

tion, as in all lakefront redevelopment projects. Finally, passive recreational areas and wetlands would be greatly enhanced with interpretive nature trails and boardwalks.

Funding Sources

Because Fisherman's Landing was developed using Federal grant monies, any relocation of the facility would have to take place pursuant to a cumbersome and lengthy land conversion process. Under this process, the existing site could not be sold until a new, comparable site was secured. In addition, an alternative funding source would have to be used to rebuild the permanent facilities existing on the present site (i.e. restrooms, docks etc.)

Funding for the interpretive trails, and natural habitat enhancement measures could come from a variety of sources previously mentioned, especially Coastal Zone Management Grants, and Great Lakes Fisheries Trust Funds (CMS). Funding for the building of new facilities at a relocated Fisherman's Landing, could come from agreements exacted from private developers in exchange for the sale of the existing Fisherman's Landing site.

Conclusion

The Future

The plan outlined above is designed to serve as the *conceptual framework* for projects which may or may not ultimately resemble those presented in this document. This is due to the knowledge that absent a port authority or other supreme planning body, development activities will be carried out individually by private property owners. While efforts to involve individual property owners in the planning process proved, in most instances, to be effective, these individuals may not always agree on every aspect of the plan, or the means necessary to carry it out.

As Muskegon continues to experience the type of development pressure alluded to in the introduction, it will become apparent that the planning process will need to be fluid and adaptable to exigent and complex circumstances. In short, the plan should be taken in its "*spirit*", and not its "*letter*".

Public Participation

As a sub-plan building on the ideas put forth in the City's Master Plan adopted in 1997, the public participation component of this document can be traced directly back to the numerous surveys, interviews and questionnaires completed as part of the Master Planning process. It should be noted that the City of Muskegon won the Michigan Society of Planning Officials (MSPO) award for the public participation component of its Master Land Use Plan in 1998.

The planning process resulting in this specific document began in earnest in late summer of 1998. At that time, a broad-based coalition of business and community leaders known as the Lakefront Development Task Force approached the City of Muskegon, and requested that City staff join ranks with them in creating a plan that would serve as a rough blueprint for future waterfront development activities. Over the ensuing months, City staff along with the task-force, began to develop preliminary graphics that were subsequently published in the *Muskegon Chronicle*. Although initial comments

were few, the plans were generally well received.

A series of individual meetings with selected property owners was held over a period of approximately four months followed by a general meeting of a majority waterfront property owners on April 1, 1999. The comments being generally favorable, a tacit endorsement to proceed with the planning program was received by City staff.

Plan Adoption

Before the plan is officially adopted, the draft plan will undergo a lengthy public comment period during which time, the general public will be invited to critique the plan, and its component projects. Finally, the plan will be the subject of a public hearing before being adopted by the City's Planning and City Commissions.