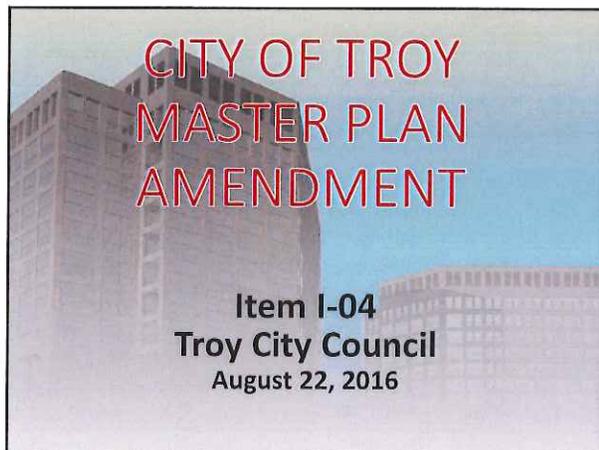


Original



### **FOCUS**

- Updated Demographics
- Updated Housing Priorities
- Special Area Plans
  1. Maple Road
  2. North Troy
  3. Rochester Road
  4. Big Beaver Road – Pedestrian
- Update outdated information

### **TABLE OF CONTENTS**

- Chapter 1: Introduction
- Chapter 2: Context
- Chapter 3: Quality of Life
- Chapter 4: Economy
- Chapter 5: Mobility
- Chapter 6: Assets
- Chapter 7: Environmental
- **Chapter 8: People (new)**
- Chapter 9: Land Patterns
- **Chapter 10: Special Area Plans (new)**
- Chapter 11: Implementation

### **PUBLIC ENGAGEMENT**

- Real Estate Forum
- Move Across Troy Symposium
- High School Forum
- Neighborhood Association Forum
- Boomer and Shaker Forum
- Planning Commission Public Hearing
- Numerous Planning Commission meetings

**COLLECTIVE FINDINGS FROM  
PUBLIC ENGAGEMENT**

- Density in strategic locations
- Provide more housing options
- Protect existing single-family residential neighborhoods
- Provide more transportation options
- Provide more walkable locations

**HOUSING AND DEMOGRAPHIC  
FINDINGS**

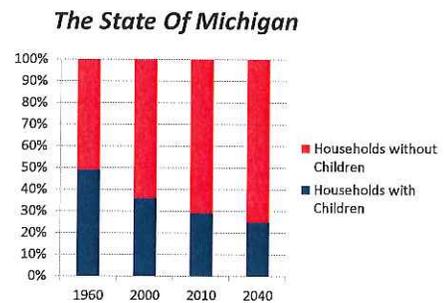
*TROY IS AGING*

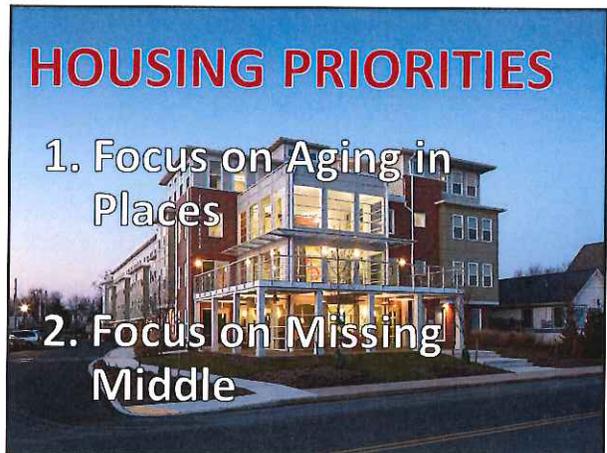
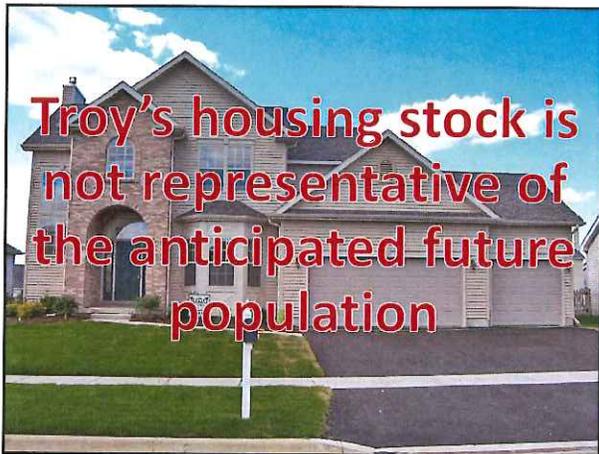
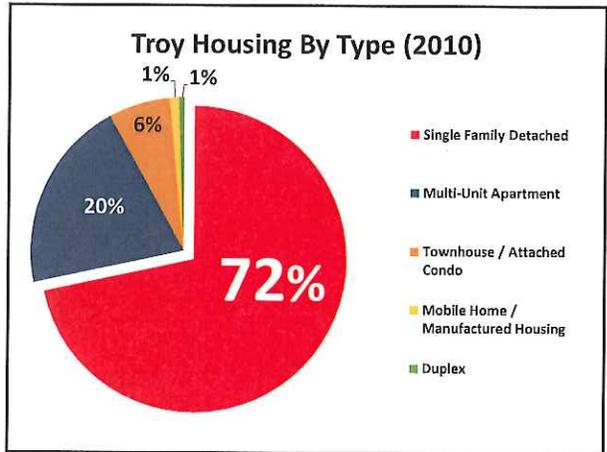
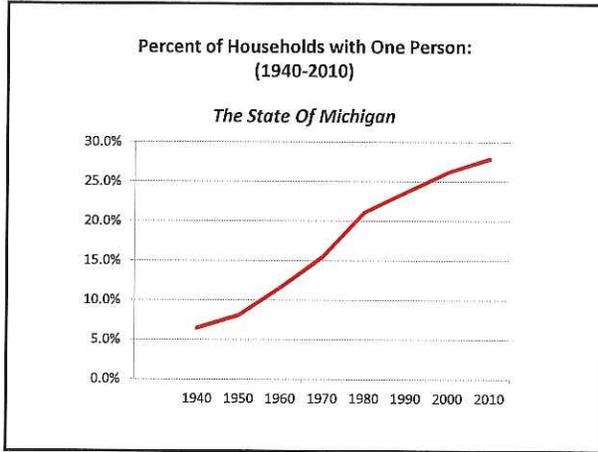
*HOUSEHOLD TYPES ARE CHANGING*

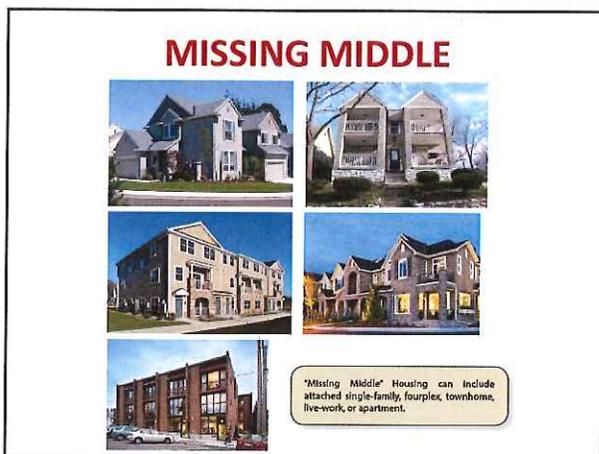
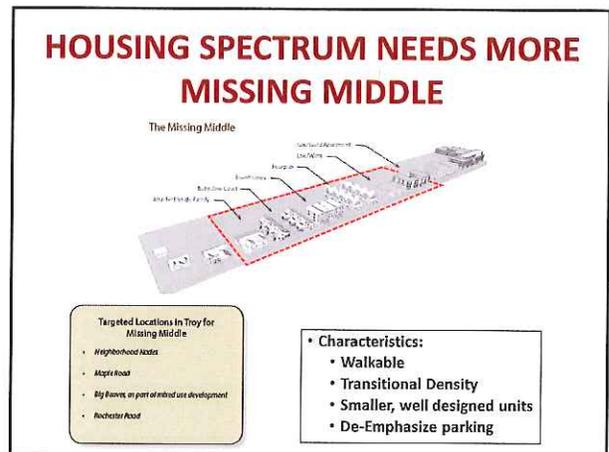
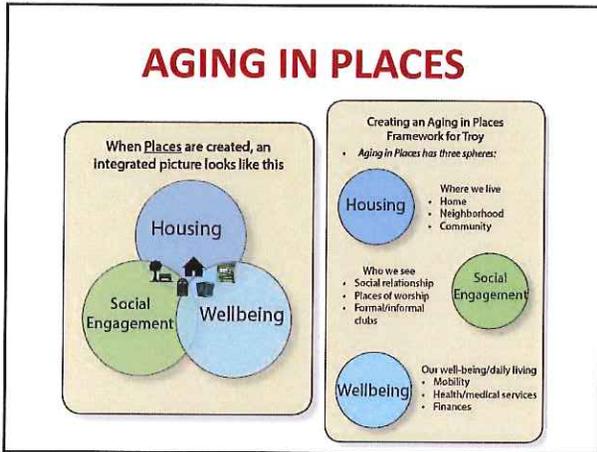
*HOUSING WANTS AND NEEDS ARE  
EVOLVING*

**By 2035, for the first  
time in Troy's history,  
there will be more  
seniors than people  
under 18 years of age.**

**Household Types are Changing**

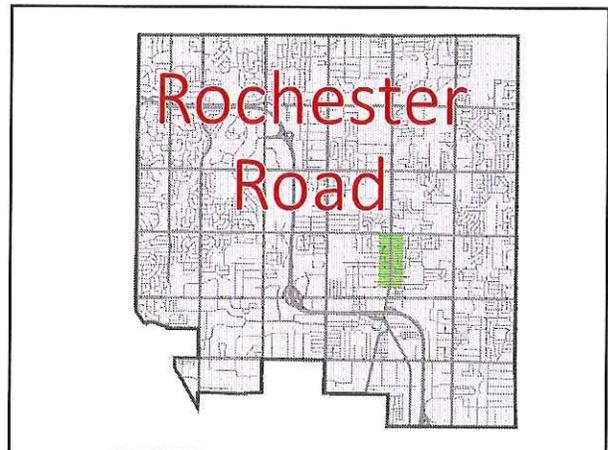






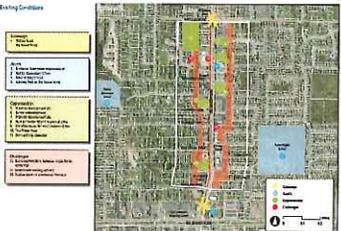
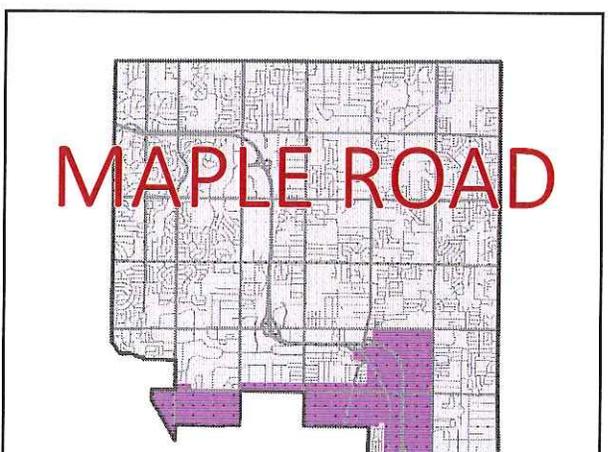
### SPECIAL AREA PLANS ORGANIZATION

- Background/ Introduction
- Vision Statement
- Existing Conditions/Property Data
- Priorities
  - Strategies
  - Actions
- Implementation

### PRIORITIES

1. Enhance the image and identity through private investment and public/private partnerships
2. Improve access management
3. Preserve adjacent residential character and encourage compatible development

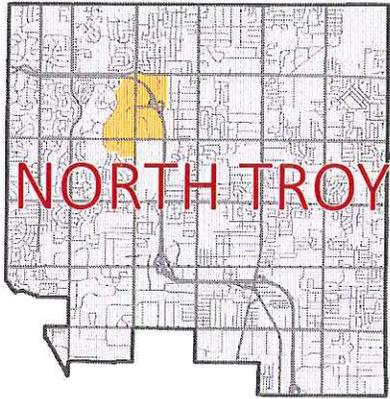
### PRIORITIES

1. Generate investment at development nodes
2. Encourage entrepreneurship and redevelopment
3. Enhance and strengthen segments between major mile intersections

**Existing Goals**

<b>Land Use</b>	<b>Transportation</b>	<b>Community</b>	<b>Environment</b>
• Increase density and diversity of land use	• Increase transit and walking/bicycling	• Increase community and economic vitality	• Increase green space and environmental quality





### PRIORITIES

1. Provide a Compatible and Vibrant Mix of Use
2. Improve Multi-modal Circulation and Safety
3. Inspire Placemaking to Create a Lively Place



## BIG BEAVER

### Move Across Troy

Big Beaver Symposium



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