



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: February 20, 2019

To: Troy City Council Members

From: Mark F. Miller, City Manager
Kurt Bovensiepe, Public Works Director

Subject: Study Session February 25, 2019, 6pm- Green Space Sub-Committee Results Presentation

History

Troy City Council tasked staff to engage a committee of residents to define open space and green space as it relates to the city. They were tasked with analyzing the current city inventory of developed and undeveloped parks; identify open land parcels not owned by the city, and research surrounding communities as to what different ordinances are used to protect these types of parcels.

The Parks and Recreation Board conducted a special meeting on January 11, 2018, to discuss City Council's direction to utilize the board for feedback on green space preservation. A subcommittee was initiated and appointed Tim McGee to be the chairperson of the Green Space Sub-Committee. Mr. McGee led the committee to meet the objectives established by City Council. The committee started very large and concluded with 15 key contributors. The committee used the information gathered to make recommendations to the Troy City Council.

The Study Session on February 25, 2019, at 6pm, is to discuss the results of the Green Space Sub-Committee. The Study Session will provide an opportunity for committee members to highlight their important findings and make recommendations. The dialog will allow City of Troy Administration to develop future practices on open and green space in the city.

**Troy Parks & Recreation Advisory Board
Green Space Sub-Committee**

SECTIONS

Page 2-3		PURPOSE, DEFINITION, COMMITTEE WORKING CONCLUSIONS and IMPORTANCE ISSUES
Page 4-5	I.	REVIEW OF TROY OPEN/GREEN SPACE INVENTORY
Page 5-7	II.	REVIEW OF SURROUNDING COMMUNITIES
Page 7- 9	III.	REVIEW OF TROY MASTER PLAN & OPEN GREEN SPACES
Page 9-16	IV.	REVIEW OF TROY ZONING ORDINANCES
Page 16-19	V.	NOTES FROM 2007-2012 PARKS & REC PLAN
PAGE 19-21	VI.	NOTES FROM 2015-2020 PARKS & REC PLAN
Page 21-22	VII.	HEALTH BENEFITS OF SMALL NEIGHBORHOOD (POCKET) PARKS
Page 22	VIII.	NOTES FROM 2004 TROY CITY CENTER PRIORITY TASK FORCE
Page 23	IX.	TROY FUTURES 2020 REPORT
Page 24-25	X.	INDIVIDUAL COMMITTEE RECOMMENDED WISH LIST

Troy Parks & Recreation Advisory Board
Green Space Sub-Committee

If future generations are to remember us more with gratitude rather than sorrow, we must achieve more than just the miracles of technology. We must also leave them a glimpse of the world as it was created, not just as it looked when we got through with it. – President Lyndon B. Johnson

PURPOSE: The Troy City Council has asked this committee to define “Open Space” and “Green Space” as it relates to the city; to analyze the current city inventory of both developed and undeveloped parks; to identify open land parcels not owned by the city (i.e. Troy School District, State or county ownership and individual or corporate ownership); to research surrounding communities as to what their ordinances outline; and to make appropriate recommendations to enable the Troy City Council to adopt an appropriate ordinance.

DEFINITION

OPEN SPACE: Any open piece of land that is undeveloped in that it has no commercial buildings or other built structures upon it and is accessible to the public. Open space can include:

- Green space (land that is partly or completely covered with grass, trees, shrubs, or other vegetation). Green space includes parks, community gardens, boulevard medians and cemeteries.
- Schoolyards
- Playgrounds
- Public seating areas
- Public plazas
- Vacant lots

Open space can provide recreational areas for residents and helps to enhance the beauty and environmental quality of neighborhoods. But with this broad range of recreational sites comes an equally broad range of environmental issues. Lack of community and public access to safe open and green space is a critical area of concern for residents.

GREEN SPACE: The land that is partly or completely covered with grass, trees, shrubs, or other vegetation. Green Space includes parks, community gardens, boulevard medians and cemeteries, but it is not limited to public recreational usage. It is also the non-place padding put between buildings to set them back from the street and can have a negative impact in many neighborhoods because it artificially spaces things out around it, reducing the amount of destinations within walking distance. It can also burden private property owners if they are required by law to landscape and maintain their Greenspace.

GREEN SPACE SUB COMMITTEE WORKING CONCLUSION

It is our conclusion that the city adopts the following refined definition of Open/Green Space:

Open/Green Space is any open piece of land that is available to Troy residents for both active and passive recreational use; and may or may not be owned by the City of Troy. This space includes the following:

Final

- City Owned: Developed Parks, Undeveloped “Pocket” Parks, Community Gardens, Cemeteries, Dog Park, two Golf Courses, Nature Center, Historic Village, Civic Center and the Community Center.
- Troy School District Owned: Various School Yards and any undeveloped land.
- Private Ownership: Both developed and undeveloped land within the city that may be accessible by permission to Troy citizens.

Note: *Active Recreational Use* is defined as any activity that involves physical exertion such as sports, walking, jogging, bicycling, child play activity, etc. *Passive Recreational Use* is defined as activity such as contemplation communing with nature, picnicking, reading, sitting, listening to a concert, playing board/card games, etc.

WHY IS OPEN/GREEN SPACE IMPORTANT

Open/Green Space provides many advantages for the residents with opportunities for sport and recreation, preservation of the natural environment, storm water management and thus, must be a key consideration for the future planning and health of the city. When we maintain and improve our parks and rivers; provide safe recreational activities for sport and bicycling; and offer safe walking venues then the health of the city and its citizenry will improve.

Furthermore, future planning of existing space must be given to develop a network of parks and open spaces that include protected natural lands, ecological reserves, wetlands, and other green areas is critical to providing healthy habitats for its citizenry, the wildlife and plants. Natural landscapes are vital to preserving regional ecosystems. Planning must be concerned with the proximity of these areas for the citizens so they can be enjoyed within a short walking distance of their homes or place of business.

Managing Open/Green Space is more than just cutting the grass and picking up the garbage. We need to think of these spaces as outdoor community centers.

AVAILABLE OPEN GREEN SPACE

As defined by our definition of Open Green Space (*any open piece of land that is open to Troy residents for both active and passive recreational use; and may or may not be owned by the City of Troy*), we estimate that the total amount of recreational Open Green space is:

- CITY OWNED: 1106.63 acres
- TROY SCHOOL DISTRICT: 621.5 acres
- PRIVATE OWNERSHIP: 709.5 acres
 - NOTE: This only includes what limited acreage we have identified as noted below in the REVIEW OF TROY OPEN/GREEN SPACE INVENTORY.

Minimally, the total available acreage of Open Green Space as defined by our definition is 2,437.63 acres or 11.33% of the total acreage of the city.

I. REVIEW OF TROY OPEN/GREEN SPACE INVENTORY

Reference: Hoffman & Rowe Report and Edmunds & Fowler Report as submitted to the Greens Committee and updated by Tim McGee

CURRENT CITY INVENTORY: Total Acreage – 21,520.39 acres

- PARK ACREAGE: TOTAL: 486.81 ACREAGE (2.3%)
 - 425.31 DEVELOPED PARKS AND 61.5 UNDEVELOPED PARKS
- PARKS: eighteen (18) developed and twelve (12) undeveloped
 - NOTABLE AMENITIES AVAILABLE AT THE DEVELOPED PARKS:
 - RESTROOMS – EIGHT (8) PARKS
 - DRINKING FOUNTAINS – SIX (6) PARKS
 - SHELTERS – EIGHT (8) PARKS
 - PATHWAYS – PAVED: NINE (9) & UNPAVED: FOUR (4) PARKS
 - PLAYSCAPE/SWING SETS – ELEVEN (11) PARKS
 - PICNIC TABLES – FIVE (5) PARKS (Note: Some of the parks may not have picnic tables due to winter storage)
 - BENCHES – FIVE (5) PARKS
- AREA NORTH OF SOMERSET COLLECTION – 15.49 acres
- TROY HISTORIC VILLAGE – 4.93 acres
- TROY STAGE NATURE CENTER – 22.7 acres
- TROY FARM – 70.6 acres
- TROY DOG PARK – 19 acres
- TROY CIVIC CENTER: Includes, city offices, library, court, police station, Aquatic Center, Tennis Bubble and the Community Center – 102.3 acres
- SYLVAN GLEN GOLF COURSE – 174.4 acres
- SANCTUARY LAKE GOLF COURSE – 200 acres
- FOUR (4) CEMETERIES – 9.5 acres
- STONEHOUSE AT SOUTH BLVD - .9 acres

TROY SCHOOLS INVENTORY

- TROY SCHOOLS – TOTAL ACRES: 621.5
 - TWELVE (12) ELEMENTARY SCHOOLS – 220.5 acres
 - FOUR (4) MIDDLE SCHOOLS – 100.6 acres
 - FOUR (4) HIGH SCHOOLS - 133 acres
- The district owns one undeveloped parcel of land — Section 15 comprising 50 acres
- THREE (3) NEIGHBORING SCHOOL DISTRICT OWNED SCHOOLS – 34.4 acres

PRIVATE OWNERSHIP INVENTORY:

- SOMERSET PARK GOLF & CRICKET COURSE – 16 acres
- NORTHFIELD HILLS AREA – 71.5 acres
- WHITE CHAPEL CEMETERY – 200 acres
- SUB-DIVISION Park and common space or community association owned: 422 acres
- TURTLE WOODS PRESERVE – 75 acres

Final

PLACES OF WORSHIP IN TROY:

- ACCORDING TO THE CITY OF TROY WEBSITE: FIFTY-SIX (56)

II. REVIEW OF SURROUNDING COMMUNITIES

Reference: Brady Report as submitted to the Greens Committee

The following surrounding community neighbors City Master Land Use Plan and/or the Parks & Recreation Master Plan was reviewed for this report:

- Auburn Hills
- Beverly Hills
- Birmingham
- Bloomfield Hills
- Clawson
- Rochester
- Rochester Hills
- Royal Oak
- Shelby Township
- Sterling Heights
- Warren

Definition of Open/Green Space

While the definition of Parks is reasonably clear, all of the communities have loose and flexible definitions and/or characteristics for the terms of Open or Green Spaces. The majority considers the terms interchangeable and only differentiates by usage.

Example: A majority of the communities include all city owned property (including cemeteries), privately owned property (neighborhood parks), churches and school property as green space. Whereas, Clawson considers green infrastructure like “green” roofs and building plantings and Rochester Hills includes wildlife habitat, wetlands, rivers and streams. All of them consider green space as park property intended for recreational purposes, but walking and biking activity through tree lined streets is better classified as “open” space...clearly there is an overlap.

Many of the communities have a downtown or town center and their planning calls out for more walk-able and bike-able pathways. This is readily recognizable in Birmingham and Royal Oak where they have added bike lanes to many of their streets. Plus there is more emphasis to “green” the areas around the businesses planting trees or hanging baskets of flowers, etc.

Additionally, many of the communities have conducted outreach to their citizenry by town halls or surveys asking for input on their parks. The most common conclusions were Improve and upgrade existing parks and improve the looks and walk ability of the downtown areas. Interestingly, the acquisition of additional park land was not a high priority.

Key Points of the Neighboring Communities

- Auburn Hills: The most environmental progressively community researched. They have planned park-like roadways, walking and biking paths linking the community to create a harmonious integration of planned development and natural resources. This community has prioritized a river walk along the Clinton River to link its downtown to its parks.
- Beverly Hills: They have emphasized the restoration of Evergreen Road as the “Natural Beauty Road” and the development of its unique character as a “Village”. They manage 70.4 acres of open space...37.4 acres are park land for passive and active recreation and 33 acres designated as conservancy.
- Birmingham: Historically starting in 1929, a very high premium has been placed on meeting the open space and recreation needs of its citizenry. They recognize an increase in the senior population when planning programs and facilities within the parks emphasizing health and fitness opportunities as well as connectivity and ability for its residents to enjoy their parks within a short walking distance of a quarter mile. The plan to reach this goal by establishing more neighborhood mini-parks. Additionally, they are very keen on developing pathway connections to neighboring communities and the establishment of the River Rouge Corridor. At one time, they approved a bond initiative to purchase land for park usage. This bond was used to purchase the Barnum Middle School and create the present Barnum Park. There are 315 acres of parks and facilities in Birmingham with 231 acres owned and managed by the city.
- Bloomfield Hills: They essentially do not have a traditional park system as they rely on outside ownership conservancy like Cranbrook, the Open Hunt Club, the Village Club and two privately owned golf courses. Their emphasis is maintaining and enhancing the thoroughfares that transect the city, i.e. Woodward, Long Lake, etc.
- Clawson: They have put more emphasis on revitalizing downtown. Through surveys, their residents have expressed a desire for a public gathering space, creation of mini-neighborhood parks, a small concert stage and a permanent location for the Farmer’s Market. Clawson has 45.8 acres of park land.
- Rochester: They define Open Space as areas such as flood plains, wetlands, and private neighborhood parks; whereas, they do not define green space but use the term: Recreation Space as open space that is being used for City parks and recreation pursuits. The Rochester-Avon Recreation Authority (RARA) operates recreation and leisure programming for both Rochester & Rochester Hills. RARA has an agreement with the school district to use the district school facilities. Rochester considers its park acreage as an assemblage of city owned, community owned and school owned land equaling 335.8 acres. In a recent survey, updating existing park facilities and preservation of natural areas were deemed most important.
- Rochester Hills: The city is now a mature community with few large tracts of land available for development; however, due to most of this land’s natural features being steep slopes, wetlands or floodplains, it does not lend itself for development. But this land is an opportunity to enhance the green infrastructure through conservation and development of wildlife corridors and greenways. The city established a Green Space Advisory Board in 2005 to look at this potential. The city owns over 1,000 acres of parks and trails in 14 parks and two trail systems.
- Royal Oak: They haven’t updated their Parks & Recreation Plan since 2006, but their goal is to provide a variety of year-round recreational opportunities. Currently there are 51 parks consisting of 17 mini-parks, 23 neighborhood parks, 9 community parks, a community center, a senior

community center and a 9-hole golf course. In a survey, the residents expressed little desire to purchase any additional park lands. The emphasis was placed instead on improving existing parks.

- Shelby Township: They define public parks, nature preserves, greenways and other open spaces as access to the outdoors for passive and active recreation to provide healthy lifestyles to retain and attract residents. Shelby owns and maintains 1,100 acres of parkland. The plan that all recreational facilities should be conveniently located to serve all existing and future neighborhoods and accessible to all.
- Sterling Heights: Good sidewalks, convenient parks and unique gathering places leave a lasting impression both a visitor and a resident. Most of the green space nodes they identify have some level of vegetation, trees, grass, landscaping. Etc.; however, there is a lack of the collective vegetation working together as a unit. There is potential to collaborate on these green spaces and formulate a comprehensive asset for the community.

Conclusion

The consensus in reviewing these Master and/or Parks & Recreation Plans is that they tend to define “space” as:

- Open Green Space such as screening, buffer zones and medians or
- Recreational Green Space as areas for passive and active recreational usage.

Thus, we believe our defining to be more specific and oriented toward the purpose of this committee namely:

Open/Green Space is any open piece of land that is open to Troy residents for both active and passive recreational use; and may or may not be owned by the City of Troy. This space includes the following:

- *City Owned: Developed Parks, Undeveloped “Pocket” Parks, Community Gardens, Cemeteries, Dog Park, two Golf Courses, Nature Center, Historic Village, Civic Center and the Community Center.*
- *Troy School District Owned: Various School Yards and any undeveloped land.*
- *Private Ownership: Any undeveloped land within the city.*

Our neighboring communities emphasize their community as possessing a unique character...a sense of place...and a need to preserve and enhance. They all want their parks to be within a reasonable distance to walk or bike to as Birmingham’s goal is to provide a park environment that is within a quarter mile distance for their residents.

Troy is unique as it does not possess a city center...a downtown; thus, it needs to redefine itself taking care to protect its past history and its diverse citizenry in its planning, maintaining and enhancing all of its property and ensuring a compatibility with its community partners.

III. REVIEW OF TROY MASTER PLAN & OPEN GREEN SPACES

Reference: Brady Report as submitted to the Greens Committee

“Although, like all of the master plans of the adjacent communities, the Troy Master Plan promotes green and open spaces in various sections. It seems to be much more intent on promoting walkability and making up for a lack of a downtown by promoting nodes in developed places where people can meet and

interact. In many places it also justifies green space by pointing out their other benefits like storm water management and increased property values. It seems like some of the other Master Plans assumed that the reader accepted the value of green and open spaces for their own value and Troy is selling green spaces to a skeptical audience.”

On page 3 of the Master Plan it notes “The Ten Tenets of Smart Growth” of which four of these tenets have a direct relationship with our study:

1. Number 2: Create walkable communities.
2. Number 4: Foster distinctive, attractive communities with a strong sense of place.
3. Number 6: Mix land uses.
4. Number 7: Preserve open space, farmland, natural beauty and critical environmental areas.

Additionally the concept of sustainability appears throughout Chapter 1 in many areas, from storm water management to green building technology, to the preservation of natural features. However, it is noted that some key elements of commonly implemented sustainability practices as recommended by the National Recreation & Park Association (NRPA) should play a more prominent role in the Master Plan:

1. Providing opportunities for healthy activity in nature...increasing the accessibility to and the opportunities for walking, biking, conserving and maintain trail systems, and establishing and promoting community gardening opportunities.
2. Protecting and managing wildlife and wildlife habitats...controlling and managing invasive species, promoting activities that lead to the creation and conservation of habitat and managing human-wildlife interaction while fostering human-wildlife coexistence.
3. Natural land management...planting native and regionally appropriate species and controlling invasive plants by less toxic means.

As stated on page 15, “Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” With a diverse and aging population, emphasis on future Master Plans and Parks & Recreation Five Year plans must give greater emphasis to the three points as noted above.

Pages 20-22 address the concept of “Villaging” introduced in the Troy Vision 2020 Report defined as a means of staging complementary development in a focused manner intended to create vibrant “nodes” of activity which have an identifiable character. Similar to smaller towns, these areas would be compact, would have a clear edge, would generally be supported by a common theme, and would incorporate dense, mixed-use development. It also points out the need for “pocket parks” throughout the community to stimulate social interaction. Recent adoption of Zoning Ordinance 10.04 One Family Cluster Option goes a long way in promoting this idea.

Page 49 addresses the preservation and enhancement of existing natural features. Economic growth and environmental preservation are elements that are commonly perceived as two forces that must be at odds. However, environmental considerations have the ability to enhance economic development. Efficiency reduces the cost of products and services, and preservation of natural features increases the value of developed properties. The value of home sites adjacent to open space, parks, wetlands, greenbelts and other green amenities is greater, all things being equal, to similar sites not adjacent to such amenities.

Page 51 states: For the remaining undeveloped parcels, emphasis should be placed on preserving any existing natural features to the greatest extent possible, clustering in already cleared areas of each site, and ensuring that open spaces are contiguous with adjoining open spaces.

To further support the need for providing opportunities for healthy activity in nature is evidenced on page 63: Promoting an **Aging in Places** strategy will more fully address the full complement of the needs of an aging population. While Aging in Place is the preference of the vast majority of seniors, there can be limitations in fulfilling every need. Active seniors are looking for a rich social environment, walkable neighborhoods and access to needed services, as well as living in a comfortable home.

A Public – Private working relationship is expressed on page 103: The designation of Recreation and Open Space provides areas for both active recreation and conservation of natural resources. This land use can be either publicly or privately owned. Maintenance of these areas is essential to the preservation of fish and wildlife habitat, water quality, wetlands, scenic amenities, and outdoor recreation opportunities. Other significant areas are designated throughout the City and include private parks and common open areas associated with other private development. As evidenced by the recent creation of the new Troy dog park, collaboration with private corporate involvement needs to be the path to future parks and recreation planning.

Page 242 in regard to the ‘Smart Growth Readiness Assessment (SGRT) clearly lays out the shortcomings as outlined on the few questions noted below:

Does your community Master Plan establish goals, policies and strategies to preserve forest lands (e.g. exclusive forestry district, purchase of development rights program, quarter-quarter zoning, TDR, etc.). Troy’s Response: No

Does your community have provisions within the Site Plan Review standards of the Zoning Ordinance to identify and protect renewable resource lands such as farmland and forest land? Troy’s Response: No

Are developers implementing projects which contain public open spaces (such as parks or natural areas) that connect to adjacent open spaces and/or preserve sensitive natural features? Troy’s Response: No

IV. REVIEW OF TROY ZONING ORDINANCES

Reference: Lambert Report and annotated by McGee as submitted to the Greens Committee

DEFINITIONS AS NOTED IN ARTICLE 2

OPEN SPACE: A parcel or area of land that is intended to provide light and air, and is designed for resource protection, aesthetic, or recreational purposes. Open space uses may include, but are not limited to lawns, decorative plantings, walkways, active and passive recreation areas, land use buffers, playgrounds, fountains, woodlands, wetlands and bio-retention facilities. Open space shall not include streets, driveways, parking lots, or other surfaces designed or intended for vehicular traffic.

OPEN SPACE, COMMON: Open space within or related to a development, not in individually owned lots, which is designed for and dedicated to the common use or enjoyment of the residents of the development or general public.

SECTION 10.03 OPEN SPACE PRESERVATION OPTION

A. Intent. An applicant may elect to apply for an Open Space Preservation option in the R-1A and R-1B One-Family Residential zoning districts, provided the standards set forth in this Section are met. The Open Space Preservation Option is intended to:

1. Provide a more desirable living environment by preserving the natural character of the property, such as mature trees, wetlands, floodplains, topography, and open space for enjoyment by residents of the Open Space Preservation development.
2. Encourage developers to use a more creative approach in the development of residential areas.
3. Encourage a more efficient, aesthetic and desirable use of the land while recognizing a reduction in development costs and by allowing the developer to bypass natural obstacles.
4. Encourage the provision of open space so benefits may accrue directly to residents of the Open Space Preservation development and to further encourage the development of recreational facilities.
5. Ensure an Open Space Preservation development shall result in a recognizable and substantial benefit to residents of the property and to the overall quality of life in the City.

F. Open Space Requirements.

1. Minimum Requirements. An Open Space Preservation development shall maintain a minimum of twenty (20) percent of the gross area of the site as dedicated open space, which shall remain perpetually in an undeveloped state by means of one of the tools included in subsection 5 below. Land in an undeveloped state may be, but is not required to be, dedicated to the use of the public. Except as noted in Section 10.04.F.3, any land area maintained in an undeveloped state within the boundaries of the site meeting the open space standards herein may be included as required open space. The required open space shall be accessible to all residents of the Open Space Preservation development or the City of Troy.

2. Common Open Space. Common open space, other common properties and facilities, individual properties, and all other elements of an Open Space Preservation development shall be so planned that they will achieve a unified open space, community green or plaza and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site and surrounding lands. All land within a development that is not devoted to a residential unit, an accessory use, vehicle access, vehicle parking, a roadway, or an approved land improvement, shall be permanently set aside as common land for community use, recreation or conservation.

3. Areas Not Considered Open Space. The following land areas are not included as dedicated open space for the purposes of this Section:

- a. Area proposed as single-family residential lots/units.

b. Area proposed as limited common elements of condominium developments, or land within a condominium development, which is convertible to general common elements that will not remain in a perpetually undeveloped state or land convertible to limited common elements.

c. The area of any street right-of-way or equivalent private road easement.

4. Location of Open Space. Common open space shall be planned in locations accessible to all residing within the Open Space Development. The common open space may be centrally located along the road frontage of the development, located to preserve significant natural features, or located to connect open spaces.

5. Protection of Open Space.

a. The dedicated open space shall be set aside by the developer through an irrevocable conveyance that is found acceptable to the City, such as: recorded deed restrictions, restrictive covenants, or conservation easements, plat dedication, or other legal means that run with the land. As used in this section, the phrase “conservation easement” means an interest in land that provides limitation on the use of land or a body of water or requires or prohibits certain acts on or with respect to the land or body of water, whether or not the interest is stated in the form of a restriction, easement, covenant, or condition in a deed, will or other instrument executed by or on behalf of the owner of the land or body of water or in an order of taking, which interest is appropriate to retaining or maintaining the land or body of water, including improvements on the land or body of water, predominantly in its natural, scenic, or open condition, or in an agricultural, farming, open space, or forest use, or similar use or condition.

b. Such conveyance shall assure that the open space will be protected from all forms of development, except as shown on an approved site plan, and shall never be changed to another use. Such conveyance shall:

(i) Indicate the proposed allowable use(s) of the dedicated open space.

(ii) The dedicated open space shall forever remain open space, subject only to uses authorized by state law and approved by the City on the approved site plan or subdivision plat. Open space may include a recreational trail, children’s play area, greenway or linear park.

SECTION 10.04 ONE-FAMILY CLUSTER OPTION

A. Intent. The Cluster Option is offered as an alternative to traditional residential development. The Cluster Option is intended to:

1. Encourage the use of property in accordance with its natural character.
2. Assure the permanent preservation of open space and other natural features.
3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
4. Allow innovation and greater flexibility in the design of residential developments.
5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
6. Ensure compatibility of design and use between neighboring properties.
7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.
8. Allow for design innovation to provide flexibility for land development where the normal development approaches would otherwise be unnecessarily restrictive or contrary to other City goals.

D. Open Space Requirements.

1. The following land areas are not included as dedicated open space for the purposes of the Cluster development option:
 - a. The area of any street right-of-way.
 - b. The submerged area of any lakes, rivers, ponds or streams.
 - c. The required front and side setbacks surrounding a residential structure.
 - d. Required building separations.
 - e. Storm water detention or retention facilities, with the exception of bio-retention areas that provide an active or passive recreation function, which can be considered open space.
 - f. Non-functional open space due to limited width or depth as determined by the City Council.
2. All land within a development that is not devoted to a residential unit, limited common elements, accessory structures, vehicle access, vehicle parking, a roadway, or an approved improvement, shall be set aside as common land for recreation, conservation, or preserved in an undeveloped state.

3. A Cluster development shall maintain a minimum of twenty percent (20%) of the gross area of the site as dedicated open space held in common ownership.

4. Benefit. The proposed open space shall provide at least one (1) of the following open space benefits:

a. Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the City to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the City Council, after review of a Natural Features Analysis, prepared by the applicant, that inventories these features; or

b. Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance residential development. Recreational facilities that are less pervious than natural landscape shall not comprise more than fifty (50) percent of the open space. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, that inventories these features; or

c. Preservation of Common Open Space or Creation of Natural Features. If the site lacks significant natural features, a proposed development may also qualify if the development will preserve common open space or create significant natural features such as wetlands. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, which inventories these features.

5. The common open space may be centrally located along the road frontage of the development, located to preserve significant natural features, or located to connect open spaces throughout the development.

6. Connections between the dedicated open space of the development and adjacent open space, public land or existing or planned safety paths is preferred and may be required by the City Council.

7. The dedicated open space shall be set aside by the developer through an irrevocable conveyance, such as deed restriction, restrictive covenant, conservation easement, plat dedication, or other legal document that is subject to review and approval by the City Council, after review and recommendation by the City Attorney. The irrevocable conveyance document shall be approved before there can be final approval of the development (final site plan approval), and the developer shall record such documents with the Oakland County Register of Deeds. The City of Troy (or the common owners) shall be specifically identified as the beneficiary of its provisions.

a. The dedicated open space shall be perpetually maintained by parties that have an ownership interest in the open space.

b. Standards for scheduled maintenance of the open space.

c. If the owners of the dedicated open space have failed to maintain it so that it becomes a public nuisance, then the City shall undertake all future maintenance, and shall annually assess the costs for such maintenance upon the property owners in the association, based on the benefit allocation for each property as determined by the City assessor.

d. The irrevocable conveyance shall assure that the open space will be protected from all forms of development, except as shown on the approved Final Site Plan. Such conveyance shall indicate the proposed allowable use(s) of the dedicated open space. The open space restrictions shall prohibit uses or activities that negatively affect the dedicated open space, including the following:

(i) Dumping or storing of any material or refuse.

(ii) Activity that may cause risk of soil erosion or threaten any living plant material.

(iii) Cutting or removal of live plant material except for removal of dying or diseased vegetation.

(iv) Use of motorized off-road vehicles.

(v) Cutting, filling or removal of vegetation from wetland areas.

(vi) Use of pesticides, herbicides or fertilizers within any wetlands area.

e. The irrevocable conveyance shall provide the following:

(i) The dedicated open space shall be perpetually maintained by parties that have an ownership interest in the open space.

(ii) Standards for scheduled maintenance of the open space.

(iii) If the owners of the dedicated open space have failed to maintain it so that it becomes a public nuisance, then the City shall undertake all future maintenance, and shall annually assess the costs for such maintenance upon the property owners in the association, based on the benefit allocation for each property.

(iv) The dedicated open space shall forever remain open space, subject only to uses approved by the City on the approved Final Site Plan.

(v) Any structures or buildings accessory to a recreation or conservation use may be erected within the dedicated open space. These accessory structures or buildings shall not exceed one (1) percent of the required open space area.

8. Maintenance of Open Space. The applicant shall provide documentation to guarantee to the satisfaction of the City Council that all open space portions of the development will be maintained

as approved and that all commitments for such maintenance are binding on successors and future owners of the subject property. All such documents shall be subject to approval by the City Attorney. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the City, and that the continued maintenance guarantees remain satisfactory to the City, and the land uses continue as approved in the Cluster development.

9. Cohesive Neighborhood. The proposed development shall be designed to create a cohesive community neighborhood through common open space areas for passive or active recreation and resident interaction. All open space areas shall be reasonably accessible to all residents of the development.

10. Unified Control. The proposed development site shall be under single ownership or control, such that there is a single person or entity having proprietary responsibility for the full completion of the project. The applicant shall provide sufficient documentation of ownership or control in the form of agreements, contracts, covenants, and/or deed restrictions that indicate that the development will be completed in its entirety as proposed. All documents shall be subject to the review and approval by the City Attorney.

11. Density Impact. The proposed type and density of use shall not place an unreasonable impact on the subject and/or surrounding land and/or property owners and occupants and/or the natural environment. An unreasonable impact shall be considered an unacceptable significant adverse effect on the quality of the surrounding community and the natural environment in comparison to the impacts associated with conventional development.

SECTION 13.07 WOODLAND PROTECTION

A. Purpose and Intent. It is the intent of these regulations to help prevent unregulated and, in many cases, unnecessary removal of trees and related natural resources. The protection of trees, woodlands and woodland resources will promote the preservation of important physical, aesthetic, recreational and economic assets for both present and future generations. Specifically, it is found that:

1. Trees and woodlands provide for public welfare and safety through the reduction of erosion, siltation, and flooding;
2. Trees and woodlands help protect water quality by protecting groundwater recharge areas, reducing risk of groundwater contamination and maintaining base flows in streams and rivers, thus reducing the risk of degrading vegetation, wildlife, wetlands and surface water systems throughout the city;
3. Trees and woodlands increase the economic value of land for most uses;
4. Tree and woodland growth protects public health through the absorption of air pollutants and contamination and reduces carbon dioxide content of the ambient air; and
5. Tree and woodland growth serves as an essential component of the general welfare of the City by maintaining natural beauty, recreation, and natural heritage.

The purpose of this section is as follows:

1. To encourage the preservation of trees and related natural resources of the woodland ecosystem on undeveloped and underdeveloped land and in connection with the development of land;
2. To provide for the protection, preservation, proper maintenance and use of trees and woodlands in order to minimize damage from erosion and siltation, loss of wildlife and vegetation, and/or from the destruction of the natural habitat;
3. To protect trees and woodlands (including woodland resources) for their economic support of local property values when allowed to remain uncleared and/or unharvested in whole or in significant part, and for their natural beauty, character, and ecological or historical significance; and
4. To provide for the paramount public concern for these natural resources in the interest of the health, safety and general welfare of the residents of the City, consistent with Article II, Section 201 of the Michigan Zoning Enabling Act of 2006, and in keeping with Article IV, Section 52 of the Michigan Constitution of 1963 and the intent of the Michigan Natural Resources and Environmental Protection Act, PA 451 of 1994

V. **Notes from 2007-2012 Parks & Rec Plan**

Reference: Annotated by McGee as submitted to the Greens Committee

- When a community's Plan is approved by the Michigan Department of Natural Resources (MDNR), the community becomes eligible to participate in State Parks and Recreation Grant Programs. The most popular of these programs is the Michigan Natural Resources Trust Fund (MNRTF), which provides up to 75% of the development costs of a recreation facility and up to 50% of the costs of acquiring park property. A minimum of \$15,000 and a maximum of \$500,000 per project is available per development project. Applications for the grants are due April 1st and September 1st of each year.
- Table 6 shows that approximately 35.2% of Troy residents aged 65 and older in 2000 had a disability. A total of 9,155 persons aged 5 years and older had a disability. This represents approximately 12% of the population aged 5 and over in 2000.
- Accessibility to recreational facilities and programming will continue to be a concern in the future as the proportion of older adults rises. The Americans with Disabilities Act (ADA) has imposed standards on recreational facilities and public land and buildings. It is important that future facilities be designed to meet these standards.
- The School District and City cooperate with each other on an informal basis to maximize the use of school and park sites. In certain cases, formal agreements have been drafted to develop and use recreation facilities. In some cases, the City has constructed ball fields and soccer fields on school sites; the fields are then maintained by the School District.

- **PARK CLASSIFICATION SYSTEM**

For recreation planning purposes it is useful to categorize parks based on their use potential. For the purposes of this plan, parks are classified as follows:

- **Mini Park**
General Description – Used to address limited, isolated or unique recreational needs.
Location Criteria – Less than ¼ mile distance in residential setting.
Size Criteria – Between 2500 square feet and one acre in size.
- **Neighborhood Park**
General Description - The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Their focus is on informal active and passive recreation.
Location Criteria - ¼- to ½-mile distance and uninterrupted by non-residential roads and other physical barriers.
Size Criteria - 5 acres is considered minimum size. 5 to 10 acres is optimal.
- **Community Park**
General Description - Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.
Location Criteria - Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and ½ to 3 mile distance.
Size Criteria - As needed to accommodate desired uses.
Usually a minimum of 50 acres, with 75 or more acres being optimal.
- **Special Use**
General Description - Covers a broad range of parks and recreation facilities oriented toward single-purpose use.
Location Criteria – Variable; dependent on specific use.
Size Criteria - Variable.
- The Troy Parks and Recreation Department manages more than 850 acres of parkland including 14 existing parks, two golf courses, a nature center, family aquatic center, and 11 parks currently under consideration for development. Each park ranges in size from 3 to 96 acres and contains a variety of amenities. Stage Nature Center is 100 acres. Sylvan Glen and Sanctuary Lake golf courses are 143 and 200 acres respectively. The following Summary of Municipal Recreation Resources table and Parks and Recreation Facilities Map summarize the system of Parks and Recreation facilities in Troy.
- There is not a system of recreational trails within Troy.
- **Summary Of Parks And Recreation Survey**
The graph shows that 67% of respondents listed “Trails for Walking/Biking” as their first, second or third choice for new facilities. 42% of respondents listed trails as their first choice, which exceeded the combined first, second and third choices of every other facility listed in the survey. Respondents were categorized based on various socioeconomic characteristics. The survey yielded the following findings:
 - Trails were the number one requested recreational facility based on the location of residence, for each section in Troy.
 - Trails were the number one requested facility by both males (39%) and females (43%).

- Trails were the first choice of recreational facility for all five age groups.
- Trails were the first choice of recreational facility based on length of residency, for each of the five groups.
- Trails were the first choice of recreational facility based on income, for each of the seven income groups.
- Trails were the first choice (or tied for the first choice) of recreational facility based on ethnic origin of residents in Troy.

Clearly, “Trails for Walking/Biking” is the number one priority for future recreational facilities based on resident input.

“Outdoor Ice Skating” was the second most popular response, with approximately 34% of respondents listing it as their first, second or third choice.

“Small Neighborhood Parks” was the third most popular response, with approximately 26% of respondents listing it as their first, second or third choice.

“Dog Park” was the fourth most popular response, with approximately 19% of respondents listing it as their first, second or third choice.

“Community Gardens” was the fifth most popular response, with approximately 18% of respondents listing it as their first, second or third choice.

MASTER PLANNING MEETINGS FOR 5 NEW PARKS

In 2003, the Parks and Recreation Department contracted with M.C. Smith Associates and Architectural Group to create designs for five new City parks. These parcels were acquired as part of the 1999 voter-approved bond proposal.

- Site #1: 22 acres located in Section 22, on Livernois Road between Big Beaver and Wattles.
- Site #2: 6.5 acres, located in Section 2, north of Square Lake/Willow Grove, west of Kensington Church.
- Site #3: 12 acres, located in Section 11, south of Square Lake, east of Willow Grove.
- Site #4: 14 acres, located in Section 24, on John R between Big Beaver and Wattles.
- Site #5: 15 acres, located in Section 36, south of Maple and west of Milverton.

GOALS AND OBJECTIVES

The following goals and objectives were developed to guide future parks and recreation improvements in the City of Troy.

SCOPE OF RECREATION OPPORTUNITIES

- Provide a range of parks and recreation facilities to meet the needs of all components of the population and all geographic areas of the City.
- Provide neighborhood park space, or its equivalent, in every residential section.
- Provide city-wide parks to address the need for active and passive recreation pursuits.

- Provide special use facilities (such as swimming pool, golf course, historic village, museum, cultural activities center, etc.) to address particular recreation or leisure interests of residents.
- Provide a system of trails, pathways and sidewalks.

PRESERVATION OF NATURAL AREAS

- Encourage protection of natural features, such as wooded areas, wetlands, wildlife habitat, natural drainage ways, and unusual topography.
- Provide and maintain high quality medians to add character to roadways.
- Preserve natural features on existing park sites and City-owned property to the maximum extent feasible, in consideration of the multiple-use character of most parks.
- Maintain street tree program and aim for a street tree for every homeowner's property.
- Develop programs and utilize sites in a manner that results in a greater appreciation of the City's natural resources.
- Preservation of Troy Farm and buildings to promote an understanding of Troy's history and strengthen its identity as a unique suburban community.
- Consider open space and natural areas as desirable and an important part of the park system.

VI. NOTES FROM 2015-2020 PARKS & REC PLAN

Reference: Annotated by McGee as submitted to the Greens Committee

- **Population Age**

Table 4 shows the population breakdown by age as estimated in the 1990, 2000, and 2010 United States census and includes projections for 2035. The most significant change between 1990 and 2010 was the aging of Troy's population. In 1990, only 49% of the population was aged 35 or older; by 2012, this number grew to 58%. The forecast for 2035 is 59% of the population aged 35 or older.

Note that 23% of the population, or more than one out of every five residents, is projected to be at least 65 years of age in 2035. These figures show that recreation facilities and programming in the future should address the recreational needs of an older population base. Additionally, it is expected that the number of children aged 0-17 years will increase only slightly in the future.

- The Troy Department of Public Works Parks Division manages more than 900 acres of parkland including 17 existing parks. Parks range in size from 1.75 to 96 acres and contain a variety of amenities. The Recreation Department manages two golf courses, the Troy Community Center, and the Troy Family Aquatic Center. Sylvan Glen and Sanctuary Lake golf courses are 143 and 200 acres respectively.

- **Non- City Owned Inventory**

- **Subdivision Open Space Areas**

Many subdivision developments in Troy have open space common areas. These areas provide passive leisure pursuits and add to the aesthetic quality of the neighborhood. Subdivision open space area in Troy encompasses approximately 250 acres of land. They typically consist of open grassy areas with trees and wetland areas, although some contain basic recreational facilities such as playgrounds and ball diamonds. They provide passive recreational opportunities and assist in alleviating demand for public parks.

- **Apartments and Condominium Facilities**

Most apartment and condominium developments in Troy have some recreational facilities to serve the needs of the residents. The most common types of facilities provided in these residential complexes are oriented toward adults, such as outdoor pools, clubhouses and

tennis courts. Some complexes have playgrounds. The Somerset Park Apartments complex includes a 9-hole golf course, tennis courts, playground, community center and outdoor pools. These recreational facilities address the recreational needs of the residents and alleviate the need for public recreational facilities in the neighborhood.

- **Gateways and Corridors**

Gateways and Corridors provide passive recreation opportunities. The Big Beaver Corridor features sidewalks on both sides, plus a landscaped boulevard. Beach Road is a scenic parkway that includes sidewalks in some areas. Sections of major thoroughfares in Troy have sidewalks on one or both sides of the road.

- **Cemeteries**

Cemeteries provide passive open space and historical and cultural educational opportunities. Troy has four publicly-owned cemeteries:

- Troy Union Corners Cemetery, 1199 E. Square Lake Road
- Crooks Road Cemetery, 3701 Crooks Road
- Beach Road Cemetery, 5360 Beach Road
- Perrin Cemetery, 1050 Coolidge Highway

- Passive recreational areas are more commonly used than active recreational areas.
- The most desired recreation amenities are multipurpose trails/pathways, and dog parks.
- The maintenance and improvement of existing parks and recreation programs are high priority issues.
- Developing additional City-owned properties into parks is not a priority.
- The Parks and Recreation Departments should depart from traditional means of funding, and pursue non-conventional revenue sources.

Goals & Objectives

- Goal A: Continue to provide a range of parks and recreational facilities to meet the needs of all components of the population and all geographic areas of the city.
- Objective 1) Maintain and improve access to parks and recreation facilities.
- Objective 2) Develop existing park sites for appropriate use in consideration of community needs and resource limitations.
- Objective 3) Maintain an urban forest program.
- Objective 4) Encourage protection of natural features, such as wooded areas, wetlands, wildlife habitat, natural drainage ways, and open space.
- Objective 5) Review and update the parks and recreation Action Plan annually.
- Goal B: Encourage usable open space and recreation facilities in subdivisions, apartments and condominiums, and other residential developments.
- Objective 1) Utilize existing parks and recreation facilities to their maximum potential given available resources.
- Objective 2) Provide for citizen input in recreation planning and decision making.
- Goal C: Actively promote parks and recreation facilities and opportunities.
- Objective 1) Implement recreation programming at parks.
- Objective 2) Collaborate and coordinate with other agencies and organizations to provide recreation resources for residents.
- Objective 3) Support and promote a system of trails, pathways and sidewalks in collaboration with other state and local entities.
- Goal D: Implement innovative techniques of maintaining acceptable levels of service.

- Objective 1) Adhere to high standards of maintenance for all parks and recreational facilities given available resources.
- Goal E: Practice sound fiscal management of the parks and recreation system.
 - Objective 1) Pursue funding sources for capital improvements, operations, and maintenance including local sources, state and federal grants programs, sponsorships, fundraising committees, public-private partnerships, and other sources.
 - Objective 2) Augment recreation operations with user fees as needed.

VII. HEALTH BENEFITS OF SMALL NEIGHBORHOOD (POCKET) PARKS

Reference: Cited by McGee as submitted to the Greens Committee

Parks are emerging as important public health solutions in urban communities. Nearly forty years of research evidence confirms that nearby nature, including parks, gardens, the urban forest and green spaces, support human health and wellness (www.greenhealth.washington.edu). The research about active living and opportunities to avoid chronic diseases is particularly relevant to large parks where people can enjoy walking and bike paths and playing fields. But, equally as important is the role of small parks and nature spaces for health. Kathleen L. Wolf, Ph.D.

Creating small neighborhood parks can be a productive public and private joint venture that introduces the spaces for nature encounters that benefit everyone. Troy has taken steps to ensure these types of spaces with the recent enactment of Troy Zoning Ordinances 10.03 and 10.4 for future development and evidenced by the recent public-private joint venture that created the Troy Dog Park. But we can do more as we have eleven (11) undeveloped parcels amounting to 61.5 acres that can be developed into neighborhood parks. Additionally, a working relationship with the various Troy Homeowners Associations should be established to jointly enhance and rehabilitate the eighteen (18) current parks and other privately owned property throughout the city.

Neighborhood parks and green infrastructure can be co-designed for the benefit of all. These parcels can be developed to serve their primary goals of recreation and aesthetic amenities, while also containing spaces that mitigate stormwater controls.

Small neighborhood parks in addition to offering a shared sense of community partnership between the city and the property owners; they can also provide quantifiable health benefits for all by:

- Improving General Mood and Attitude: Meditative walking generates more positive psychological effects that results in a positive emotional outlook.
- Stress Reduction: Stress is a major contributor to ill health. Visual exposure to nature can effectively reduce stress.
- Building Social Capital: Interpersonal relationships between neighbors result in a supportive network by getting oneself out of the house and sharing the environment with others. The forgotten locked-up generation of youth that spends enormous idle hours glued to video games can throw down the game controllers in pursuit of a better lifestyle communing with nature in play and meditative pursuits.

Considering that health services are consuming close to a fifth of the GNP today, the creation of neighborhood parks can reduce future health costs for the community.

VIII. NOTES FROM 2004 TROY CITY CENTER PRIORITY TASK FORCE

Reference: Annotated by McGee as submitted to the Greens Committee

Even though the committee made the determination at our first meeting to not include the Troy Civic Center in our study of Open Green Spaces within the city, it became apparent that some reference to the importance of the overall city's implementing the necessary planning to preserve and enhance same space must be addressed. To this end, we have highlighted a few of the major goals in the 2004 Troy City Center Task force report.

- The City Civic Center development should be designed to encourage gathering and meeting of all segments of the city's population...both residential and business entities.
- The City Civic Center should be a pleasant and comfortable place. A campus setting with pathways and resting areas will provide the framework for connectivity for the city.
- With the anticipated increase in senior citizen population within the city, a City Civic Center that embraces pathways, benches, an amphitheater, a fountain plaza, ethnic gardens and other amenities will be of great interest for seniors. This will give them a safe space to meet...read a book...or have a picnic with their friends.
- The City Civic Center should be connected to a citywide pathways system for pedestrian walking and/or cycling.
- The City Civic Center must be accessible to all.
- An advisory board of stakeholders (residents, developers, business leaders, etc.) should be formed to insure implementation.

The committee encourages the city council and staff to review this task force report as it was a compilation of resident input of how they view the future of the city. The report concludes with the best insight as to the future landscape vision of the city:

"The CCPTF seeks superior quality, within available resources, so that a legacy can be left for future generations. This community must go beyond what is being done elsewhere. It must lead and not follow."

IX. TROY FUTURES 2020 REPORT

Reference: Annotated by McGee as submitted to the Greens Committee

Additionally, the committee felt that it is important to review the Troy Futures 2020 Report that was published in 2006 in order to better understand the community's vision a decade ago and weigh it against any progress made to date. Again, the committee encourages the city council and staff to review this report. Unfortunately, the Recession of 2007-8 took the steam out of planning as the city had to retrench its priorities and many of the well intentioned recommendations have not been implemented. But the committee hopes that the work that was done in the past will not be forgotten and budget considerations be set for implementation in the coming years.

The "Image & Feel Task Force" stated In 2020 Troy has become a model of an environmentally friendly community. Suggested Actions to Achieve Preferred Future:

- Create interconnecting paths for non-motorized transportation (walking, biking, etc.) throughout
- Establish LEED Certification as an expectation (Leadership in Energy and Environmental Design)
- Improve and implement the Storm Water Management Plan
- Integrate the Rookery into the City park system as a destination
- Treasure and preserve the few remaining open spaces, woodlands and wetlands
- Support the implementation of alternative fuel distribution facilities (e.g. E85)
- Create an Environmental Advisory Board Supporting Community Partners
- They looked to the future to see that Troy has Implemented “Villaging” Development Concepts We visualize implementation of “villaging” development concepts to create a connected sense of place and community with a variety of activity nodes. Evidence suggests that professionals and the growing creative class want to live in communities that provide a sense of community and place. They want more walkability, entertainment venues, community gathering spots and green space. The opportunity is ripe to form city, residential and commercial partnerships to create nodes of human-friendly spaces (“villaging”) that are welcoming to residents and visitors alike.
- The study suggested some actions to achieve a preferred future for the city:
 - Boundless playground (everything in the park can be enjoyed despite any disability you may have)
 - Mini-park (or common area) in every neighborhood. Could be as elaborate as a clubhouse or just a smartly decorated garden & gazebo
 - More gathering places throughout the City (consider people of all ages)
 - Develop interconnected pathways that serve specific destinations (i.e. go where people want to go, not just pathways for the sake of pathways)
 - Design pathways that are able to accommodate walking, biking and personal transportation (e.g. electric scooters)
 - Provide bridges or tunnels to separate pedestrians from vehicular traffic
 - Land use plans should promote “villaging” or “new urbanism”
 - Encourage business development that provides good, convenient pedestrian access

X. INDIVIDUAL COMMITTEE RECOMMENDED WISH LIST

We have listed our “WISH” list for the city council and staff to consider when implementing a future Open Green Space protection ordinance and Parks Master Plan. We are aware of the budgetary concerns in implementing any or all of our listed items; therefore, we recommend as an immediate priority three plans of action:

- Promote a 30-Year dedicated millage not to exceed .05 for future Park Open Green space enhancement, maintenance and/or acquisition in lieu of a renewal of Proposal A, B & C Bonds.

- Implement the proposed pathways plan in its entirety as it was originally approved. The interconnected pathways throughout the city must serve access to specific destinations within the city and be able to link with our surrounding city neighbors. The pathways must be accessible to all to accommodate walking, biking and rest areas.
- Develop Sylvan Lake as the premier park of the city with recreational activities (fishing, swimming, ice skating, picnicking, etc.).
- Any future development of the Troy Civic Center property should consider recreational opportunities and facilities

These three priorities will go a long way in establishing a legacy for our future generations and exhibit our leadership that not only looks for tomorrow, but guarantees a tomorrow!

The director of the Detroit Riverfront Conservancy sums up their vision for the city of Detroit: ***All great cities have places where people can meet and play!*** Troy too can plan to be a great city and to this end, the committee submits, in addition to the three aforementioned priorities, our “wish” list:

- **EXISTING DEVELOPED PARKS**
 - ADDITIONAL PICNIC TABLES AND BENCHES
 - THINNING OF EXISTING INVASIVE FORESTRY (I.E. HUBER PARK) BY WORKING WITH CISMA (Cooperative Invasive Species Management Area)
 - WATER AND RESTROOM FACILITIES AT ALL DEVELOPED PARKS
 - AMPITHEATER FOR ENTERTAINMENT OPPORTUNITIES
 - FURTHER DEVELOPMENT OF BIKE AND WALKING TRAILS
- **EXISTING UNDEVELOPED PARKS**
 - JOINT WORKING RELATIONSHIP WITH SURROUNDING RESIDENTS AND/OR BUSINESSES TO ADOPT A MINI-POCKET PARK SYSTEM
 - BENCHES
 - IDENTIFICATION OF EXISTING UNDEVELOPED PROPERTY AS OWNED BY THE CITY
- **FURTHER ENHANCEMENTS TO OPEN AND/OR GREEN SPACES WITHIN THE CITY**
 - PARK DEVELOPMENT SHOULD BE FOCUSED ON RESIDENT ACCESSIBILITY WITH ½ MILE RADIUS
 - FUTURE STUDY & RECOMMENDATION FOR BIKE LANES WITHIN THE CITY
 - ACTION PLAN TO ELIMINATE OR CONTROL FURTHER GROWTH OF INVASIVE SPECIES THROUGHOUT THE CITY
 - PUBLISH A BOOKLET ON INVASIVE SPECIES WITH PICTURES AND RECOMMENDATIONS FOR REMOVAL AND DISPOSAL OR TEAM-UP WITH A NEIGHBORING COMMUNITY THAT HAS ALREADY CREATED SAME. i.e. A *FIELD IDENTIFICATION GUIDE TO INVASIVE PLANTS IN MICHIGAN’S NATURAL COMMUNITIES* (<https://mnfi.anr.msu.edu/invasive-species/InvasivePlantsFieldGuide.pdf>)
 - FUTURE STUDY TO CREATE RIVER TRAILS ALONG THE ROUGE AND CLINTON RIVER TRIBUTARIES (i.e. SIMILAR TO BIRMINGHAM)
 - ESTABLISHMENT OF A TROY COMMUNITY GARDEN OPEN TO ALL AT THE TROY FARM THAT WOULD INCLUDE NATURAL CROSS COUNTRY PATHWAYS

Final

- CREATE A PHONE/TABLET APP THAT CONTAINS A MAP OF THE CITY PARKS AND THE RECREATIONAL OPPORTUNITIES
- ENCOURAGE ANY NEW PROPERTY DEVELOPMENTS COMPLYING WITH THE CLUSTER ZONING ORDINANCE (SEC 10.04) TO MAKE THE NEW GREEN PARK AREAS OPEN TO PUBLIC ACCESS (i.e. THE PUBLIC IS WELCOME TO WALK, BUT NOT PICNIC)

SUMMATION

As stated in the beginning of the report, Open/Green Space is any open piece of land that is open to Troy residents for both active and passive recreational use; and may or may not be owned by the City of Troy. This space includes property owned by the city, the school district and private ownership that permits public access to Troy residents.

Furthermore, even though the committee made the distinction of not addressing the current Troy Civic Center Development Plan in its Open/Green Space study, it became apparent to the committee that we must address this issue at least in passing.

The Open/Green Space Committee agrees that any development of the Troy Civic Center must be considered as an extension of the City Parks & Recreation planning. Whereas, we found that the city in partnership with the school district and private ownership currently has sufficient open green space, the development of the civic center has the opportunity to add a tremendous asset to Troy residents.

The proposed development will provide many advantages for the residents with opportunities for sport and recreation, preservation of the natural environment, storm water management in addition to exhibiting a village concept to city planning. As with all of our city parks, the proposed development would add to our development of parks and open spaces that include protected natural lands, ecological reserves, wetlands, and other green areas is critical to providing healthy habitats for its citizenry, the wildlife and plants.

As with all of our parks, the development of the Troy Civic Center must be considered as an area for community interaction that embraces the natural landscape that is vital to preserving the ecosystem. The community must move forward from thinking that managing our parks is just cutting the grass or picking up the garbage. All of our parks should be considered as regional community centers with the development of the Troy Civic Center being the central legacy showpiece and evidence of our planning for tomorrow.