

# IMAGINE MUSKEGON!

A Community Design Workshop

May 21 - 23, 2003

See the Imagine Muskegon Presentation at:

[www.Shorelinecity.com](http://www.Shorelinecity.com)

# Major Themes

- Where is the City Center?
- Build on the Historic “Core”.
- Develop Western Avenue Corridor.
- Waterfront Development.
- Pedestrian and Vehicular – Circulation.
- Turn back Muskegon and Webster Avenues to residential streets.
- Housing/Commercial Mix.

# Downtown Core – Third and Western

'CITY CENTER'  
FOCAL POINT OF DEVELOPMENT



THIRD STREET SECTION LOOKING NORTH



'EDISON LANDING' DEVELOPMENT RENDERING  
COURTESY OF PARMENTER O'TOOLE



'EDISON LANDING' DEVELOPMENT ELEVATION  
COURTESY OF PARMENTER O'TOOLE



PLAZA FOUNTAIN EXAMPLE



PLAZA RENDERING  
LOOKING NORTH



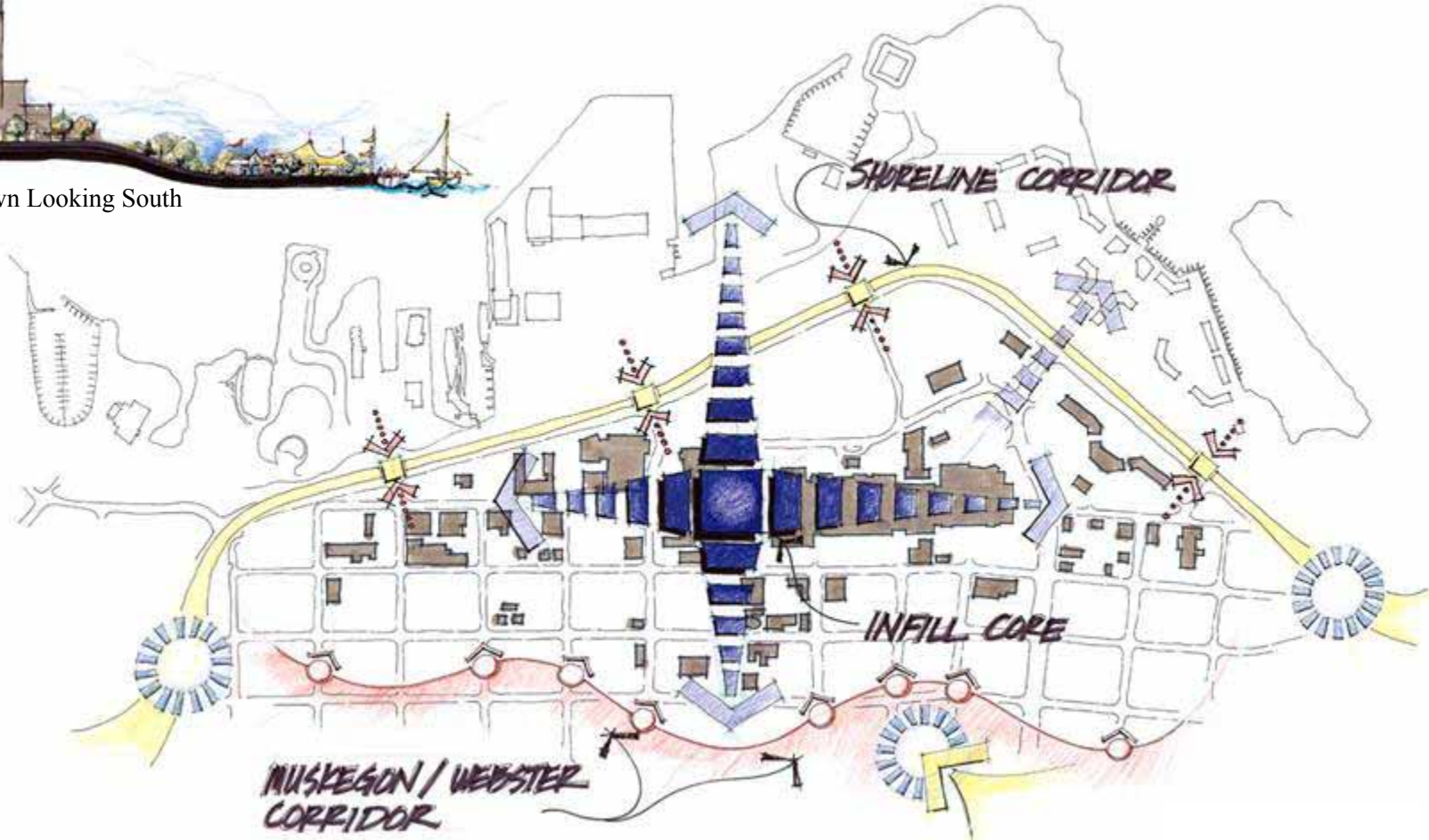
HISTORIC PHOTO OF  
WESTERN AVENUE

# Site Analysis

Focus on core of city – Third and Western

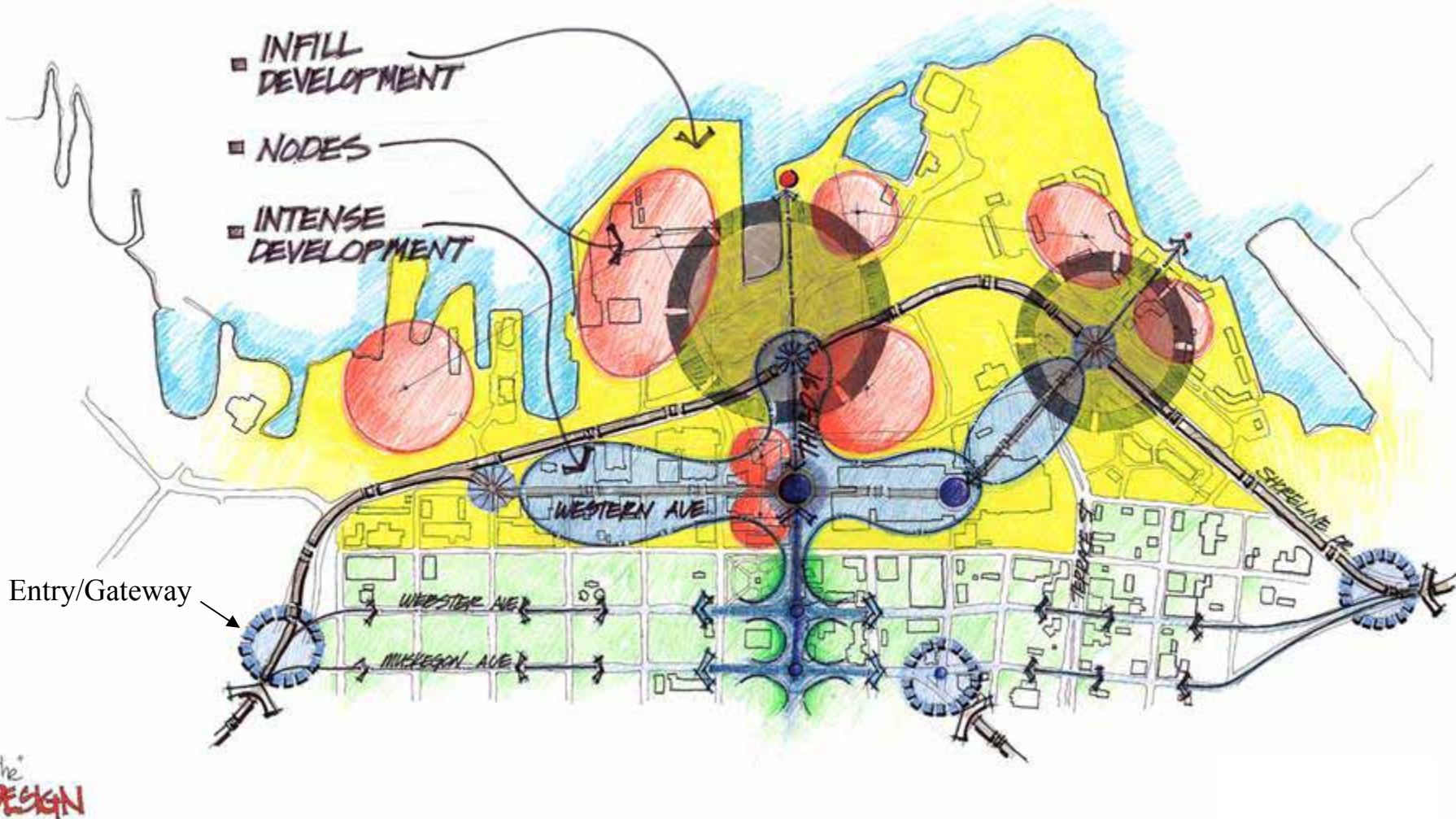


Profile of Downtown Looking South

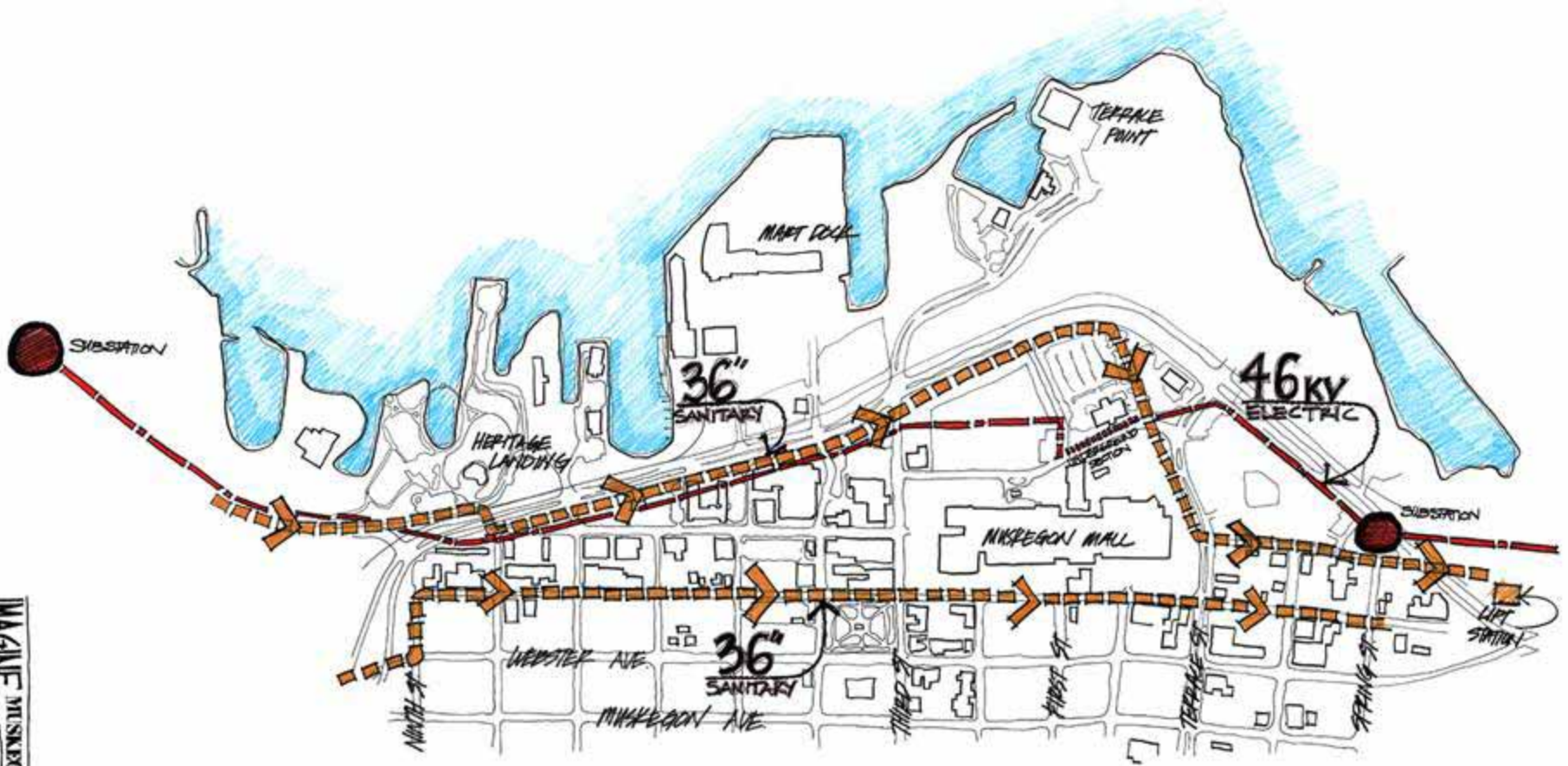


# Concept Analysis

Focus on core of city – Third and Western



# Site Utilities



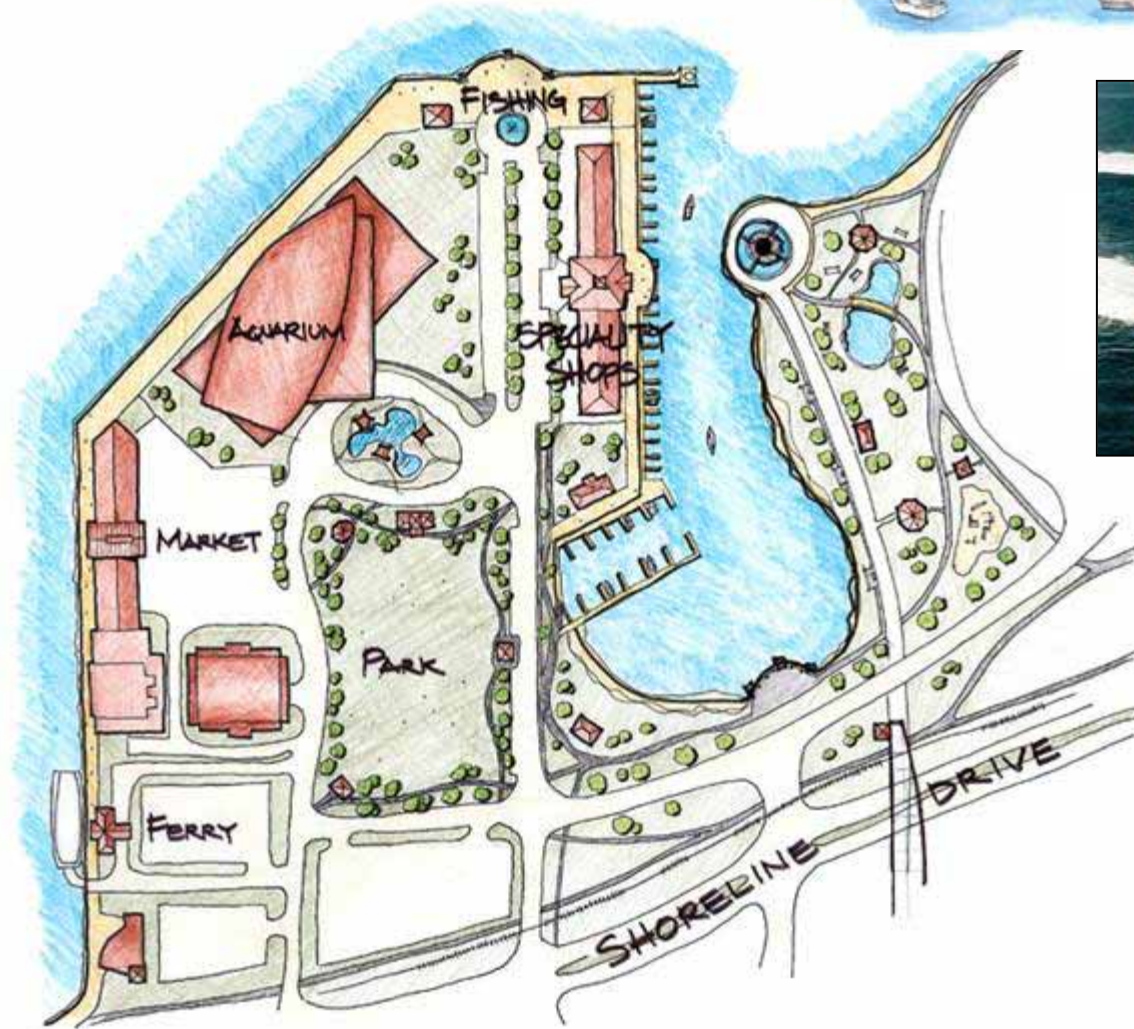


“Core” Plaza looking North Along Third Street at Western Avenue



Shoreline Drive with Pedestrian Overpass at Third Street







IMAGINE MUSKOGON

the DESIGN

End of Third Street at "Mart Dock"

# Mass Transit

## MASS TRANSIT LOOP

-  DOWNTOWN BUS ROUTE
-  MAIN BUS STOPS



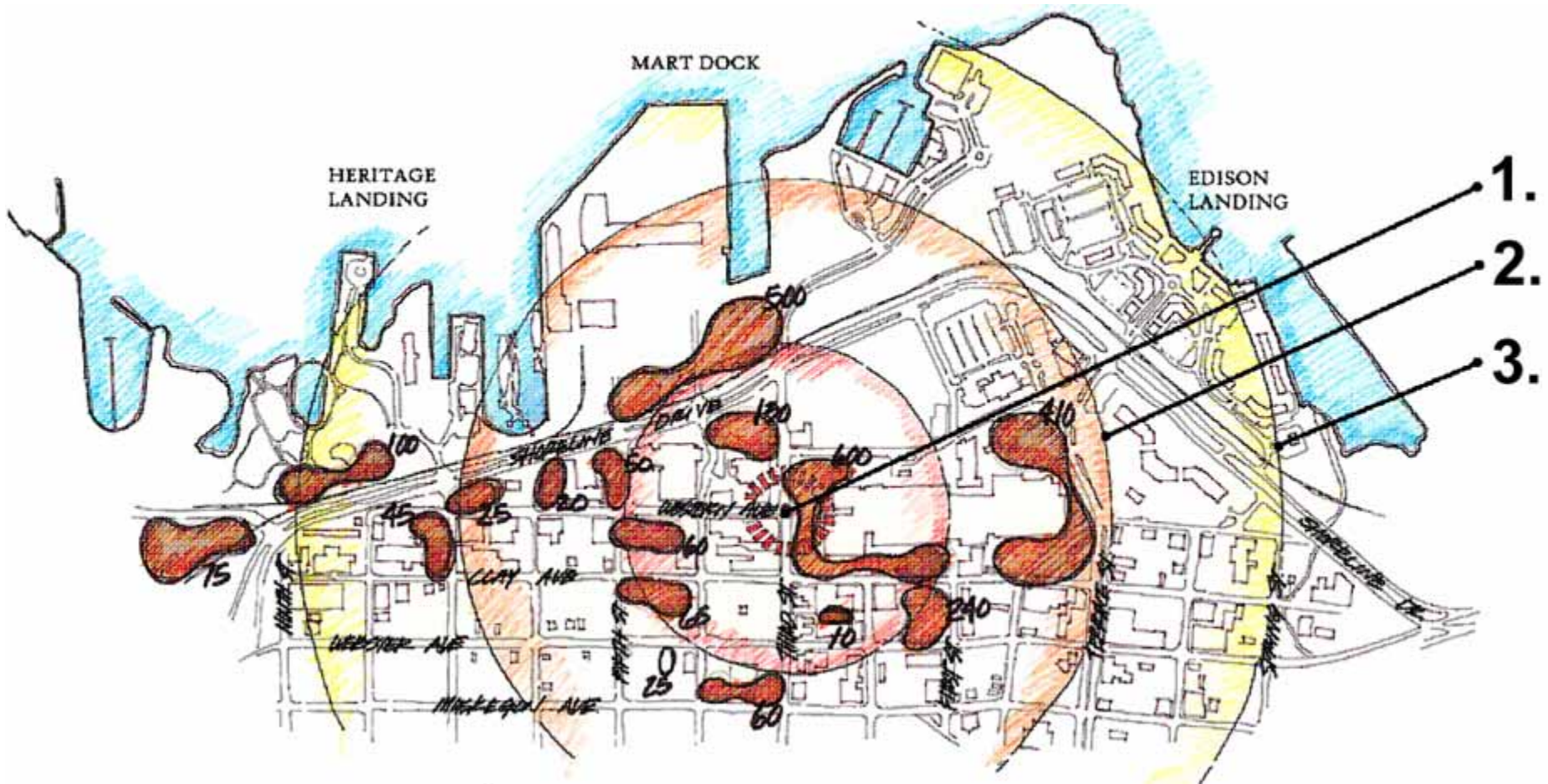
# Vehicular Connections



Major Intersections

Traffic "Round-About"

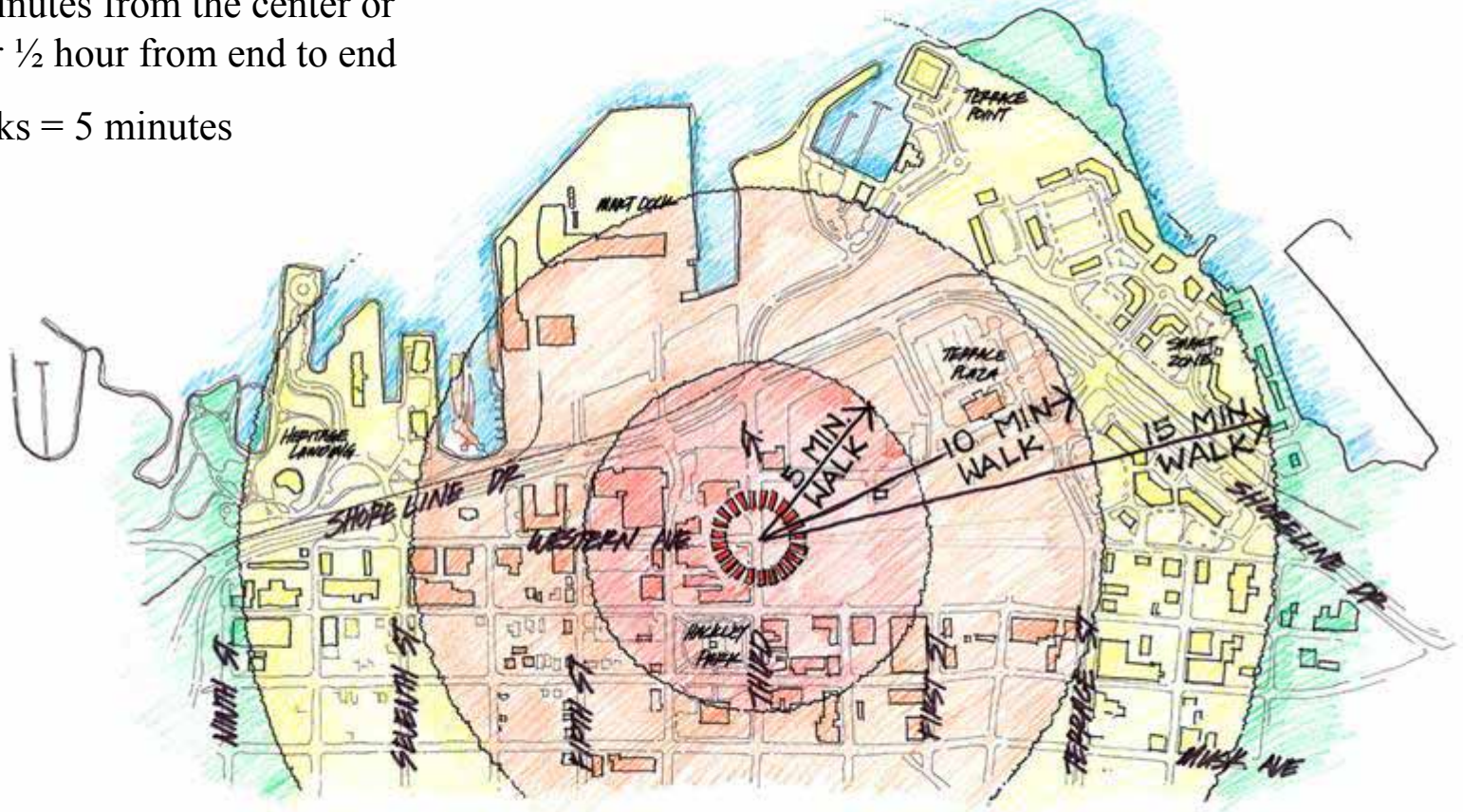
# Downtown Vicinity Parking Spaces



1. 850 PARKING SPACES WITHIN 5 MINUTES OF THE "CITY CENTER" (THIRD & WESTERN).
2. 1450 PARKING SPACES WITHIN 10 MINUTES WALKING. OVER 220 ADDITIONAL PARKING SPACES WITHIN 15 MINUTES.
3. MOST MAJOR ACTIVITIES ARE WALKABLE WITHIN 15 MINUTES FROM THE CENTER OR SLIGHTLY OVER 1/2 HOUR FROM END TO END.

# Downtown Walking Distances

- Most major activities are walkable within 15 minutes from the center or slightly over ½ hour from end to end
- 2 city blocks = 5 minutes

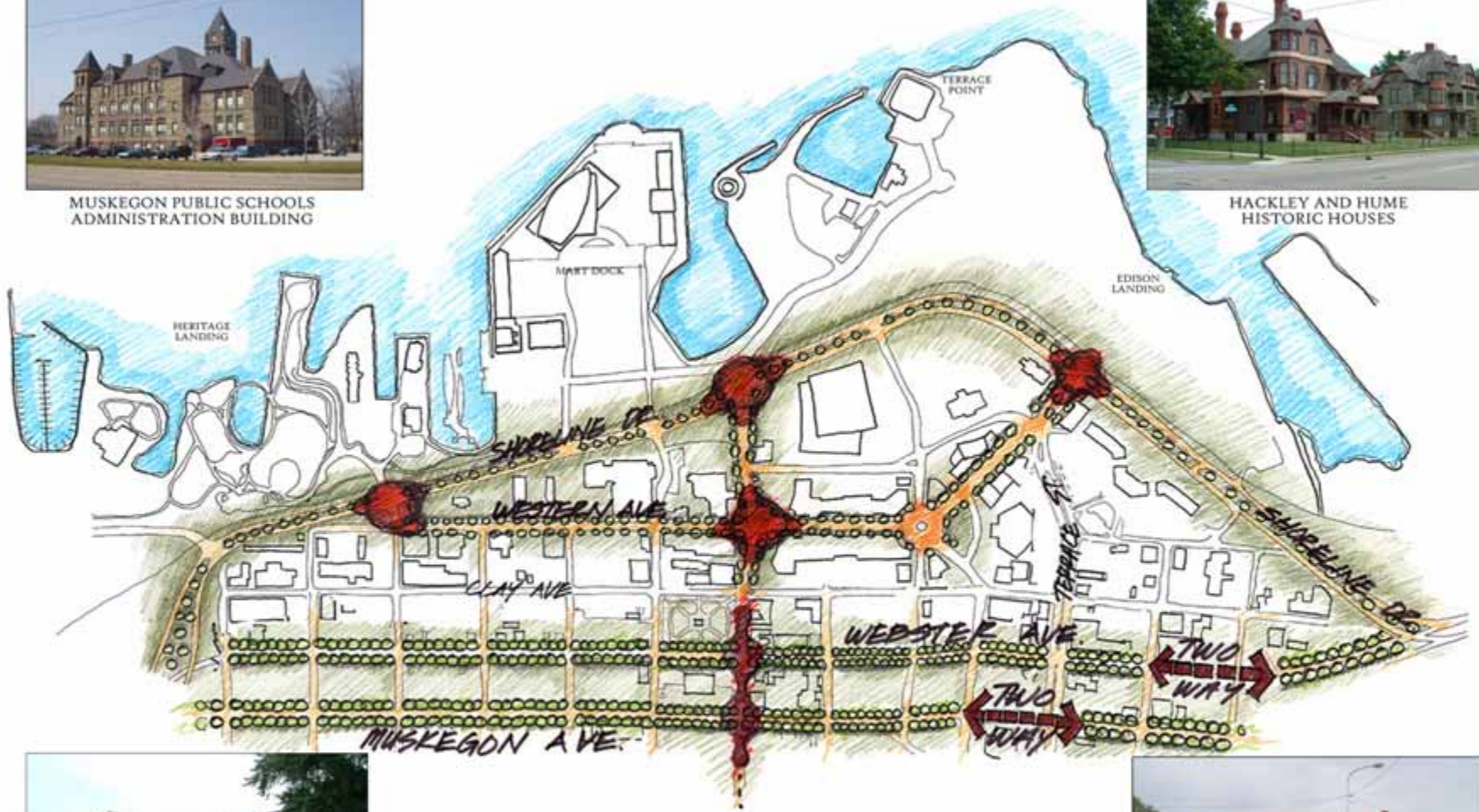




MUSKEGON PUBLIC SCHOOLS  
ADMINISTRATION BUILDING



HACKLEY AND HUME  
HISTORIC HOUSES

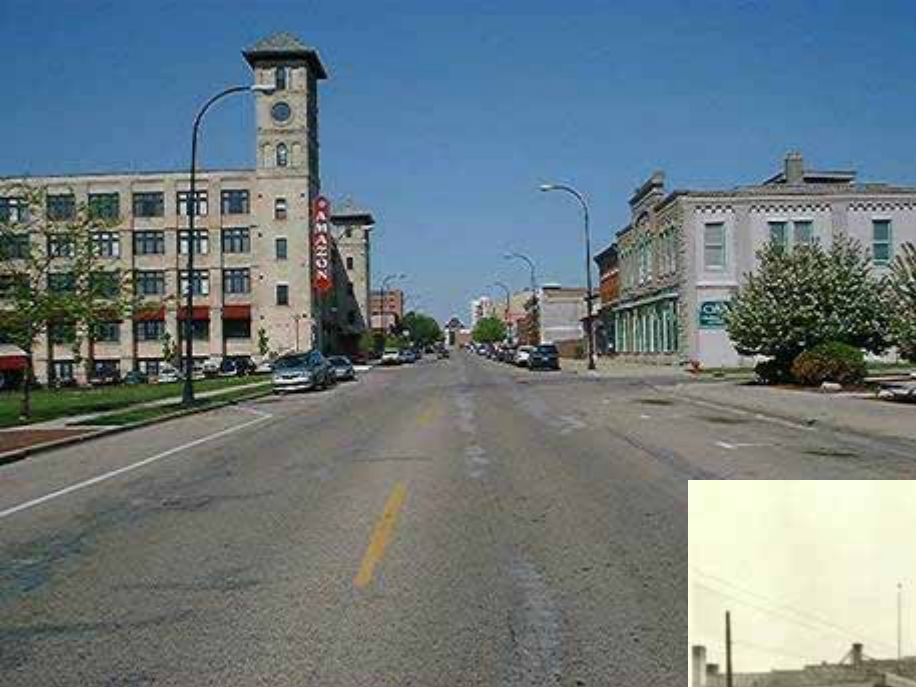


RESIDENCES ON WEBSTER AVENUE

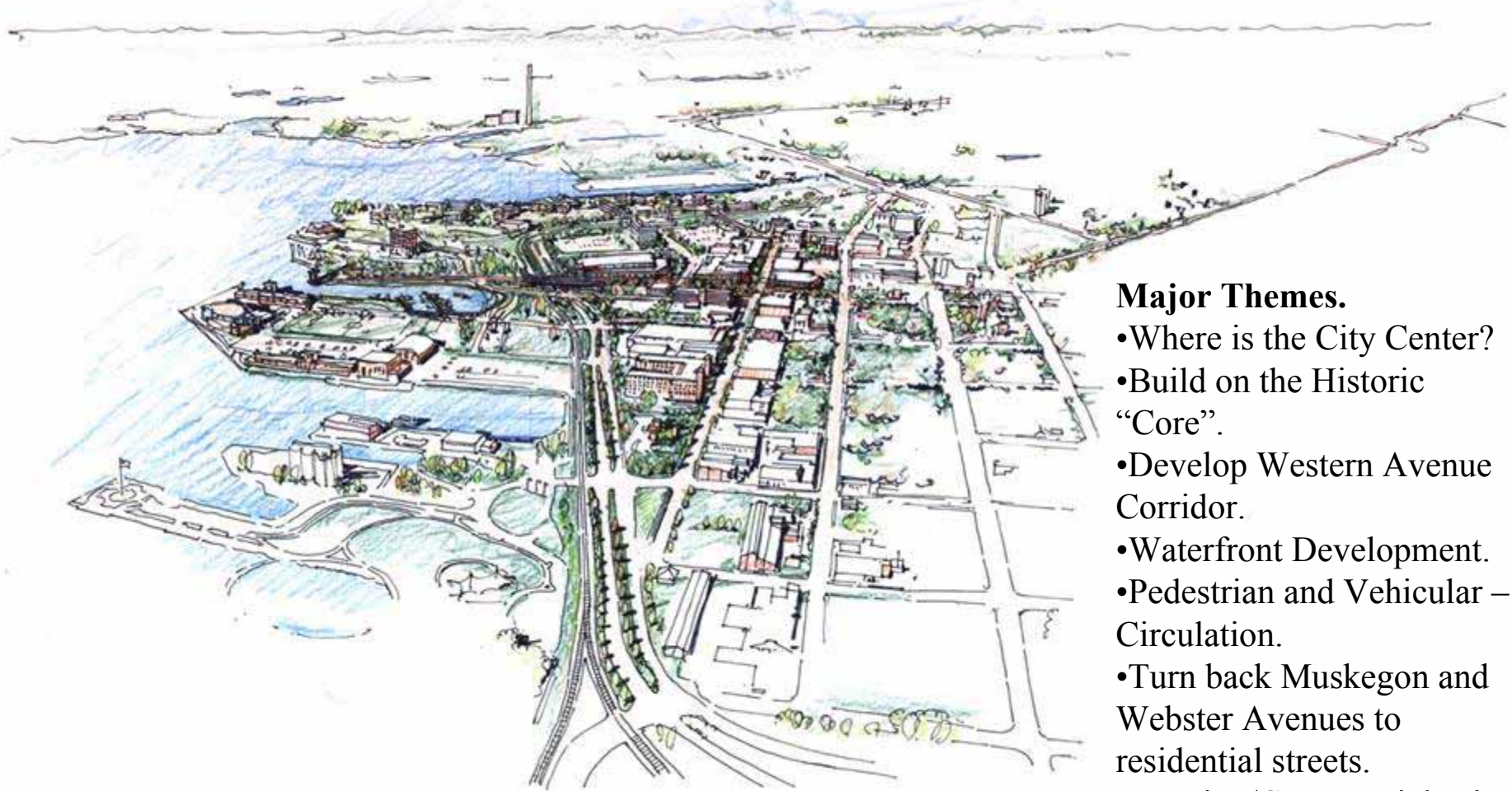


MUSKEGON COUNTY MUSEUM

WEBSTER / MUSKEGON RETURNED  
TO RESIDENTIAL STREETS



# Imagine Muskegon...



## **Major Themes.**

- Where is the City Center?
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# “Parting Shot!”



IMAGINE MUSKEGON!

# Recent Downtown Planning

- Masterplan update -- 1997
- Downtown/Lakeshore redevelopment plan -- 1997 amendment
- Waterfront redevelopment sub-plan -- 1997 amendment
- Downtown and Lakeshore Community Planning Workshops – 2001 amendment
- Recommendation for multidisciplinary design team

# Mission Statement

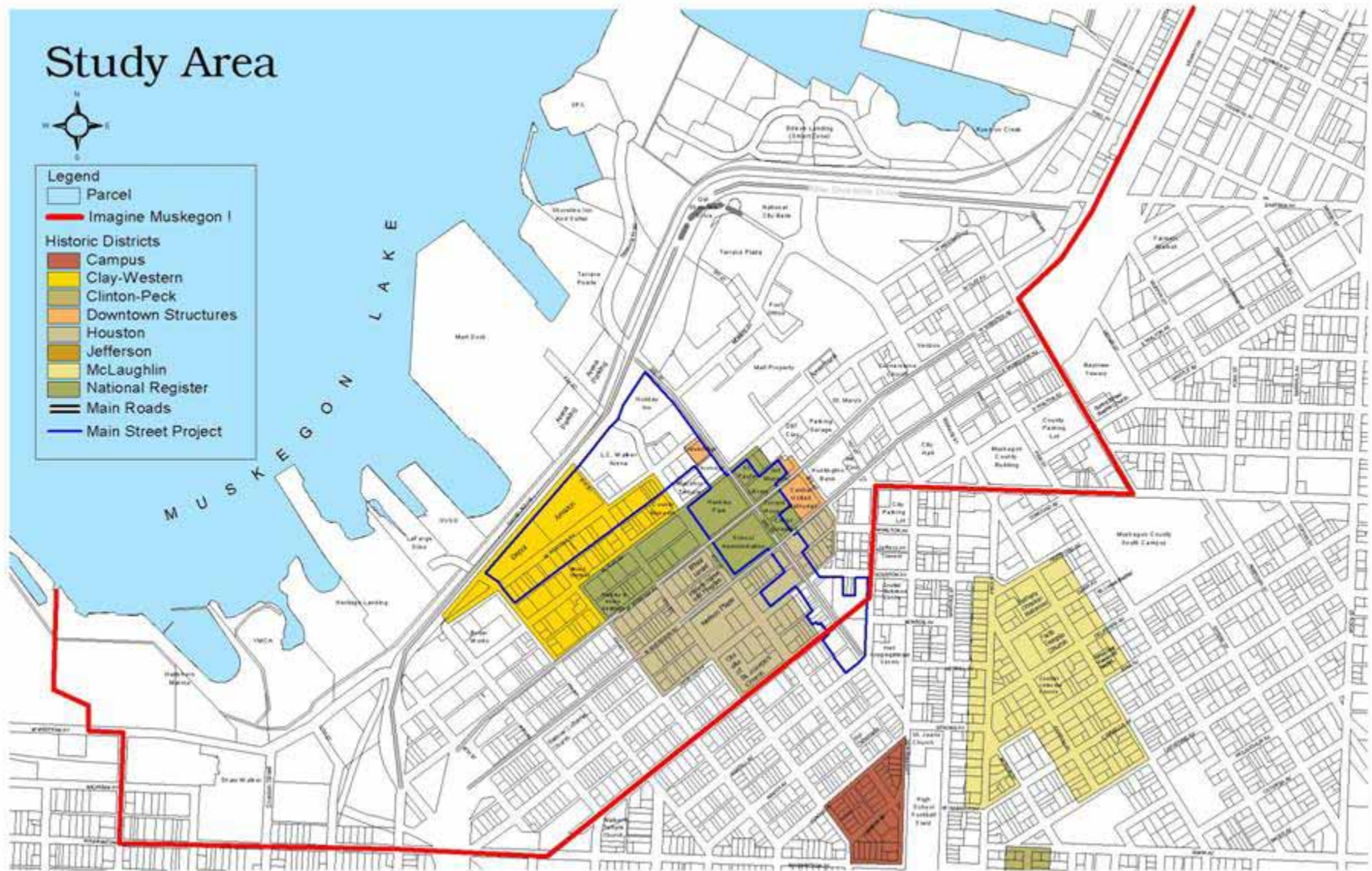
“To gather and reflect significant community consensus for a Muskegon downtown conceptual plan that sparks the imagination of citizens and the redevelopment of the downtown.”

# Study Area



## Legend

- Parcel
- Imagine Muskegon I
- Historic Districts
  - Campus
  - Clay-Western
  - Clinton-Peck
  - Downtown Structures
  - Houston
  - Jefferson
  - McLaughlin
  - National Register
- Main Roads
- Main Street Project





# IMAGINE MUSKEGON! Sponsors:

- 5/3 Bank
- City of Muskegon
- Community Foundation for Muskegon County
- Grand Valley State University
- Hackley Hospital
- Heritage Association
- Huntington Bank
- Muskegon Chamber of Commerce
- Muskegon Chronicle
- Muskegon Conservation District
- Muskegon County
- National City Bank
- Neighborhood Investment Corporation
- Nelson Neighborhood Patron
- Parmenter O'Toole
- Sappi Fine Paper
- Save Our Shoreline Inc.

# Format and Schedule for Design Process

## **Wednesday May 21**

10:00 am to 11:30 am

12:00 pm to 1:30 pm

2:00 pm to 3:30 pm

4:00 pm to 5:30 pm

7:00 pm to 9:00 pm

## **Design Workshop Sessions**

Businesses & Shoreline Property Owners

Investment & Development Groups

Institution & Government

Cultural, Environmental & Tourism

Public (Population At-Large)

## **Thursday May 22**

8:00 am to 5:00 pm

## **Planning Session**

Planning team convenes to discuss information received and discoveries made during workshop sessions, then break out into planning tasks.

## **Friday May 23**

8:00 am to 5:00 pm

## **Planning Sessions & Conclusions**

Planning team reconvenes to evaluate various ideas formulated during breakout planning tasks and pinpoint planning solutions, conclusions and recommendations.

## **End May to Mid June**

## **Create Presentable End Product**

Planning team formulated solutions, conclusions and recommendations into a presentable format.



Day 1...

“Storyboards”



# Goals

# Concepts

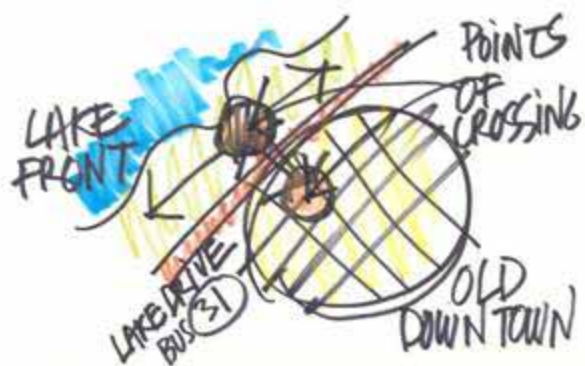
Day 1...

“Storyboards”

# MARKET'S



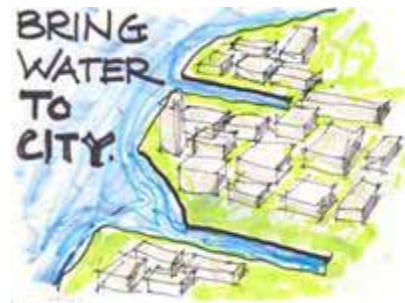
# Water View



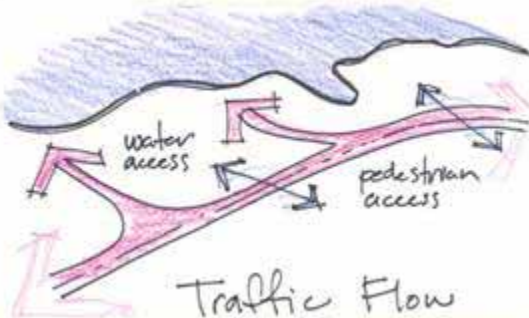
# CITY BEACH.



# BRING WATER TO CITY.



- AWNINGS
- VEHICULAR ACCESS
- PED. FRIENDLY

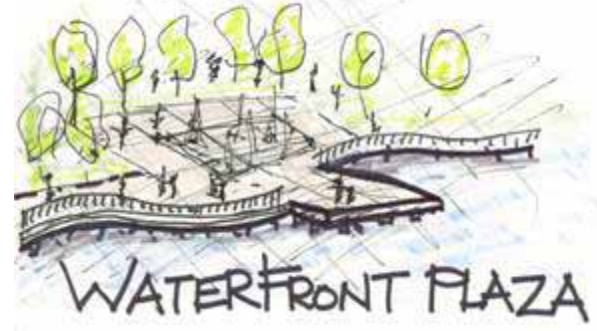
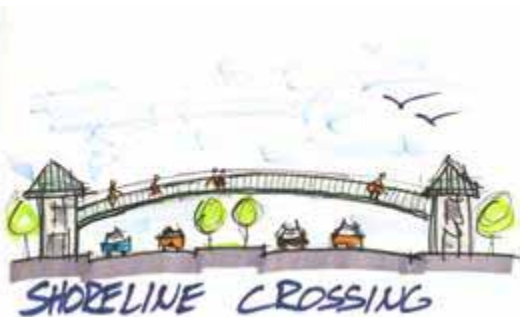


# VINTAGE STREETS



# Fish

- STREET TRAM TRANSPORTATION
- ACCESS TO SHOPS
- ONE WAY TRAFFIC NOT DESIRABLE FOR SHOPS TO ALLOW ACCESS
- FEEL IMPORTANT



1 

 2

3 

 4

TASTE OF MUSKOGEE



RESPECT HISTORY TRADITION



FERRY



SKY VIEW



WATERFRONT VISTAS



ACCESSIBLE

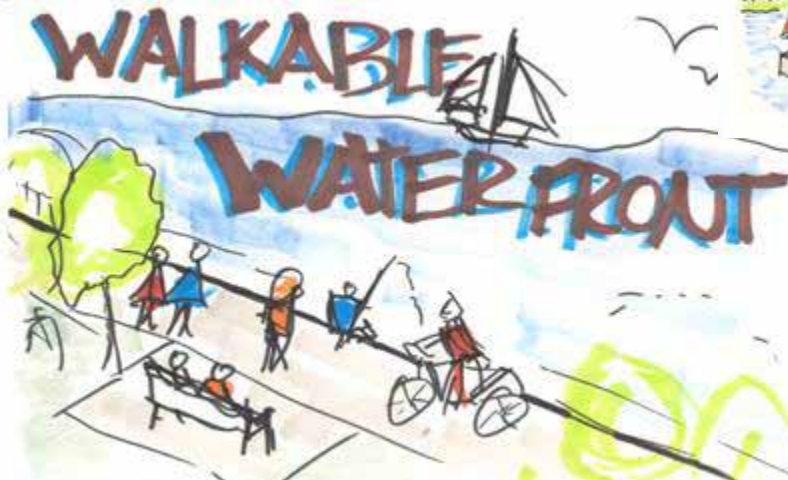
BOAT LANDING



COMMUNITY GARDENS

WALKABLE

WATERFRONT



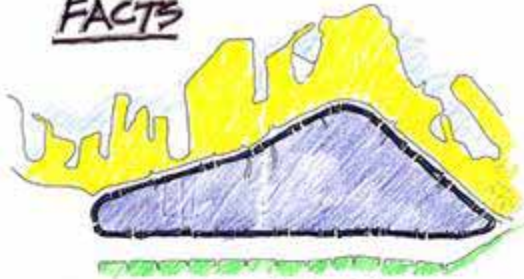
RE-INTRODUCE ART

Get People Down town!

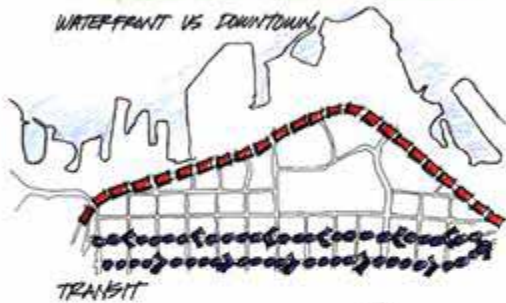


# Summary of Public Comments

## FACTS



WATERFRONT VS DOWNTOWN



TRANSIT



DEVELOPMENT

IMAGINE MUSKOGEE

the DESIGN IMAGE



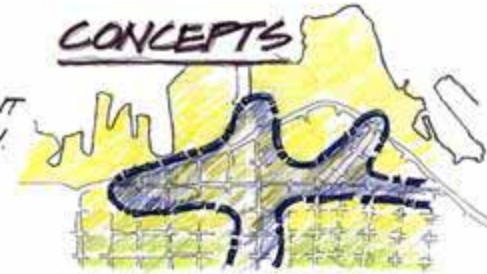
## NEEDS

- ACCESS TO WATERFRONT
- RESTORE NATURAL RESOURCES
- MARINA DEVELOPMENT
- SAFE STREETS
- VARIETY OF TRANSPORTATION
- RESPECT PEDESTRIAN MOVEMENT
- MORE RETAIL
- MORE ENTERTAINMENT
- MORE AMENITIES
- CLEAN UP MALL SITE
- SENIOR FACILITIES
- YOUTH FACILITIES
- FAMILY ORIENTED
- PRESERVE HISTORICAL
- PEDESTRIAN FRIENDLY

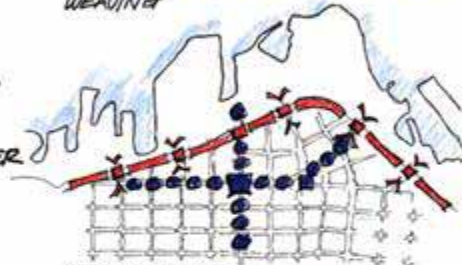
## GOALS

- WEAVE DOWNTOWN/WATERFRONT
- ENCOURAGE WATERFRONT DEV.
- RECLAIM WATERFRONT
- WALKABLE DOWNTOWN
- TRANSPORTATION ALTERNATIVES
- ACCOMMODATE AUTO
- LOGICAL CONNECTION TO WATER
- IDENTIFIABLE CENTER/EDGES
- MIXED USE DEVELOPMENT
- INFILL DEVELOPMENT
- RESPECT HISTORICAL PATTERNS
- ENHANCE IMAGE
- PROMOTE COMMUNITY
- "BE MUSKOGEE"

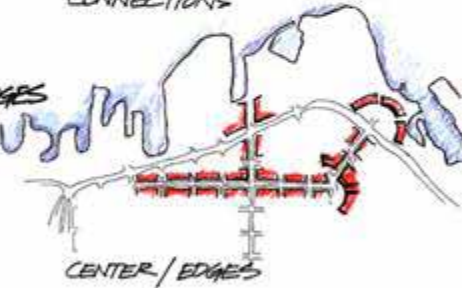
## CONCEPTS



WEAVING



CONNECTIONS



CENTER/EDGES

## PROGRAM



IMAGE

# Overall Conceptual Design



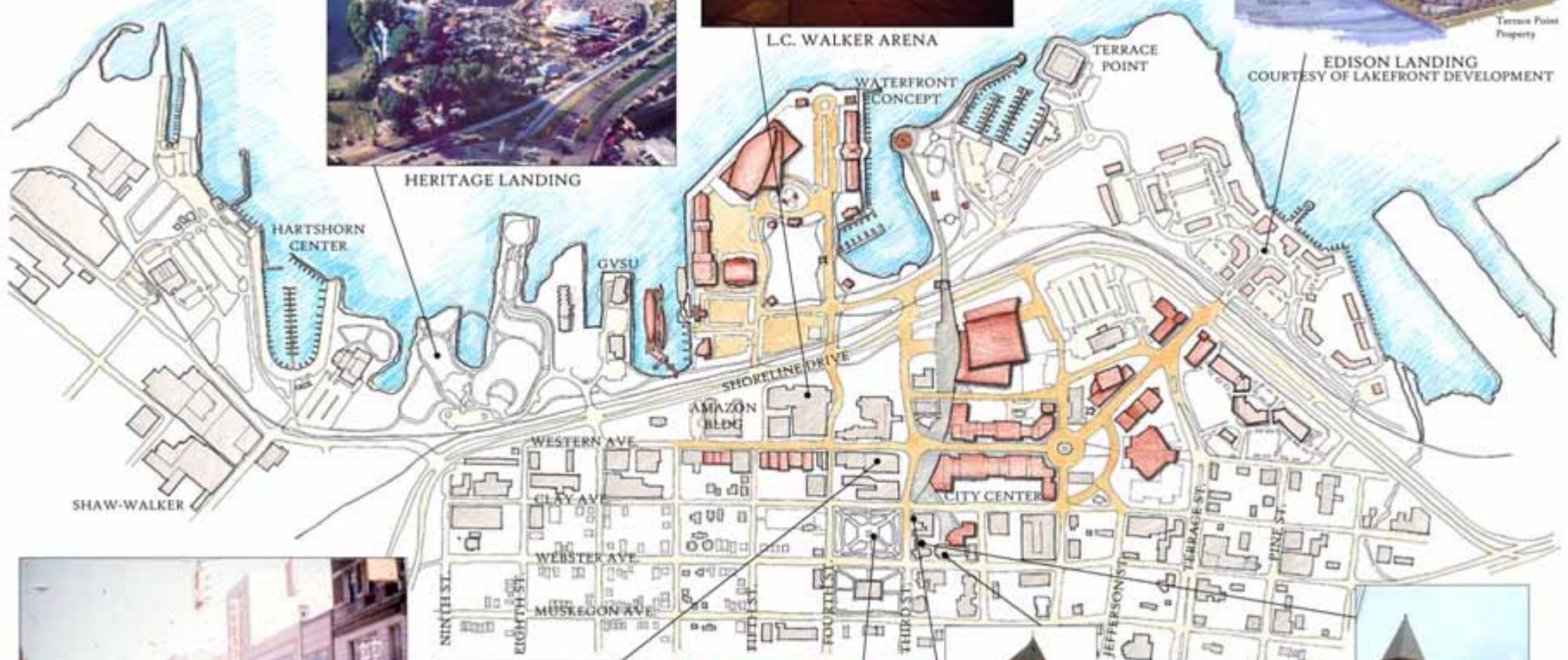
HERITAGE LANDING



L.C. WALKER ARENA



EDISON LANDING  
COURTESY OF LAKEFRONT DEVELOPMENT



HISTORIC WESTERN AVENUE



FRAUENTHAL CENTER



HACKLEY PARK



ST. PAULS CHURCH



MUSKOGON  
MUSEUM OF ART



HACKLEY  
PUBLIC LIBRARY