

Lakefront Nodes

As stated in the introduction, the conceptual framework of this plan is premised on the designation of four primary land use nodes along the Muskegon lakefront: recreation/ natural habitat, residential, commercial/ industrial and public/ institutional. The nodes, described below, were selected for their physical characteristics and location, the level of current infrastructure, and their compatibility with surrounding land uses.

The node designations are not meant to preclude development identified primarily with one particular node, at other locations along the lake, or the mixing of uses between nodes. For instance, it may be perfectly acceptable, and in fact desirable, to have housing near port facilities even though housing is most strongly associated with resort/ residential development (of the type envisioned for Lakeside). Similarly commercial uses, albeit limited in some cases, may be appropriate at each node and in the stretches of shoreline in between nodes. In all cases, recreational uses and public access to the shoreline are encouraged.

Although a mixture of land uses is typically desirable, to assure year-round use, there are instances where concentrating uses is advantageous either to contain adverse impacts, or to catalyze positive ones. Such affects are also accounted for in the nodal concept outlined below.

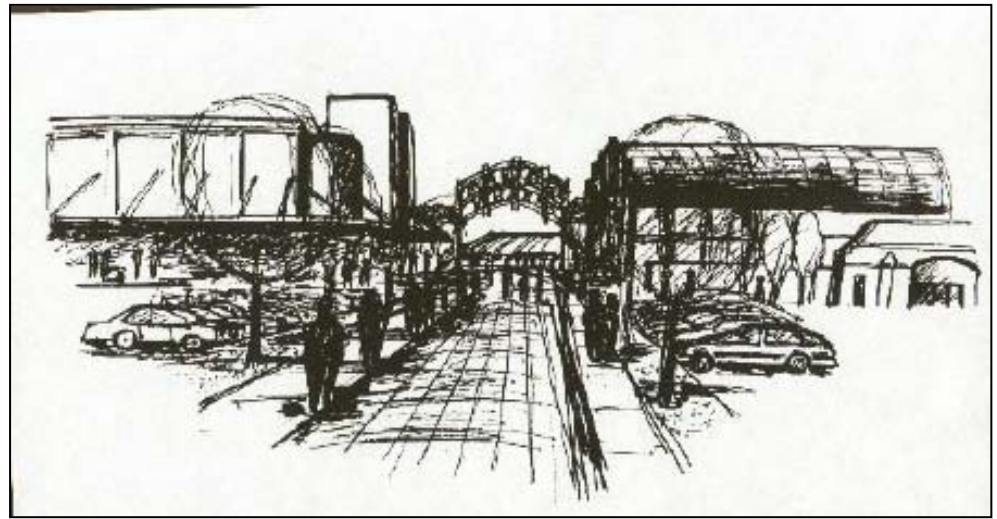
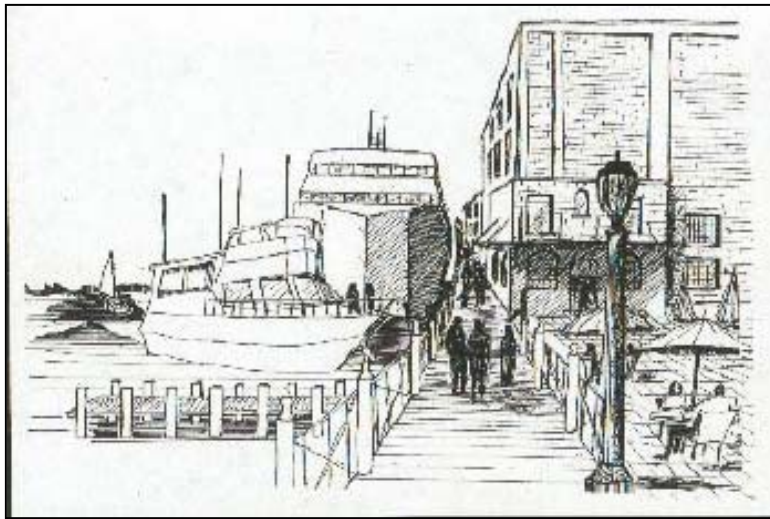
For instance, while certain port operations may actually help “animate”, or add interest to the waterfront, *heavy* port operations and aggregate storage are best concentrated at one particular area to mitigate impacts on (or take advantage of) area infrastructure, to reduce noise and other environmental and visual impacts. On the other hand, cultural and “tourist” facilities are best concentrated near downtown where they can form a “critical mass” of activities whose economic benefits can spill-over into the heart of the City.

In short, the nodal concept should not be interpreted, or applied rigidly. By design, the boundaries are both porous and overlapping.

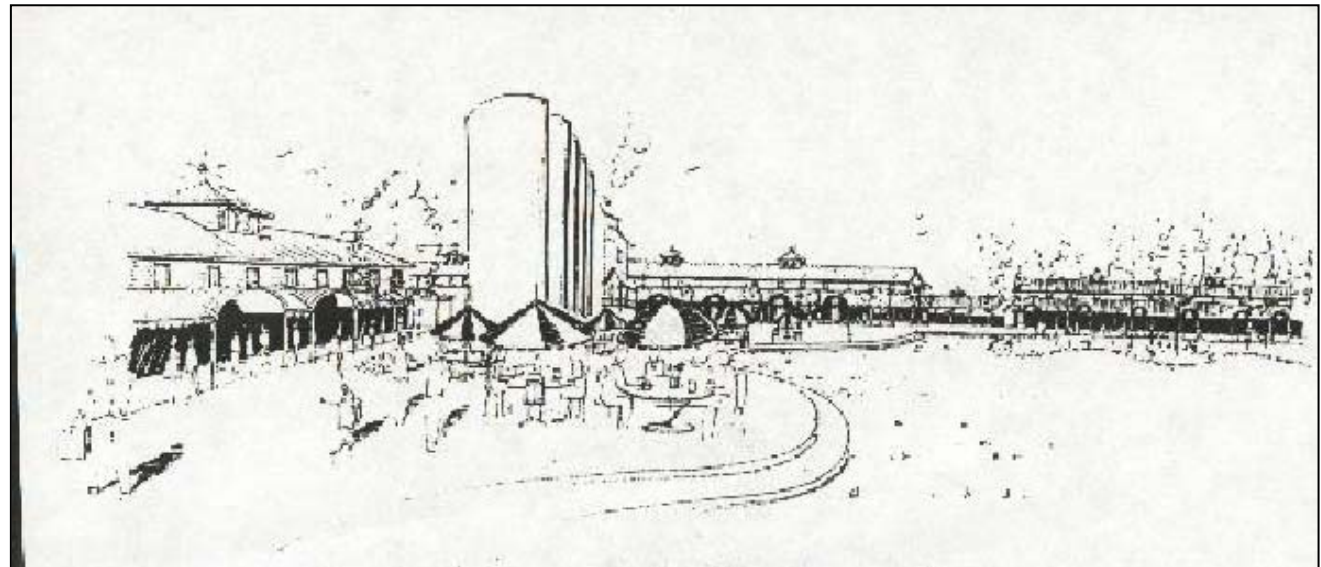
A. Civic/ Cultural (Downtown Waterfront)

The Civic & Cultural node is conceived as the centerpiece of the lakefront, and a principle focal point for the entire City and region. Because of this dual role, it is important that it is visually linked to downtown, and be physically integrated with it in terms of site planning and streetscape. It is also important that the activities planned at this location be distributed densely enough to encourage pedestrian cross-traffic and spill-over into downtown.

Principle uses appropriate for this node include those recommended in the Master Plan, and repeated (augmented) here: Aquarium, Planetarium-Observatory, Arboretum-Botanical Gardens, Great Lakes Maritime/ Industry Museum, outdoor recreation/ sports facilities, municipal fishing pier, hotels, conference center/ research institute(s), produce/ seafood market, restaurants, ferry landing, transient boat slips, amphitheater,



The vignettes shown on this page express a design vocabulary consistent with the industrial origins of the Mart Dock. Preservation and adaptive reuse of the original brick structures, and integration of new construction consistent with their character, would provide an historic “wharf” theme for the downtown waterfront. Uses appropriate to this site include: ferry terminal (above left), shops and outdoor market among others.

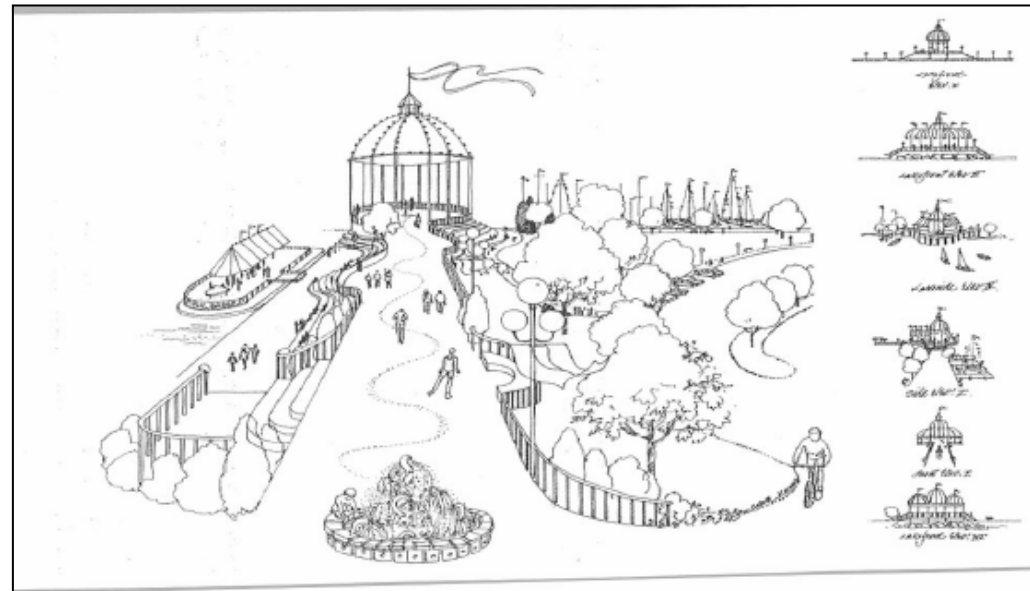
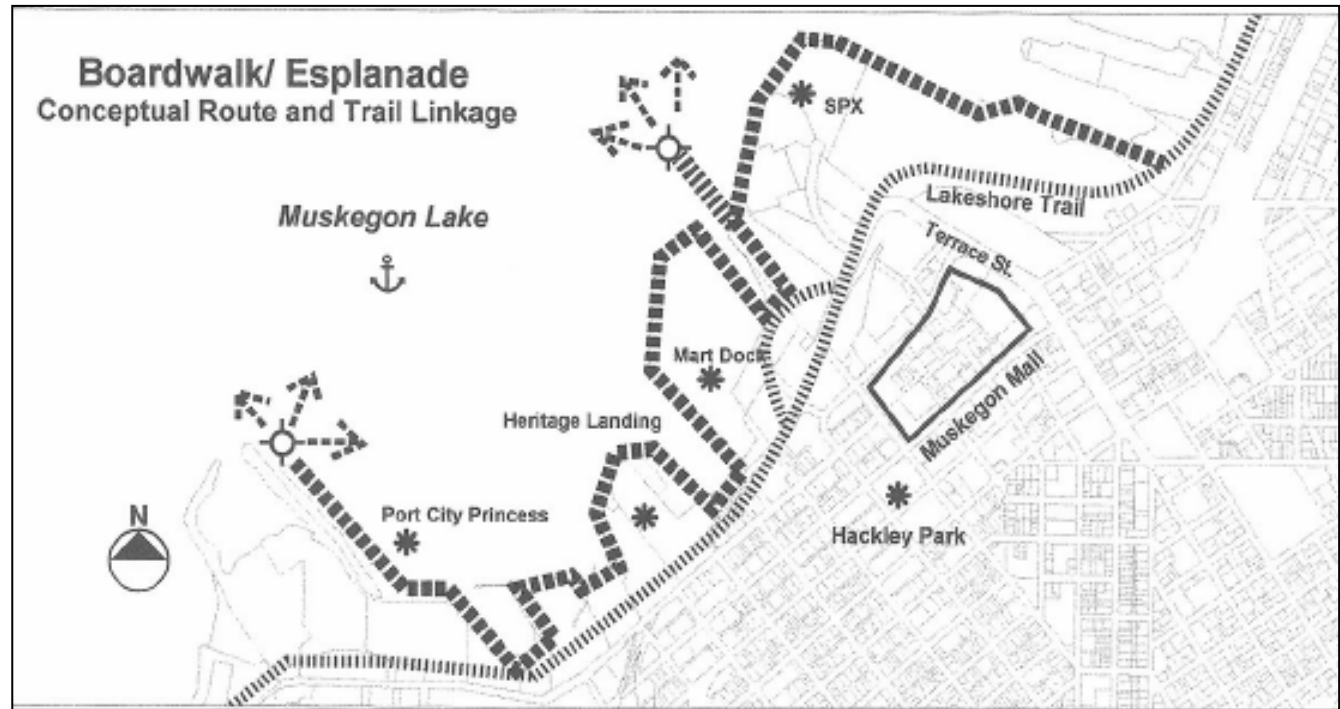


arboretum/ sculpture gardens and limited condo/ apartment housing.

Although a waterfront baseball stadium is not incompatible with the uses described above, such a facility requires large amounts of parking and is used only infrequently. Therefore, it would be best located on the eastern edge of this node (Teledyne), where its presence would not overwhelm or “strand” other nearby uses.

Funding Sources

In addition to private sector investment, possible funding sources for these projects could come from a variety of sources including: donations or endowments, CMI (environmental cleanup and new construction), Coastal Management grants (recreational facilities), EDA and MJC loans and grants (typically projects tied to job creation), Federal TEA-21 grants (transportation projects with an historic preservation and/or “intermodal” aspect) as well as, EDA Brownfield Assessment Demonstration Pilot grants, and DEQ Site Assessment





Opposite page: The Civic Node should be tied together with an esplanade (top) directly along the water's edge. A focal point element on axis with Third Street (bottom), would provide a badly needed visual linkage between downtown and the waterfront. Drawing by Colette Klukos.*

This page: Conceptual site plan for the Mart Dock (top). New construction includes: Great Lakes Museum (6), indoor/outdoor sports complex (1), hotel (10).

Bottom: Early conceptual rendering and site plan of a proposed aquarium for property near Heritage Landing.

** Hooker/ DeJong Architects.*

