



Roosevelt Park Plan

City of Roosevelt Park, Michigan

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DRAFT · September 16, 2019

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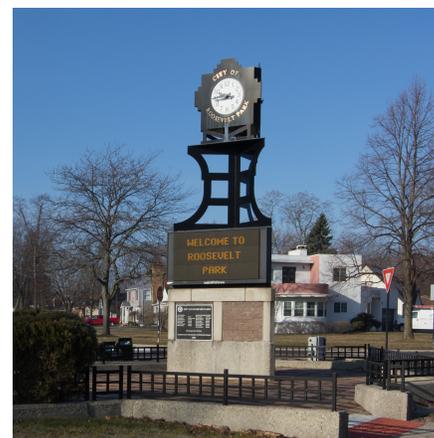
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Introduction

Welcome

Welcome to the City of Roosevelt Park Land Use and Recreation Master Plan. This Plan reflects a vision for the future of transportation, land use, the economy, the environment, downtown, parks, and cultural stewardship of the City of Roosevelt Park. This Plan is the result of countless hours and efforts of community leaders, staff, and volunteers over the past several months. It represents the hopes and desires of all those involved and a comprehensive analysis of relevant existing and future conditions in the City and region.



The City Planning Commission worked together throughout this planning process to create a comprehensive vision for Roosevelt Park, satisfying the requirements for both a Land Use Master Plan and a Parks and Recreation Master Plan. This document includes overall goals and strategies for the community as a whole along with specific goals addressing each of the particular elements included within the document.

The Master Plan was developed through an open, public process led by the City Council, who are committed to making a difference in Roosevelt Park and creating a community where they can live, work, and relax throughout their lifetime.

The Master Plan not only complies with the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended; but also incorporates the required elements of a Parks and Recreation Plan.

The Roosevelt Park Land Use and Recreation Master Plan is based on the dreams, aspirations, concerns, ideas and values shared by the community. Those aspirations were the fundamental basis of this Plan and its goals and vision for the future.

Purpose and Intent

This document is intended to fulfill the requirements and provide the functions of a Master Plan and a Parks and Recreation Plan. Both are crucial planning documents for a community as they not only provide important information about the current conditions and trends in the community, but they also present a vision for the future of the City with a plan for accomplishing that vision.

A Master Plan is used for a variety of purposes. At the most basic level, a Master Plan is the basis for a community's zoning ordinance. One of the legal tests of validity for a zoning ordinance is that the ordinance must be based on a comprehensive plan for the development of the jurisdiction. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that zoning ordinances are based on a plan.

A Master Plan is a guide for desired projects and programs to improve the community. A fundamental part of the master planning process is the public involvement that identifies the community's desires for its future and its long-term vision for growth and development. The goals and objectives are the heart of the Master Plan and present the vision and the manner in which it will be achieved. This document presents the vision for the City of Roosevelt Park over the next 20 years, but also includes a number of specific, short term implementation activities intended to realize the overall vision of the Master Plan.

A Parks and Recreation Plan is a road map for the parks and recreation decisions (including facilities and programming) made in the next five years, as well as projected future needs. This Master Plan includes all of the required elements of a Parks and Recreation Plan and therefore qualifies Roosevelt Park for funding through the Michigan Department of Natural Resources (MDNR). The process taken to prepare the Plan gives the City a better understanding of the needs and wants for parks, recreation, cultural facilities, and programming.

By presenting these documents as one, the City not only saves money, but demonstrates the interrelationship between the Plans and their implementation. By working together to achieve a shared vision, outcomes and action program, the City will be more likely to succeed.



Document Contents

The Roosevelt Park Land Use and Recreation Master Plan is organized into several chapters describing existing conditions, trends, projections, and their implications; the City's vision, goals and objectives; master planned future land use, transportation and community development; the Parks and Recreation Plan; and proposed actions for making the Plans into reality. In summary, the contents are as follows:

Community Profile is an analysis of Roosevelt Park with regards to its population and other demographic characteristics. Based on numerical data, this section gives an overview of the trends in the City and projections for the future.

Existing Conditions presents the existing land uses, transportation, public facilities, drainage pattern, and other physical characteristics of Roosevelt Park, including maps, pictures, and text. Its purpose is to present the City as it exists today.

Public Input describes the process used to create and distribute the public input survey and summarizes the results. A more complete summary of the results is presented in the Appendix.

Parks Analysis and Plan includes the MDNR-required inventory of the parks and recreation facilities in both the City and the broader region, comparison to state and national standards, identification of priorities for improvements, and an action plan for future parks improvements. It also includes the City's current model for funding and administering parks and recreation.

Land Use Goals and Objectives outline the path that the City intends to follow, including the vision for the economic, social, and physical future of the community.

The Future Land Use Plan combines the information, analysis and input from the above chapters into a coherent plan for Roosevelt Park's future. This chapter deals with goals and objectives, parks and downtown improvements, sustainability considerations, and future land use and transportation recommendations.

The Action Plan answers the "how" of the Master Plan. With specific programs, ideas, and regulations, it provides guidance for City officials to shape the Roosevelt Park of the future. The chapter includes specific actions for the City's Parks and Recreation, as well as for economic development, land use and zoning regulations, and capital improvements.



Intersection of Roosevelt Street and Broadway Street

Community Profile

History

The City of Roosevelt Park is located in the southwestern portion of Muskegon County and encompasses an area of one square mile. The City of Roosevelt Park borders the cities of Muskegon to the north, and Norton Shores on the west, south, and east.

At its very basics, the City of Roosevelt Park is a perfect example of the Olmstead Neighborhood Model, in which a City is planned with institutional structures such as schools and churches at the center of the City, the downtown area and businesses, and other commercial uses located at the fringes for easy highway access, and around 10% of the City dedicated to recreation and open space. The figure to the right depicts an illustration of the Olmstead Neighborhood model.

Roosevelt Park's history began in the early 1900's thanks to the efforts of real estate agent Leon J. Lambert and land developer M.J. Riordan who pursued a dream to create a small unorthodox community in an industrial township. The area currently known as Roosevelt Park was, during this time, a part of a larger industrial site – a foundry owned and operated by CWC Textron (then Campbell Wyant and Cannon). Many CWC workers, Riordan and Lambert found, struggled to find reasonably-priced housing nearby.

The savvy businessmen successfully convinced officials to dedicate a square mile of the foundry's leftover property in Norton Township for a residential subdivision in 1925. These two men joined to develop the property owned by Mr. Campbell, Mr. Wyant, and the Cannon Foundry Company. To achieve their dream, they received help from Irvin C. Root, an architect and director for the Parks and Public Lands Division of the U.S. Department of the Interior to draw up plans for a carefully planned living community. The duo's efforts proved to be successful as the initial 306 lots put up for sale sold quickly.

As a permanent 4x8 historical display installed at City Hall around the city's golden anniversary in 1996 notes, M.J. Riordan Realty Company in the 1920s touted characteristics that still attract residents to Roosevelt Park today: sidewalks, "neighborliness," an athletic field and several parks. Likewise, a billboard in the community's early years characterized the area as a congenial place with playgrounds, tennis courts and reasonably-priced homes.

The development of the new community, named after former U.S. President Theodore Roosevelt, dragged during The Depression years, but lot sales picked up again during WWII. It was at this time that Lambert began initiating discussions about making the neighborhood an official city. The community had been struggling with



flooding caused by high water and drainage issues and the need for additional street lights. Lambert and many other residents were becoming frustrated with Norton Township over its reluctance to build a storm-drain system and other infrastructure features.

Lambert, who would become the city's first mayor, started petitions that brought the question to a public vote after the township refused to purchase street lights in 1943. The push to make the community a fifth-class city failed twice in November 1944, by 19 votes, and in April 1945, by 88 votes. Many residents who opposed the effort were concerned about potential tax increases to support new city services and infrastructure. Following a third attempt - marked by legal battles and a special session of the board of supervisors - property owners finally approved the effort to make the small community a city in a 232-172 vote on June 18, 1946.

With the successful ballot measure in June 1946, voters approved a nine-member group of commissioners that prepared the charter by which the new city would be governed. Voters overwhelmingly approved the charter months later in October and Lambert's home at Roosevelt Road and Broadway became the first city hall building. Roosevelt Park was declared an incorporated city on August 20, 1946. The municipality became a city on Oct. 7, 1946 with the formal adoption of its charter.

Residents began celebrating the city's anniversary during the summer event "Roosevelt Park Day Celebration" in 1981. Roosevelt Park Day is a celebration of the City and offers food, arts & crafts, music, parade, rides and games, and other activities for all ages. The city continues to host Roosevelt Park Day annually on the fourth Saturday in August. During the summer months the City also offers an Arts & Crafts program for children at the Community Center Park.

Today, the City of Roosevelt Park is a blend of residential and commercial development with some light industry. Residents of Roosevelt Park pride themselves on living in a beautiful community with well-maintained homes and properties.



Despite its relatively small size, the City of Roosevelt Park maintains a total of nine parks within its boundaries - each one unique to its surrounding neighborhood. Within these parks, residents can enjoy tennis courts, playground equipment, ball fields, a gazebo, and other amenities. The City has a strong commitment to its residents and continues to offer various events throughout the year.

The City also maintains several shared services with surrounding jurisdictions including; water purchase from the City of Muskegon, a contract for fire services with Norton Shores, and a relatively new rental inspection contract with Muskegon Township.

The Master Planning Process for the city of Roosevelt Park comes as the foundry town celebrates its 73rd year of existence.

Demographics

Demographic analysis, or study of the characteristics of the population, is a fundamental element of master planning. Planning for future growth and development requires consideration of “how much” – how many people will need City services, how much housing is affordable, how many new houses will be built, and other vital signs. One must understand these existing conditions and past trends in order to appropriately anticipate and plan for the future needs of the community.

The intent of a demographic analysis is to paint a general picture of the community: the population’s age, gender, family size, educational status, and similar features. The analysis compares Roosevelt Park to nearby communities, Muskegon County, and the State of Michigan as a whole. The two communities used for comparison purposes are Muskegon Heights and City of Norton Shores. Differences in demographic characteristics may indicate issues or areas in which land use planning and public policies are warranted; may identify strengths or assets that can be further developed or emphasized; or may identify weaknesses or issues that need to be addressed.

Most of the data presented comes from the US Census. The most recent data comes from the 2017 American Community Survey 5-Year Estimates. The American Community Survey is conducted every year and samples a percentage of the community on topics such as population, economics, housing, etc. The 5-year estimates for a given population are considered a reliable source as they represent 60 months of collected data for all geographic areas.

Changes in the number of people residing in a community are an important indicator for community planning. Growing communities have different needs than do communities with stable or declining populations. The table below shows the relative populations of Roosevelt Park and the comparison communities, while Figure 2.3 compares the population trends.

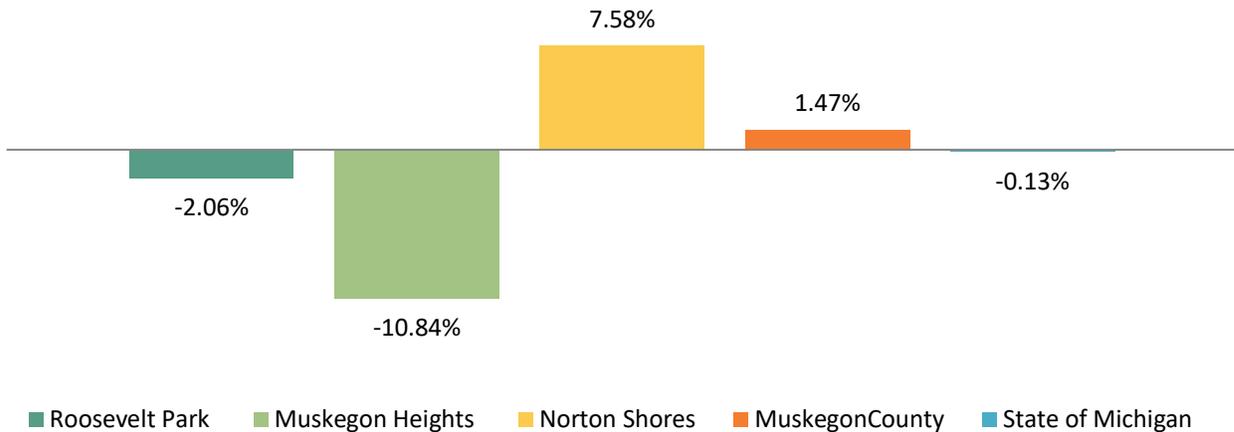
Table 1: Population

	Roosevelt Park	Muskegon Heights	Norton Shores	Muskegon County	State of Michigan
2000	3,890	12,049	22,527	170,200	9,938,444
2010	3,831	10,856	23,994	172,188	9,883,640
2017	3,810	10,743	24,234	172,707	9,925,568

Source: US Census Bureau, 2000,2010 Census and 2017 American Community Survey 5-Year Estimates

Roosevelt Park has experienced a small decrease in its population with a loss of 80 individuals (2.06 percent) since 2000. This rate of population loss does not match the trends in surrounding communities. Muskegon Heights had about a 10% decrease in population and Norton shores had a 7.5% increase in population. Roosevelt Park closely fit the trends of Muskegon County and the State of Michigan. In general, Roosevelt Park, Muskegon County and the State of Michigan have remained relatively stable with only a marginal influx and outflow.

Figure 1: Population Change, 2000-2017

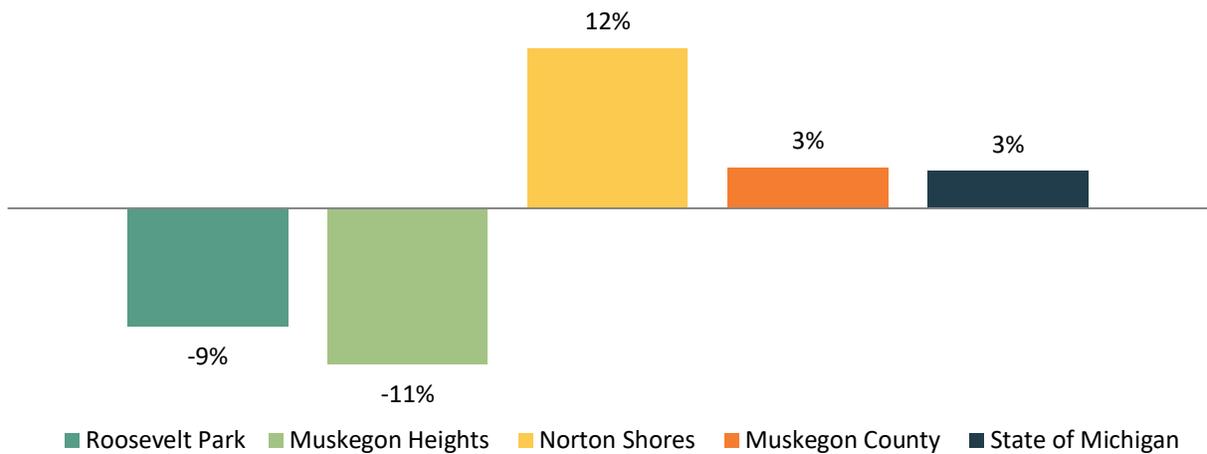


Source: US Census Bureau, 2000, 2010 Census and 2017 American Community Survey 5-Year Estimates

This section analyzes the composition and characteristics of households in Roosevelt Park. Changes in the number of households in a community are an indication of changing demand for housing units, retail and office space, and community services. Tracking household changes ensures sufficient land is set aside in appropriate locations to accommodate future growth and demand for housing.

The figure below shows the change in the number of households in Roosevelt Park has decreased by 9% with a loss of 153 households. This is similar to Muskegon Heights because there was decrease in households by 11%. Norton Shores have experienced a growth in the number of households while Muskegon County and the State of Michigan have remained stable. The decrease of households for Roosevelt Park is a unique trend. The population stayed stable but there was decrease in households. This could be interpreted to mean many things however; a possible side effect could be an increase in population density and concentration of housing with in the City.

Figure 2: Change in Number of Households, 2000-2017



Source: US Census Bureau, 2000, 2010 Census and 2017 American Community Survey 5-Year Estimates

Average household size is another indicator of community composition. Larger average household sizes generally mean more children and fewer single-parent families. Nationally, household sizes are shrinking as young singles wait longer to get married and life expectancy increases for the senior population. The table below compares the change in average household size since 2000 for Roosevelt Park, the comparison communities, the County, and the State.

Roosevelt Park’s household size is increasing faster than the surrounding communities, the County and the State. While the average household size is increasing faster than all other comparison communities it is still the lowest average household size of all the comparison communities.

Table 2: Average Household Size, 2000-2017

	Roosevelt Park	Muskegon Heights	Norton Shores	Muskegon County	State of Michigan
2000	2.16	2.66	2.48	2.59	2.56
2017	2.33	2.67	2.40	2.55	2.49

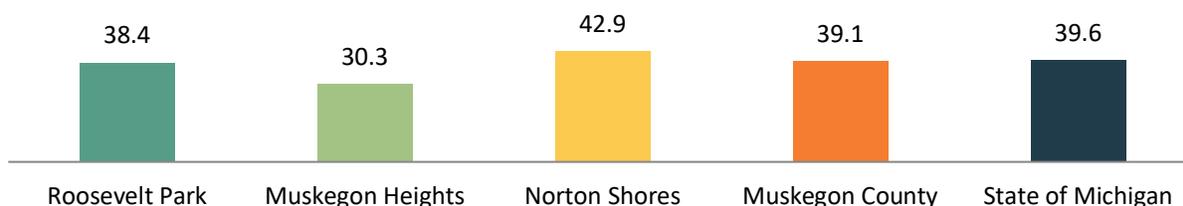
Source: US Census Bureau, 2000,2010 Census and 2017 American Community Survey 5-Year Estimates

AGE

The age of a community’s population has very real implications for planning and development, whether it is an increased or decreased need for schools to serve the population under 18, or a need for housing alternatives and services for empty nesters and older residents.

The figure below compares the median ages (the mid-point where half the population is younger and half is older) of Roosevelt Park and the comparison communities. Residents of Roosevelt Park are slightly younger than the surrounding communities, Muskegon County and the State of Michigan. The only comparison community with a lower median age is Muskegon Heights.

Figure 3: Median Age, 2017



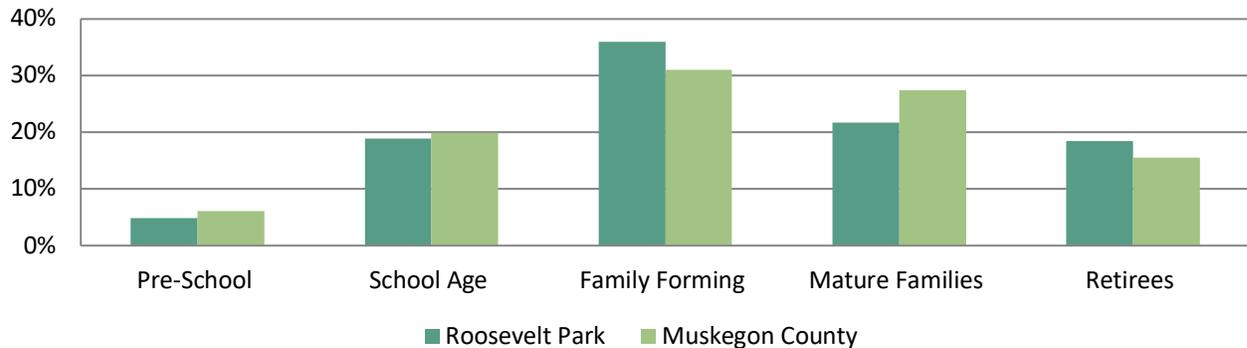
Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates

Age structure (analyzing which proportions of a municipality’s population are in which stages of life) gives a nuanced view of the makeup of a community. To compare age structure, the population is divided into the following groupings:

- Under 5 (Pre School)
- 5 to 19 (School Aged)
- 20 to 44 (Family Forming)
- 45 to 64 (Mature families)
- Over 65 (Retirement)

The figure below compares the age structure of Roosevelt Park with that of Muskegon County. In general, Roosevelt Park has significantly fewer pre-school, school age, and mature families and a greater concentration of family forming and retirees.

Figure 4: Age Structure, 2017



Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates

EDUCATION

This section analyzes the level of educational attainment in Roosevelt Park and the comparison communities for persons age 25 or older. Not including Norton Shores, Roosevelt Park has the lowest percentages of residents with less than a high school degree and some high school. Roosevelt park has the third highest percentage of residents who graduated from high school and also has the second highest percentage of residents that attended college, residents with Associates degrees, and residents with Bachelor Degrees. However, Roosevelt Park falls behind in percentages of residents with advanced degrees. Roosevelt park is very similar to the educational attainment of the State however it does not have similar percentages when it comes to residents with Advanced Degrees.

Table 3: Educational Attainment, 2017

	Roosevelt Park	Muskegon Heights	Norton Shores	Muskegon County	State of Michigan
Less than High School	2.8%	5.2%	2.0%	2.9%	3.0%
Some High School	4.7%	12.5%	4.3%	7.1%	6.7%
High School Graduate	33.1%	37.5%	27.9%	34.8%	29.3%
Attended College	25.6%	30.0%	24.1%	25.3%	23.6%
Associate Degree	11.6%	8.9%	12.0%	11.2%	9.3%
Bachelor's Degree	17.4%	3.8%	19.6%	12.8%	17.1%
Advanced Degree	4.9%	2.0%	10.2%	5.8%	11.0%

Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates

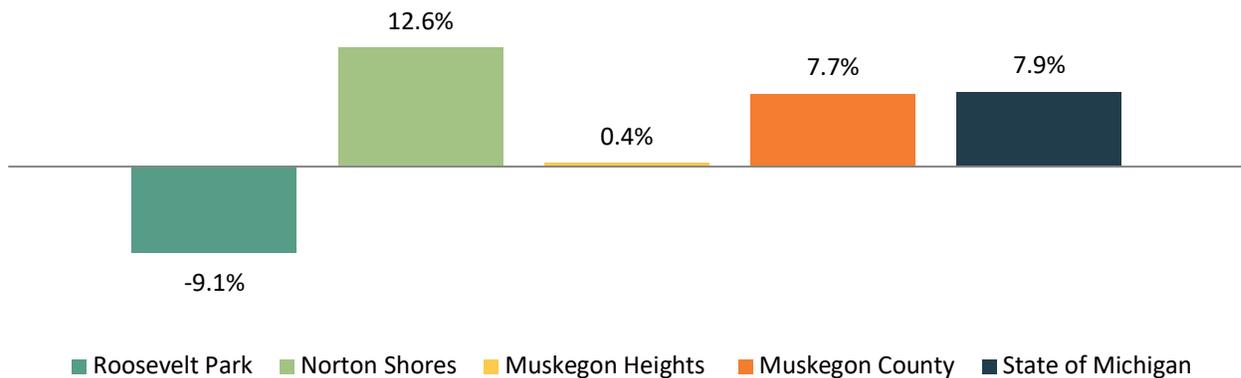
Housing

HOUSING UNITS

According to US Census data, there are 1723 housing units in Roosevelt Park. Each housing unit represents one single family dwelling unit – a house, apartment, condominium, etc.

Roosevelt Park’s housing stock growth rate has decreased by 5.9 percent which does not resemble the trends in surrounding communities, Muskegon County and the State of Michigan. Additionally, within Muskegon County, Roosevelt Park’s neighboring communities are experiencing a significantly larger increase in the number of housing units than both the County and the State.

Figure 5: Change in Number of Housing Units, 2000-2017



Source: US Census Bureau, 2000 Census and 2017 American Community Survey 5-Year Estimates

The figure below shows that between the years of 2000-2017, Roosevelt Park has consistently experienced a loss in population, the number of households and housing units.

Figure 6: Change in Population vs. Change in Households vs. Change in Housing Unit,



Source: US Census Bureau, 2000 Census and 2017 American Community Survey 5-Year Estimates

The table to the right indicates the age of existing housing units in the City. Aside from the expected dip during the 1940’s for World War II, a substantial percentage of housing units (34 percent) were constructed prior to 1960. During the years between 1960 and 1999, a majority of the housing units were built (64 percent). Since 2010 no housing has been constructed.

Table 4: Age of Housing, 2017

Year Structure Built	# of Units	Percent
2014 or Later	0	0.0%
2010-13	0	0.0%
2000-09	34	2.0%
1990-99	184	10.7%
1980-89	185	10.7%
1970-79	196	11.4%
1960-69	534	31.0%
1950-59	395	22.9%
1940-49	165	9.6%
1939 or earlier	30	1.7%



Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates

As housing ages, it requires greater investment of time and money to keep it in good condition. Typically, residences that are 30 years and older will require substantial maintenance to prevent blight and decline for the broader community. Also, older homes tend to lack features that support handicapped access and may not be suitable without significant retrofitting for an aging population. This is a concern for the community given the older age of half of the housing stock.

HOUSING TYPE

This section analyzes the types of housing present in Roosevelt Park and their proportions, as compared to the proportions in Muskegon County. As the table below indicates, the City has similar proportions to the County in providing two-family housing units. However, Muskegon County has a wider range of housing type options than Roosevelt Park, especially in the number of single family attached and multiple family units. The majority of the housing stock in Roosevelt Park is single family, detached units. Additionally, Roosevelt Park has no mobile homes within City limits.

Table 5: Housing Type, 2017

Housing Type	Roosevelt Park		Muskegon County	
	Number	Percentage	Number	Percentage
Single Family Detached	1,004	61.97%	51,033	78.3%
Single Family Attached	51	3.15%	1,542	2.4%
Two Units	11	0.68%	1,296	2.0%
Multiple Family (More than 2 units)	554	34.20%	1,236	11.4%
Mobile Home or other Typ of Housing	0	0%	3,918	6.0%
TOTAL	1620	100.0%	65,216	100.0%

Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates

HOUSING TENURE

Table 6: Housing Ownership Status and Tenure, 2017

Roosevelt Park	Number of Dwelling Units	Percentage of Total
Owner-Occupied	960	55.7%
Renter-Occupied	660	38.3%
Vacant	103	6.0%
Total Housing Units	1,723	100.0%

Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates

Housing tenure describes how housing is occupied – by the owner, by a renter, or whether it is vacant. The table above shows that the majority of dwellings in Roosevelt Park are owner-occupied. The City has a low vacancy rate of approximately 6 percent. This does not indicate a disinvested housing market.

Figure 7: Single Family Detached Housing Examples



Figure 8: Rental Units in Roosevelt Park, 2017

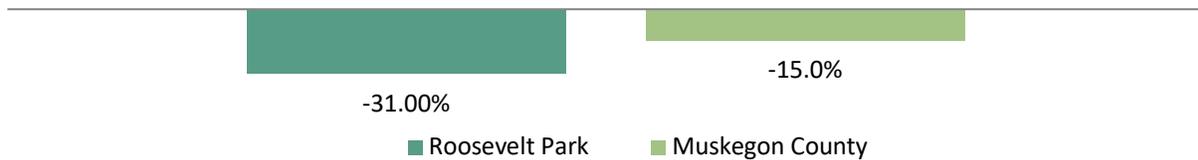
	Number of Dwelling Units	Percentage of Total
Single Family	74	10.22%
Multifamily	634	87.57%
Condominiums	16	2.21%
Total Housing Units	724	100.0%

Source: City of Roosevelt Park, 2019

The table above shows that Roosevelt Parks' rental housing stock is overwhelmingly comprised of multiple-family units (87.57%). It should be noted that there is a discrepancy between these numbers (which represent data obtained from the City), and rental housing figures in the previous table (which represents data obtained from the ACS). This is most likely due to the fact that ACS sampling can be inaccurate for small geographies.

The value of the homes in Roosevelt Park is one measure of the quality of life in the community and the health of the economy. Currently, the median home value in the Roosevelt Park is \$95,000, but the larger question is whether the value of homes in Roosevelt Park is rising more quickly after adjusted for inflation, thus giving homeowners real equity in their property. As shown in the figure below, homes in the City were below the rate of inflation during the 2000's, indicating a loss in the equity of property. Similarly, Muskegon County has also lost value rate of inflation. The change of value was calculated based on the value of the house in 2000 after the value was adjusted for inflation.

Figure 9: Change in Median Home Value, 2000-2017



Source: US Census Bureau, 2000 Census and 2017 American Community Survey 5-Year Estimates



Economics

INCOME

Roosevelt Park’s median household income is \$50,417 which is lower than Norton Shore’s median income of \$63, 563, but higher than the neighboring communities Muskegon Heights, Muskegon County and the State of Michigan.

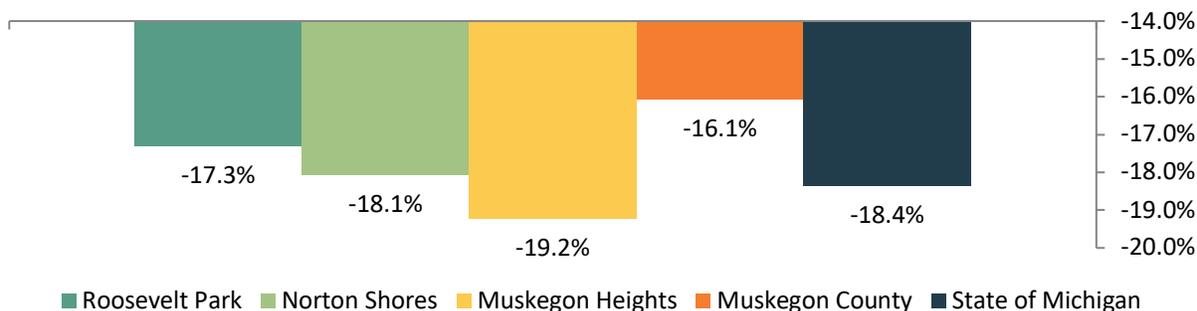
Figure 10: Median Income, 2000-2017

	Roosevelt Park	Norton Shores	Muskegon Heights	Muskegon County	State of Michigan
2000 (Adjusted for Inflation)	\$53,490	\$65,654	\$31,454	\$54,896	\$64,513
2000 (Not Adjusted)	\$37,034	\$46,432	\$21,667	\$38,039	\$44,533
2017	\$44,239	\$53,797	\$25,411	\$46,077	\$52,668

Source: US Census Bureau, 2011 American Community Survey 5-Year Estimates and Social Explorer, 2000 Census Data

The figure below shows the decline in median household income over the past 17 years and the rate of inflation. The rate of income has decreased in all comparison communities. This is because after the income in 2000 is adjusted for inflation the lower amount of money actually had more buying power the median income than all of the communities.

Figure 11: Growth in Median Income Since 2000



Source: US Census Bureau, 2011 American Community Survey 5-Year Estimates

OCCUPATION

This section addresses the employment of Roosevelt Park residents. This is not an analysis of what kind of jobs are available or what businesses are located within the community, but rather in what occupations members of the community are employed, regardless of where they work. Thus, commuters from Roosevelt Park to other areas are included in this analysis, but commuters from other locations coming into the City are not. Major occupational sectors for City of Roosevelt Park residents include manufacturing, education and health care, tourism and entertainment, and retail.

Figure 12: Occupational Sectors, 2017

Sector	Roosevelt Park		Muskegon County	
	Number	Percentage	Number	Percentage
Agriculture and Mining	0	0.0%	644	0.9%
Construction	68	3.8%	4022	5.5%
Manufacturing	409	22.6%	19043	26.0%
Transportation and Utilities	36	2.0%	2,127	2.9%
Information	10	0.6%	585	0.8%
Wholesale Trade	32	1.7%	1432	2.0%
Retail	344	19.0%	8670	11.8%
Finance, Insurance, and Real Estate	33	1.8%	2314	3.1%
Tourism and Entertainment	250	13.8%	6767	9.3%
Education and Health Care	384	21.2%	15822	21.6%
Professional Services	135	7.4%	5402	7.4%
Other Services	57	3.1%	3589	4.9%
Government	54	3.0%	2,775	3.8%

Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates

COMMUTING

Roosevelt Park's has an urban location, many residents have a short commute time. The table below shows the commute time of City residents, with an average commute time of 17.9 minutes. Close to 70% of residents have a commute time of 19 minutes or less this means they are leaving Roosevelt Park for work but are staying close to the community.

Figure 13: Commute Time for Residents of Roosevelt Park

Time of Commute	Percentage of Residents
Less than 10 minutes	18.40%
10 to 14 minutes	25.70%
15 to 19 minutes	25.30%
20 to 24 minutes	9.80%
25 to 29 minutes	3.80%
30 to 34 minutes	5.50%
35 to 44 minutes	3.80%
45 to 59 minutes	6.40%
60 or more minutes	1.30%
Mean travel time to work	17.9

Source: US Census Bureau, 2017 American Community Survey 5-Year Estimates

Topography and Drainage



A flooded Brookfield Road on January 17, 2017

Source: MLIVE, *Melting Ice and Rain Lead to Flooding in Roosevelt Park, January 2017*

The purpose of this section is to address stormwater-related impacts in Roosevelt Park and to provide current information about local stormwater management practices. Stormwater runoff is a major issue in Roosevelt Park given the City's poor soils, high groundwater levels, and limited storm sewer system capacity. Storm events, melting snow, or other times of high sewer demand have had long standing impacts on local streams and lakes; meaning there is more wastewater and runoff than the sewers and treatment plants can handle. During these times, excess stormwater and raw sewage are diverted directly into nearby streams or coastal waterways resulting in sewer overflows. When rain water hits the parking lots, streets, and driveways in the watershed—with little opportunity to infiltrate the ground - it is rapidly transported to the local storm sewers, which quickly deliver it to local stream channels with erosive velocities and flooding volumes. Slow surface drainage related to the city's inadequate infiltration and stormwater management infrastructure has caused city streets to deteriorate at a faster rate than normal.

Roosevelt Park's existing stormwater system drains into two (2) watersheds:

- The Mona Lake Watershed which is located approximately 0.75 miles south of the City
 - Mona Lake Watershed is shared by two counties (Muskegon and Newaygo), four cities (Muskegon, Muskegon Heights, Norton Shores and Roosevelt Park), and nine townships (Ashland Twp., Bridgeton Twp, Casnovia Twp., Egelston Twp., Fruitport Twp., Moorland Twp., Muskegon Twp., Ravenna Twp. and Sullivan Twp.)
- The Muskegon Lake Watershed (via Ruddiman Creek) which is located approximately 600 feet from the City.
 - The Muskegon Lake Watershed is shared by the City of Muskegon, City of Muskegon Heights, Egelston Township, Dalton Township, Laketon Township, Muskegon Charter Township, and the City of Roosevelt Park.

While Mona Lake enjoys equal or better water quality than other similar area lakes given the ongoing efforts of grassroots, local, state, regional, federal and international programs to maintain water quality, the Ruddiman Creek Watershed and Muskegon Lake Watershed have been designated as an Area of Concern (AOC) by the EPA since 1985 due to impacts associated with wastewater, overflows, and urban runoff.

For more than two decades, the City of Roosevelt Park has been exploring strategies aimed at improving its street infrastructure and managing its high-water table. In 2014, the city of Roosevelt Park hired consultants Prein&Newhoff to complete a Streets and Stormwater Evaluation for the entire city. This evaluation included an analysis of streets, the existing stormwater system, and groundwater control. From this study, Prein&Newhoff produced the following findings:

Streets and Soils

- Over 60% are rated as poor (per typical standards)
- Construction projects (in/around 2014) revealed that both topsoil and foundry sand were discovered under the existing roadways; neither of which allows adequate drainage of the road subsurface. When water is trapped in the road subbase, the roadway becomes unstable and is likely to crack when subjected to traffic.

Storm Sewers

- The existing storm sewer system is inadequate to prevent frequent flooding and contributes to poor pavement condition and significant infiltration to already high groundwater levels.
- The existing storm sewers were not designed to convey the flow from the entire area, and design standards for capacity were less than current standard recommendations (10% event or 10-year event) for storm sewers.
- Existing infrastructure is primarily located in the northern and eastern portions of the City, with three drainage areas discharging to Mona Lake to the south or Muskegon Lake to the north via Ruddiman Creek.
- Many other areas in the system do not have direct storm sewer inlets so storm water infiltrates into the ground.

Groundwater and Inflow/Infiltration

- Underdrains from sanitary sewers, footing drains, and residential sump pumps discharge directly to the sanitary sewer. The city and its residents are, therefore, paying to treat stormwater/groundwater.
- Some storm sewers in Roosevelt Park are on a flat or adverse slope. This significantly reduces the capacity of the storm sewer system and can create regular maintenance needs.
- Areas in the southwest quadrant of the City have minimal stormwater relief and existing leaching basins in that area contribute to high groundwater levels and do not prevent flooding.
- Seasonal high ground water levels have the potential to cause basement flooding

GREEN INFRASTRUCTURE

Green infrastructure refers to those methods of stormwater treatment and control that use the natural capacities of soil and vegetation to prevent or reduce stormwater runoff and associated nonpoint source pollution. Green infrastructure methods often are combined with conventional or structural stormwater treatment systems, such as separators, ponds or underground systems, to create stormwater “treatment trains” that enhance stormwater treatment and water quality.

In addition to the maintenance and construction upgrades noted in the Master Plan, Roosevelt Park should consider the implementation of various green infrastructure strategies to capture more stormwater runoff and reduce the amount of filtration into the city’s storm sewer system. Given that there is not much public land available to implement these strategies on a large scale, the city should consider conducting public education efforts and amending local development regulations to encourage private landowners to implement green infrastructure projects on residential and commercial property. The city can also explore targeting several public right of ways for reduced stormwater impacts on public infrastructure.

To determine the highest and best uses of green infrastructure in Roosevelt Park, information was considered from the Muskegon County Storm Water Standards - Site Development Rules Report

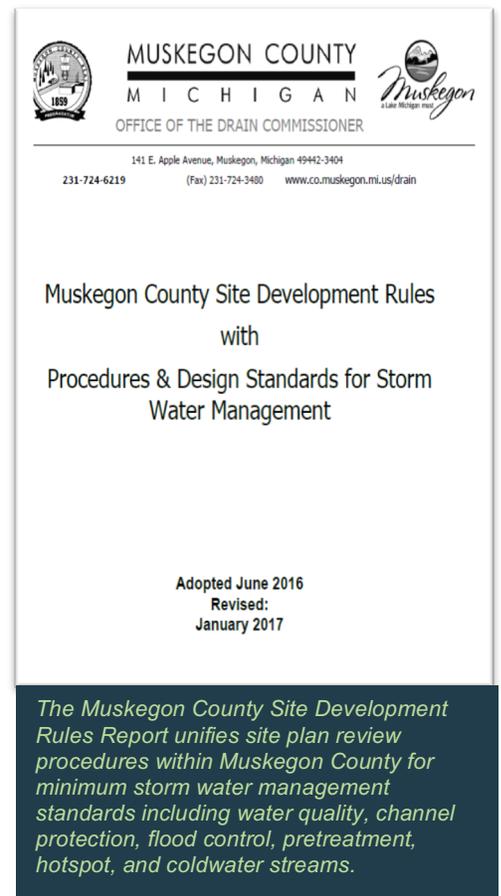
The Muskegon County Site Development Rules Report identifies criteria for any new development and redevelopment located in the Ruddiman Creek watershed. This includes:

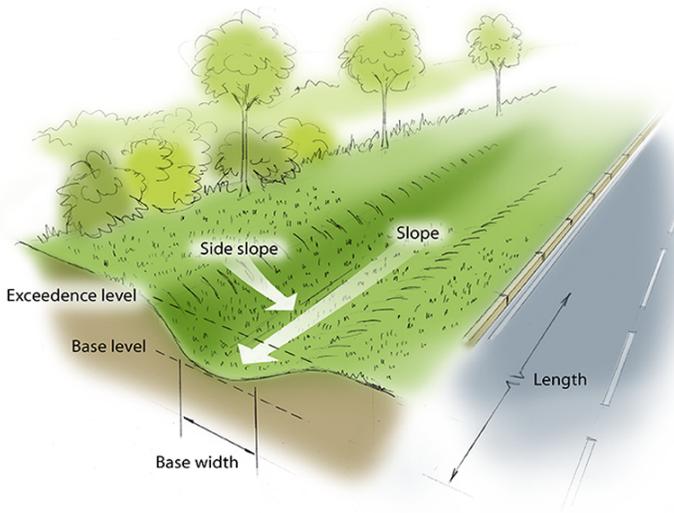
- Protection of environmentally sensitive area
- Runoff reduction
- Storm water management
- Regional storm water management facilities where site constrains preclude effective treatment of stormwater
- Aherance to specific identified watershed policy statements and storm water management criteria identified in this document and by local municipalities
- Determination of the highest known groundwater elevation
- Soil boring to determine soil classification, depth to groundwater, and other site constraints
- “Best Management Practice” (BMP) design for infiltration and low impact development.

This report further specifies that for any new development or redevelopment occuring in the Ruddiman Creek watershed, developers must adhere to the following standards:

- No allowable increases in “Directly Connected Impervious Area” (DCIA)
- A mandatory decrease in DCIA through the following means:
- Physical removal of existing impervious surfaces and replacement with pervious surfaces
 - Disconnecting impervious surfaces from the storm sewer system by routing runoff to:
 1. Pervious areas (meeting miminum size, length, and slope requirements)
 2. An infiltration BMP system sized for the channel protection volume. Various BMP’s for low impact development are indentified in the manual.
 - Engineering and implementing a BMP for channel protection and volume reduction with a hold time of no less than 72 hours.

Examples of green infrastructure projects that would be a good fit for Roosevelt Park are on the following pages.





Green Infrastructure for Right of Ways and Streetscapes

Roosevelt park has issues with flooding within the right of way. Streets have been damaged because of improper drainage and flooding. Grassy swales or ditches located within the right of way are ideal for mitigating stormwater runoff. Instead of curb and gutter drainage, curb cuts can be used to direct water to bioswales and grassy areas. Bioswales are the ideal type of green infrastructure that works well along streetscapes. Bioswales work well with the existing infrastructure to create continuous treatment of stormwater runoff. Roosevelt park has an extensive street grid which can be used to connect a system of bioswales along the right of way and can be used to capture stormwater. The goal would be to incorporate bioswales into the existing and currently advancing stormwater management system. As depicted in the above graphic, a combination of bioswales and street trees can create a large deduction in stormwater runoff.

Low Impact Development Parking Lot Design

Approaches to Low Impact Development allows for stormwater runoff from commercial parking lots to be captured and treated.



Rain Barrels For Residential Areas

Rain barrels are structures for the collection of roof runoff in containers, typically ranging from 50 to 100 gallons, with subsequent release to landscaped areas. Rain Barrels typically come ready to be equipped with a spigot which ultimately allows rainwater overflow to be redirected to a property owners yard rather than a sewer.



These examples are not an exhaustive list and Roosevelt Park should explore other storm water mitigation measures utilizing various forms of green infrastructure. This also includes but may not be limited to:

- Rain Gardens
- Bioretention Areas
- Green Roofs
- Porous Pavement

Existing Conditions

Existing Land Use

The existing land use analysis describes what land uses exist on the ground in the City at this moment in time. The first step in conducting an existing land use survey is to define land use categories that fit the City's unique conditions. Traditional distinctions such as "residential" and "commercial" are broken down into smaller categories to more fully describe the situation on the ground. The next step is to determine which category each parcel in the City fits into.

For purposes of this analysis, vacant buildings are classified by their most recent use or the uses of their immediate neighbors. Vacant land is counted as one category, whether it is used for agriculture or not.

LAND USE CATEGORIES

Single-Family Residential

The residential category consists of generally (although not exclusively) older large homes on medium sized lots. Most garages are in the rear, accessed from long driveways. Setbacks on both the front and the side are small, and many of the homes have porches. The streets in residential areas are laid out in a traditional grid pattern surrounding city parks located in Roosevelt Park's core and other recreation areas located throughout the small town.

Multi-Family Residential

The least common residential category in the City, Multi-Family includes Roosevelt Park's denser housing options, which are limited to apartment/townhouse developments along Maple Grove Road and Roosevelt Road.

Park

The Parks category includes existing parks and recreation areas, including Community Center Park located at the center of the town and other smaller parks intertwined throughout Roosevelt Park's residential neighborhoods.

Commercial

Approximately 95 acres, or 14.5% of Roosevelt Park’s land is identified as commercial. These properties have a dramatic effect on surrounding land use, and contribute to the tax base. Commercial uses consist of all properties where goods and services are sold, ranging from restaurants, convenience stores, gas stations, and markets, to professional offices. Commercial development is concentrated mostly along the Henry Rd. Corridor, with smaller connected commercial operations along Broadway Ave, Sherman Blvd, and Norton Ave. Many future development opportunities exist within the downtown core and along Henry Rd. The commercial core of the downtown extends for approximately 0.25 miles along Broadway Ave between Maple Grove Rd and Henry Street.

Institutional

Institutional uses include City services, schools, libraries, and other buildings with a public function. Civic institutions can be found throughout Roosevelt Park, with the city’s primary school facility located at the center of the town surrounded by residential uses. Other civic institutions are located near the City’s downtown, including the City Hall, the fire department and DPW.

Industrial

The Industrial classification covers Roosevelt Park’s manufacturing and distribution uses. Mainly these are congregated along W Sherman Blvd, north of the railroad tracks with some smaller scale uses along Henry Street and Wickham Drive.



Industrial Facility Along Sherman Blvd, Roosevelt Park

Vacant

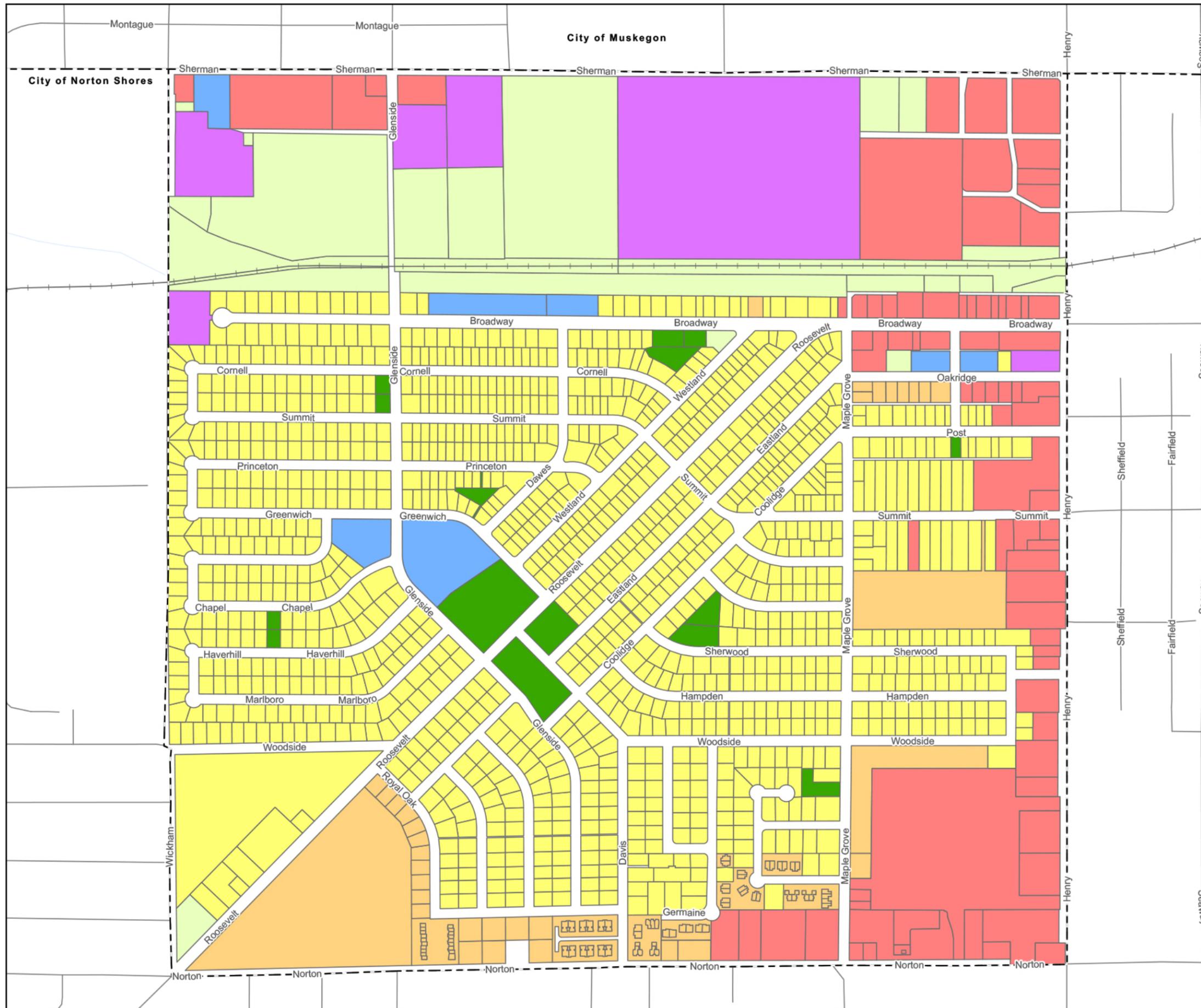
The undeveloped land around Roosevelt Park but still within the City limits is classified as Vacant Land. The largest undeveloped swaths of land are on the north side of town, including yet-to-be developed portions of the industrial park and land south of the railroad tracks with insufficient road connections.

LAND USE SUMMARY

The table below shows the percent of total area in the City for each of the Land Use categories described above.

Table 7: Existing Land Use Summary

Land Use Category	Acres	Percentage of Total Land Area
Residential Land Uses		
Single Family Residential	330.2	50.6%
Multiple Family Residential	55.4	8.5%
Non-Residential Land Uses		
Commercial	95.1	14.6%
Industrial	50.5	7.7%
Public and Semi-Public Land Uses		
Institutional	30.1	4.6%
Park	9.4	1.4%
Vacant Land	82.1	12.6%



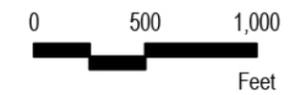
Existing Land Use

City of Roosevelt Park

June 17, 2019

LEGEND

- City and Township boundaries
- Railroads
- Road
- Single Family Residential
- Park
- Commercial
- Institutional
- Industrial
- Vacant
- Multi-Family Residential



SOURCES
 Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data Source: Muskegon County Parcel Data 2019. McKenna 2019

POLICE

Roosevelt Park does have its own police department. The police department is a very skilled and dedicated full-service agency that takes great pride in maintaining the high quality of life here in Roosevelt Park. The safety of our citizens and security of Roosevelt Park is our top priority. The Police Department staffing generally fluctuates based on need but currently consists of the Chief of Police, four full time officers, and about five part time officers. The police respond to emergencies and/or complaints 24 hours a day by calling 911. The office is open from 8:30 a.m. – 3:30 p.m. Monday, Wednesday, and Friday; and 8:30 a.m. – 5:00 p.m. Tuesday and Thursday.



FIRE SERVICE

Roosevelt Park contracts with Norton Shores for fire and emergency services, with the closest fire station located just a mile away. Residents strongly recognize that Roosevelt Park maintains one of the best fire departments in the State of Michigan.

DEPARTMENT OF PUBLIC WORKS

The Department of Public Works (DPW) consists one full time director in addition to three other full-time staff. This highly dedicated crew is responsible for maintaining the City streets, sidewalks, and public right-of-ways. This includes keeping City roadways and sidewalks clear of snow and ice, citywide roadside brush trimming, and maintenance of all city treescape and canopy. The DPW is also responsible for installing all municipal water meters and maintaining the municipal water and sewer system. Water meters are read on a quarterly basis by DPW staff. The Community Center Park Gazebo and Broadway Avenue streetscape, along with the many parks throughout the City are maintained by the DPW.

DPW also manages a range of other city services, including:

- Water, Sewer, and Sanitary Collection
 - Roosevelt Park purchases its water from the City of Muskegon. The Muskegon Water Filtration Plant is a conventional water treatment plant with a capacity of 40 million gallons per day. Its customers include not only Roosevelt Park, but also the City of Muskegon, Muskegon Township, North Muskegon, County Northside, Fruitport and Norton Shores. Water bills are mailed quarterly on December, March, June, and September. The DPW maintains the full water, sewer and sanitary collection for Roosevelt Park. DPW also works on stormwater needs.
 - DPW is currently halfway through a project of changing water meters to single point radio meters using a “fixed base” radio read system. This will enable meter readings to be transmitted to tower in park which will ultimately allow the department to read meters from a single location – city hall – with the touch of a button
- Trash, Recycling, Solid Waste Disposal
 - The City contracts with RMS Recyloing and Disposal Inc. to provide residents with solid waste disposal. Garbage and yard waste services are provided by RMS. Other services provided by RMS is large item pick-up, yard waste pick-up. The City does currently have a recycling program. Recycling is picked up bi-weekly on Tuesday. With these services, the entire city gets trash and recycling pickup every week and yard waste pickup in spring, summer, and fall.

ELECTRICITY AND NATURAL GAS

DTE is the gas provider for the entire city. Consumers energy is the City’s power supplier – powering the electric grid and all city street lights.

EDUCATION

Roosevelt Park is located in the Mona Shores School District. Campbell Elementary School is located within the City on Glenside Blvd.

MEDICAL FACILITIES

Roosevelt Park has a nursing center on West Broadway Avenue in addition to several small doctors offices throughout this commercial district including optometrists, medical clinics, and dentists. The nearest full service hospital Mercy on Sherman Blvd in the City of Muskegon. The nearest urgent care facility is located at the Sherman Street and Henry Street intersection in the City of Muskegon. There is also Ross Medical Education Center that offers training in various medical fields . Some choices include training to be a Dental or Medical Assitant, and Medical Insurance Billing and Office and Administration.

POST OFFICE

Roosevelt Park Post does not have a post office. The city receives postal services from a single Post Office located in Downtown Muskegon. This office services several area municipalities including Muskegon, Roosevelt Park, portions of Norton Shores, and the general Muskegon area

LIBRARY

Roosevelt Park does not have library. The Muskegon Area District Library is available to the citizens of Roosevelt Park. The closest library is the Norton Shores Branch, located at 705 Seminole Road. Library cards are free.

Transportation and Circulation

ROADS

Roosevelt Park is located along Henry Street, a commercial/industrial thoroughfare which connects several communities north and south of Roosevelt Park from Norton Shores to Muskegon. Henry Street is also Roosevelt Park's busiest road and main commercial street.

Both W. Norton Ave and W. Sherman Blvd run east-west and intersect with Henry Street on the easternmost edge of Roosevelt Park. The City hall is located on Oak Ridge Road – just south of Broadway Ave where the city's downtown commercial district is located. The rest of the core of Roosevelt Park is laid out in a grid pattern of residential streets.

Roosevelt Road bisects the city diagonally and intersects with W. Norton Ave on the south and W Broadway Ave to the north.

BUS-31 runs parallel to Henry Street just east of Roosevelt Park, but misses the city's boundaries by about 830 feet. BUS-31 is also Roosevelt Park's connection to Interstate 96, which runs from Detroit to Muskegon.

Examples of Wayfinding Signage



ROOSEVELT PARK STREET TYPES

Local Streets	The primary function of local streets is to provide direct access to property with very limited traffic service and should be designed to discourage through trips. Trip lengths are intended to be quite short, typically a quarter mile or less. Local streets have the lowest speeds and lowest traffic volumes (generally less than 1,500 ADT*).
Major Collector	Collectors serve a critical role in the roadway network by gathering traffic from Local Roads and funneling them to the Arterial network. Generally, Major Collector routes are longer in length; have lower connecting driveway densities; have higher speed limits; are spaced at greater intervals; have higher annual average traffic volumes; and may have more travel lanes than their Minor Collector counterparts.
Minor Arterial	Like major arterials, minor arterials also serve to connect activity centers, but they also serve less intense development areas like small retail centers, office centers and industrial/business parks. Minor arterials provide traffic service for moderate trip lengths. Average trip lengths on minor arterials will be one or two miles long. Moderate speeds and moderate to high traffic volumes (approximately 10,000 to 25,000 ADT*) are typical characteristics of these facilities. While the primary function of minor arterials continues to be moving traffic, access becomes a slightly more important function.
Other Principle Arterials	These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Unlike their access-controlled counterparts (i.e. Interstates, Freeways, and Expressways), abutting land uses can be served directly. Forms of access for Other Principal Arterial roadways include driveways to specific parcels and at-grade intersections with other roadways.

The road system in Roosevelt Park consists of 9.49 miles of Local Streets, 4.51 miles of Major Collectors and Minor Arterials, and 1 mile of Other Principle Arterials. The city's street network is predominantly made up of residential streets classified as "Local Streets". Through traffic in the residential core is limited by a system of four-way stop signs and on-street parking which work in tandem to reduce vehicle speeds. Roosevelt Rd./Broadway Ave which nearly bisects the city, is classified as a "Major Collector." Other Major Collectors include Sherman Blvd., Glenside Blvd (north of Roosevelt Rd.) and Norton Streets.

Through traffic in Roosevelt Park is also generally restricted with minimal access from Major Collectors to Local Streets. Major Collectors allow city traffic to flow into Minor Arterials of Maple Grove Rd., W. Summit Ave., and Glenside Blvd (south of Roosevelt Rd.) to Major Collectors and to Other Principle Arterials – i.e. Henry Street along the eastern edge of town. These three arterials serve to carry the heavy traffic load within and through the urban area.

ROAD CONDITIONS

For more than two decades, the City of Roosevelt Park has tested and implemented strategies aimed at improving its street infrastructure and managing its high-water table. Slow surface drainage related to inadequate stormwater infrastructure and poor soils has caused city streets to deteriorate at a faster rate than normal. This has had a significant impact on the quality of the streets. The existing storm sewer system was deemed inadequate to prevent flooding and contributes to poor pavement condition.

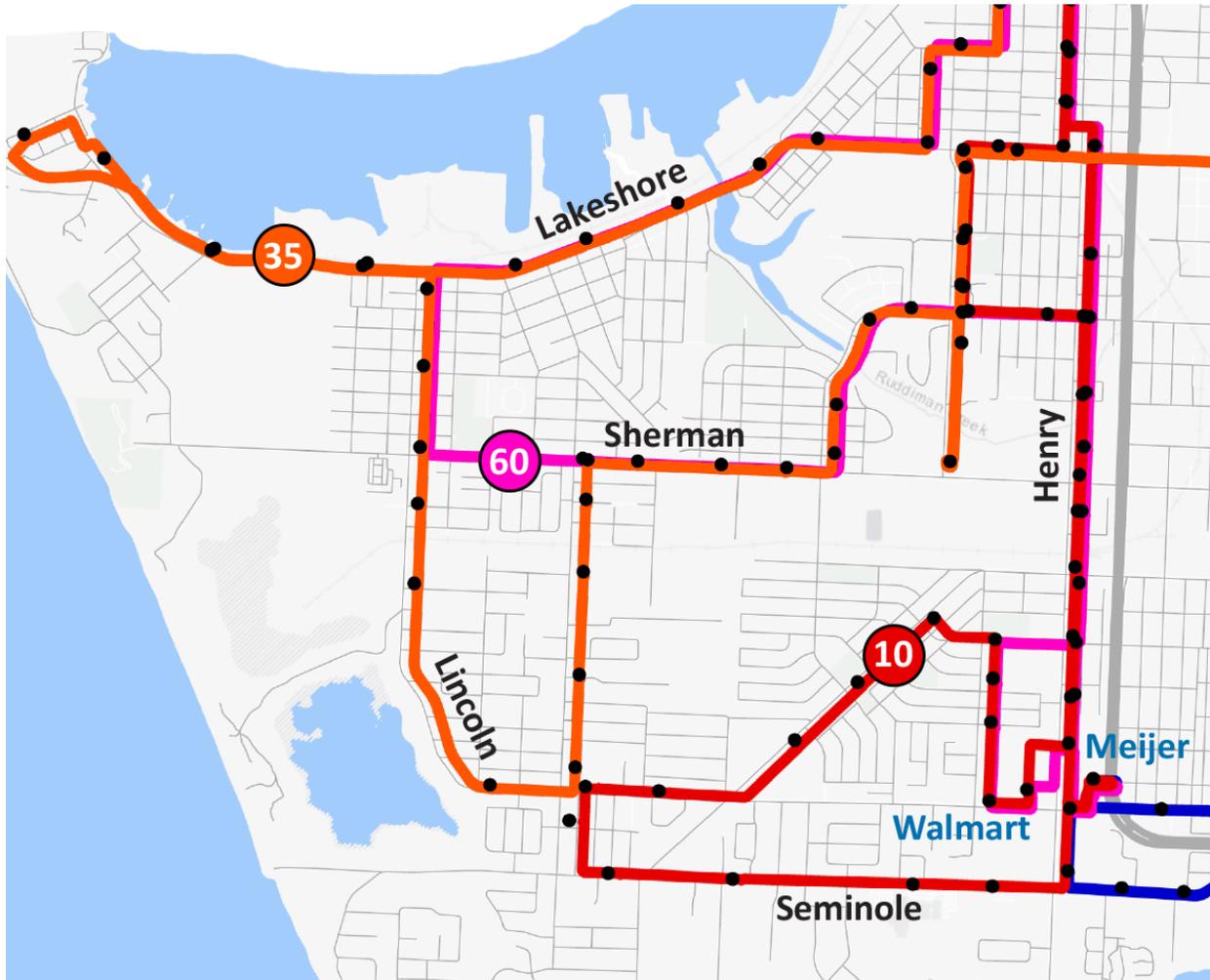
Pavement relies on the strength of its sub-base to perform as designed, and a wet or frozen sub- base allows pavement to flex and crack, beginning the failure process as described below:

- Water standing on the surface of the road will seep into the pavement structure
- The expansion and contraction of the pavement during freeze-thaw cycles enlarge the cracks.
- The water works its way to the subsurface and softens the base.
- The pavement begins to give way and buckles under traffic.

Removing of standing water decreases the amount of water available to seep into the pavement. (This is generally done by grading a crown in the road and draining the low spots).

PUBLIC TRANSPORTATION

Residents in the City of Roosevelt Park are primarily served by the Muskegon Area Transit System (MATS) which provides fixed-route and on-demand public transportation throughout Muskegon County, Michigan. The image below illustrates which routes travel through Roosevelt Park including routes on Henry Street, W. Sherman Boulevard, and W. Norton Ave. These routes provide direct access to local amenities such as Walmart and Meijer south of the city and to the city's Central Business District on the North end of the City.



COMPLETE STREETS

“Complete Streets” is the concept that roads should be safe and available for all types of users, not merely automobiles. In many ways, Roosevelt Park’s streets already have some “complete streets” characteristics, including sidewalks, on-street parking, and public transportation. However, improvements can be made. The gaps in sidewalks should be filled in where possible and illegal parking should be curtailed to ensure that cars are not blocking sidewalks. Bike lanes should also be built on key corridors identified in this plan (see Chapter 6).

Public Input

Community Survey

As part of the development of the 2019 Master Plan, Roosevelt Park conducted a survey of property owners and residents within the community. The results of the survey were used to guide the planning process and create a shared vision for the community.

DISTRIBUTION

The survey was available online from June to September 2019. A link to the survey was advertised on the City's website, along with a notification in the community newsletter. Paper copies of the survey were also available at City Hall.

NUMBER OF SURVEY RESPONSES

There were 87 responses to the survey. This equates to about slightly over 2% of the residents and property owners in Roosevelt Park.

RESPONSES

Respondents were asked a number of questions dealing with the present and future of Roosevelt Park. The full results of the survey can be found in the Appendix with key takeaways included here.

Category	Most Common Responses	% of Respondents
Transportation	Existing roads are in need of repair	87%
	Ride their bike around town	39%
Stormwater	Experienced problems with road flooding, which impacts ability to get around	63%
	Experienced problems with property flooding	12%
Parks and Recreation	Spend time in City parks	78%
Economic Development	Encourage additional retail businesses and restaurant options along Broadway Avenue	72%
Housing	Additional housing would benefit the community	22%
Community Perception	Have recommendations to improve the City by means such as fixing the roads, enforcing property maintenance, or adding more commercial development	87%

Source: Roosevelt Park Master Plan Survey 2019

Transportation Responses

- Survey respondents indicated that road improvements should be made in Roosevelt Park by means of filling in potholes and addressing drainage issues
- Survey respondents also indicated that road repairs should occur on roads such as Coolidge, Royal Oak, and Brookfield
- 38% of respondents who indicated that they ride their bikes around town noted they experience unsafe biking conditions due to potholes
- 25% of respondents who indicated they ride their bikes around town noted they face challenges with poor sidewalk conditions
- 34% of respondents who indicated they ride their bikes around town noted they feel unsafe due to high traffic volumes and speeds
- Stormwater Responses
- Over half of the survey respondents indicated that they have experienced problems with roads flooding in Roosevelt Park
- Survey respondents specified that road flooding impacts travel on roads such as Brookfield, Royal Oak, Hampden, Germaine, and Cornell
- 12% of survey respondents indicated experiencing challenges with flooding on their property
- 30% of those respondents who indicated flooding on their property have faced challenges with sidewalks flooding
- 60% of survey respondents who have experienced flooding on their property noted that flooding occurs on their driveway

Parks and Recreation Responses

- Over half of the survey respondents indicated they spend time in City parks
- Of those respondents who indicated they spend time in City parks, the most common park respondents spend time at is the Community Center
- When asked for recommendations on improvements to City parks, survey responses noted requests for updated playground equipment, addition of a dog park, and tennis court repairs

Economic Development Responses

- When asked to name the type of business that is most needed in Roosevelt Park along Broadway Avenue, the most popular choices among respondents were restaurants, additional retail options, coffee shops, and ice cream shops

Housing Responses

- When asked if more housing would benefit the community, most survey respondents indicated that they do not think additional housing is needed, but some respondents noted that there are areas where existing housing should be redeveloped

SWOT ANALYSIS

On July 22, 2019, Roosevelt Park hosted a focus group meeting with members of the public to conduct a SWOT analysis. A SWOT analysis is a strategic planning tool used to identify the strengths, weaknesses, opportunities, and threats in a community.

In the SWOT analysis conducted for Roosevelt Park, the strengths are described as being the existing internal positive attributes of the City. In Roosevelt Park, an example of a strength would be the number of public parks located in the City. Weaknesses are described as the existing internal negative attributes that can be improved such as outdated playground and park equipment.

Opportunities are defined as the external factors that contribute to the strengths of the City, such as multitude of options that can be explored to enhance the amenities in existing parks. Lastly, threats are defined as the external factors related to weaknesses such as lack of funding to update the playground and park equipment.

The results of the SWOT analysis can be found on the following page.

Table 8: Community Survey - SWOT Analysis Responses

Strengths	
<ul style="list-style-type: none"> • Number and centralized location • Drawing factor • Tennis and pickleball courts • Walkable parks • Community and neighborhood parks • Great for families • Parks • Walkable • DDA funding for façade improvements • The number of businesses in the square mile (152) 	<ul style="list-style-type: none"> • Road improvements • Water lines • Narrow streets encourage lower speeds • Plowing • Historical community • School system • Strong market, current residents maintain properties • Parks draw people in • Trash/yard waste pickup • Sidewalks
Weaknesses	
<ul style="list-style-type: none"> • Old equipment (40-year-old equipment) • Some parks go unused • Upkeep • Tennis courts are everywhere (but not used). And some aren't well maintained • Lack of information about what's available • Parks are not handicap accessible • Garage/upkeep on lots • Empty buildings on Broadway • Encouraging more businesses 	<ul style="list-style-type: none"> • Brownfields • Basement flooding • Narrow roads, cars park on terraces and it is difficult to get out • Too many cars with little parking available • No bicycle paths • Trees are out growing and infiltrating infrastructure • Renter properties are not well maintained • Housing in decline • Enforcement of property upkeep • Maintenance of sidewalks, roots, accessibility
Opportunities	
<ul style="list-style-type: none"> • Vertical strip of land by the railroad (Greenside) <ul style="list-style-type: none"> – Farmers market (food trucks) – Dog park • Young family events <ul style="list-style-type: none"> – Movie nights • Basketball court • Gardening space/community gardens • Rebuild/rethink the parks • Repurposing <ul style="list-style-type: none"> – splash pad • Community events board on Roosevelt <ul style="list-style-type: none"> – Information • Fitness parks/stations around town • Correct signage for dog parks, new parks, etc. • Community pool • Summit & Henny <ul style="list-style-type: none"> – New businesses 	<ul style="list-style-type: none"> • Food trucks • Starbucks • Turnover of declined facilities • Brighter streetlights • Middle school easement to allow for safe passage to middle school • Curbing • Enforcement of speed limit • Ground water improvements • Drive like your kids live here • Tree maintenance program • Bike paths/infrastructure bike lines on roads • Condos, tiny home communities, ability to downsize southwest area • Lots available to build on • Community/neighborhood gathering events • Young family opportunities
THREATS	
<ul style="list-style-type: none"> • Overgrown trees • Lack of lighting • Cost of replacing equipment with having so many parks • Ensuring that parks are safe • Parks are not up to standard <ul style="list-style-type: none"> – funding to match plan • Terrace parking, terrace trees <ul style="list-style-type: none"> – Buckling of sidewalks 	<ul style="list-style-type: none"> • Power outages • Speeding of cars passing through • Landlords • Properties • Safety • Poorly maintained homes and rental

Source: Roosevelt Park SWOT Analysis 2019

Parks and Recreation Master Plan

A Parks and Recreation Plan is a foundation for the parks and recreation decisions made in the next five years, as well as projected future needs. This Plan includes all of the required elements of a Parks and Recreation Master Plan and therefore qualifies Roosevelt Park for funding through the Michigan Department of Natural Resources (MDNR).

Description of the Planning Process

As part of the Master Plan process, Roosevelt Park decided to include an update to the community's Parks and Recreation Plan. Citizen input played a critical role in the development of the Plan. As a result, recommendations described within the action plan reflect the needs and ideas of those who use the City's parks and recreation facilities. The process included seven tasks that are discussed below.

Task One: Community Description. The first task was to obtain a description of Roosevelt Park's physical and social features. These features include land use, community facilities, environmental and natural features, as well as population characteristics including age distribution, household size, and income. The Community Description can be found in Chapters 2 and 3.

Task Two: Parks and Recreation Inventory. The parks and recreation inventory includes written descriptions of facilities in Roosevelt Park including both City parks and facilities and recreational amenities operated by other entities, such as the Roosevelt Park Community School District, Muskegon County, or private entities. The information includes the acreage, barrier-free accessibility, types of recreation facilities, and other descriptions of the physical attributes of the area's facilities. The Inventory can be found in Section B of this chapter.

Task Three: Administrative Structure and Funding. The City reviewed the administrative structure of its parks and recreation facilities and programming. This analysis also includes a review of the current and projected revenues and expenditures for Parks and Recreation as well as the grant history of funding received from the MDNR and other sources. This can be found in Section D of this chapter.

Task Four: Public Participation. The following public participation methods and events were conducted throughout the process of preparing the Plan:

- **Survey** – A survey was available to City residents from June 10, 2019 to September 10, 2019.
- **Focus Group** – Members of the public were invited to participate in a Focus Group Meeting held July 22, 2019.
- **Review Period** – A draft of the plan was available for comment from September 23, 2019 to November 25, 2019.

Task Five: Analysis. Based on the data collected in tasks one through four, the information was analyzed in accordance with national and state guidelines, local needs, the experience of the Parks and Recreation Department and consultants, the desires of the residents, and potential funding sources.

Task Six: Action Plan. Taking into account the analysis, goals and objectives and public input results, a five-year plan was created. The Plan provides the City a checklist of what action is to be accomplished, when and where it will occur, who will accomplish it, how much it will cost, and potential funding sources.

Task Seven: Plan Completion and Adoption. The Plan was adopted at a regular meeting of the Roosevelt Park City Council on...

Parks and Recreation Facilities Inventory

This section describes the parks and recreation facilities available to the community, including the City-owned property, State park and forest lands, and private facilities.

For planning and management purposes, recreation professionals classify parks and recreation facilities based on the type of facility and expected usage. Frequently, a six-tier classification system is used, as follows:

Mini-Parks

Mini-parks are small, specialized parks, usually less than an acre in size, that serve the needs of residents in the surrounding neighborhood. A mini-park may serve a limited population or specific group such as tots or senior citizens. Mini-parks usually serves people within a radius of $\frac{1}{4}$ mile to $\frac{1}{2}$ mile.

Neighborhood Parks

Neighborhood parks are typically multi-purpose facilities that provide land for intensive recreation activities, such as field games, court games, crafts, playgrounds, skating, picnicking, etc. Neighborhood parks serve a population up to 5,000 residents located within a one half- to one-mile radius.

Community Parks

Community parks typically contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods. Community parks may include areas suited for intense recreational facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted ball fields, and concession facilities. Community parks serve a 1 - 2 mile radius.

Regional Parks

Regional parks are typically located on sites with unique natural features that are particularly suited for outdoor recreation, such as viewing and studying nature, wildlife habitats, conservation, swimming, picnicking, hiking, fishing, boating, camping and trail use. Many also include active play areas. Regional parks serve a large area, usually with a 3 - 5 mile radius.

Linear Parks

Linear parks are developed for one or more modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and/or pleasure driving. Some linear parks include active play areas. Linear parks often link other parks or components of the recreation system, community facilities, commercial areas, and other focal points, although in small towns like Roosevelt Park they sometimes merely provide recreational access to natural areas.

Private and Special Use Facilities

Special use recreation facilities are typically single-purpose recreation facilities, such as historic amenities, golf courses, nature centers, outdoor theaters, interpretative centers, or facilities for the preservation or maintenance of the natural or cultural environment.

Accessibility

Each recreation area in the City has been evaluated on how well it serves people with disabilities. Parks and other facilities are rated on a 1-5 scale, according to the following criteria:

- 1 = none of the facilities/park areas meet ADA accessibility guidelines
- 2 = some of the facilities/park areas meet ADA accessibility guidelines
- 3 = most of the facilities/park areas meet ADA accessibility guidelines
- 4 = the entire park meets ADA accessibility guidelines
- 5 = the entire park was developed/renovated using the principles of universal design

MINI-PARKS

Mini-parks are small, specialized parks, usually less than an acre in size, that serve the needs of residents in the surrounding neighborhood. A mini-park may serve a limited population or specific group such as tots or senior citizens. Mini-parks usually serves people within a radius of 1/4 mile to 1/2 mile.

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
Ashland Street Playfield	3	0.17	Mini Park
<p>Mini-park serving the subdivision known as Torrent Homes Garden on the East side of the City located on a residential street and is the City's smallest park in terms of land area. The entire park and some of the facilities meet accessibility guidelines.</p> <p>The equipment is old and was called "unsafe" by residents during the public input process.</p>			

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
Fordham Street Playfield	3	0.42	Mini Park
<p>Neighborhood playfield that is located in the southern portion of the City known as the Le Roux subdivision that is home to many recent condo developments. The play equipment is aged and needs to be replaced, according to public feedback.</p>			

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
James V. Wells Playfield	3	0.43	Mini Park
<p>This mini-park is located on Glenside Boulevard in the northwest portion of the City on a residential street. Wells playfield includes play equipment such as a singular play structure and a swing set. This park also includes a sidewalk that serves as a walk-through to provide pedestrian access to residences located on Cornell Road and West Summit Avenue and is also bordered with chain-link fencing.</p>			

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
H.D. Carsell Park	3	0.43	Mini Park
<p>Also known as Haverhill Park, service area for this park includes the No. 4 subdivision on the West side of the City that extends from Colonial Road to the north and Woodside Road to the south. The play equipment is aged and needs to be replaced, according to public feedback.</p>			

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
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Hidden Park	3	0.25	Mini Park
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Also known as “Greenwich Playfield”, this mini-park that is completely surrounded by residential property with the exception of the sidewalk that serves as a walk-through that provides pedestrian access to Princeton and Greenwich Roads. This walk-through serves as the park’s entrance and exit way and is bordered with chain-link fencing. The park is situated in the center of the City and is located directly across the street from Campbell Elementary School. The park area meets accessibility guidelines.

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
Hidden Park	3	1.59	Mini Park

Situated within the No.2 subdivision this park includes display of century old tall oak trees help that attract visitors from the entire community. All of the park area meets accessibility guidelines along with some of the facilities presently offered.

Fencing surrounding the tennis courts should be upgraded with new netting installed. A portion of the publicly owned terrace area on Sherwood Road could be paved and designated for a parking area (2-3 vehicles). The Playfield is large enough to accommodate a picnic area and routine maintenance would indicate that occasional picnicking is occurring without the adequate facilities to handle such activity.

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
Leon J. Lambert Playfield	3	0.84	Mini Park

Highly visible park and playfield located on Broadway Avenue on the north and surrounded by private residences to the east and west. Cornell Road abuts the park to the South.

Fencing encompassing the park and separating it from private property is inadequate and deteriorated. Entrance gates to the tennis courts are in need of replacement. The surface on the tennis courts need improvements (re-surfaced) and the netting needs replacing.

Playground equipment is outdated and needs to be updated. The entire park and some of the equipment meet accessibility guidelines.



COMMUNITY PARKS

Community parks typically contain a wide variety of recreation facilities to meet the diverse needs of residents from several neighborhoods. Community parks may include areas suited for intense recreational facilities, such as athletic complexes and swimming pools. These parks usually contain other facilities not commonly found in neighborhood parks such as nature areas, picnic pavilions, lighted ball fields, and concession facilities. Community parks serve a 1 - 2 mile radius.

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
Community Center Park	3	3.93	Community Park

This is the City's largest park and is heavily used by both residents and visitors alike with its location abutting the Community Center and being across the street from Delmar Playfield. Tennis courts need to be re-surfaced and netting replaced. Fencing around tennis courts and backstop for practicing tennis serve needs to be renovated. Swing set needs new seating and outdoor grills needs to be replaced. Shingles on roof of the gazebo need to be replaced. The entire park meets accessibility guidelines.

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
Delmar Playfield	3	4.15	Community Park

This park contains the popular baseball fields that are used for RPYA Little League games and are routinely frequented on game nights by 400-500 visitors. A parking area could be added to accommodate visitors during baseball games on the City owned terrace located on Greenwich Road.

Dug out areas on all three little league fields have inadequate drainage. The irrigation system needs to be upgraded with the installation of under drains in the infield areas of the three ball fields. Storage area is under sized and inadequate for storing all necessary equipment and materials. Fence lines and backstop fencing needs to be replaced with commercial grade posts, line rails, and new protective fabric.

Seating areas need to be increased with additional bleacher seats and benches. The existing bleacher seats are constantly being shuffled around to accommodate spectators. This movement inflicts unnecessary stress to the bleacher sets which in turn reduces the life span and increases maintenance.

Bathroom facility and concession stand interiors and exteriors need to be upgraded. The main sign located on Roosevelt Road (SE side of the park) identifying the park needs to be replaced. Currently only the pole for a sign exists in that location and a sign would be considered as essential for directional purposes. Some of the park/facilities meet accessibility guidelines.

PUBLIC SCHOOL FACILITIES

Roosevelt Park is located in the Mona Shores School District. While school facilities are not accessible at all times and are not maintained or upgraded by the City of Roosevelt Park, they do play an important role in the provision of recreation opportunities and facilities to residents.

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
Campbell Elementary School	3	4.63	K-5 School

The Mona Shores School District operates Campbell Elementary School within the City of Roosevelt Park. Located in the center of the City, this neighborhood school provides approximately the same level of service as a community park.

There are approximately 400 students enrolled in kindergarten through fifth grade. Campbell Elementary School features a playground, basketball courts, and indoor facilities.

The Roosevelt Park Community and Campbell Elementary together offer many opportunities in and around the school, from baseball (Roosevelt Park Youth Athletics) to tennis and basketball courts, basketball and cheerleading clinics at Campbell (Norton Shores Parks & Recreation), to football (Mona Shores Youth Club), and soccer (Sailor Soccer & Norton Shores Parks & Recreation).

PRIVATE SCHOOL FACILITIES

There are two private school facilities located within city boundaries.

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
West Shore Lutheran School	3	16.27	K-5 School

West Shore Lutheran School has been in existence for over 100 years providing Christian education for students in Kindergarten-8th Grade. West Shore Lutheran School also provides Christian Education to Preschoolers (ages 3 and 4) as well as children ages 6 weeks to 5 years in its child care program, All Day Kindergarten, and 1st-8th Grades. The school maintains an on-site playground with equipment as well as a softball field

FACILITY	ACCESSIBILITY RATING	ACREAGE	CLASSIFICATION
Explorers Learning Center(s)	3	1.2	K-5 School

Explorers Programs consist of infants 6 weeks- Kindergarten and also offers a summer camp program for children in Kindergarten- 3rd Grade.

The center maintains two adjacent sites identified as “Blue” and “Tan” along W. Broadway Ave. Both centers have small playground areas with equipment fronting on Broadway Ave.

REGIONAL PARKS

Regional parks offer unique natural features that are particularly suited for outdoor recreation, such as viewing and studying nature, fishing, boating, hiking, and trail use. Many also include active play areas such as ball field or courts. While these parks are not used for formal programming by the City of Roosevelt Park, they provide active and passive recreational opportunities to the residents of the community. Regional facilities are provided by the Michigan Department of Natural Resources and Muskegon County Parks System. The following describes the nearly 3,800 acres of natural landscapes and outdoor recreation provided through the Muskegon County Parks System.

In addition to the nearby regional parks listed in the table below, Roosevelt Park is also located approximately 5 miles from the 12-mile Muskegon Lakeshore Trail. The Muskegon Lakeshore Trail is a popular regional trail that winds long the shores of Muskegon Lake providing scenic views of Muskegon Lake, Lake Michigan, sand dunes and more. Additionally, the Trail provides access to other area trails such as the Laketon Trail, Musketawa Trail, and the Fred Meyer Berry Junction Trail.

FACILITY		
Meinert Park	182	Regional Park
Twin Lake Park	15	Regional Park
Blue Lake Park	25	Regional Park
Duck Lake State Park	728	Regional Park
Pioneer County Park	145	Regional Park
Muskegon State Park, Campgrounds, and Blockhouse	1,233	Regional Park
Veterans Memorial Park	28	Regional Park
Hackley Park	2.3	Regional Park
Pere Marquette Park	27.5	Regional Park
Pomona Park	8.5	Regional Park
Clara Shepard Park	1	Regional Park
McGraft Park	0.92	Regional Park
Beachwood Park	3.4	Regional Park
Lake Harbor Park	189	Regional Park
PJ Hoffmaster State Park	1,200	Regional Park
Ross Park	43	Regional Park
Kruse Park	52.3	Regional Park

The table below shows the publically owned facilities available in the City.

Table 9: Public Owned and/or Operated Recreation Facilities within Roosevelt Park

Amenity	Number	Location(s)
Baseball/Softball Fields	3	Delmar Playfield
Basketball Courts	1	Campbell Elementary School
Tennis Courts	7	Davies Playfield Community Park Lambert Playfield
Pavilions	1	Community Park
Playground Equipment	9	Wells Playfield Carsell Playfield Fordham Street Playfield Ashland Street Playfield Greenwich Playfield Davies Playfield Community Park Lambert Playfield Campbell Elementary School
Picnic Facilities	1	Community Park
Indoor Community Center	1	Community Center

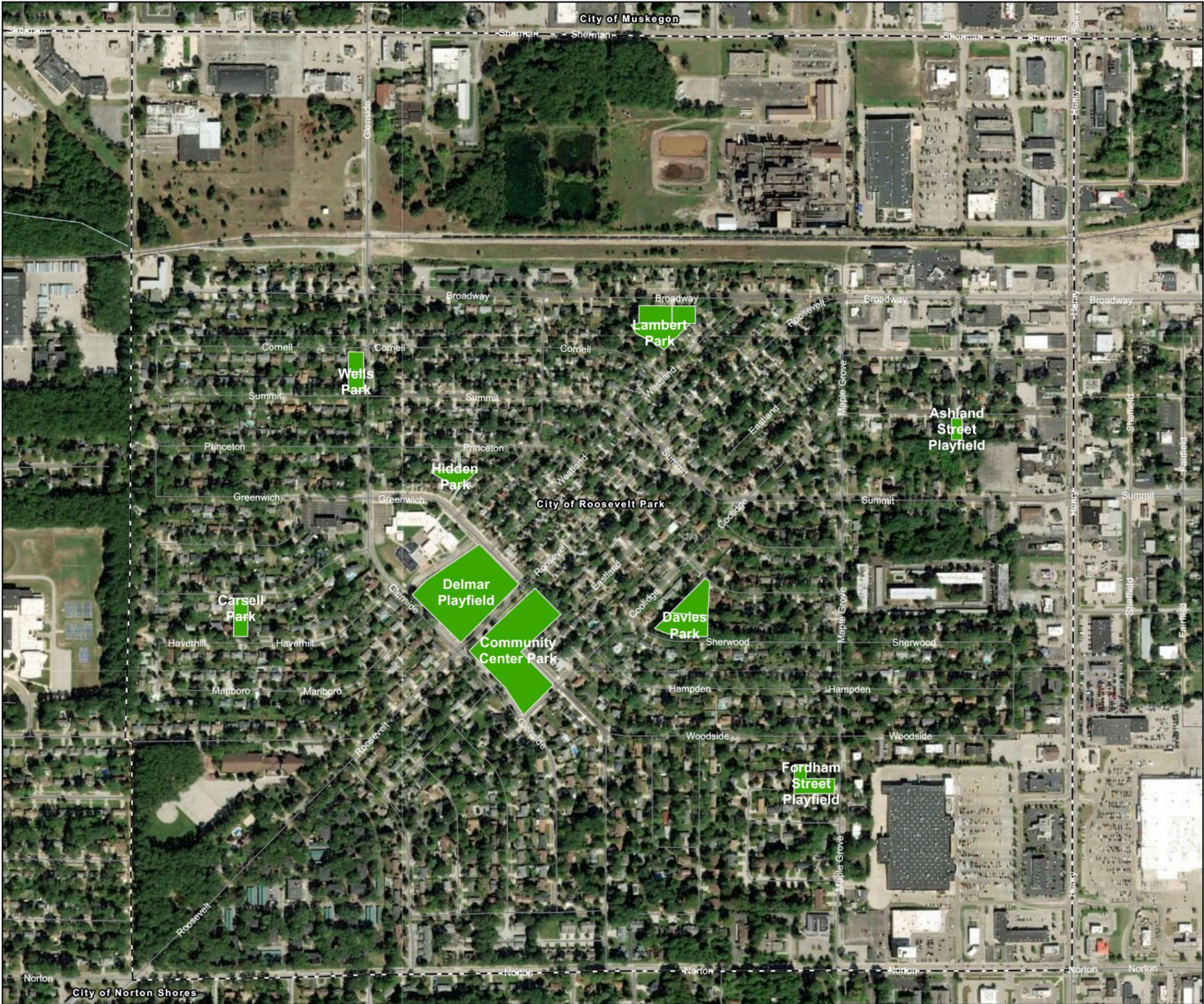
The existing parks and recreation service areas are shown on Map 2.

Parks and Recreation

City of Roosevelt Park

June 19, 2019

- LEGEND
- City and Township boundaries
 - Railroads
 - Parks
 - Road



SOURCES
Basemap Source: Michigan Center for Geographic Information, Version 17a.
Data Source: Muskegon County Parcel Data. McKenna 2019.



ACREAGE ANALYSIS

It is also essential to consider the type of parks, their location, and their distribution throughout the City. When evaluating parks and recreation service areas, it is important to closely consider where the residents in the City live. The MDNR establishes a recommended service area for each park classification to determine the areas in the community that are lacking easy access to parks and facilities. The service area boundary for each type of park is as follows:

- Mini/Neighborhood Parks 0.25 – 0.5 miles
- Community Parks 0.5 – 3.0 miles
- Regional Parks 30 minute driving time

Table 10: Roosevelt Park Park Land Acreage Analysis

Park Classification	NRPA Guideline Acreage per 1,000 Residents	Roosevelt Park Recommended Acreage	Actual Acreage in/near City	Surplus/ Deficiency
Mini / Neighborhood Parks	2.0	7.59	4.13	-3.46
Community Parks	5.0	18.99	30.18	+11.19
Regional Parks*	10.0	37.97	3,788.62	+3,750.65
Total	15.25 – 17.0	64.55	3,822.93	+3,758.38

**Does not include non-programmed or undeveloped State Forest land*

The table above evaluates Roosevelt Park's park acreage in comparison to national guidelines for communities throughout the State. However, the standards are general in nature and do not reflect the quality of the facilities, the character of the community, or other local differences that affect community recreation facility needs. Thus in evaluating the results, the actual conditions and trends present in the City must be taken into account. While the City has a large surplus of recreation land based on the population, additional amenities may be needed to serve the needs of the residents, especially those who live in Roosevelt Park year-round.

MDNR also publishes standards for the recommended numbers of various recreation facilities based on the population of a community. The table below compares Roosevelt Park to the MDNR standards. The City exceeds the standards for most types of facilities, especially considering Roosevelt Park's 2018 population estimate of 3,797. However, some facilities, such as a volleyball net area, swimming pool, and ice skating do not exist in the City at all.

Table 11: MDNR Recreation Facility Standards

Amenity	State Standard	Approx. Availability in Roosevelt Park
Basketball Court	1 per 5000 people	1
Tennis Court	1 per 2000 people	3
Volleyball Net	1 per 5000 people	0
Baseball/Softball Field	1 per 5000 people	2
Soccer/Football Field	1 per 10,000 people	0
Swimming Pool	1 per 20,000 people	0
Golf Course	1 per 50,000 people	0
Ice Skating	1 per 100,000	0

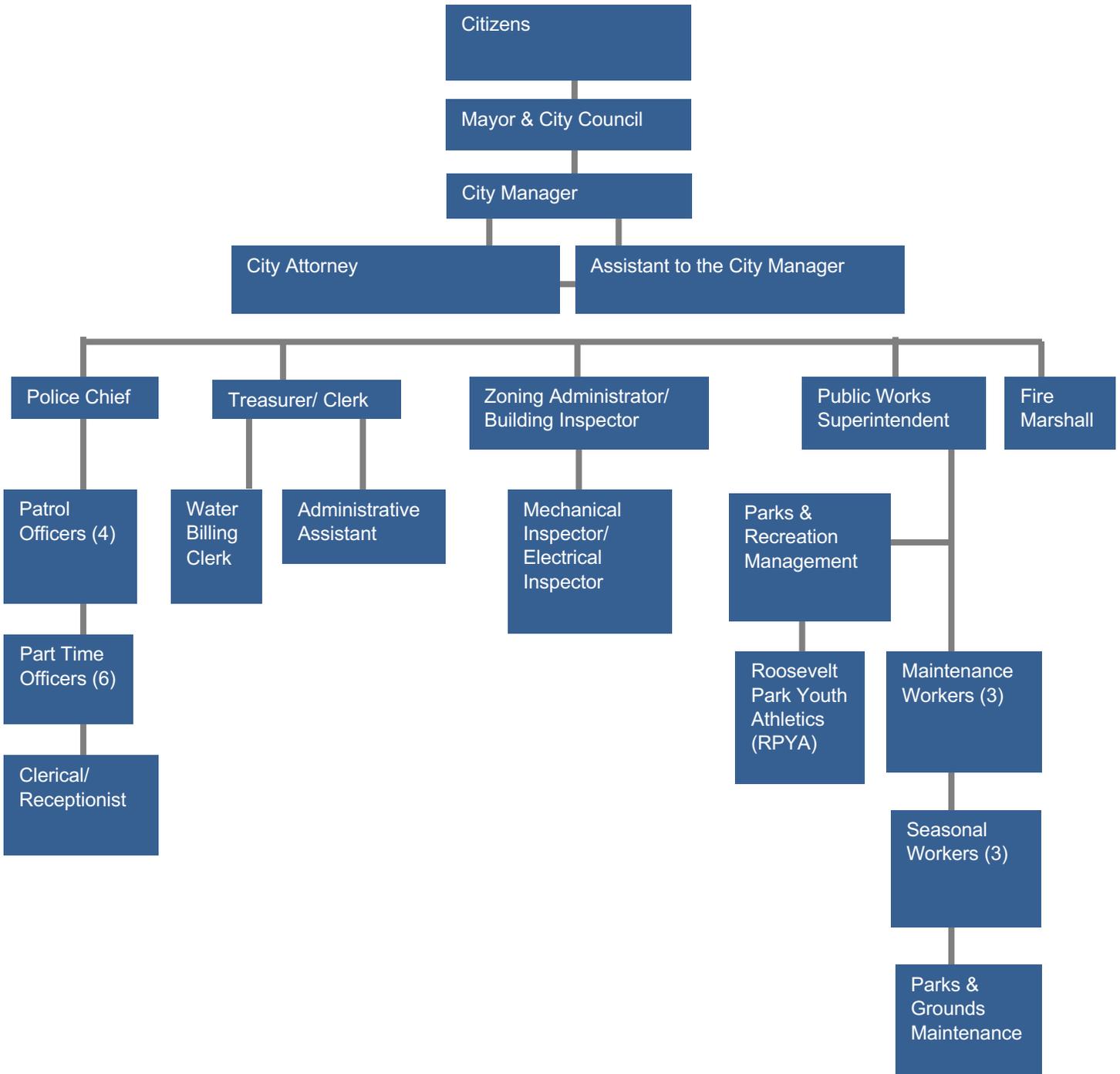
Administrative Structure & Funding

The City of Roosevelt Park's Department of Public Works staff is responsible for the maintenance and oversight of the public parks and other facilities owned by the City. Three full-time staff and three seasonal workers are in place to monitor and maintain the parks and other recreational facilities. The DPW is supervised by the Superintendent who reports directly to the City Manager.

The City Planning Commission provided direction for the last Parks and Recreation Plan, completed in 2011/2012. The City also does not utilize the services of a park and recreation board, or any committee that the sole focus is based on the parks. The City's Planning Commission has a role in providing guidance with respects to parks and recreation. Roosevelt Park Youth Athletics (RPYA) facilitates many of the recreational opportunities that exist in the City. Ultimately, daily planning with regards to parks and recreation are conducted by the City Manager and the Assistant to the City Manager.

Roosevelt Park residents participate in a wide variety of organized recreation activities that are planned, promoted, and administered by the City of Norton Shores Recreation Department. The City of Roosevelt Park provides funds in the budget to reimburse residents that partake in the recreational activities provided by Norton Shores. The only organized recreation activity administered by Roosevelt Park are the Arts and Crafts program and the Music in the Park offered in the summer month's. The Arts and Crafts program takes place at H.D. Carsell Park and the James V. Wells Playfield. Music in the Park is held at Community Park under the gazebo. The City manages these programs with the assistance of seasonal employees and volunteers.

The Roosevelt Park Youth Athletics (RPYA) group is a private entity that administers several recreational activities for the area. Little League baseball is facilitated through RPYA and they use the three ball fields located at Delmar Park. RPYA utilizes office space supplied by the City in the Community Center building that serves as their main office. RPYA and the City enjoy a long-standing relationship and this partnership benefits the entire community through the programs offered. Maintenance of the three ball fields at Delmar Park during the baseball season is conducted by both entities to ensure a first rate environment is provided to the participants.



The estimated Parks and Recreation Department operating budget for the 2019-2020 fiscal year is \$68,005.

The various funds below describe the actual, adopted, and planned budget information for revenues and expenditures during the fiscal years between 2017/18 to 2019/20.

Primary funding for the maintenance and programming of Roosevelt Park’s recreation facilities comes almost entirely from the City's general fund. Alternative funding sources and revenues include donations from individuals / private organizations.

Table 12: Recreation Revenue (Fiscal Year 2017-2020)

Division Detail	2017-2018 Actual	2017-2018 Budget	2019-2020 Approved	2019-2020 Planned
Parks and Recreation	\$55,745	\$26,868	\$68,005	\$68,005
Total:	\$55,745	\$26,868	\$68,005	\$68,005

Source: City of Roosevelt Park Adopted 2019-2020 Budget, 2019

PARKS AND RECREATION MNRTF GRANT HISTORY

Each year since 1976, the Michigan Department of Natural Resources Trust Fund (MNRTF) allocates millions of dollars in grant funding to various parks and recreation projects around the State. The sources of the available grant funds are dependent on revenue, investment earnings, and accrued interest to the Trust Fund during any given year. Funding is awarded to projects that score high on a list of specific criteria established by the Trust Fund Board. Some of these criteria include project access to natural resources and conservation areas, proximity to nearest population clusters, amount of matching funds secured, financial need, and more. Since 1976, Roosevelt Park has been awarded 3 Trust Fund grants for a total amount of \$88,300 in park renovations and improvements. Details of these grant awards include:

- **2011** Application 11-054: Community Center Park Renovation for \$45,000
- **2012** Application 12-059: Delmar Playfield Renovation for \$28,300
- **2015** Application 15-0238: Fordham Street Playfield Improvements for \$15,000

Public Input

As required by the MDNR, public input was obtained for this Parks and Recreation Master Plan. See Chapter 4.

Parks and Recreation Goals and Objectives

Goal 1:

Maintain and enhance existing community parks.

- 1.1 Repair and replace worn out and/or damaged equipment and amenities as necessary.
- 1.2 Improve barrier free access in parks by adding specialty play structures and equipment designed for differently-abled individuals. Barrier free access can also be improved by including accessible restrooms and trails. This can be done at the time of scheduled park upgrades.

Goal 2:

Diversify existing community parks.

- 2.1 Explore differing themes for each park and playground in the City to create a unique identity for each.
- 2.2 Implement new amenities to existing parks such as volleyball net(s), ice skating rink(s), pickleball court(s), splash pad(s), fitness opportunities, and basketball court(s).

Goal 3:

Develop new parks in order to expand the recreational amenities in the City.

- 3.1 Develop the City property located south of the railroad tracks and north of Broadway Avenue into a linear community park.

Goal 4:

Partner with other entities for year-round recreational opportunities.

- 4.1 Partner with local schools and learning centers to ensure year-round public access to quality recreational facilities for individuals of all ages, including enhanced year-round access to playgrounds located at Campbell Elementary, West Shore Lutheran, and Explorers Learning Center.

Goal 5:

Develop facilities for non-motorized transportation in the City.

- 5.1 Improve sidewalk connections and conditions throughout the City.
- 5.2 Develop bike lanes along Maple Grove Boulevard, Roosevelt Road, Glenside Boulevard and a small portion of Davis Road to increase non-motorized access in the City.

ACTION PLAN

The City of Roosevelt Park has 9 public parks within its boundaries. As such, each park should have its own unique and defining characteristics with something new to offer the community. These unique characteristics can be explored by implementing different “themes” to each park and/or playfield. Some available themes can include circus, music, animals, sports, castles, space, nature (e.g. forest, jungle, beach), ships, transportation (e.g. trains, cars, firetrucks), farms, history and science (e.g. pioneer, middle ages, dinosaur), natural playgrounds, and many more.



The table below summarizes the overall system recommendations as well as specific improvements to individual parks. Some are multi-year efforts that will involve time and coordination, while others are park improvements that require largely monetary investment. The table on the following page incorporates the top recommendations that require capital improvement in the next five years for planning purposes.

Priorities should be reviewed on an annual basis and adjusted to respond to updated findings and identification of funding opportunities. In particular, costs should be closely monitored, as the proposed plan estimates are in 2019 dollars and are strictly preliminary. Actual costs for each project will be more specifically determined as site surveys, programming elements, and engineering plans are developed if applicable, as well as through further analysis of the proposed improvement. If funding levels are lower than required to implement the Plan based on the schedule provided, the implementation could be stretched over additional years. The general park enhancements can be allocated incrementally over a 5 year period to all parks in Roosevelt Park. However, higher cost enhancements such as the splash pad for Lambert Park may take a few additional years to secure funding.

ACTION	2019	2020	2021	2022	2023	Estimated Total Over Five Years	Funding Sources
General Park Enhancements							
Continue general improvements, landscape maintenance, and beautification	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$20,000	D / GF / G
Create more fitness opportunities at the parks	\$10,000	\$0	\$0	\$0	\$0	\$10,000	D / GF / G
Inclusive, accessible playground enhancements	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	D / GF / G
Open play field enhancements	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$20,000	D / GF / G
Replacement of outdated and/or broken play equipment	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	D / GF / G
Site furnishings (benches, trash receptacles, tables)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	D / GF / G
Ashland Street Playfield							
Replace swing set	\$0	\$10,000	\$0	\$0	\$0	\$10,000	D / GF / G
Install new play features	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	D / GF / G

PARKS AND RECREATION MASTER PLAN

Fordham Street Playfield							
New seats for swing set	\$500	\$0	\$0	\$0	\$0	\$500	D / GF / G
Install new play features	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	D / GF / G
James V. Wells Playfield							
Replace swing set	\$0	\$0	\$10,000	\$0	\$0	\$10,000	D / GF / G
Install new play features	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	D / GF / G
H.D. Carsell Park							
Replace swing set	\$0	\$0	\$0	\$10,000	\$0	\$10,000	D / GF / G
Install new play features	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	D / GF / G
Hidden Park							
Replace benches	\$0	\$2,500	\$0	\$0	\$0	\$2,500	D / GF / G
Install small play feature	\$0	\$0	\$0	\$10,000	\$0	\$10,000	D / GF / G
James T. Davies Park							
New seats for swing set	\$0	\$500	\$0	\$0	\$0	\$500	D / GF / G
New fencing and netting for tennis courts	\$0	\$0	\$10,000	\$0	\$0	\$10,000	D / GF / G
Leon J. Lambert Playfield							
New fencing	\$0	\$5,000	\$0	\$0	\$0	\$5,000	D / GF / G
Resurface tennis courts	\$0	\$0	\$20,000	\$0	\$0	\$20,000	D / GF / G
New swing sets	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$10,000	D / GF / G
Splash pad in Lambert Park	\$0	\$0	\$0	\$0	\$100,000	\$100,000	D / GF / G
Community Center Park							
Resurface tennis courts	\$0	\$0	\$0	\$20,000	\$0	\$20,000	D / GF / G
New grills and seating	\$0	\$0	\$5,000	\$0	\$0	\$5,000	D / GF / G
Install new windows at Community Center Building	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000	D / GF / G
Renovate office space at Community Center Building	\$0	\$2,000	\$0	\$0	\$0	\$2,000	D / GF / G
Replace lighting at Community Center Building	\$10,000	\$0	\$0	\$0	\$0	\$10,000	D / GF / G
Delmar Playfield							
Renovate Concession Stand	\$15,000	\$0	\$0	\$0	\$0	\$15,000	D / GF / G
Install bleachers	\$15,000	\$0	\$0	\$0	\$0	\$25,000	D / GF / G
New signage	\$500	\$0	\$0	\$0	\$0	\$500	D / GF / G
Future Park Enhancements to Explore (Locations TBD)							
Install volleyball nets	\$1,000	\$0	\$0	\$0	\$0	\$1,000	TBD
Construct an ice rink	\$0	\$25,000	\$0	\$0	\$0	\$25,000	TBD
Pickleball courts	\$0	\$5,000	\$0	\$0	\$0	\$5,000	TBD

REVIEW AND ADOPTION PROCESS

The Parks and Recreation Plan review and adoption process is described below:

Comment Period: September 23, 2019 to November 25, 2019

Public Hearing: November 25, 2019

City Council Adoption:

Distribution to West Michigan Shoreline Regional Development Commission and Muskegon County:

Land Use and Transportation Master Plan

Goals and Objectives

Goals are general in nature, and, as related to community planning are statements of ideals toward which the City wishes to strive. This represents the ultimate purpose of an effort stated in a way that is both broad and immeasurable. Goals also express a consensus of community direction to public and private agencies, groups, and individuals. Goals are long-range considerations that should guide the development of specific objectives.

Objectives are a means to achieve the overall goals of the Plan. Objectives take the form of more measurable standards, or identify the methods in which the goals of the Plan may be realized. In some instances, they are specific statements which can be readily translated into detailed design proposals or action recommendations.

Together, the following Goals and Objectives provide the foundation of the Master Plan and a framework for future implementation strategies.

DOWNTOWN

Goal:

Roosevelt Park will continue to develop and enhance its downtown.

Objectives:

- Leverage the unique characteristics of the downtown district for economic development, community identity, and placemaking.
- Create and implement a form-based code for the downtown district, to ensure new buildings are constructed to complement the historic built environment.

HOUSING

Goal:

Roosevelt Park will maintain the City's strong housing market.

Objectives:

- Maintain a strong rental inspection program
- Continue high quality property maintenance code enforcement
- Work with Consumers Power to identify vulnerable spots in the electrical grid in and around the City.
- Collaborate with utilities and communications companies to improve infrastructure.
- New residential development should be primarily single family in nature, except in designated areas.

TRANSPORTATION

Goal: Roosevelt Park will maintain existing sidewalks to ensure pedestrian safety and connectivity.

Objectives:

- Continue to improve walking connections to Campbell Elementary and to Mona Shores Middle School.
- Ensure that sidewalk conditions are monitored and high quality is maintained.

Goal:

Roosevelt Park will expand its non-motorized transportation system to include bike lanes.

Objectives:

- The City will construct bike lanes along Maple Grove from Norton Avenue to Broadway Avenue, Roosevelt Avenue from Broadway Avenue to Norton Avenue, and along the entirety of Glenside Boulevard to create non-motorized access throughout the City.

Goal: Roosevelt Park will maintain its existing roads and ensure that they are safe and efficient for all users.

Objectives:

- The City will continue to implement 2016 Stormwater Plan to mitigate road flooding challenges.
- The City will continue to address pothole concerns.

ECONOMIC DEVELOPMENT

Goal:

Roosevelt Park will promote economic development efforts in the City.

Objectives:

- Encourage proactive outreach to local businesses
- Promote the local business community
- Develop additional public-private partnerships
- Partner with the City of Muskegon on economic development matters
- Continue the DDA's façade program
- Establish a Brownfield Redevelopment Authority for the vacant former industrial sites along Glenside Boulevard

INFRASTRUCTURE

Goal:

Roosevelt Park will continue to improve and maintain the infrastructure its residents rely on.

Objectives:

- Continue to implement 2016 Stormwater Plan
- Work with Consumers Power to identify vulnerable spots in the electrical grid in and around the City.
- Collaborate with utilities and communications companies to improve infrastructure.
- Establish regulations on the use of terraces.
- Removing trees.
- Create an "Arbor Board" to oversee the tree regulations and overall tree condition and canopy in the city.
- Become a "Tree City USA."

PLANNING AND COMMUNITY DEVELOPMENT

Goal:

Roosevelt Park will ensure ongoing community planning and the implementation of the Master Plan.

Objectives:

- Review and update the Master Plan every five years to address changing conditions, redevelopment opportunities, and the changing needs of the community.
- Cooperate with nearby communities, the school district, and other organizations through the exchange of information on development and redevelopment issues and other shared interests, such as community facilities and services, conservation developments, and development along shared boundaries.
- Revise the zoning ordinance to be compatible with the recommendations of this Plan.
- Keep Zoning and other City ordinances up-to-date.

SUSTAINABILITY

Goal: Roosevelt Park will implement policies, investments, standards, and actions, to establish sustainability measures

Objectives:

- Develop and utilize green infrastructure principles, standards, and methods.
- Develop standards for green infrastructure to act as a guideline for future development.
- Continue to utilize action plan recommendations to implement the 2016 Stormwater Plan.
- Utilize green infrastructure to address road system flooding challenges.

Future Land Use

The Future Land Use Plan is the culmination of months of effort by the City Planning Commission. Based on a comprehensive planning process and the vision expressed in Section A of this chapter, the plan serves as a guide for the community's vision of the next 10 to 15 years. It is based on an analysis of land use issues facing the City, existing uses and conditions, demographic and housing statistics, physical constraints and resources, community infrastructure, circulation patterns, the community visioning session, and the goals and objectives set forth by the community. Through land use planning and land use controls, the City intends to ensure that the public parks remain high quality and accessible for all, the character of the neighborhoods are preserved, that economic development is encouraged, and that the downtown core becomes a vibrant and exciting place to be.

This Future Land Use Plan constitutes the development policy of the City, and as the City grows, the Plan should be updated to address how the growth has impacted the infrastructure and existing conditions.

FUTURE LAND USE CATEGORIES

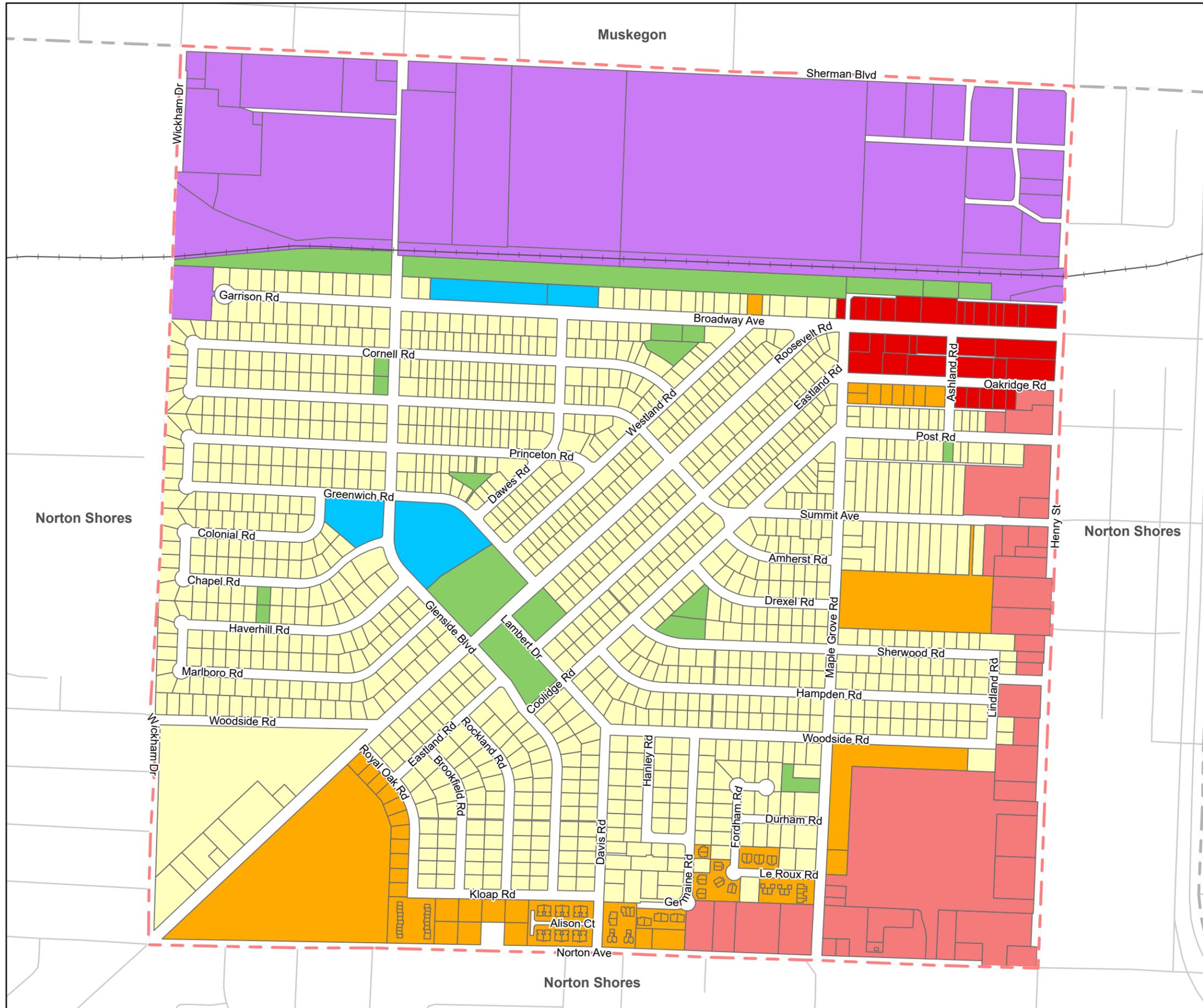
The land use categories are described in this section of the Master Plan. The elected and appointed officials of Roosevelt Park will be responsible for the interpretation of the intent of the Future Land Use Map and the land use categories.

Muskegon

Future Land Use

City of Roosevelt Park, Michigan

September 11, 2019



Legend

- Roosevelt Park Boundary
- Other Municipal Boundaries
- Roads
- Railroads
- Neighborhood Preservation
- Park
- Institutional
- Multi-Family
- Enterprise
- Downtown
- Corridor Mixed Use



SOURCES
 Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data Source: Muskegon County Parcel Data 2019. McKenna 2019.

RESIDENTIAL CLASSIFICATIONS

Neighborhood Preservation

The residential neighborhoods in Roosevelt Park's core feature a traditional grid layout, older housing stock, and a dense configuration. The form of these residential blocks promotes social interaction, walkability, and safety and should be preserved as well as possible. Neighborhood preservation should enhance the existing characteristics of the neighborhoods in Roosevelt Park.

Multi-Family

Multi-family housing is the least common housing type in Roosevelt Park. This plan proposes to keep it generally within existing areas, where apartment buildings are already located – generally in the southern portions of Norton Avenue and the east side of Roosevelt Road. This does not, however, preclude the building of townhouses or apartments in the Corridor Mixed Use classification (see below).

MIXED USE CLASSIFICATIONS

Downtown

The downtown category is confined to the section of Roosevelt Park that mimics a more traditional downtown area – located in the northeast portion of the City between Maple Grove Road and Henry Street. The zoning for the downtown area should reflect the principles of form-based code rather than conventional zoning. The purpose of the downtown zoning category is to promote additional retail, restaurant, and other commercial uses while maintaining promoting a unique, aesthetically pleasing, and charming character.

Bike lanes, sidewalks, and other non-motorized transportation and pedestrian-oriented alternatives should be considered in the downtown area to maintain a high quality of life for residents and visitors to promote walkability, bikeability, and other environmentally-friendly transportation opportunities.

Corridor Mixed Use

The Corridor Mixed Use category is intended to incorporate the City's growing need for additional housing and commercial diversity into one land use category, while utilizing opportunities in commercial areas that already exist. The Corridor Mixed Use areas primarily are located along the eastern border of the City along Henry Street.

While the City has mainly allowed only commercial uses in this area, it is the intent of this plan to also permit some residential uses in this area as well. Examples of permitted residential uses would be upper-floor apartments located above retail businesses, townhouse-style buildings, and small apartment buildings that are compatible with the existing character of the district. The Corridor Mixed Use category would allow for taller building structure to accommodate for multiple floors.

Commercial businesses intended for this category include service, professional, and retail businesses that encourage foot traffic and do not require large parking lots. Parking should be shared in public lots or on-street.

Enterprise

Most of Roosevelt Park's industrial uses are clustered in the northern portion of the City just north of the railroad track, but do not extend south of the track. This trend should continue, with the empty lots in the industrial park filling in and the existing businesses expanding. Enterprise includes a few commercial uses, such as the structures located on Henry Street. The purpose of Enterprise is to incorporate the existing industrial uses with the few commercial uses that are located adjacent to one another, but maintain similar characteristics.

OTHER CLASSIFICATIONS

Parks

Roosevelt Park includes numerous public parks and playfields. The purpose of the park zoning classification is to preserve the City's existing parks as well as recommend an additional linear park just south of the railroad track, and just north of Broadway Avenue and Garrison Road.

Institutional

This land use category includes the institutional structures that already exist within Roosevelt City. Institutional buildings include schools, religious facilities, and other institutions.

Zoning Plan

A zoning plan is required by the Michigan planning and zoning enabling acts. Section 33(d) of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that the master plan prepared under that act shall serve as the basis for the community's zoning plan. The Michigan Zoning Enabling Act, PA 110 of 2006, as amended, requires a zoning plan to be prepared as the basis for the zoning ordinance. The zoning plan must be based on an inventory of conditions pertinent to zoning in the municipality and the purposes for which zoning may be adopted (as described in Section 201 of the Michigan Zoning Enabling Act). The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the City. These matters are regulated by the specific provisions in the zoning ordinance.

The zoning plan is a key implementation tool to achieve the vision of the Master Plan. In order to realize that vision, the City must ensure that ordinances and regulations permit the type and style of development recommended by the Master Plan.

This section outlines the zoning plan for the City. The zoning districts in the City are described and their relationship to the Master Plan discussed along with recommended changes to the Zoning Ordinance to integrate new land use designations.

DISTRICTS AND DIMENSIONAL STANDARDS

There are 9 zoning districts in the City, each of which is described in the current Zoning Ordinance. There, uses permitted in each district are described. In addition, the Zoning Ordinance's schedule of lot, yard, and area requirements defines specific area, height, and bulk requirements for structures in each zoning district. The Zoning Map is also a part of the Zoning Ordinance and illustrates the distribution of the defined zoning districts throughout the City.

RELATIONSHIP TO THE MASTER PLAN

This Master Plan establishes the vision, goals, objectives, and policies for growth and development in Roosevelt Park for approximately the next twenty years. It includes a specific strategy for managing growth and change in land uses and infrastructure over this period, and, as required by statute, will be periodically reviewed and updated at least once each five years. This section, along with the rest of the Master Plan, is intended to generally guide future changes to the Roosevelt Park Zoning Ordinance.

The following is a list of proposed Master Plan land use designations and their corresponding zoning district. Not all of the Master Plan's future land use categories will match up with the current location or regulations of the zoning district that they most closely correspond to. Recommended revisions the Zoning Ordinance are discussed below. Please note that the park and institutional zones will remain consistent with surroundings and should be allowed in all districts.

Master Plan and Future Land Use Designation	Current Roosevelt Park Zoning Districts	Proposed Future Zoning Districts
Residential	Single Family Residential (R-1)	Neighborhood Preservation (R-1)
	Multiple Family Residential (R-2)	Multi-Family (R-2)
Industrial	Industrial East (I-E)	Enterprise (E)
	Industrial West (I-W)	
Commercial	Sherman Wickham Commercial Northwest (C-NW)	
	Sherman Henry Commercial Northeast (C-NE)	
Central Business District	Central Business District (CBD)	Downtown (D)
Commercial	Henry Commercial East (CE)	Corridor Mixed Use (CMU)
	Henry Norton Commercial Southeast (C-SE)	

Neighborhood Preservation – This land use category includes the majority of the developed residential districts in the City. R-1 describes the single-family residential areas in Roosevelt City. The existing single family zoning is planned to remain and keep their R-1 classification. PUDs should be an option in all zoning districts.

Multi-Family – The existing multiple family complexes are planned to remain and keep their R-2 classification.

Enterprise – The Enterprise Future Land Use category covers the industrial park and small commercial area adjacent to Henry Street in the northern portion of the City. The existing I-W, C-NW, I-E, and C-NE zoning designations are appropriate for this use. It is the intent of this plan that the I-W, C-NW, I-E, and C-NE zoning districts are to be eliminated and combined into one future land use category, which is designated as Enterprise (E).

Downtown – The Downtown Future Land Use category includes the existing CBD zoning category. The purpose of this zoning district is to allow for additional retail, restaurant, and other commercial uses. The existing CBD uses should be allowable in the Downtown district. The zoning should be form-based in this district.

Corridor Mixed Use – This land use category is the vision for the corridor along Henry Street to one day become a vibrant mixed-use district with residential, commercial, cultural, and recreational uses to go along with retail. A new zoning category should be created using aspects of the existing commercial districts (C-E and C-SE), but also permitting dense residential uses such as second floor apartments and small multiple family buildings. This new zoning district should be “form based” – i.e. regulating the design of buildings more than their use. Existing buildings and uses should be permitted to remain unless they are abandoned or intentionally torn down.

RECOMMENDED CHANGES TO ZONING ORDINANCE

This plan recommends the following changes to the Zoning Ordinance:

- Change the R-1 district title from single family residential to Neighborhood Preservation.
- Eliminate the C-NW, I-W, I-E, and C-NE districts and combine into Enterprise (E) district, with all the same permitted uses.
- Change the CBD district title to Downtown (D), and allow the same permitted uses.
- Create form-based standards for the new D Downtown district.
- Eliminate C-E and C-SE districts and combine them into a Corridor Mixed Use (CMU) zoning category. The CMU zoning should allow for taller structures to accommodate multiple floors to allow for commercial uses on the first floor and residential uses on the second floor. Setbacks and permitted commercial uses can be the same or similar to C-E or C-SE.
- Clarify that PUDs are a permitted option in all zoning districts.
- Develop and implement regulations for terraces located in the City. Some standards to consider include parking, allowable tree types, other landscaping elements, and tree removal specifications.
- Revise the Zoning Map to match the Future Land Use Map.

Transportation Plan

In general, Roosevelt Park’s road system promotes walkability, but overall, the streets are designed for motorists to drive through the City. Roosevelt Road is sole route that provides access through the City. As such, the remaining streets do not provide a fluid network that is accessible by automobile. However, there are improvements that could be made to better reflect the principles of “Complete Streets.”

“Complete Streets” is the concept that roads should be safe and available for all types of users (pedestrians, bicyclists, cars, trucks, and public transit riders), not merely automobiles. Complete Streets promote vibrancy and reduce crime. In many ways, the City’s streets already have some “complete streets” characteristics, including sidewalks and landscape, such as the terraces located in the residential areas.

The following circulation and walkability activities should be considered:

- Stripe bike lanes along the Maple Grove Road, Roosevelt Road, and Glenside Boulevard corridors to create Citywide connectivity.
- Stripe bike lanes on the eastern portion of Broadway Avenue to Roosevelt Road to encourage non-motorized transportation in the downtown area.
- Continue to improve walking connections to Campbell Elementary and Mona Shores Middle School.
- Continue to explore other opportunities to implement non-motorized transportation alternatives.

Connected Street Patterns

In general, connected street patterns are preferable over disconnected patterns with dead ends, for the following reasons (Source: Smart Growth America):

- People are more likely to walk to their destination when there is a direct route made up of short blocks.
- An interconnected system spreads traffic to many streets, reducing overall congestion.
- An interconnected system reduces overall traffic because vehicles travel shorter destinations to reach their destinations.
- Interconnected systems provide multiple access points for emergency vehicles.
- Interconnected systems have less severe accidents and fewer fatalities from accidents.
- Public transportation routing is simpler and easier for riders to understand in a connected system.

“Neighborhoods should rarely contain cul-de-sacs. Because dead-end systems reduce the number of through streets, those streets which do connect become overburdened. In a truly porous network, each street receives enough traffic to keep it active and supervised, but not so much as to make it unpleasant for pedestrians.”

— Andres Duany/Jeff Speck, The Smart Growth Manual

TRAFFIC CALMING

“Traffic Calming” refers to re-designing streets to slow down cars and create a safer, more pleasant environment for both pedestrians and drivers while increasing property values and maintaining the competitiveness of mature neighborhoods. Traffic calming measures are not intended to reduce capacity, but are intended to slow the maximum speed of autos through a stretch of road, reducing the severity of accidents and encouraging pedestrianism. Traffic Calming can slow down cars on a residential street without adding excessive stop signs or closing off the street all together.

Below are some examples of Traffic Calming improvements:



Bump Out



Speed Bump



Pedestrian Refuge/Island



Traffic Circle

Priority Bike Lane Corridors

City of Roosevelt Park, Michigan

September 11, 2019



Legend

-  Roosevelt Park Boundary
-  Other Municipal Boundaries
-  Roads
-  Railroads
-  Roosevelt Park Parcels
-  Priority Bike Lane Corridors



SOURCES
 Basemap Source: Michigan Center for Geographic Information, Version 17a.
 Data Source: Muskegon County Parcel Data 2019. McKenna 2019.



Sustainability

In recent years, there has been a renewed emphasis on the concept of sustainability – i.e. the ability of communities to maintain themselves economically, environmentally, and socially in the years to come. The following pages include ways in which the City of Roosevelt Park and its citizens intend to work to protect the environmental and historical resources of the community.

CONSTRUCTION TECHNIQUES

The United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) program certifies new construction and renovations as environmental sustainable. The organizations uses checklists of building techniques to grade construction projects and assign “Silver,” “Gold,” or “Platinum” designations to them.

Roosevelt Park is well-positioned to attract developments looking to attain LEED status. Community elements such as sidewalks, bike racks, and minimized parking score points on the LEED scale and are already implemented in some areas of the City.

The table below lists a variety of construction materials, designs, and techniques that can reduce a community’s environmental impact and improve its sustainability for the future. Some are expensive and technical, while others are simple, easy, and cost little-to-nothing. Picking just a few of the most feasible for a project can go a long way in reducing the project’s environmental impact. Further, some techniques can be implemented inexpensively by homeowners if they are given the tools to execute them.

Table 13: Recommended Sustainability Measures for New Construction and Renovations

Site Design	<ul style="list-style-type: none"> • Minimize Disturbed Area • Maximize Permeable Surface • Stormwater Management • Density of Development
Landscaping	<ul style="list-style-type: none"> • Plant Trees • Maximize Permeable Surface • Green Roof
Water	<ul style="list-style-type: none"> • Rainwater Harvesting • Stormwater Management • “Graywater” Re-Use • High-Efficiency Fixtures
Energy/HVAC	<ul style="list-style-type: none"> • Energy-Efficient Appliances • Efficient Hot Water Distribution • Pipe Insulation • Combustion Venting • Moisture Control • Room-by-Room Controls • Enhanced Insulation • South-Facing Windows • Solar Panels • Geothermal Energy
Building Materials	<ul style="list-style-type: none"> • Recycled Materials • Efficient Construction Management (reduce over-ordering) • Environmentally-safe Materials • On-Site Waste Reduction

Source: U.S. Green Building Council

ENERGY CONSUMPTION

With energy costs rising, one of the most important contributors to community sustainability is conservation. There are many ways to do so, ranging from expensive and complex technology to simple, everyday solutions.

Home Energy Conservation

The simplest and easiest way to save energy at home is simply to use the heat and air conditioning less. This is easier said than done for many families, especially in Michigan winters. However, simple home remedies such as putting fans in the windows on hot days and dressing in layers on cold days can help reduce energy bills. Many families already practice these techniques as part of their everyday life.

Construction techniques can also help. Quality materials, such as insulation and windows, are obviously important, but design elements can also be important, such as large windows, especially facing south, to allow sunlight to heat (and light) the home. Finished basements are also a useful feature, because they tend to stay cool on hot summer days.

There are also more technical and complex solutions. These are not feasible for many families, but they should not be discouraged, and indeed can be encouraged through zoning and other measures. Green roofs not only manage storm water, they also serve to cool the home in the summer. Solar panels can dramatically reduce a family's electricity bill and can even, in some cases, be a source of income.

Geothermal heating and cooling systems can be especially effective in small towns and rural communities, because large lots mean piping can be laid horizontally through the ground, reducing the cost as compared to the vertical systems necessary in more dense areas. Furthermore, systems have been developed that allow river or stream water to be used as a natural cooling agent.

Transportation

Most people use a large amount of energy in getting from place to place, and with fuel prices rising, this is increasingly becoming a budgetary strain on families, especially in communities where residents drive a long way to reach jobs, shopping, or school. For that reason, it is important for communities to be walkable and bikeable. The creation of additional non-motorized transportation options, as described elsewhere in this plan, will allow residents of Roosevelt Park to save on gas while still frequenting retail establishments and other amenities in the downtown area.

Another way that transportation resources can be saved is through improved communications technology. With better internet and wireless service, City residents can use technology to commute, shop, and communicate, and will not have to drive as often.

HOME SUSTAINABILITY

Aside from energy conservation, there are several other ways for communities to be more sustainable. Residents can adopt these practices in their everyday lives.

One growing sustainable trend is locally-grown food. Residents can participate in this trend through gardens in their backyards, or through community gardens on vacant lots or in parks. Food grown in these gardens can help supply a family or even the community with fresh produce. Gardens are also educational, fun, and a way for community members to get to know each other.

A large portion of garbage that goes into landfills is leftover food and other organic material. This garbage can be composted in a residential yard and used as fertilizer. Many families with gardens use this technique. Additionally, some community gardens have compost piles. However, compost piles can cause odors, so steps must be taken to avoid creating nuisances.



Another simple way for residents to make their homes more sustainable is rainwater collection. Currently, much of the City's rain water runs off directly to nearby creeks and streams through antiquated infrastructure that is in need of update. Sometimes, this water contains pollutants which could have been filtered out if the water had been absorbed by plants or soil. By collecting rain water and using it to water their gardens, residents can help protect the waterways while also reducing their water bills.

DEVELOPMENT PATTERNS

The patterns of growth and development in a community are also a key element of sustainability. Roosevelt Park is perfectly situated as part of the larger Muskegon urban area and has become a naturally walkable and transit-oriented community. Future development should reflect a partnership with neighboring communities to encourage sustainable growth patterns, such as the future corridor mixed use area directly adjacent to Muskegon Heights.

EDUCATION AND IMPLEMENTATION

Many ways to improve community sustainability are simple, but not widely implemented because people are unaware or do not understand their benefits. Thus, education about sustainability is important. A marketing campaign explaining the impact of various practices, not only on the environment, but also on the family budget, could be effective. Setting up a community garden, with or without composting, would probably result in other people starting their own backyard garden.

Federal grants are available for energy efficiency upgrades by homeowners and landlords. Other communities have found success with these programs. Many homeowners would like to improve the efficiency of their properties but are unable to afford the upfront costs. This is especially true of seasonal residents, who worry about the cost of heating a home that they do not live in in the winter. Grant programs can offset those costs.

Other, more complex, sustainability initiatives such as solar or wind power installations built by the City are possible, but not economically practical in the short term. However, Roosevelt Park can make a big difference with simple transportation improvements such as sidewalks, street lighting, and bike lanes.

Downtown

MARKETING AND ACCESS

Downtown Roosevelt Park is located along Broadway Avenue, adjacent to Henry Street and Muskegon Heights and within close proximity to US-31, which makes it easily accessible to residents of the surrounding region and pass-through traffic along those regional thoroughfares. Furthermore, parking is plentiful and easy to access on Broadway Avenue.

Additionally, there are several public institutions in the core of Roosevelt Park that draw residents for reasons other than shopping. Campbell Elementary, West Shore Lutheran School, multiple places of worship, and City Hall are all assets for the community.

Because of these factors, downtown Roosevelt Park has the potential to be a thriving retail center for the surrounding community. However, in order for that vision to become reality, the City must take several steps to better market Roosevelt Park to visitors and residents alike.

Gateways

Currently, Roosevelt Park has one location for downtown designation signage located at the intersection of Broadway Avenue and Roosevelt Road. Travelers accessing downtown Roosevelt Park from Henry Street do not have any indication they have entered the area. Wayfinding and advertising signage at the intersection of Henry Street and Broadway Avenue can further assist with promoting the downtown area and draw additional visitors. Additional placemaking elements, such as decorative light posts, flowers, and other items can be considered for these areas, which can assist with creating unique and distinctive City gateways.

DOWNTOWN DEVELOPMENT AUTHORITY

The Roosevelt Park Downtown Development Authority (DDA) is responsible for maintaining and improving Roosevelt Park's downtown. The DDA is tasked with improving Roosevelt Park's downtown by encouraging the investment of public and private funds in the district, improving parking areas and pedestrian access, installing streetscape improvements, enhancing signage, recruiting new businesses, and establishing financing programs to assist property owners with exterior renovations.

Downtown Roosevelt Park, with its walkable surrounding neighborhood, access to existing and planned public parks, and position on a regional thoroughfare, has great potential. This Plan will detail some ways to establish downtown Roosevelt Park to an official and prominent center for the region.

DOWNTOWN RECOMMENDATIONS

The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Encourage Commercial Diversity. The City and DDA can promote commercial diversity in the downtown area by encouraging additional retail, restaurant, ice cream shops, and other opportunities. It is likely that more residents and visitors will be attracted to the downtown area if there are more opportunities for food and entertainment. Encourage local food options here instead of chain restaurants.

Implement Form-Based Code. As previously stated, the future downtown area should include form-based code elements in the zoning ordinance. Form-based code is a zoning method that simply encourages unique and charming physical characteristics. Continue to implement the City DDA's façade program to enhance the buildings in the downtown area. This will result in a more vibrant downtown that people will spend time in.

Implement Unique Character. One of the strengths of Roosevelt Park's downtown area is its prime location to neighboring communities and close proximity to residential areas. Consider implementing additional beautification elements to the downtown area to create a sense of place. These can include additional wayfinding signage and downtown branding, additional landscaped terraces, reduced parking lot areas to decrease the distance between pedestrians and storefronts, bike lane access, adding additional opportunities for outdoor seating, public art displays, and more.

MAINTAIN THE DOWNTOWN BUILDING DESIGN TRADITION.

There are two primary elements to downtown building design – the layout, location, and proportion of major building elements, and architectural detailing. In the centuries-old “main street” building design tradition, building elements all follow a very rigid set of rules, while architectural detailing is where individual buildings can display their own unique character and flair.

Downtown Design Standards. All downtown buildings, whether old or new, historic or not, must comply with the following building element standards:

1. Transparent Storefront Area.

- a. The traditional storefront is composed almost entirely of windows. The large glass area serves to display the goods the business has to sell, as well as allow natural light deep into the store to minimize the need for artificial light sources. Note that instead of a transom, this storefront has clerestory windows above the door level to create a very tall first floor appearance.
- b. If a glass storefront is not appropriate for a business or use, consider the use of window treatments as a solution.
- c. Do not allow storefront areas to be covered over with opaque materials (wood, brick, etc.).



Transom windows above the storefront display

2. Building Entrances.

- a. Entrances should be maintained or restored in their traditional location and configuration. If the original entry is gone, the new entry should be designed and placed considering traditional design themes and its relationship to the overall building façade and symmetry.
- b. Recessed entrances prevent doors from swinging open onto the sidewalk and are encouraged.
- c. Unfinished anodized metal, bright aluminum, stainless steel and residential grade doors are not acceptable. Recommended materials for doors include metal with black anodized or painted finish, or painted or varnished wood.



A storefront with a high degree of transparency

3. Transom or Clerestory Windows and Sign Bands.

- a. The use of a clear glass transom or clerestory windows over doors, and a sign band that is distinguished by alternate building materials or design features are traditional decorative elements and should be retained or restored. These elements serve to “cap” the storefront and provide a transition between the storefront and upper stories.
- b. If possible, transom and sign bands should be aligned on adjacent buildings to maintain a clear line across the block face.
- c. If interior ceilings have been dropped due to past renovations, the ceiling should be raised back to its original height to clear the transom window and maintain historical dimensions.

4. Awnings and Canopies.

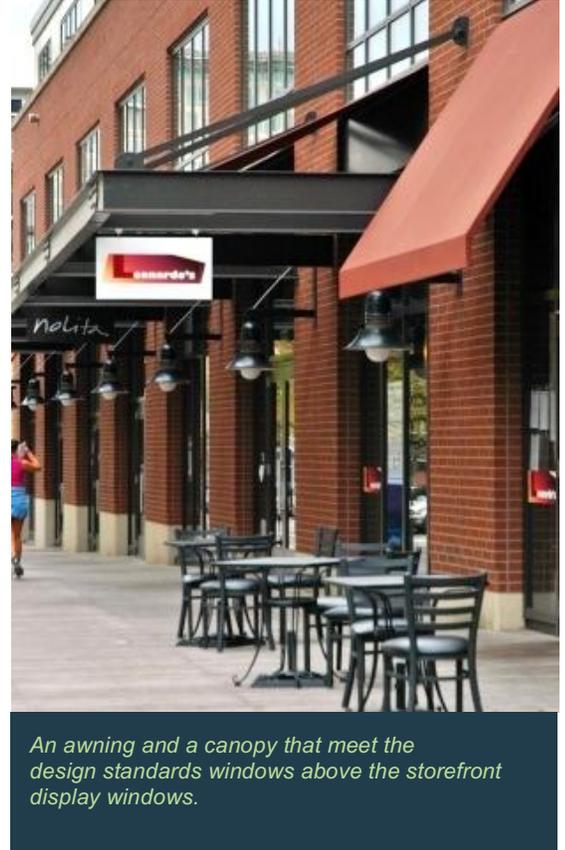
- a. Awnings and canopies are acceptable additions to buildings, provided that they fit the storefront opening and the building's proportion and do not obscure or damage important architectural details.
- b. The top edge of the awning should align with the top of the transom or with the framing that separates the transom from the main display window.
- c. All awnings should be designed so that they are not an enclosed structure, but rather are open underneath.
- d. Canvas or other fabric awnings are preferred, although metal awnings may be appropriate if they are designed as an integral part of the building and do not appear as tacked-on additions. No canopy may be integrally-lighted.

5. Vertical Windows on Upper Stories.

- a. Upper story windows should retain their original openings, and should have a vertical orientation.
- b. If upper story windows have been bricked over or otherwise altered from their original status, they should be restored to their original design.
- c. Repair of existing windows is preferred, but if repair is not feasible replacement windows must match the existing windows as closely as possible.

6. Building Materials.

- a. Original materials should serve as the primary guide for what is acceptable to use in renovations or restorations.
- b. Original materials or features must not be concealed, and if they have been concealed by past renovations they should be restored.
- c. Generally, brick and masonry were the primary materials used in downtown Roosevelt Park, and should be so in the future.
- d. Supplemental materials should, to the greatest extent possible, be natural materials such as wood.
- e. Avoid the use of materials that are not visually compatible with the original façade such as shiny metals, plastic panels, vinyl windows, or vinyl doors.
- f. All glass must be non-reflective.



An awning and a canopy that meet the design standards windows above the storefront display windows.

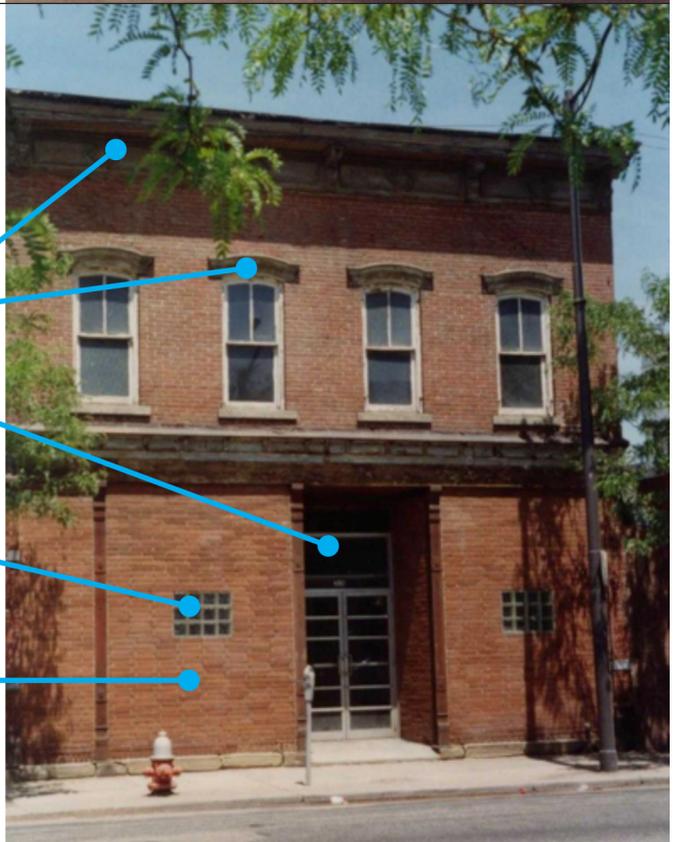
Do This:

- Good maintenance of original building features
- Upper story windows with vertical aspect and historically accurate maintenance
- Sign band
- Transom windows
- Recessed entry with historically consistent doors
- Transparent storefront with lots of glass



Don't Do This:

- Poor maintenance of original building features
- Inaccurately proportioned building entrance and door with improper materials
- Non-transparent glass block windows
- Brick addition hides original storefront



Action Plan

The Roosevelt Park Master Plan and its goals, objectives, and strategies recommend a future vision for the community. This vision is to build upon the City's existing assets and make the most of opportunities that can attract new development and residents to the community while protecting the City's natural beauty and resources. To put it simply, the plan for Roosevelt Park is to create an economically, socially, and environmentally sustainable community where people want to live, work, visit and play.

The goals and objectives of this plan should be reviewed often and be considered in decision making by the City. Successful implementation of this plan will be the result of actions taken by elected and appointed officials, City staff, the Downtown Development Authority, the Planning Commission, public agencies, and private citizens and organizations.

This section identifies and describes actions and tools available to implement the vision created in this Plan. Broadly stated, the Plan will be implemented through:

Planning and Zoning: Evaluation of the City's Zoning Ordinance, and if necessary, amendments to regulations are necessary to implement the recommendations of this Plan. Continuous evaluation of the recommendations of this Plan must occur at regular intervals to ensure that the overall vision for the future development of the City remains relevant.

Civic and Transportation Improvements: Civic improvements are generally funded through public funds and are tangible "bricks and mortar" projects. Improvements to the City's motorized and non-motorized circulation system also fall into this category.

Economic Development: This category includes the economic and physical development of the City. These improvements include a wide range of activities from physical development activity to promotion and marketing, and may be completed by public or private entities, or some combination thereof.

Parks and Recreation Improvements: The Parks and Recreation Action plan is included in Section 5.

Stormwater, Sewer and Street Improvements: Based on the action plans and recommendations from the 2016 Stormwater Master Plan developed for Roosevelt Park by Prein&Newhof Engineering, consider implementing the various projects listed in the action plan to continue mitigating stormwater challenges.

Groundwater Control Improvements: The projects recommended by Prein&Newhof Engineering are intended to lower the City's wastewater treatment costs and improve water quality.

Green Infrastructure: This category itemizes the various projects that can be implemented to work toward building a sustainable community. Many green infrastructure projects include community outreach elements, water conservation elements, and energy-saving methods.

The tables on the following pages present a detailed summary of all of the recommended implementation activities, who is responsible for completing the activity, and available funding resources for each activity.

KEY

Priority		Timeframe		Responsibility (Color)	
A	Most Important	1	W/in one year		Project Lead
B	Very Important	2	1-3 years		Key Participant
C	Important	3	3+ years		Contributor

RESPONSIBILITY (ABBREVIATION)

MC	Muskegon County
DDA	Downtown Development Authority
BO	Business Owners
MDOT	Michigan Department of Transportation
SM	State of Michigan
MSPS	Mona Shore Public Schools
HO	Home Owners
CM	Community Members
VC	City Council
RDC	West Michigan Shoreline Regional Development Commission
VS	City Staff
MATS	Muskegon Area Transit System

FUNDING

Public	Includes public funds from the City operating budget, County, and State funding. May also include local government bonds and grants.
Private	Includes funds from private sources such as grant monies, corporate funding, or property owners
DDA/TIF	Tax increment financing provided by an authorized body. Please refer to the summary of economic development tools.

PLANNING AND ZONING

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			CITY	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Create form-based zoning for the downtown.	A	1	VC			•		
Eliminate C-E and C-SE dsitricks and combine them into a Corridor Mixed Use (CMU) zoning category.	A	2	VC			•		
Eliminate the C-NW, I-W, I-E, and C-NE districts and combine into Enterprise (E) district, with all the same permitted uses.	A	2	VC			•		
Eliminate the M-2 zoning district and make the uses permitted in the M-2 district special uses in the M-1 district.	A	2	VC			•		
Develop and implement regulations for terraces.	A	1	VC			•		
Revised the Zoning Map to match the Future Land Use Map.	C	2	VC			•		
Review and update this plan every five years.	C	3	VC			•		

CIVIC AND TRANSPORTATION IMPROVEMENTS								
PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			CITY	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Improve walking connections to Campbell Elementary and Mona Shores Middle School	A	2	VC VS	MSPS		•	•	
Implement traffic calming devices such as curb cuts, roundabouts, and speed bumps to increase pedestrian and motorist safety	A	1	VC VS	MDOT RDC		•		
Construct bike lanes along Roosevelt Road, Glenside Boulevard, and Maple Grove Road	A	1	VC VS	MDOT RDC		•	•	•
Continue to implement 2016 Stormwater Plan	A	1	VC VS	RDC		•	•	•
Work with Consumers Power to identify vulnerable spots in the electrical grid in and around the City	B	2	VC VS			•		
Collaborate with utilities and communications companies to improve infrastructure	A	2	VC VS			•		
Create an Arbor Board to oversee the tree regulations, conditions, and overall canopy in the City.	B	3	VC VS	DDA	BO HO	•		•
Become a Tree City USA	C	3	VC VS			•		
Explore opportunities to enhance road conditions by filling in potholes	A	2	VC VS	MDOT		•		

ECONOMIC DEVELOPMENT

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			CITY	OTHER GOV' T	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Develop a marketing strategy for downtown Roosevelt Park.	C	2	VC VS	DDA	BO	●		●
Promote the business community	A	1	VC VS	DDA	BO CM	●	●	●
Develop public-private partnerships	A	1	VC VS	DDA	BO CM	●	●	
Partner with the City of Muskegon on economic development	A	1	VC VS	MC		●		
Continue the DDA façade Program	B	2	VC VS	DDA	BO	●	●	●
Set up a Brownfield Redevelopment Authority for the vacant former industrial sites along Glenside Blvd.	B	2	VC VS	RDC MC	BO	●	●	●
Continue to develop the downtown area	A	2	VC VS	RDC MC MATS	BO CM	●	●	●
Encourage commercial diversity of the downtown area by increasing local restaurant and retail opportunities	A	1	VC VS	DDA IC TRI	BO CM	●	●	●

In 2016, Prein&Newhof Engineering developed a master plan for stormwater collection and storm sewers in Roosevelt Park. The goal of this Master Plan is to lower groundwater in flood-prone areas and cut the amount of stormwater and groundwater entering sanitary sewers.

The following table details the status of Action Plan items included in the Prein&Newhof Master Plan.

Storm Sewer & Street Improvements								
PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			CITY	OTHER GOV'T	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Greenwich Road from Glenside to Broadway reconstruction.	A	1	VC VS			●		
Construction of 12" to 24" storm sewer on Eastland Road, Royal Oak Road, Brookfield Road, and Rockland Road.	B	2	VC VS			●		
Construction of 12" collector storm sewers on Durham Road and Le Roux Road	B	2	VC VS			●		
Construction of 30" storm sewer in Coolidge; 12 to 24" storm sewer on Lambert Drive, Woodside Road, Germaine Road, Hawley Road and Davis Road.	B	2	VC VS			●		
Construction of 42" trunk sewer at outlet replacing remaining 24" storm sewer.	C	3	VC VS			●		
Construction of 12" to 24" storm sewer on Coolidge Road, Sherwood Road, Hampden Road, Drexel Road and Amherst Road. Construction of collector sewer on Eastland Drive northeast of Lambert Drive.	C	3	VC VS			●		
Construction of 12" collector sewers at north end of Eastland Road, Westland Road, Princeton Road, and Dawes Road	B	2	VC VS			●		
Extend and upsize storm sewers west of Glenside Boulevard on Chapel Road, Haverhill Road, Marlboro Road, and Woodside Road.	B	2	VC VS			●		
Extend and upsize storm sewers west of Glenside Boulevard on Colonial Road, Greenwich Road, Princeton Road, Summit Road, Cornell Road and Garrison Road.	B	2	VC VS			●		
Construction of 12" collector sewer east of Maple Grove Road on Woodside Road, Hampden Road, and Sherwood Road.	A	1	VC VS			●		
Upsize storm sewer in Summit Avenue west of Henry Street	C	3	VC VS			●		

Groundwater Control Improvements

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			CITY	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Rehabilitate Existing Pump Stations (new duplex submersible pump system with standby generator and install and connect new underdrains)	C	3	VC VS			●		
Install New Storm water Pump Stations	B	2	VC VS			●		
Install Drain Trenches through Clay Layer	C	3	VC VS			●		

These improvements are intended to lower the city's wastewater treatment costs by up to \$200,000 a year.

Green Infrastructure

PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			CITY	OTHER GOVT	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Review architectural design standards to enable green infrastructure practices.	A	1	VC VS			●		
Assess and amend codes and ordinances to ensure that green infrastructure practices are allowed and/or encouraged in development.	A	1	VC VS			●		
Conduct community outreach and education.	B	3	VC VS			●		
Perform construction and post-construction management. Construction-phase provisions should focus on limiting erosion and also on preventing damage to trees, plants and soils, all of which maintain natural functions including stormwater control. How open-space areas are planted, maintained and managed after construction also affects stormwater management and natural functions.	B	2	VC VS			●		
Assess The Design, Quality, and Placement of City Landscaping Features such as trees, medians, tree lawns, buffer strips, landscaped borders, foundation plantings and how snow storage is handled.	C	3	VC VS			●		
Explore Impervious Parking Area Reductions	B	3	VC VS			●		
Encourage The Use of Permeable Materials With New Development and Redevelopment	B	2	VC VS			●		
Ensure Pollutant Reduction Through Site Plan Review	A	1	VC VS			●		
Develop Post Construction Stormwater Standards and Monitor Long-Term Maintenance	A	1	VC VS			●		

Appendix

MDNR Checklist





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