWNED_BUILDABLE
- CITY-OWNED_UNBUILDABLE
- LAND BANK-OWNED_BUILDABLE
- LAND BANK-OWNED_UNBUILDABLE
- NEIGHBORHOOD BOUNDARY