

Troy Comprehensive Plan and Unified Development Code (UDC)

Plan Commission and City Council
October 16, 2024



AMERICAN
STRUCTUREPOINT
INC.

TROY

Agenda

- Progress Recap and Overview
- Comprehensive Plan Critical Path Strategies
- UDC Progress

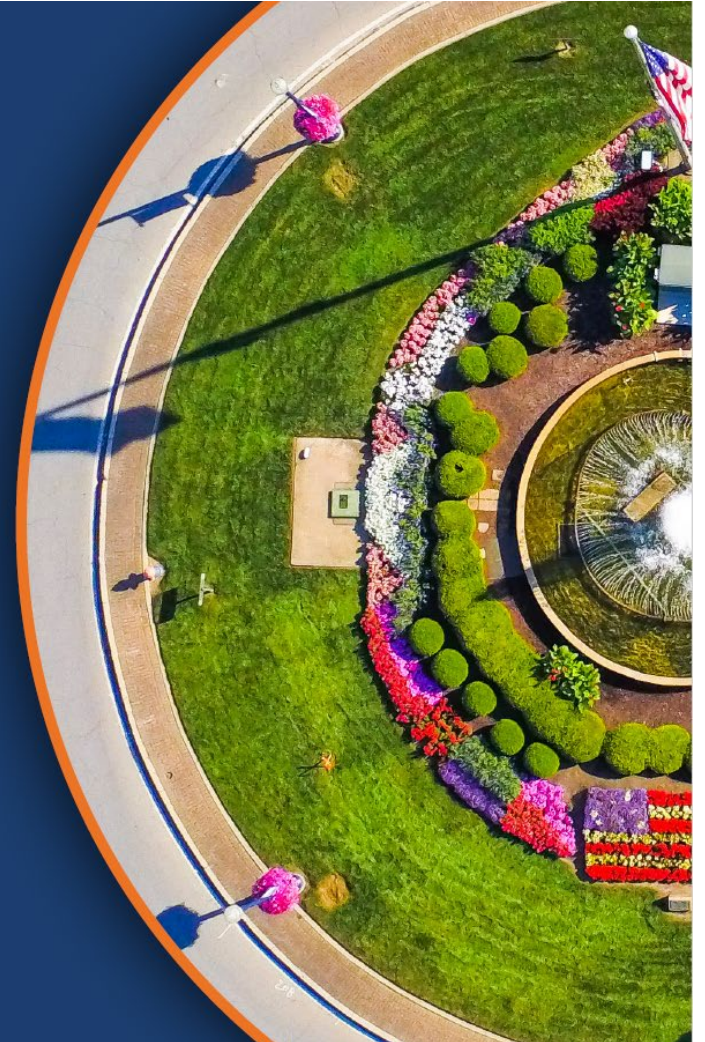


CITY OF TROY

COMPREHENSIVE PLAN

(DRAFT)

OCTOBER 2024



Process Recap



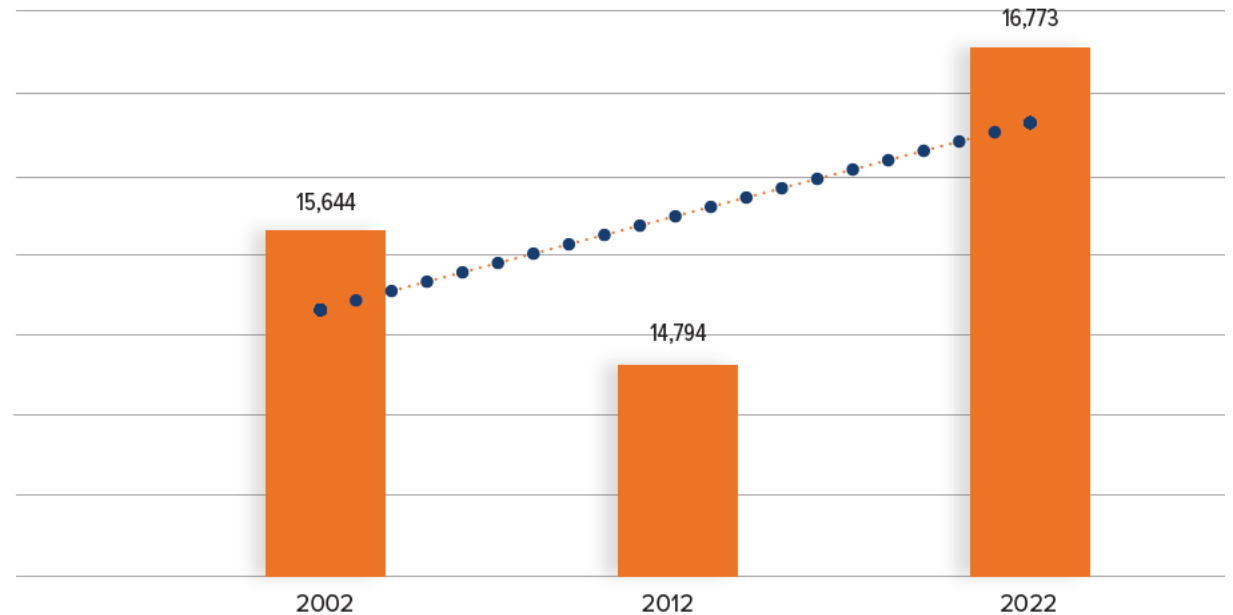
AMERICAN
STRUCTUREPOINT
INC.

TROY

Existing Conditions Report

- Examined a Variety of Data to Establish a snapshot of Troy in 2023/24
 - Demographics
 - Jobs
 - Existing Land Use
 - Roads
 - Utilities

FIGURE 10: NUMBER OF TROY EMPLOYEES BY DECADE



Existing Conditions Report

Commute Patterns

- 72.5 percent of employees lived outside immediate area
- 72 percent of area residents worked somewhere else.
 - Dayton (8.2 percent)
 - Piqua City (6.0 percent)
 - Tipp City (3.9 percent)

FIGURE 14: 2021 COMMUTER SHED

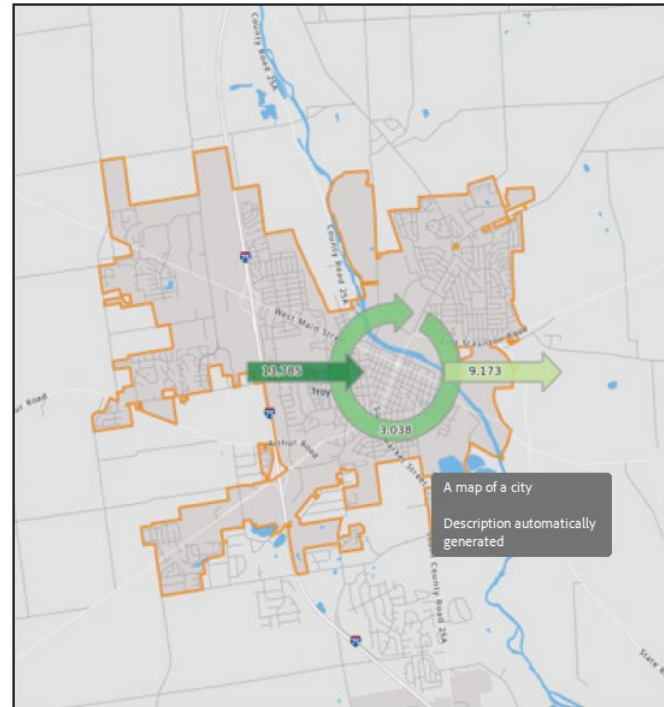
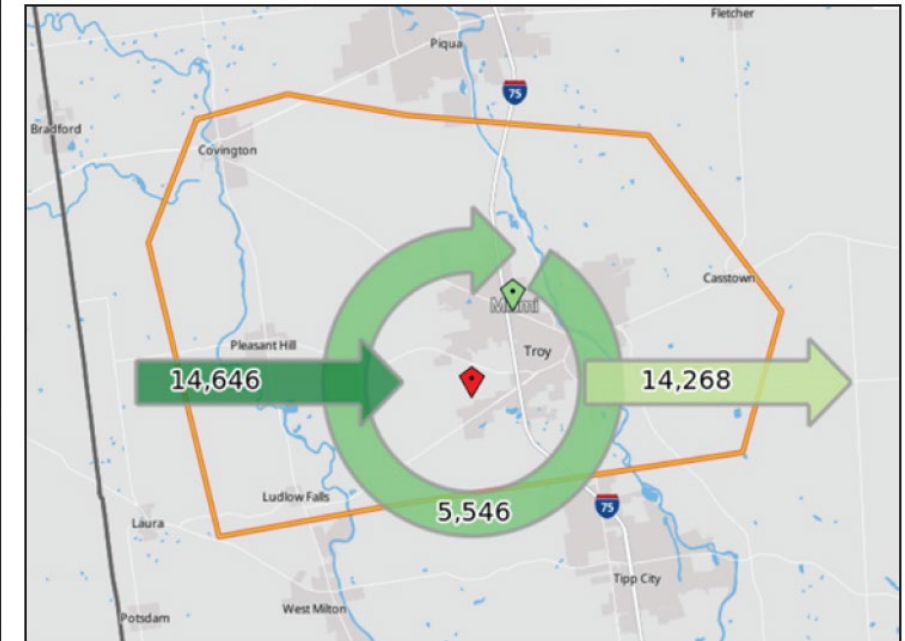


FIGURE 15: LARGER COMMUTE AREA INFLOW/OUTFLOW ANALYSIS





5 Advisory Group Meetings



**682 Total
Online Survey
Responses**



50 Stakeholders' Representatives



**150+ Public
Engagement
Participants**



Public Engagement

Open House



Approximately 50 Attendees

Virtual Open House

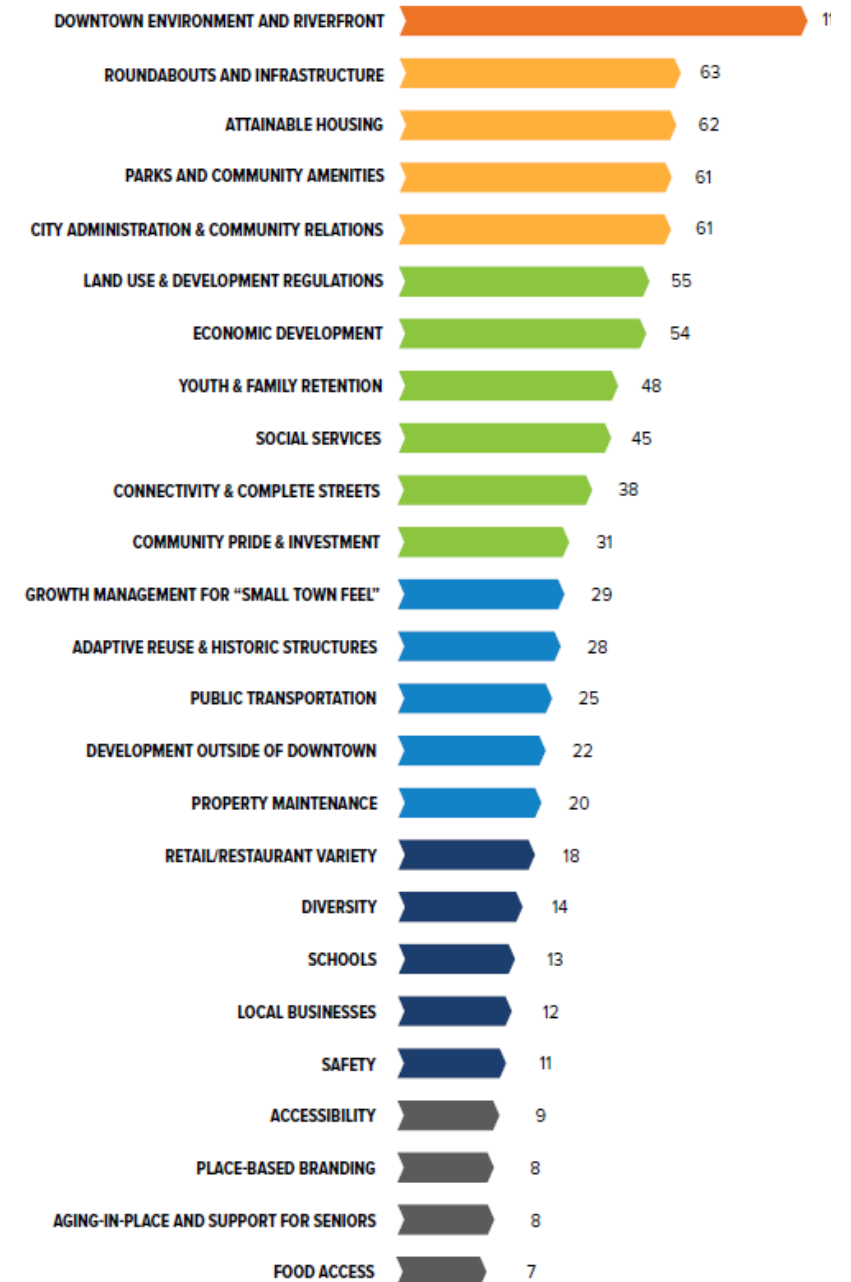


82 Unique Visitors

Process Drafting

Plan Sections

- Introduction
- Vision and Goals
- Growth Management
 - Land Use
 - Transportation and Infrastructure
 - Economic Development
- Attainable Housing
- Parks and Recreation
- Social Services
- Downtown
- Implementation Plan and Critical Path Strategies



Comprehensive Plan



AMERICAN
STRUCTUREPOINT
INC.

TROY

VISION STATEMENT

Troy is a vibrant City that serves as an economic, residential, cultural, social, and activity hub for its residents and visitors. Troy will continue to be a community that inspires its children to stay and raise their kids while welcoming new residents to do the same. Troy is proactive, takes on challenges to continuously improve our collective environment, and does not shy away from the hard choices. The City will continue to work to grow its employment base while ensuring that growth does not outpace or change the true identity of our City.





Goals

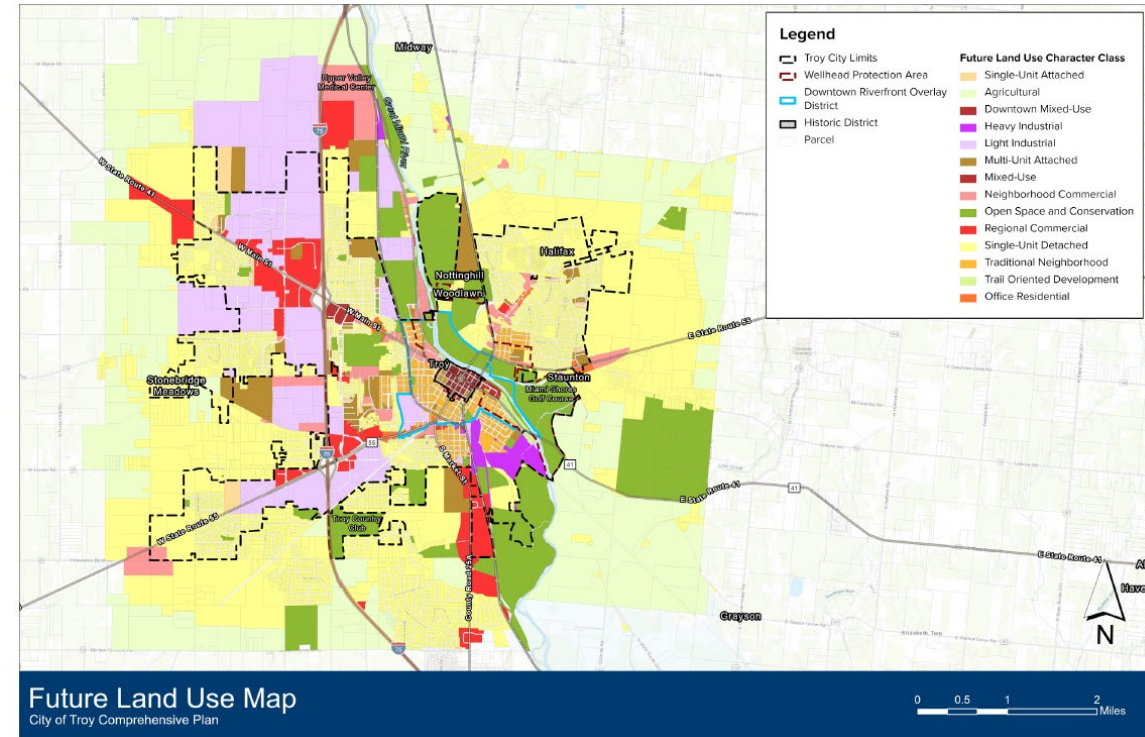
COMPREHENSIVE GOALS

1. Build on the success of downtown's redevelopment efforts.
2. Encourage continued residential development and promote a variety of housing options.
3. Preserve the City's scale through intentional development.
4. Maintain existing and build new infrastructure that facilitates new development and increases the mobility of all neighborhoods.
5. Keep working with residents and businesses to enhance their properties.
6. Ensure that parks are "right-sized" and provide a mix of amenities.
7. Support job creation and business expansion.
8. Continue to support social networks that help citizens in need.

Future Land Use Map

14 Character Classes

- Open Space and Conservation
- Agricultural
- Single-Unit Detached Residential
- Single-Unit Attached Residential
- Multi-Unit Residential
- Traditional Neighborhood
- Trail Oriented Development
- Office-Residential
- Neighborhood Commercial
- Regional Commercial
- Downtown Mixed-Use
- Mixed-Use
- Light Industrial
- General Industrial
- Kept overlay districts
- Utilities



Character Classes

RESIDENTIAL CHARACTER CLASSIFICATIONS

SINGLE-UNIT DETACHED RESIDENTIAL

The single-unit detached residential character class is one of the most common forms of residential development in the United States. It contains residential buildings that are not physically connected to other dwelling units. Typically, these housing structures accommodate only one household or family. Most of Troy's existing housing stock falls within this category.

FIGURE 16: SINGLE-UNIT DETACHED RESIDENTIAL PLAN VIEW EXAMPLE



Source: NearMap



CLOSE-KNIT FACTOR

Low to medium-low

Single-unit detached housing is the most popular form of residential development in cities and the United States. This type of home is a large part of Troy's current and future housing stock. These developments should be encouraged near the City's corporate limits. Connections to the community should be fostered by trails/complete streets and public transit stops to provide more connections to the core of Troy.

USES

Primary – Single-unit residential detached dwellings.

Secondary – Accessory structures, parks, open spaces, conservation, or institutional uses (examples: schools or fire stations)

Institutional uses may be located within neighborhoods or near subdivision boundaries but accessible to nearby residents.

KEY CHARACTERISTICS

Density

- Density can range from one dwelling unit to eight dwelling units per acre.

Access

- Access to individual properties is usually from an internal network of local streets accessed from a more prominent collector or arterial street.

Buildings and Lots

- Heights are typically one to two and a half stories tall.
- Buildings and their main entrances should be oriented toward the street, and the dominance of garage doors should be limited.
- Front or street-facing facades should incorporate a mix of dormers, overhangs, front porch elements, shutters, etc., to ensure the new development "feels" like Troy.

Streets and Pedestrians

- Best practices are the local roads, which have curb and gutter construction with sidewalks and street trees to reduce vehicle speeds. Typically, they do not have curb and gutter construction in favor of draining trenches and seldom have sidewalks or trails.

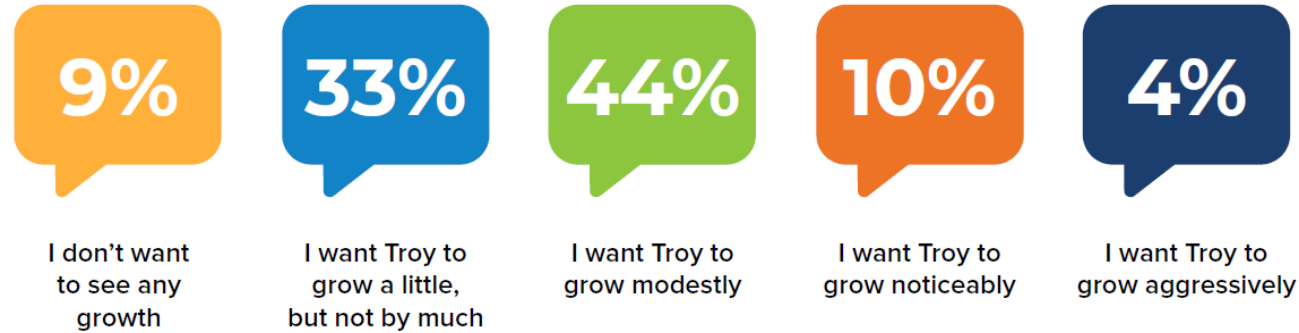
Landscaping and Open Space

- Homeowners provide landscaping and are encouraged to plant trees, smaller shrubs, and shrubs to soften the appearance of these structures from the street and enhance the community's character.
- Yards adjacent to higher-traffic roadways or higher-intensity land uses should have increased setbacks and landscape buffers.

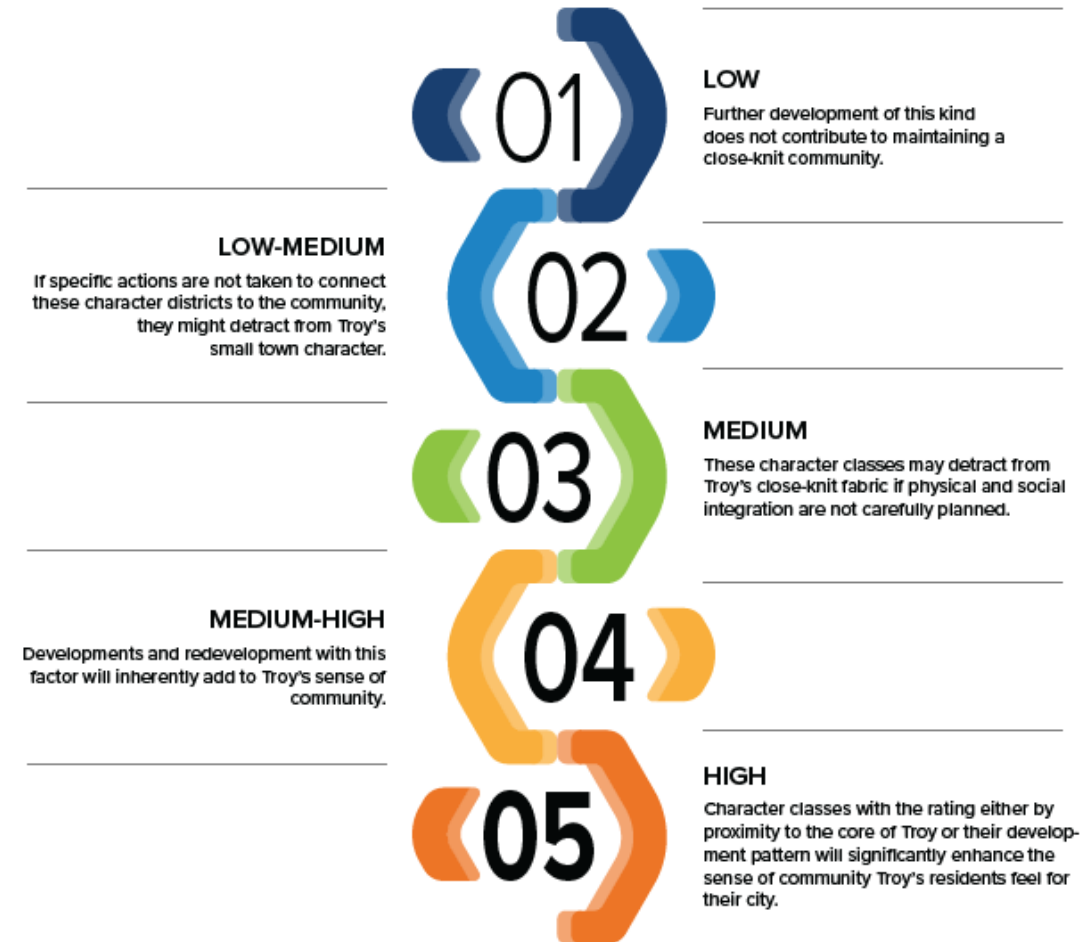
FIGURE 17: EXAMPLE OF SINGLE-UNIT DETACHED RESIDENTIAL



Close Knit Factor



CLOSE-KNIT FACTOR



Close Knit Factor

THE CLOSEKNIT OFFSETS REQUIRED

Character Class	Close Knit Factor	Number of Offsets Required
Open Space and Conservation	5	0
Agricultural	1	0
Single-Dwelling Detached	2	3
Single-Dwelling Attached	2	3
Multi-Dwelling Attached	3	2
Traditional Neighborhood	5	0
TrailOriented Development	5	0
Office-Residential	5	0
Neighborhood Commercial	4	1
Regional Commercial	2	3
Downtown Mixed-Use	5	0
Mixed-Use	4	1
Light-Industrial	2	2
General Industrial	1	1

LIST OF CLOSEKNIT FACTOR OFFSETS

- Provide parking lot landscaping that exceeds the code minimum
- Interconnecting bike trail system throughout the development
- Dedicated public park space

THE FOLLOWING ITEMS ARE WORTH THE EQUIVALENT OF TWO OFFSETS

- Construct a three-mile portion of a proposed regional trail designated on the complete streets and trails map of the Comprehensive Plan
- Install a new park amenity in a CityOwned Facility

Economic Development



AMERICAN
STRUCTUREPOINT
INC.

TROY

Ties to the Existing Conditions Report

What We Learned

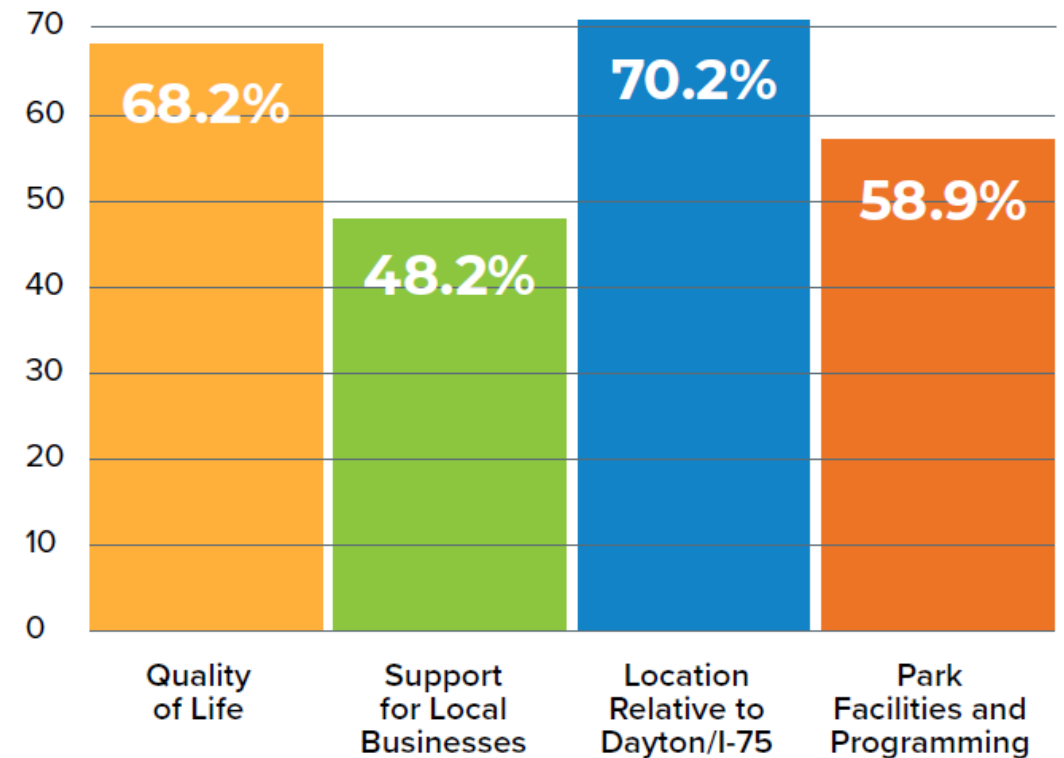
- Troy has the highest number of employees of all municipalities in Miami County at 16,773.
- The largest employment sectors are manufacturing, retail trade, healthcare, and social assistance
- The majority, 82 percent of the local workforce, does not live in Troy or the surrounding area
- Wages in Miami County are lower than in more densely populated communities
- Manufacturing is a strength when comparing the concentration of industry types in Troy
- The retail gap analysis shows that the local population can support more retail
- Food access can be a problem in specific neighborhoods

Ties to the Existing Conditions Report

What We Heard

- Attract more local businesses
- Attract a mix of national and regional employers
- Carry on the legacy of investing in the recreation, park, and Downtown
- Focus on adaptive reuse and infill projects
- Retain and support local/existing businesses.
- Troy's location and infrastructure network was noted by survey respondents

FIGURE 67: ONLINE SURVEY: WHAT ARE TROY'S TOP ASSETS?



Employer Attraction

Industry Clusters

- Concentrations in
 - Fabricated Metal
 - Printing
 - Food
- Industry clusters like industries locate in one place
- Share resources, training, and workforce

FIGURE 68: SHIFT-SHARE ANALYSIS*

NAICS CATEGORY	NATIONAL GROWTH	INDUSTRIAL SHIFT	COMPETITIVE SHARE	ABSOLUTE CHANGE
Food Manufacturing	92	73	205	370
Beverage and Tobacco Product Manufacturing	0	0	0	50
Textile Mills	4	-14	-38	-48
Textile Product Mills	0	-1	28	27
Apparel Manufacturing	0	0	0	0
Leather and Allied Product Manufacturing	0	0	0	0
Wood Product Manufacturing	12	24	41	77
Paper Manufacturing	46	-79	-73	-106
Printing and Related Support Activities	10	-33	147	124
Petroleum and Coal Products Manufacturing	0	0	0	0
Chemical Manufacturing	13	8	40	61
Plastics and Rubber Products Manufacturing	59	58	-122	-5
Nonmetallic Mineral Product Manufacturing	13	7	-6	13
Primary Metal Manufacturing	30	-50	-31	-51
Fabricated Metal Product Manufacturing	143	-47	803	898
Machinery Manufacturing	144	-68	-163	-87
Computer and Electronic Product Manufacturing	20	-24	-6	-10
Electrical Equipment, Appliance, and Component Manufacturing	31	7	-202	-164
Transportation Equipment Manufacturing	160	253	-113	299
Furniture and Related Product Manufacturing	46	-7	-192	-152
Miscellaneous Manufacturing	57	2	-566	-507

*See the Economic Development Section of Appendix A for a more detailed explanation of Shift-Share Analysis.

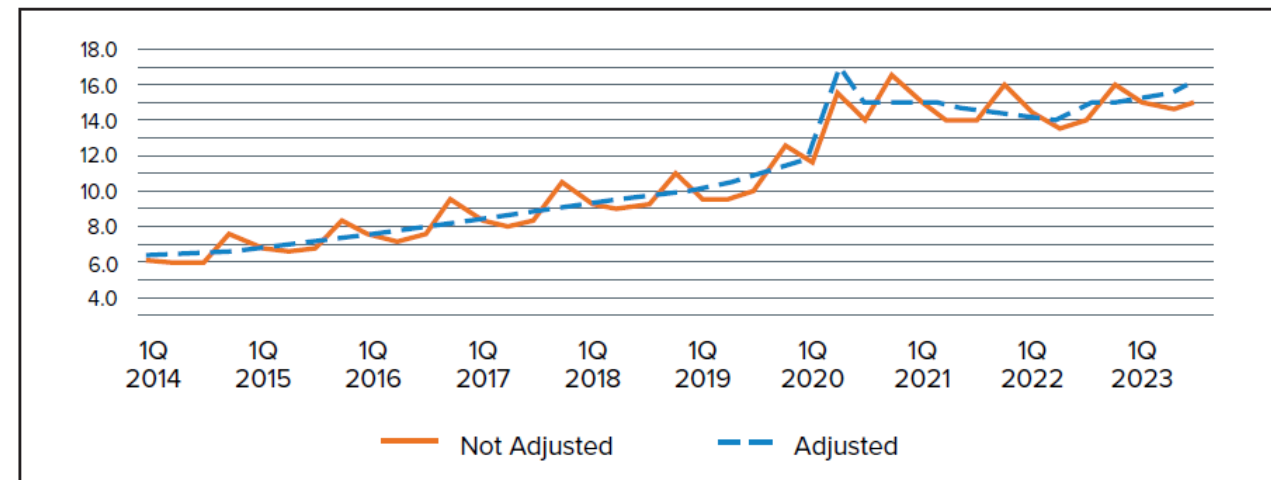
Retail Recruitment



Entertainment Districts

- Retail is evolving and changing
- Entertainment uses are taking more of these spaces (trampoline business, axe throwing bars, etc.)
- High quality of place environments
 - Adult “Lingering”

FIGURE 80: ESTIMATED THIRD QUARTER US RETAIL E-COMMERCE SALES AS A PERCENT OF TOTAL QUARTER RETAIL SALES, THIRD QUARTER 2023



Source: Bureau of Labor Statistics

Economic Development Strategies

Market to identified industry clusters

- **STRATEGY:** Develop a more robust understanding of the industry clusters
- **STRATEGY:** Business incubation program to develop homegrown industry cluster companies
- **STRATEGY:** Working with local education partners to develop specific training

Continue to support existing businesses through a robust Business Retention and Expansion (BRE)

- **STRATEGY:** Continue to meet with Troy business leaders at their home base and headquarters
- **STRATEGY:** Work with utility providers to create an “early warning” system
- **STRATEGY:** Develop or utilize a proprietary Customer Relationship Management

Create a retail/entertainment-specific recruitment strategy

- **STRATEGY:** Attending and networking at regional and national retailer conventions
- **STRATEGY:** Host national, regional, and local commercial brokers and developers
- **STRATEGY:** Incentivize the construction of new hotel facilities
- **STRATEGY:** Expand the City’s Downtown branding and wayfinding signage program

Attainable housing



AMERICAN
STRUCTUREPOINT
INC.

TROY

Ties to the Existing Conditions Report

What We Learned

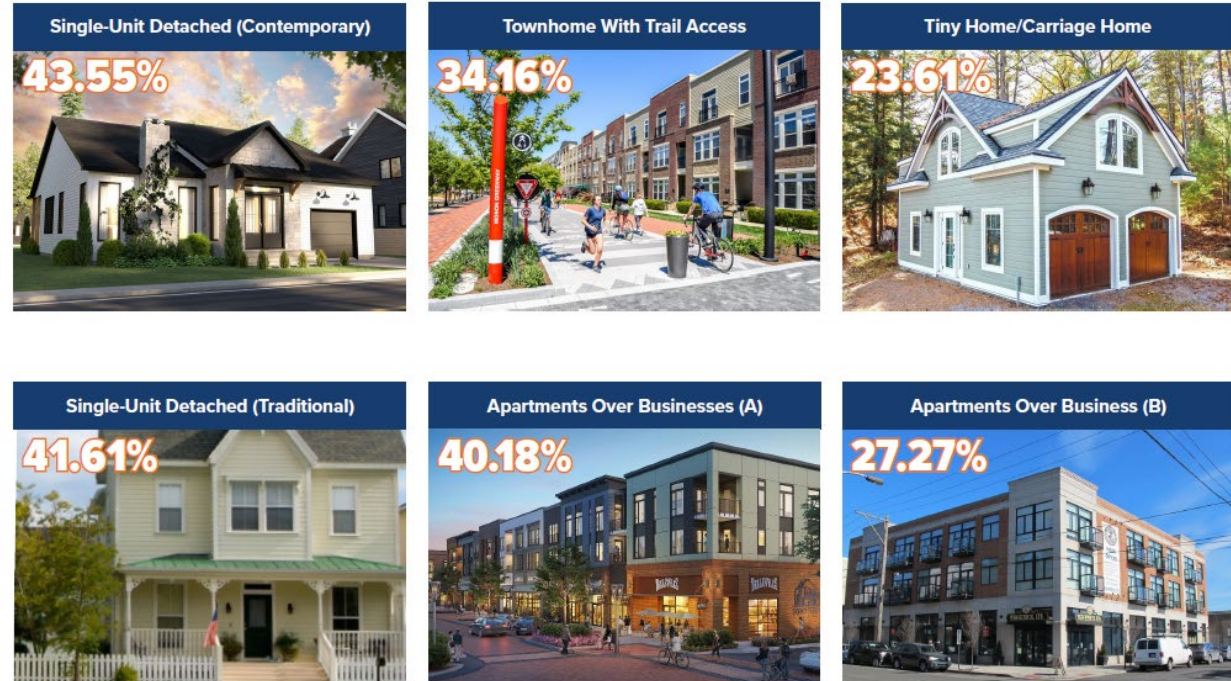
- The 2020 census indicated that the median home value of Troy homes was \$156,851. An analysis of the City's assessment data showed an increase to \$180,440 for all homes and \$258,155 for single-unit detached residences in 2023.
- Most homes (70.3 percent) are single-unit detached.
- Troy is averaging approximately 500 new home permits per year.
- Troy's housing market revealed an unmet demand of 5,419 (3,587 rental and 1,832 owner occupied) units.
- Demand exists for home prices and rents across the income spectrum, but the most demand was in the following annual income cohorts:
 - Rental Units- rents ranging from \$1,250 to \$2,500 per month
- Owner-Occupied - purchase prices ranging from \$200,000 to \$580,000

Ties to the Existing Conditions Report

What We Heard

- Desire to increase homeownership options
- Provide younger residents with housing options
- Architectural styles should match the existing character of Troy
- Devote resources to infill/redevelopment in and around Downtown

FIGURE 70: ONLINE SURVEY - WHAT STYLE AND CHARACTER OF HOUSING WOULD YOU LIKE TO SEE IN TROY?



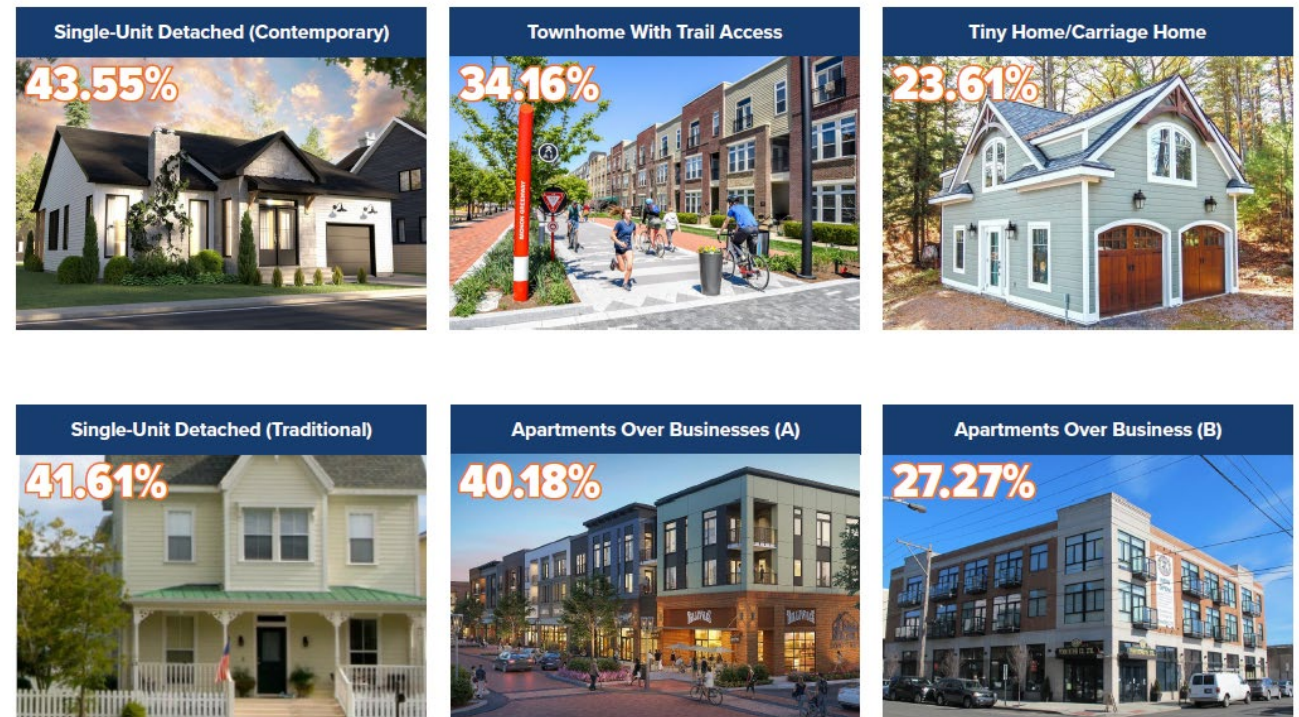
Attainable Units

Market will keep developing market-rate units

Missing Middle

- Infill and upper stories of downtown
- Micro-Units
- Accessory Dwelling Units
- Land Bank or Land Trust
- Employer-assisted housing programs

FIGURE 67: ONLINE SURVEY - WHAT STYLE AND CHARACTER OF HOUSING WOULD YOU LIKE TO SEE IN TROY?



Attainable Housing Strategies

Accommodate all housing types and densities

- **STRATEGY:** Refine zoning and building regulations and incentive policies
- **STRATEGY:** Include standards for accessory dwelling units
- **STRATEGY:** Work with the development community to determine the viability of creating mixed-use character class developments
- **STRATEGY:** Ensure that the pace of new housing development is monitored and provides more amenities, trail connections, and park space

Continue to work with partner agencies and Troy businesses

- **STRATEGY:** Reach out to existing employers about creating an Employer Assisted Housing program
- **STRATEGY:** Explore opportunities to purchase properties through a land bank to rehabilitate or construct infill housing units
- **STRATEGY:** Consider creating a housing land trust

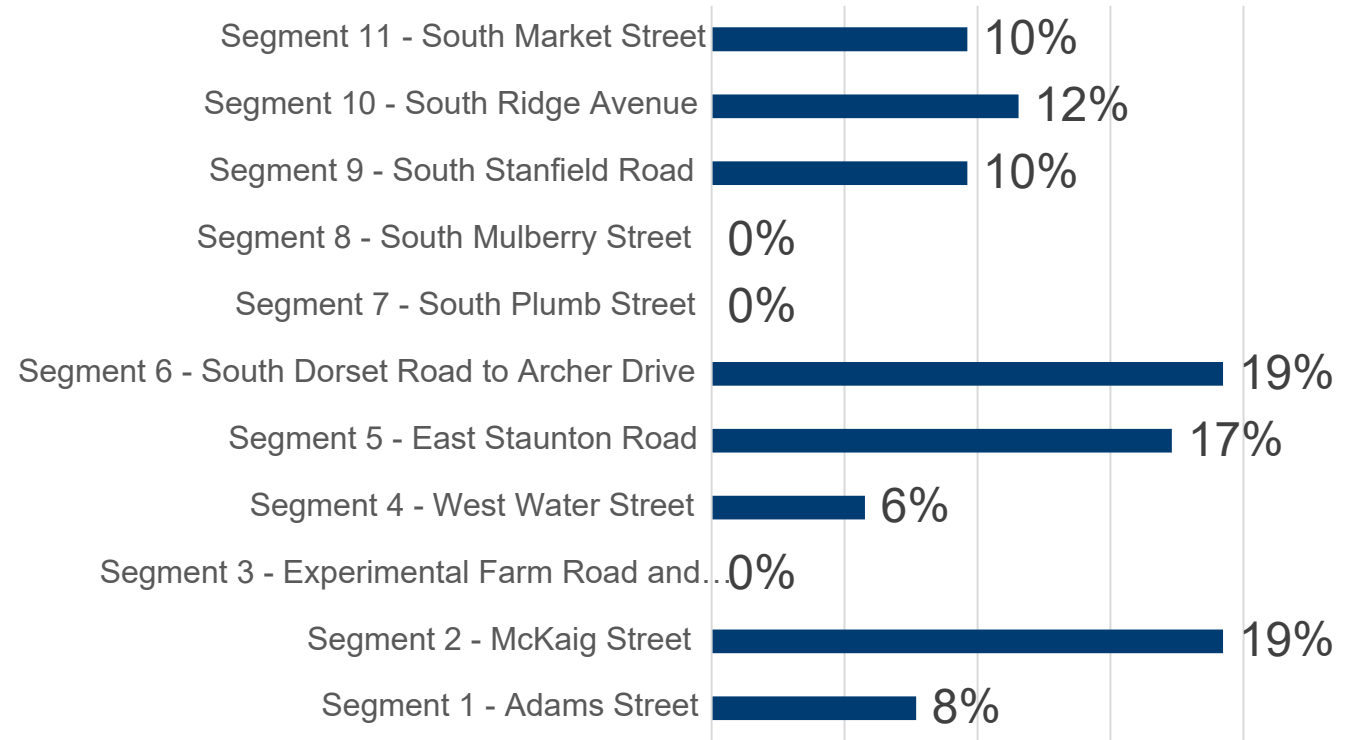
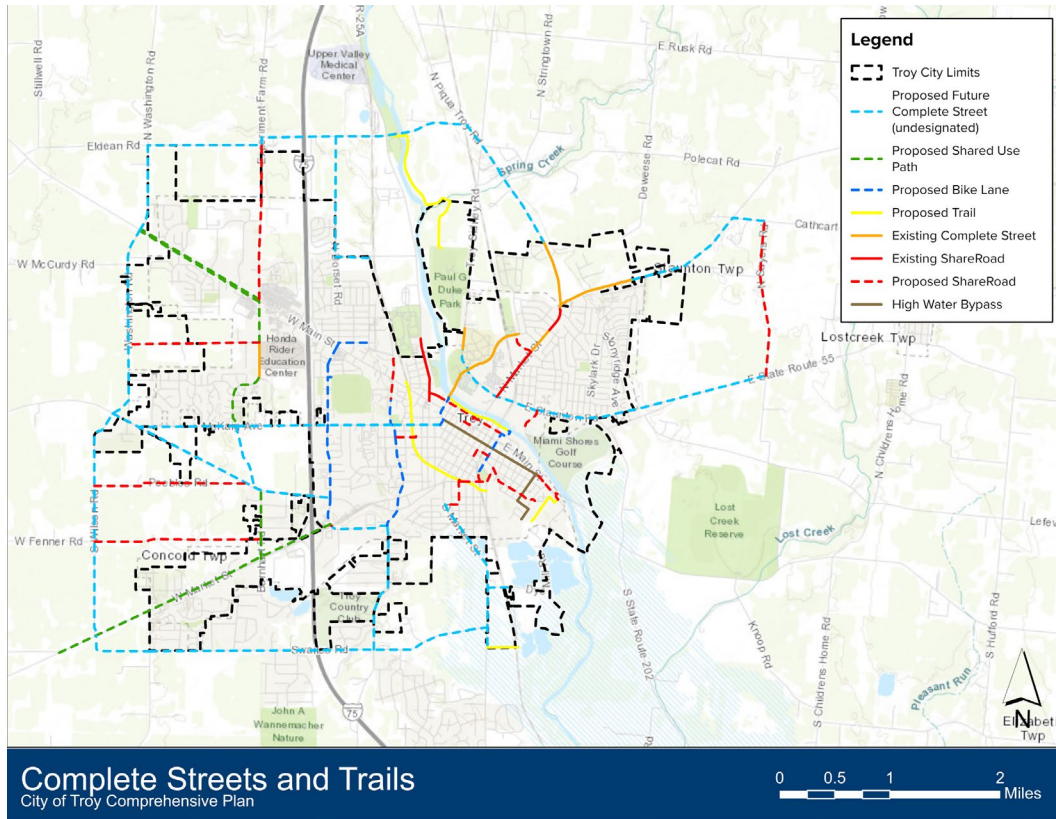
Transportation and Infrastructure



AMERICAN
STRUCTUREPOINT
INC.

TROY

Complete Streets and Trails



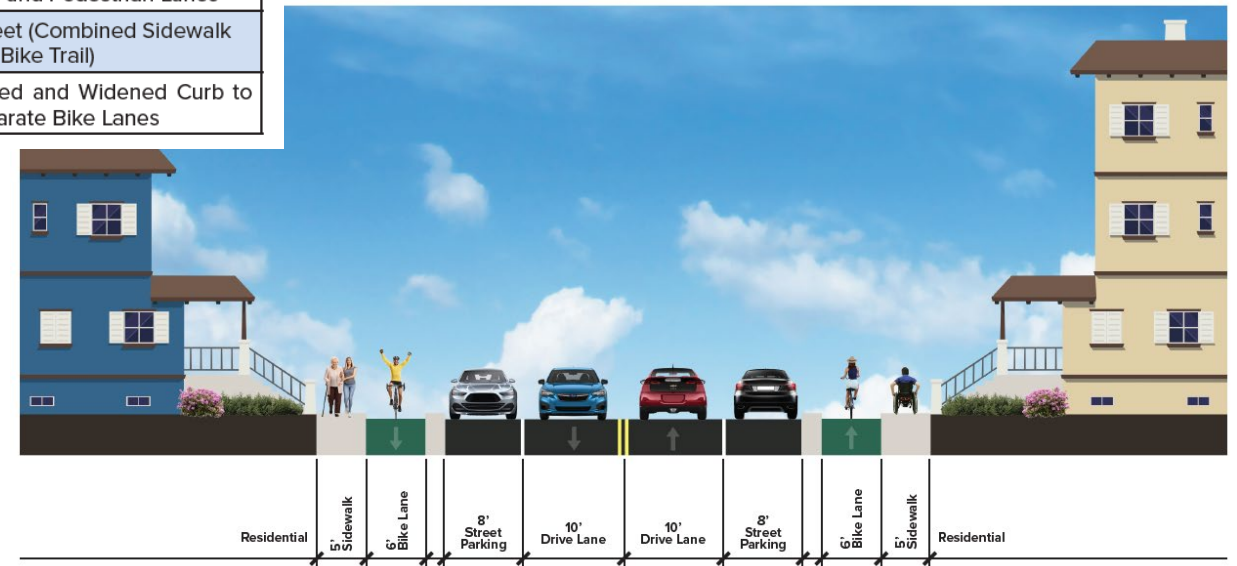
Cross Sections Prototypes

FIGURE 54: LOCAL/MINOR COLLECTOR COMPLETE STREET CONCEPT



DIMENSION CATEGORY	MEASUREMENT
AADT	80 to 700
Minimum ROW Width	66 Feet
Minimum Curb to Curb Dimension	36 Feet
Number of Dedications Traffic Lanes	2 to 4
Minimum Drive Lane Width	10 Feet
Curb and Gutter	No
Shoulder Width Before Curb	N/A
Access Management	Minimal (Distance From 3-And 4-Way Intersections)
Pedestrian Accommodations	Shared Road with Dedicated Bike and Pedestrian Lanes
Minimum Pedestrian Facility Width	11 Feet (Combined Sidewalk and Bike Trail)
Landscape Areas	Raised and Widened Curb to Separate Bike Lanes

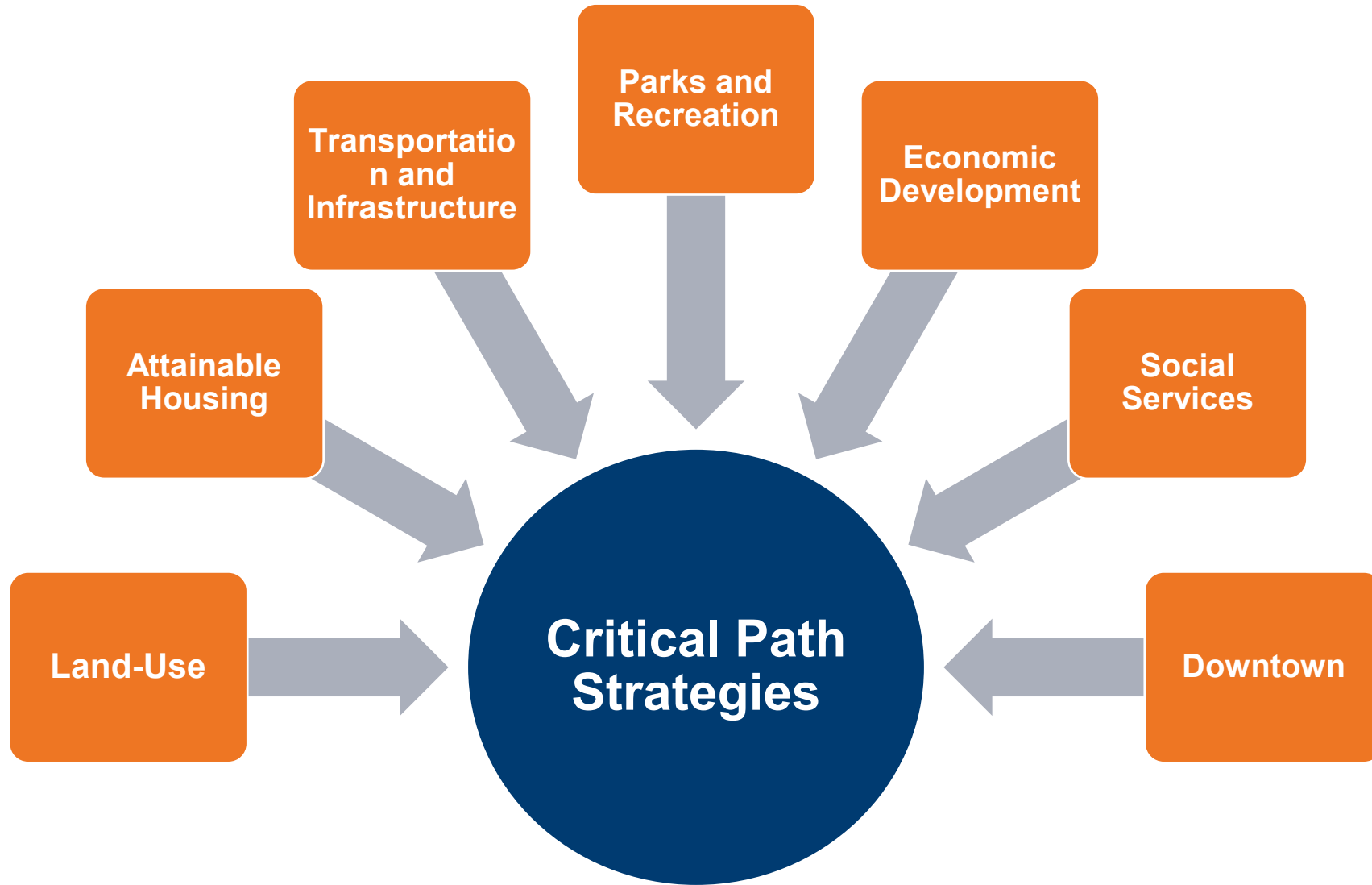
COLLECTOR COMPLETE STREET CONCEPT CROSS-SECTION



TRANSPORTATION AND INFRASTRUCTURE OBJECTIVES

- Utilize infrastructure planning efforts
 - **STRATEGY:**Focus on specific areas for concentrated development and infrastructure improvements
 - **STRATEGY:**Add the infrastructure projections to Troy's five-year Capital Improvement Plan (CIP)
- Leverage infrastructure assets and plan for necessary improvements
 - **STRATEGY:**Conduct a comprehensive traffic study
 - **STRATEGY:**Improve bike and multi-use connectivity
 - **STRATEGY:**Continue to monitor the road capacities
 - **STRATEGY:**Evaluate the existing water wells
- Make the primary growth areas identified in this Plan ready for private development
 - **STRATEGY:**Fund and install one or more water and wastewater facility
 - **STRATEGY:**For the mixed-use primary growth area, evaluate existing tap fees
 - **STRATEGY:**"Early warning" system for Business Retention

Plan Implementation



Implementation Plan/ Critical Path Strategies



AMERICAN
STRUCTUREPOINT
INC.

TROY

Voting Results

Critical Path Strategy	CPS
Flexible Standards Allowing for Creative Housing Options	1
Density Bonuses and Parking Reduction Incentives to Encourage MicroUnit Creation	2
Evaluate Process for Dedicating Park Land or Paying a Fee-in-Lieu of Park Land	3
Develop and distribute comprehensive parking maps that indicate the location of public parking areas along with instructions for accessing these areas and implement parking wayfinding solutions.	4
Use the City's Former Industrial Areas to Create MixedUse and Varied Housing	5
Rental Registration and Inspection to Identify Substandard Living Conditions	6
Improve Understanding of Potential Industry Clusters to Anticipate and Meet Needs	7
Assist with the Conversion of Upper-Story Building Space into Offices or Condos	8
Develop a 5-Year Parks and Rec Master Plan to Help Procure Grant Funding	9
Implement Park Improvements that Require Less Maintenance and Emphasize Passive Recreation	10
Use "Left-Over" Space for Temporary Seating, Outdoor Dining, and Kids' Activity Areas	11
Complete Modeling and Plans of Water and Wastewater Facilities to Incorporate in the Capital Improvements Program	12
Explore the Creation of MicroTransit Systems for Busy Times to Connected Patrons with Parking Spaces Across the River	13

CPS – 1 & 2

Develop standards that permit creative housing options in the traditional neighborhood character class in downtown or mixed-use areas with flexible zoning standards.

Refine zoning and building regulations and incentive policies, such as density bonuses and parking reduction requirements, to encourage Downtown micro-unit creation.

OVERVIEW

Troy continues bringing in employers' unique businesses and seeing increased residential development activity. Throughout this process, stakeholders noted a lack of available attainable housing inventory, particularly various market-rate units affordable to a wide-array of new and returning residents. This evaluation should be part of a UDO rewrite process. CPSs 7 and 12 relate to the need for new housing types and have been combined as one collective action item.

Action Steps

1. Audit (underway as of the writing of this plan) the city's zoning and building regulations to understand unknown or unforeseen barriers or standards that hinder the creation of attainable housing units.
2. Evaluate available avenues of remedy to expand missing middle housing inventory based on projected demand from the Existing Conditions Report.
3. Ensure that the Office-Residential, Downtown Mixed-Use, and Traditional Neighborhood Districts incorporate standards that permit a mix of unit types and square footages, including residential units where appropriate.
 - Encourage shared parking lots between multiple parcels to increase the amount of buildable land and reduce the amount of space devoted to parking on private properties.
4. Develop specific design guidelines and density bonus standards/parking reduction requirements or micro-units in the Downtown Mixed-Use Zoning District.
 - Reduce off-street parking requirement where appropriate or permit new development to utilize public parking spaces to meet their requirements.
 - Formalize shared parking requirements between adjacent private property owners.
 - Increase the permitted base density in downtown when development propose market rate units priced for local employees.
 - Enact the changes through the appropriate public processes, regulations, and incentives to support the desired housing outcomes.

PARTNERS

- City of Troy staff and leadership
- Troy Development Council
- Troy Main Street
- Community Investment Corporation

TIME FRAME

Year 1

ESTIMATED COST

Incorporation into the City's UDO process.

Critical Path Strategies

Develop Standards that permit Creative Housing Options

- Expand availability of missing middle housing
- Revise zoning districts to permit a mix of unit types

Density Bonuses and Parking Reduction Incentives to Encourage Micro-Unit Creation

- Develop incentives for the Downtown Mixed-Use zoning district

FIGURE 68: MICRO-UNIT INTERIOR



FIGURE 69: MULTIPLE PURPOSE LIVING SPACES



Source: InteriorZine

Critical Path Strategies

Amend Cities Ordinances for Park Land Dedication

Do not allow for Fee-in-Lieu in areas determined as needing park land

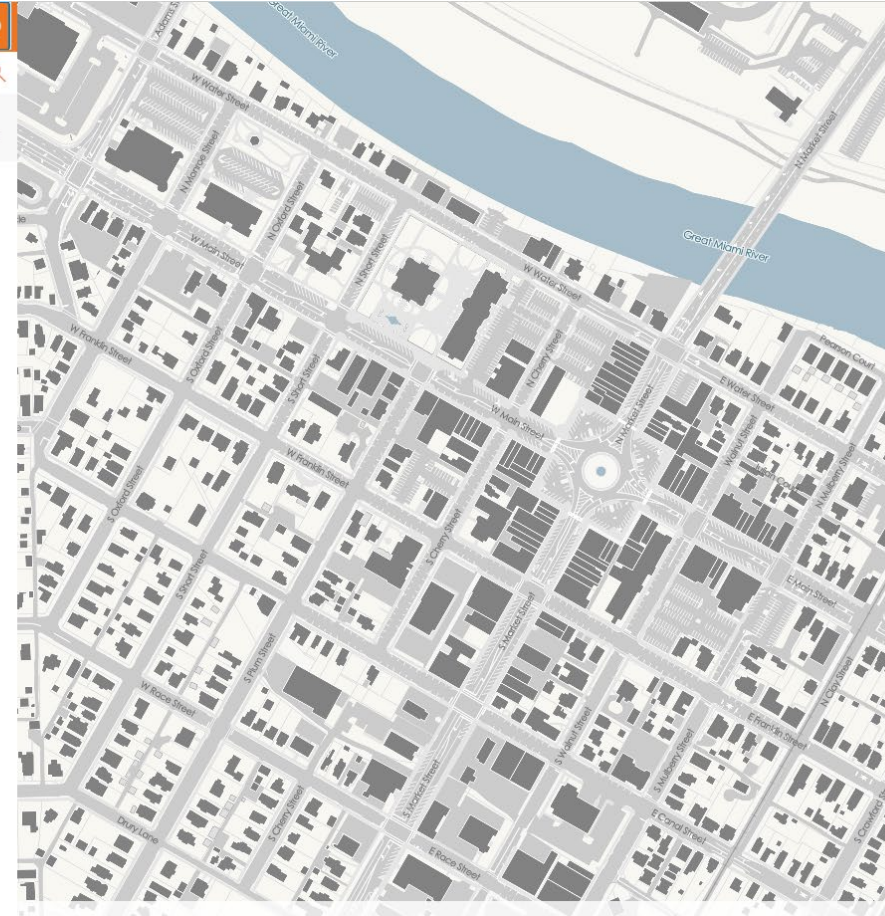
- Create a standard method for determining Fee-in-Lieu



Critical Path Strategies

Develop and distribute comprehensive downtown parking maps

- Create digital and hardcopy maps with public parking locations
- Utilized existing GIS
- Can be distributed at partner agencies
- Future Step– Add sensors or use an mobile app system



Critical Path Strategies

Rental Registration and Inspection to Identify Substandard Living Conditions

- Revise the property maintenance code
- Set a regular schedule for inspections (every 3-5 years)

FIGURE 73: CENTERVILLE RENTAL INSPECTION CHECKLIST

CHECKLIST

Reviewing your rental units for compliance with this list based on the Centerville Property Maintenance Code could save you from costly reinspections. Rental units include apartments, condos, and single-family homes for rent.

OUTSIDE

- ☐ Are the street numbers visible from the street and alley (4 inch high minimum)?
- ☐ Is the exterior (siding and/or paint) in good condition?
- ☐ Are all accessory structures (garage, shed, etc.) in good condition?
- ☐ Does the roof leak?
- ☐ Are the steps, decks, and landings in good condition?
- ☐ Do all balconies, porches, or landings, 30 inches or more above grade, have guardrails?
- ☐ Are all fences in good repair?
- ☐ Are all sidewalks and driveways in safe and sound condition?
- ☐ Are the gutters and/or downspouts in a good state of repair and directing rainwater away from the structure?
- ☐ Is the foundation in good repair?
- ☐ Is the yard free of junk, trash, or debris? Are there items being stored outside that belong indoors?
- ☐ Are there inoperable, junk, or unlicensed vehicles on the property?
- ☐ Are any swimming pools maintained in a sanitary condition?

THROUGHOUT THE DWELLING

Fire Safety

- ☐ Are smoke detectors located inside each bedroom and on every floor level of the structure?
- ☐ Are all combustible materials stored at least 3 feet away from sources of ignition?
- ☐ Are all exit signs properly illuminated?
- ☐ Are carbon monoxide detectors installed?

Doors

- ☐ Do the exterior doors have deadbolt locks in working order?
- ☐ Are all exterior doors weather tight and in good working order?
- ☐ Are all storm or screen doors in good condition?

Windows

- ☐ Are there any broken or badly cracked windows?
- ☐ Are all windows weather tight and in good working condition (capable of remaining open without a means of support)?
- ☐ Do the windows have locks in good working order?
- ☐ Do the required operable windows have screens without rips, tears, or holes?
- ☐ Does every sleeping area have an operable window?

Walls, Ceilings, and Floors

- ☐ Are the walls and ceilings properly sealed, free from peeling paint and capable of being maintained in a sanitary condition?
- ☐ Is the carpet ripped or torn, or otherwise causing a tripping hazard?
- ☐ Are the floors structurally sound?
- ☐ Do all habitable rooms have ceilings at least 7 feet in height?

Electrical System

- ☐ Does every habitable room have at least 2 separate and remote outlets?
- ☐ Are all cover plates for outlets, switches, and junction boxes in place?
- ☐ Are all switches, outlets, and electrical fixtures in good working order?
- ☐ Are there any extension cords running through doorways or under carpets?
- ☐ Is there adequate circuitry for the unit?

Mechanical

- ☐ Does each room, including bathrooms, have adequate heat (at least 65 degrees)?
- ☐ Are all combustion gases vented to the outside?
- ☐ Are clothes dryers properly vented?

Plumbing

- ☐ Do plumbing fixtures have adequate water pressure and do they operate properly?
- ☐ Do any supply or drain lines leak?
- ☐ Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?

In the Basement

- ☐ Are the steps and handrails in good repair?
- ☐ In order to be used as a sleeping area, the space must meet the requirements for finished walls and ceilings, ventilation, ceiling height, heating, and egress.
- ☐ Do clean-out openings and floor drains have proper covers?

In the Bathroom

- ☐ Any newly updated bathrooms must have ground fault electrical outlets.
- ☐ Are all of the bathroom fixtures working properly?
- ☐ Is the floor able to be easily maintained in a clean, dry condition?
- ☐ Is there an operable window or adequate mechanical ventilation?

Miscellaneous

- ☐ Are passageways and stairways in buildings adequately lighted at all times?
- ☐ Are there too many people occupying the dwelling (i.e. the kitchen, halls, and bathrooms are not acceptable habitable spaces)?

Critical Path Strategies

Use the City's Former Industrial Areas to Create Mixed-Use and Varied Housing

- Streamline development timelines to help developers
- Develop conceptual site plans
- Consider purchasing property to control final development

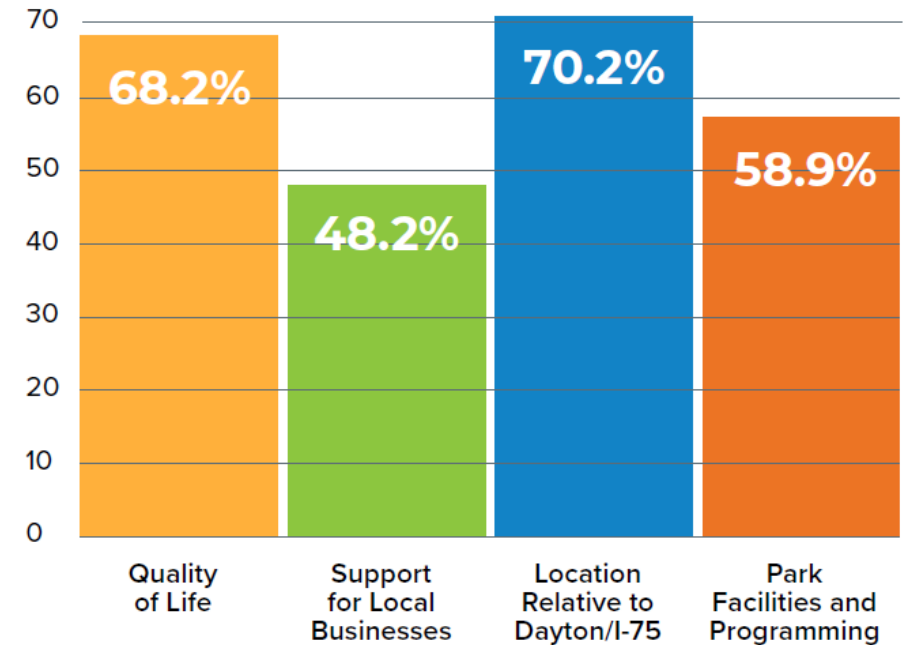


Critical Path Strategies

Improve Understanding of Potential Industry Clusters to Anticipate and Meet Needs

- Develop industry clusters in food manufacturing and metal fabrication
- Understanding supply chain, workforce, site, utility, etc. needs

FIGURE 64: ONLINE SURVEY: WHAT ARE TROY'S TOP ASSETS?



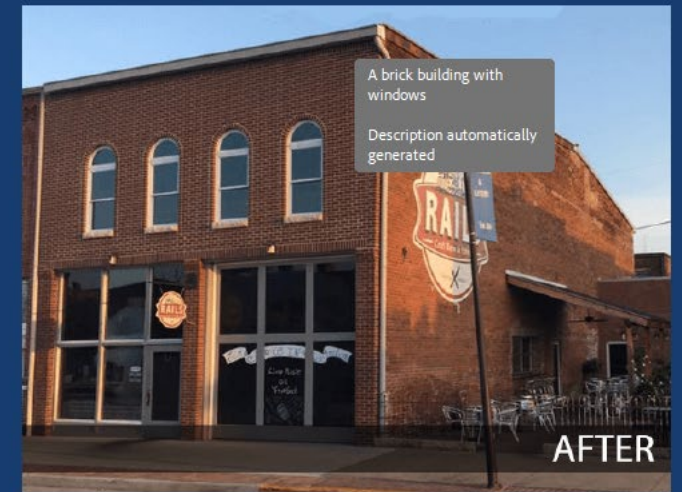
Critical Path Strategies

Assist with the Conversion of Upper-Story Building Space into Offices or Condos

- Ensure UDC is permissive to these upper-story units
- Create a 50/50 match fund for necessary physical improvements
- Help partners find grants and other funding sources

CASE STUDY | SEYMORE, IA, SEYMOUR MAIN STREET⁹

Seymour, Iowa was in a similar situation and was trying to assist Downtown property owners in converting upper floors into dwelling units. With that goal in mind, they created the “Upper Story Residential Grant Program.” The program encourages converting upper-story residential rental units in Seymour’s Historic Downtown. Property owners/developers can apply for financial assistance to create new upper-story living spaces in new or existing buildings. The grant is a maximum of \$20,000 per qualifying applicant. For a residential owner-occupied unit, the grant is a maximum of \$10,000 per qualifying applicant.



Critical Path Strategies

Develop a 5-Year Parks and Rec Master Plan to Help Procure Grant Funding

- Use 2019 Parks Assessment as starting point
- Align with Ohio SCORP priorities to maximize funding opportunities

Implement Park Improvements that Require Less Maintenance and Emphasize Passive Recreation

- Examples: meditation gardens and walking paths
- Prioritize these improvements in the masterplan

FIGURE 72: CURRENT ODNR FIVE-YEAR PLAN

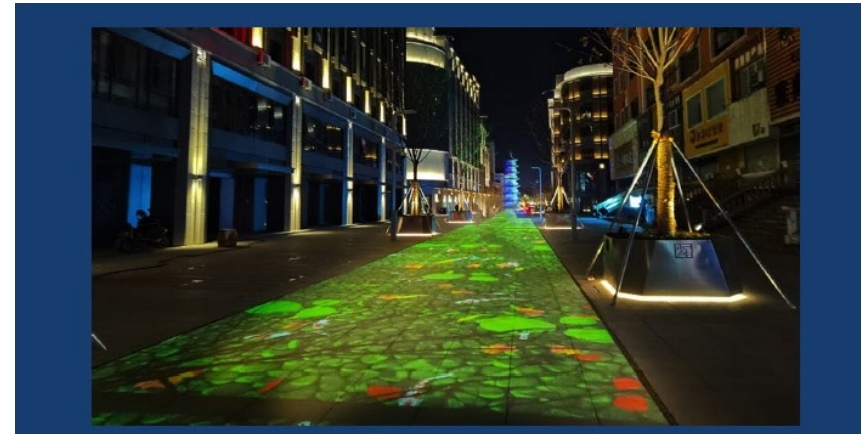


Image Source: Ohio Statewide Comprehensive Outdoor Recreation Plan

Critical Path Strategies

Use “Left-Over” Space for Temporary Seating, Outdoor Dining, and Kids’ Activity Areas

- Emphasis on areas around Downtown Square
- Use social media to encourage use and participation in these spaces
- Implement changes seasonally for weather



Critical Path Strategies

Complete Modeling and Plans of Water and Wastewater Facilities to Incorporate in the Capital Improvements Program

- Identify needs for future capacity upgrades
- Hire consultants to complete plans for both water and wastewater



Critical Path Strategies

Explore the Creation of Micro-Transit Systems for Busy Times to Connected Patrons with Parking Spaces Across the River

- Utilize planned routes and smaller vehicles (like golfcarts)
- Use social media and wayfinding signage to alert the public to this new service

FIGURE 79: PARKING CIRCULATOR ROUTE



Unified Development Code (UDC)

Zoning project has become a UDC project



AMERICAN
STRUCTUREPOINT
INC.

TROY

Goals of the Unified Development Code (UDC)

- Consolidate land development codes into a single UDC
 - Zoning Ordinance
 - Subdivision Regulations
 - Sign Code
- Revise existing regulations to comply with state and federal law
- Ensure the code is userfriendly for both staff and public
 - Charts and graphics for clarification and ease of information
- Create/edit regulations to ensure that the code aligns with the Comprehensive Plan and future visions for growth and development

UDC Development and Adoption Process



Project Schedule

Deliverables and Meetings	Date	Status
Complete Draft of Comprehensive Plan	Fri. August 9	<i>Complete</i>
In-Person Trip #5: - Advisory Group Meeting #5 - Public Dissemination “Road Show”	Tues. August 14	<i>In Progress</i>
In-Person Trip: Comprehensive Plan Finalization and Adoption	September	<i>Tentative</i>
Final Comprehensive Plan	September	<i>Tentative</i>
Section #1 DRAFT of Unified Development Code (UDC)	September	<i>Tentative</i>
In-Person Trip #6: Advisory Group Meeting #6	October	<i>Tentative</i>
Section #1 Revised DRAFT of UDC	October	<i>Tentative</i>
Section #2 DRAFT of UDC	October	<i>Tentative</i>
In-Person Trip #7: - Advisory Group Meeting #7 - Public Open House	November	<i>Tentative</i>
Section #2 Revised DRAFT of UDC	November	<i>Tentative</i>
Deliverable: Consolidated Draft of UDC	December	<i>Tentative</i>
2025		
In-Person Trip: Planning Commission Recommendation Meeting	January	<i>Tentative</i>
Deliverable: Public Hearing Draft	January	<i>Tentative</i>
In-Person Trip: City Council Committee Adoption Meeting	February	<i>Tentative</i>
Final UDC	February	<i>Tentative</i>

Thank You!

Please don't hesitate to reach out with any questions!

Matthew O'Rourke, Group Leader, Project Manager
morourke@Structurepoint.com

David Baird, Project Manager/Zoning Specialist
dbaird@Structurepoint.com

Ashley Newnam, Senior Planner
anewnam@Structurepoint.com

Martin Spink, Associate Planner
mspink@structurepoint.com



AMERICAN
STRUCTUREPOINT
INC.

TROY