



## CITY COUNCIL REPORT

DATE: September 19, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services  
Mark F. Miller, Planning Director

SUBJECT: City of Troy Master Plan Update

### Background:

- The Planning Commission, with assistance from City Management and Carlisle/Wortman Associates, Inc., is preparing the City of Troy Master Plan. This project serves as a much-needed update of the Future Land Use Plan, which has not been significantly updated since the early 1970's.
- Chapters 1 through 5 have been presented to the Planning Commission at previous meetings. Chapters 6 through 8 will be discussed on September 25, 2007. Chapters 9 and 10 will be discussed on October 23, 2007. Chapter 11 will be discussed on November 27, 2007. It is anticipated that the first draft of the complete document will be presented to the Planning Commission in December 2007.

### Financial Considerations:

- There are no financial considerations associated with this item.

### Legal Considerations:

- There are no legal considerations associated with this item.

### Policy Considerations:

- Updating the Master Plan is consistent with City Council Goal I (Enhance the livability and safety of the community), Goal III (Retain and attract investment while encouraging redevelopment) and Goal V (Maintain relevance of public infrastructure to meet changing public needs).

Options:

- This report is provided for informational purposes. No City Council action is necessary.

Attachment: Master Plan Outline, rev. July 25, 2007

Prepared by RBS/MFM

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REV. JULY 25, 2007

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## CHAPTER 1 INTRODUCTION

This Chapter will discuss the role of the Master Plan, recognize parties involved in the development of the Plan, and introduce the planning enabling legislation of the State of Michigan. It will describe the organization of the Plan and how the document should be used in practice.

An important function of this opening Chapter will be recognition of the community participation measures taken throughout the process, and an acknowledgement and encouragement of the concept of "civic entrepreneurship," such as that displayed by the Troy Futures group. The community outreach done prior to and as part of this planning process will be fully described and highlighted.

This Chapter will also serve as an executive summary of the Plan as a whole and will establish the graphics and maps that will be included in the document.

*Maps and Data in this Chapter:* None identified at this time

## CHAPTER 2 TROY'S CONTEXT: FROM LOCAL TO GLOBAL

This Chapter will analyze Troy's role in the regional development and economic landscape, as well as establish the City's ability to position itself as a gateway to global markets. This Chapter focuses upon intergovernmental cooperation as an important practice in the positioning of Troy as a regional leader. The Chapter will create "bookends" with the later "Image and Character" Chapter around the more specific Chapters which discuss recreation and enrichment, economy, mobility, infrastructure, housing, and natural resource protection.

Building on the concept of a more "global" Troy promoted by Troy Futures, this Chapter will describe Troy's assets and attributes which could ultimately help accomplish ambitious regional goals. This Chapter will position Troy as a regional leader for transit, the development of world-class amenities, and regional responsibility to the environment and to civic infrastructure.

*Maps and Data in this Chapter:* This Chapter will include a series of demographic graphs and charts. It will also include information on Troy's regional position economically, geographically, and demographically, which will highlight its strategic assets within the context of Southeast Michigan.

## CHAPTER 3 A PLACE TO LEARN AND PLAY: THE CONTINUED ENRICHMENT OF TROY

A vibrant community must have a variety of elements. This Chapter will connect innovative development styles, economic and social diversity, and cultural, educational, and recreational amenities. The benefits and techniques of maintaining or upgrading current amenities and the creation or encouragement of new ones, both within and outside of Troy, will be explored. This Chapter will specifically emphasize the importance and role of recreation in the evolution of Troy as a global City.

*Maps and Data in this Chapter:* This Chapter will include a map or series of maps highlighting cultural, educational, recreational, and other civic facilities, and could include service area diagrams to explore the distribution and access Troy residents have to these resources. This Chapter will also reference educational statistics from the Census and possibly incorporate enrollment data from

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cultural and educational facilities.

CHAPTER 4 A PLACE OF PROSPERITY:  
THE ECONOMY OF TROY

This Chapter will focus on the changing economic environment and how Troy may develop an optimal mix of land uses for a balanced tax base which also meets the service, employment, and retail needs of the City and the area beyond. Further, this Chapter will build consensus on the role Troy wishes to play in the regional and global economy.

*Maps and Data in this Chapter:* This Chapter will include Troy employment and income characteristics, race and age data, and mapping which illustrates the regional access and positioning of industrial, office, and commercial properties that could play a pivotal role in Troy's economic success.

CHAPTER 5 THE CITY IN MOTION:  
LOCAL AND REGIONAL MOBILITY

This Chapter will analyze the existing transportation network, including public transit, non-motorized pathways, access to air travel, and roadways within the City of Troy and beyond. It may also explore the technological "virtual pathways" that are emerging for telecommuting and digital commerce, which could significantly impact the way people work and obtain goods and services.

*Maps and Data in this Chapter:* The Chapter will include a series of maps and data describing the existing and proposed transportation network. It will also describe the potential users and anticipated

transportation demands within the City of Troy.

CHAPTER 6 INFRASTRUCTURE AND  
SERVICES: THE ASSETS AND CARE OF THE  
CITY

In order to implement most of the measures that will ultimately be recommended by the Master Plan, upgrading and maintaining civic infrastructure must be considered. In that regard, this Chapter will contain the Master Plan's discussion of sewer, water, and stormwater infrastructure. It will describe some of the key needs or opportunities with regard to these utilities and discuss the City's ability to maintain them, while describing and recommending alternative methods of meeting the needs of the City.

*Maps and Data in this Chapter:* This Chapter will include a map of the City's utilities and could include a series of graphics to illustrate sensitive methods of upgrading or maintaining civil infrastructure.

PEOPLE:  
THE CHANGING FACE  
OF HOUSING DEMAND

This Chapter will analyze the changing nature of Troy's population and compare local trends to regional and national trends. Topics such as household size and age will be used to make recommendations to improve the utility of the City's housing stock to meet the changing demand for housing types of many varieties. The concepts of affordability and housing an aging population will be covered in detail.

*Maps and Data in this Chapter:* In addition to population, age, and housing demographics, this Chapter will, at a minimum, include figures on rental

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and ownership in the City, the number of housing starts and existing units, and vacancy rates.

CHAPTER 8 GREEN CITY:  
RESPONSIBILITY TO  
NATURAL & ENERGY RESOURCES

**T**his Chapter will provide the City with a forum for establishing itself as a regional and national leader in the responsible treatment of natural resources and energy. The concept of sustainability will appear throughout the Chapter in many areas, from stormwater management to green building technology, to the preservation of natural features.

Specific techniques to preserve the quality of existing natural spaces and features in the face of development and redevelopment will be discussed. Formal programs such as Low Impact Development (LID) for watershed protection and Leadership in Energy and Environmental Design (LEED) for architecture and site design will be included.

Potential next steps beyond Master Planning will be outlined to provide additional guidance to the City in an effort to allow for the continued growth of green elements in the City while allowing for a balance of new construction and reconstruction.

*Maps and Data in this Chapter:* Graphics and maps describing the existing open space and natural features in the City will be provided. Also, a series of graphics describing potential measures for natural

features preservation or mitigation and low-impact stormwater management will be included.

CHAPTER 9 LAND PATTERNS:  
FUTURE LAND USE

**T**he goals and objectives established in the previous Chapters of this Plan will be translated into land use policy within this Chapter. The Future Land Use Map will formalize the input, research, and conclusions of the Plan by establishing clear land use policy. While it is intended to be a fluid document, the Future Land Use Map establishes a continuous basis for land use decision-making through changes in the makeup of elected and appointed boards, and therefore encourages the implementation of the long-term goals and objectives adopted within the Master Plan.

*Maps and Data in this Chapter:* Future and existing land use maps and supporting graphs and charts will be included in the Chapter.

CHAPTER 10 A CITY DESIGNED:  
THE IMAGE AND CHARACTER OF TROY

**T**his Chapter will expand on the Future Land Use Map and discuss visual and design characteristics in the City of Troy at the street level, the neighborhood level, the corridor level, and the City-wide level. The physical differences which affect the daily function and success of developed areas, especially corridors, will be pointed out in order to more accurately focus on those areas which could benefit from change.

The Chapter will promote smart growth principles related to compact, mixed-use development, and will describe the benefits to Troy in this regard. This

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Chapter will center on a series of sub-area plans and will highlight the importance and utility of form-based codes.

*Maps and Data in this Chapter:* The Chapter will include a series of maps which portray the varied development pattern in Troy, and may include a graphic which shows City-wide development trends and an analysis describing potential gateways, nodes, important places, and connective corridors throughout the City. Also included in this Chapter will be a primer on form-based code and a series of graphics introducing the reader to new development styles which reinforce the principles of smart growth. The Chapter may also include demographics on aging, commuting, and employment.

## CHAPTER 11 IMPLEMENTATION

The "action plan" to help the City realize the goals of this Plan will be collected in the Implementation Chapter. A description of general tools and measures for Master Plan implementation will also be included.

### APPENDIX:

- A. Planning and Zoning Concepts document
- B. Demographics and background studies