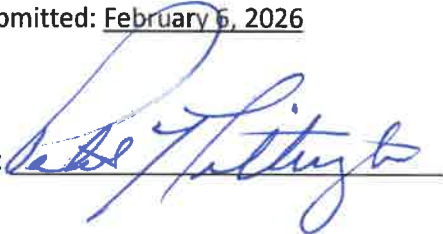


**APPLICATION TO THE TROY CITY COUNCIL
THE DOWNTOWN TROY
DESIGNATED OUTDOOR REFRESHMENT AREA
AMENDMENT
ORC 4301.82**



The Office of the Director of Public Service and Safety for the City of Troy, Ohio respectfully submits the following application to the Troy City Council to approve and enact the amended Designated Outdoor Refreshment Area in Downtown Troy in accordance with ORC 4301 .82.

Submitted: February 6, 2026

By:  Director of Public Service and Safety

Rec 2/6/2026
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I. INTRODUCTION AND SUBMITTAL OF APPLICATION

The Office of the Director of Public Service and Safety of Troy respectfully submits the following application to City Council of Troy, Ohio to approve and establish an amended Designated Outdoor Refreshment Area (hereinafter "DORA"), pursuant to Ohio Revised Code ("ORC") § 4301.82. The proposed application meets all the state requirements.

Effective March 23, 2022, Section 4301.82 of the Ohio Revised Code authorizes municipalities with population of fifty thousand or less to create no more than three 320 contiguous acres of Designated Outdoor Refreshment Areas or "DORAs." A DORA is an area where the open carry restrictions do not apply at particular hours, and adults are permitted to possess and consume alcohol in public, with certain restrictions. In order to consider the creation of a DORA, the Director of Public Service and Safety must file an application with City Council which meets certain statutory requirements outlined below. The application filing must be advertised for two consecutive weeks in a newspaper of general circulation. Not earlier than 30 days, but not later than 60 days, after the initial publication of the notice, City Council may approve or disapprove of the application by ordinance or resolution.

The Downtown Troy DORA went into effect in November 2021. Since then, Troy Main Street has engaged downtown businesses for input and feedback on the DORA operation by conducting surveys. The survey results and direct feedback received resulted in Troy Main Street's recommendation to the City of Troy and City Council to amend the DORA. Proposed amendments are reflected herein.

The purpose of this application is to request that the City Council amend a Designated Outdoor Refreshment Area (DORA) in the City of Troy. The application includes the following sections:

SECTION II.	POPULATION REQUIREMENTS
SECTION III.	BOUNDARY MAP OF THE PROPOSED DORA
SECTION IV.	NATURE AND TYPES OF ESTABLISHMENTS
SECTION V.	QUALIFIED PERMIT HOLDERS
SECTION VI.	LAND USE AND ZONING
SECTION VII.	SAFETY PLAN
SECTION VIII.	PUBLIC HEALTH PLAN
SECTION IX.	SIGNAGE PLAN
SECTION X.	DORA RULES OF OPERATION

II. POPULATION REQUIREMENTS

Pursuant to requirements of ORC 4301.82(D), the City of Troy is a municipal corporation with a population of less than fifty thousand and this application requests expanding one DORA area of the three that are allowed.

According to the Decennial U.S. Census, the population of City of Troy on April 1, 2020, was 26,305.¹

¹ U.S. Census Bureau (2020). *DEC Redistricting Data (PL 94-171)*, Troy city, Ohio. Retrieved from <https://data.census.gov/table?q=troy+ohio&q=1600000US3977588&tid=DECENNIALPL2020.P1>

III. BOUNDARY MAP OF THE PROPOSED DORA

In accordance with ORC 4301.82(B)(l)(b), the amended and expanded boundaries of the DORA are depicted in the map provided on **Exhibit A**. Currently, nineteen (19) establishments (one permit is pending and three establishments are located in a temporary boundary expansion area) have been identified that qualify to be included in the DORA. The proposed expanded DORA boundary encompasses 209.92 acres in size – 30.2 acres of permanent DORA boundary; 17.32 acres of amended temporary boundary and 162.4 acres of existing temporary boundary for approved events only - which is below the requirements of the area being 320 acres or less in a city with less than 50,000 residents.

It is the intent of the City that the segments of W Water St., N Short St., N Oxford St., N Monroe St., N Elm St., Treasure Island Park, Southwest Levee Bank, Washington St., Adams St., Community Park, Riverside Dr., W Staunton Rd., Troy Aquatic Park, Troy Memorial Stadium, Hobart Arena, W Main St., Miami County Courthouse Plaza, N Walnut St., Pearson Ct., Southeast Levee Bank, N Mulberry St., S Mulberry St., E Franklin St., E Canal St., E Race St., N Market Street Bridge, Troy Senior Citizens Center, and Northwest Levee Bank from the terminus of the expanded permanent DORA boundaries will only be used in conjunction with the special events when requested by an event organizer and approved by City Council, and, when applicable, when recommended by the Miami Conservancy District, Board of Miami County Commissioners, Troy City Schools, Troy Board of Park Commissioners, and/or Troy Board of Recreation. These segments are depicted in blue and green (requested activation only expansion) on **Exhibit A** and will not be used on the regular DORA days and hours as outlined in Section (X)(A).

The following is the list of street addresses of real property included within the specific boundaries of the DORA. The street addresses depicted with an asterisk (*) represent the areas of the DORA not subject to the regular DORA days and hours and shall only be used on such dates and times expressly allowed by the Council of the City of Troy, Ohio by subsequent legislation.

Street Name	Range	Even/Odd
W. Water St.	9-201	Even & Odd
W. Water St.*	201-523	Even & Odd
E. Water St.	3-301	Even & Odd
N. Crawford St.	34	Even
W. Main St.	2-522	Even & Odd
W. Main St.*	522-750	Even & Odd
E. Main St.	1-203	Even & Odd
W. Franklin St.	1-17	Odd
E. Franklin St.	10-22	Even
E. Franklin St.*	22-122	Even & Odd
N. Cherry St.	20	Even & Odd
S. Cherry St.	5-19	Even & Odd
N. Walnut St.	9-31	Even & Odd
S. Walnut St.	17-225	Even & Odd
N. Market St.	2-113	Even & Odd
N. Market St.*	113-134	Even & Odd
S. Market St.	4-235	Even & Odd
NE Public Square	1-201 ½	Odd
NW Public Square	101	Odd
SE Public Square	217-305 ½	Odd
SW Public Square	319-405	Odd

N. Walnut St.*	N/A	Street segment between E. Water St. & Pearson Ct.
Pearson Ct.*	1-10	Even & Odd
N. Mulberry St.	9-25	Even & Odd
N. Mulberry St.*	25-135	Odd
S. Mulberry St.*	9-229	Even & Odd
E. Race St.	19	Odd
E. Race St.*	19-180	Even
E. Canal St.	9-18	Even & Odd
E. Canal St.*	18-111	Even & Odd
N. Short St.*	22-36	Street segment between W. Main St. & W. Water St.
N. Oxford St.*	13-25	Street segment between W. Main St. & W. Water St.
N. Monroe St.*	N/A	Street segment between W. Main St. & W. Water St.
Adams St.*	124-265	Even & Odd
Riverside Dr.*	101-102	Even
W. Staunton Rd.*	317-517	Even
N. Elm St.*	24-439	Odd
Washington St.*	N/A	Street segment between N. Elm St. & Southwest Levee
Northwest Levee Bank*	N/A	From N. Market St. Bridge to Community Park
Southwest Levee Bank*	N/A	From Treasure Island Park to Adams St. Bridge
Southeast Levee Bank*	N/A	From Adams St. Bridge to include portion of the Levee along 301 E. Water St.
Streets Added (Expansion of District)	Range	Even/Odd
W. Staunton Rd.*	151	Odd
N. Market St.*	133-134	Even & Odd

**Temporary expansion during approved events only*

IV. NATURE AND TYPES OF ESTABLISHMENTS

In accordance with ORC 4301.82(B)(2), the nature and types of establishments that will be within or adjacent to the DORA are primarily businesses in the retail, restaurant, entertainment and services sectors.

Within the DORA, the majority of the buildings have businesses consisting of retail, restaurants and commercial services on their first floor. The upper-level floors have a mixture of office space and residential units. There are also institutional uses typical of a historic downtown such as the Troy Historic Public Library, Troy City Hall, Troy Police Department, and city-owned park land.

Examples of the retail, restaurant, service, and institutional establishments located in the DORA:

RETAIL	
Establishment	Address
Hittle's Jewelry	106 W. Main St.
Echo Boutique	101 S. Market St.
Poppy Lane Boutique	103 S. Market St.
Three Weird Sisters	15 S. Market St.

FINANCE/SERVICE COMMERCIAL	
Establishment	Address
Outlook Financial Center LLC	305 Public Square
RE/MAX Victory + Affiliates	24 N. Market St.
Carr Insurance Group	115 S. Market St.
Zeal Coaching for Life & Career	16 S. Cherry St.

DINING	
Establishment	Address
Bakehouse Bread & Cookie Company	317 Public Square
Agave & Rye	2 N. Market St.
Submarine House	14 N. Market St.
The Caroline	5 S. Market St.

INSTITUTIONAL/GOVERNMENT	
Establishment	Address
Miami County Safety Building	201 W. Main St.
Troy City Hall	100 S. Market St.
Troy Police Department	124 E. Main St.
Local History & Genealogy Center	510 W. Water St.

Residential housing within the DORA is limited and consists primarily of urban apartments and the Metropolitan Housing Authority units which exist within the Central Business District. There are a limited number of single-family residential units along the periphery of the DORA.

V. QUALIFIED PERMIT HOLDERS

In accordance with ORC 4301.82(B)(3), the DORA will encompass not fewer than two qualified permit holders as defined by ORC § 4301.82(D)(2). The City of Troy has nineteen (19) qualified permit holders - one permit for one of the establishments is pending and three establishments depicted with an asterisk (*) are located in the temporary expansion area for approved events only:

	PERMIT NO.	PERMIT HOLDER	Location Name/DBA	ADDRESS	PERMIT CLASS
1	6548218	111 W Water LLC	Brewery	111 Water St. & Patio	D5
2	10001593-1	Bpoe Lodge0833 Troy	Elks	17 W. Franklin St.	D4
3	10000642-1	Iorm Tribe0222 Tonquas	Redmen	103 1/2 E. Main St.	D4
4	09078271-1	Troy Meat Shop LLC & Patio	Harens Market 1st & 2nd Fl & Bsmt	2 E. Main St.	D5
5	06083150-1	Mojo Enterprises LLC	Mojos Bar & Grill 1st Fl & Bsmt	107-109 E. Main St.	D5
6	08412866-2	Speakeasy Ramen LLC	Speakeasy Miso	101 W. Main St.	D1, D2, D3, D6
7	06253015-1	Music & Spirits LLC	Leaf & Vine 1st Fl Bsmt & Mezzanine & Patio	108 W. Main St.	D1, D2, D3, D3A
8	06551088-1	116 West Main LLC	Tavern	116-118 W. Main St.	D1, D2, D3 (Pending Transfer)
9	02013227-1	Deck on Main LLC	Deck on Main LLC	508 W. Main St.	D1, D2, D3
10	09272005-1	Viking Group Inc	Donatos Pizza	414 W. Main St.	D1
11*	10001423-1	FOE AERIE0971 MIAMI	Fraternal Order of Eagles	225 N. Elm St.	D4
12*	08311332-1	Smiths Boathouse Restuarant LLC	Smiths Boathouse Restaurant	439 N. Elm St. & Patio	D5F (Pending Transfer)
13*	01512095-2	City of Troy, Ohio	Hobart Arena	255 Adams St.	D5I, D6
14	08311412-1	Steve & Melanie Smith LLC	The Caroline 1st Fl Patio & Mezzanine	5 S. Market St.	D1, D2, D3, D6
15	02688756-1	Fermentum Enterprises LLC	Crafted & Cured	8 S. Market St.	D1, D2, D3, D6
16	00006177-1	A&R Troy LLC	Agave & Rye	2 N. Market St.	D1, D2, D3, D3A, D6

17	08673030-1	Submarine Tyme LLC	Submarine House No 6	14 N. Market St.	D5, D6 (Pending Transfer)
18	02435685-1	Edible Concepts IV LLC	Old Scratch Pizzeria	19 E. Race St.	D5I, D6
19	01793707-1	Craft Event Bar Collective LLC	Craft Event Bar Collective LLC	12 N. Cherry St.	D1, D2, D3
	01793707-2 (Pending)	Craft Event Bar Collective LLC	Downtown Bottle Shop	12 N. Cherry St.	D5

VI. LAND USE AND ZONING

In accordance with ORC 4301.82(B)(4), the land uses within the DORA are zoned B-1 Local Retail District, B-2 General Business District, B-3 Central Business District (CBD), OR-1 Office-Residential District, R-7 Multiple Family District, M-2 Light Industrial District, and R-6 Two Family District, PUD Planned Unit Development and WO Wellhead Operation District - temporary DORA boundary expansions for approved special events only - - are in accordance with the 2017 Troy Downtown Riverfront Strategic Development Study And 2024 Comprehensive Plan as provided for in **Exhibit B**.

The Troy Comprehensive Plan designates the CBD as the Downtown District with the primary focus to preserve and enrich Downtown Troy. This designation's objective is to maintain, enhance, and grow the Downtown District as a vibrant, mixed-use gathering place and cultural center with an emphasis on retail, arts, and entertainment uses. The Downtown District maintains a highly urban, pedestrian-focused environment through building and streetscape.

The 2017 Troy Downtown Riverfront Strategic Development Study identifies key initiatives to maintain and enhance the special character of Troy's downtown and riverfront corridor, protect its sense of place, encourage investments, and create a dynamic commercial and residential district by attracting residents and visitors to enjoy downtown by creating additional programs to enhance local businesses and existing events. The properties within the proposed DORA are located within, or surround, the Central Business District which exemplifies the mixed-use development pattern within Downtown Troy.

The expansion of the DORA in downtown Troy continues to align with the City's Comprehensive Plan and objective to define this area as a popular destination for dining and entertainment within the City. The DORA is focused around the Central Business District wherein restaurants, bars, taverns, brewpubs and microbreweries are permitted uses and may operate under the current regulations.

VII. SAFETY PLAN

In accordance with ORC § 4301.82(B)(5) and (F)(l)(d), a Safety Plan has been developed to ensure public safety in the DORA, off-street parking requirements will be enforced a copy of which is attached hereto as **Exhibit C**. The Safety Plan can be executed with existing staff per **Exhibit C**.

VIII. SANITATION PLAN

In accordance with ORC § 4301.82(B)(5), (F)(l)(e), and (F)(l)(f), a Sanitation Plan has been developed that will help maintain the appearance and public health of the area within the DORA. A copy is attached hereto as **Exhibit D**. The Sanitation Plan can be executed with existing staff.

IX. SIGNAGE PLAN

In accordance with the ORC § 4301.82(F)(l)(b), a minimum of forty-one (41) signs will be displayed throughout the boundary of the DORA. The signs are depicted on attached **Exhibit E**. Boundary signs will be located at street

intersections along the boundary of the DORA. The location and spacing of the signs are shown on attached **Exhibit D: Signage & Sanitation Map**.

If expanding the DORA area for a special event is requested by an event organizer and approved by City Council and, when applicable, when recommended by the Miami Conservancy District, Board of Miami County Commissioners, Troy City Schools, Troy Board of Park Commissioners, and/or Troy Board of Recreation., the event organizer will be responsible for placing temporary DORA signage and trash receptacles at the DORA boundaries as approved by the Office of Service and Safety Director.

Each establishment that is not a qualified permit holder will display a green or red sign that either accepts or prohibits DORA drinks. The signs are depicted on attached **Exhibit E**.

Qualified permit holders that may serve DORA beverages will display navy signs informing patrons that DORA beverages can be purchased at the establishment. The sign is depicted on attached **Exhibit E**.

X. RULES OF OPERATION

A. Hours of Operation

In accordance with ORC § 4301.82 (F)(l)(c), the hours of operation for the DORA will be:

- 11:00 a.m. to 11:00 p.m. daily

City Council reserves the right by legislation to:

- Change DORA days, hours and/or boundaries at any time
 - Any legislation passed by City Council regarding boundaries shall be subject to:
 1. Permission or recommendation by property owner
 2. Following the Division of Liquor Control notification process
- Activate temporary DORA areas for requested events
- Temporarily suspend DORA operations in order to accommodate the permitting of special events that may occur within boundaries of the DORA

B. Official DORA Container

In accordance with ORC § 4301.82(F)(l)(g), beer, wine, and intoxicating liquor shall only be consumed within the DORA as follows:

- Beer, wine, and intoxicating liquor shall only be served and consumed within the DORA in 20 oz. or less non-glass containers. No other containers will be permitted
- The non-glass DORA containers shall be distinctly marked with the specifically designated sticker approved by the City (the “Official DORA Sticker”) as depicted on attached **Exhibit E**. No other stickers will be permitted
- Used containers must be disposed of before entering any liquor establishment of a qualified permit holder or a business displaying red DORA sign prohibiting DORA beverages

C. Additional Requirements

In accordance with ORC § 4301.82 (B)(5), and in conjunction with other rules, standards and requirements set forth in this application, additional rules and requirements for the purpose of ensuring public safety and health within the DORA are as follows:

1. A person may have in the person's possession an open container of beer, wine, or intoxicating liquor at an outdoor location within the DORA if the open container of beer, wine, or intoxicating liquor was purchased from a qualified permit holder to which following applies:

- a. The permit holder's premises are located within the DORA;
- b. The permit held by the permit holder has an outdoor refreshment area designation; and
- c. The open container consists of a non-glass container with the official DORA sticker

2. No person shall do any of the following:

- a. Enter the premises of an establishment of a qualified permit holder within the DORA while possessing an open container of beer, wine, or intoxicating liquor acquired elsewhere, or
- b. Possess an open container of beer, wine, or intoxicating liquor while being in or on a motor vehicle within the DORA, unless the possession is otherwise authorized under division (D) or (E) of ORC § 4301.62.

EXHIBIT A: DORA BOUNDARY

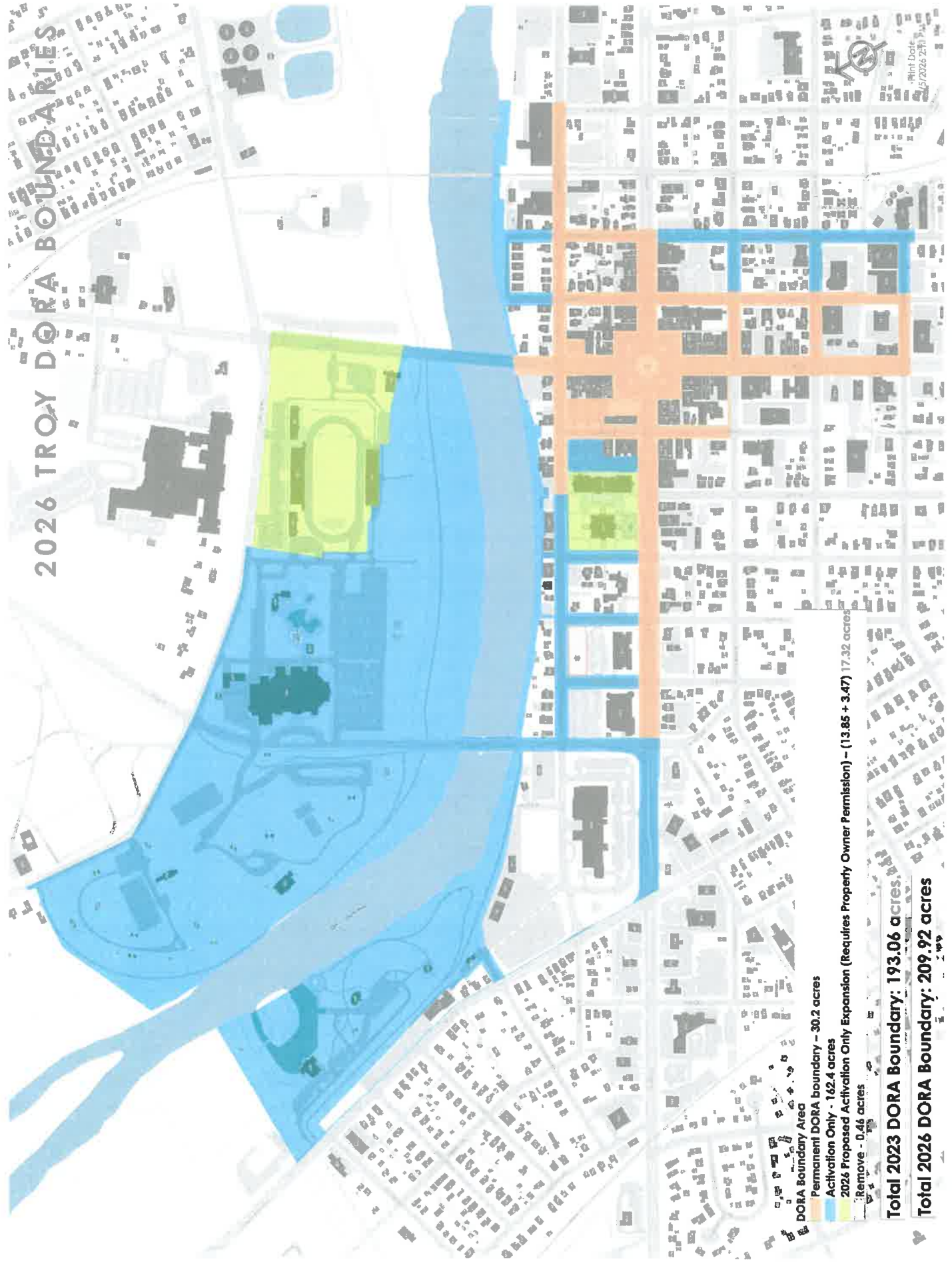


EXHIBIT B: OFFICIAL ZONING MAP OF DORA

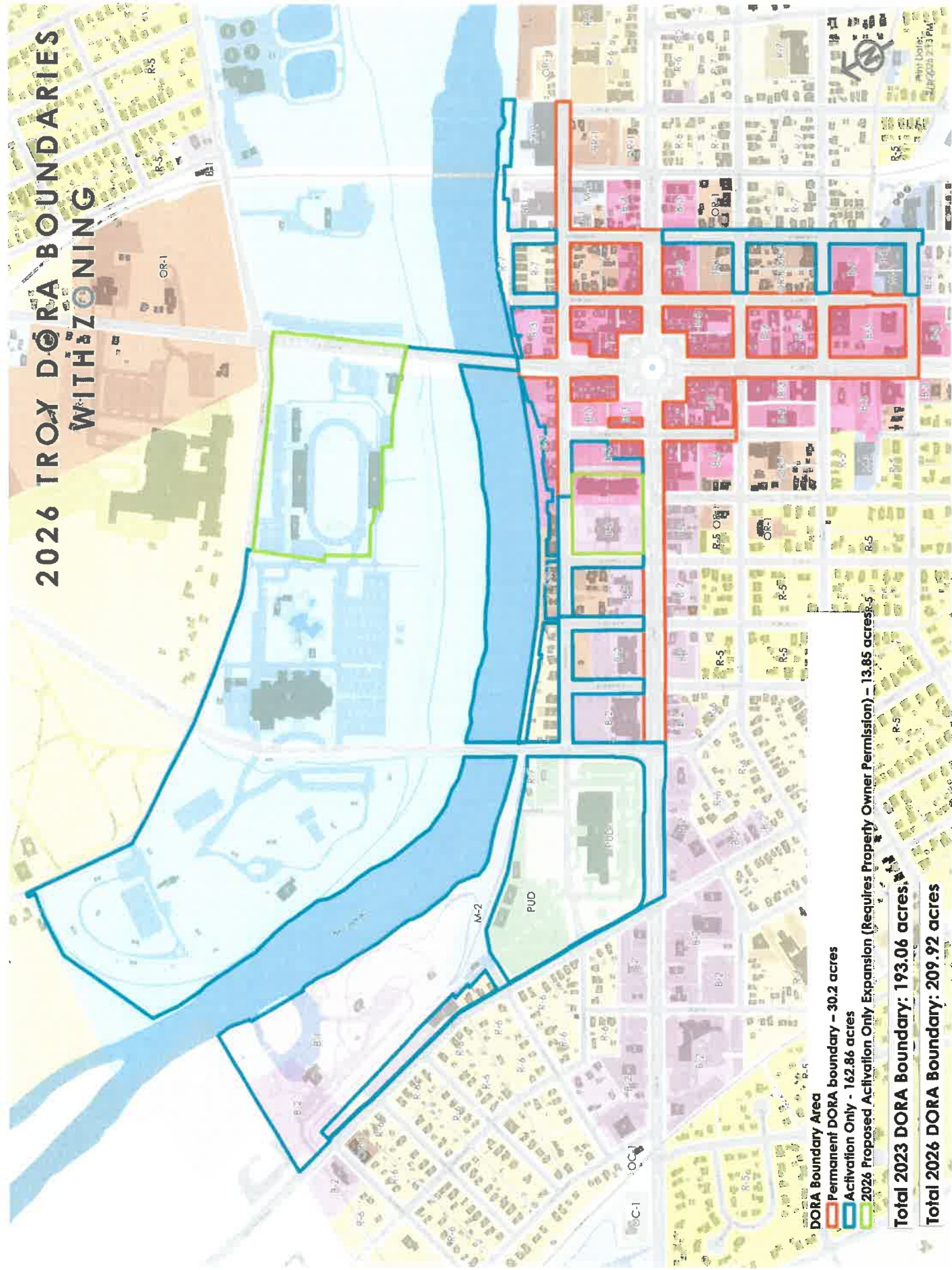


EXHIBIT B: 2017 TROY DOWNTOWN RIVERFRONT STRATEGIC DEVELOPMENT STUDY AND 2024 COMPREHENSIVE PLAN

0-2 YEARS INITIAL DEVELOPMENT & KEY PUBLIC SPACES



Key Policy Initiatives

- Perform a regulatory review of current policies and ordinances to identify barriers to future development and to the riverfront.
- Review and improve the regulatory framework of the Downtown Parking Study that supports the goals of the Strategic Development Study.
- Review current development financing proposals and their respective buildings to ensure support of the initiatives in this Study for complete use of space within the Development Study in the district.
- Create a CORE Area-type program that will provide transit-oriented housing.
- Expand partnership with proposed hospital to ensure quality design, thoughtful construction, with community and excellent services for the long and substantial phase of work.
- Adopt and update environmental sustainability.
- Commission a Lighthouse District Feasibility Study that will evaluate the viability of reimagining Troy's downtown core.
- Review existing planning, programming, operations, and capital investments of the current Parks and Recreation system.

The priorities laid out by Activate Troy and its public stakeholders serve to address the negative perception of Troy's past built environment as rural and take advantage of any development opportunities such as those near the new LHS Building and the former hospital site to see an Urban Main Street.

Chief amongst the initiatives in this phase of work is to encourage and incentivize development to build off momentum being created by the LHS development, the Kettering Hospital announcement, and the proposed redevelopment of the Catherine Allen-Sanderson (CAS) Building. Wherever possible with development should come in the form of adaptive reuse of existing buildings or the development of parking lots and vacant land. Only when the

condition of a structure precludes its adaptive reuse should replacement structures be considered. New structures, both replacement and development of vacant lots, should be built to accommodate any number of uses and reflect or reinterpret the river-to-main-street and main-street-to-river story of Troy's architecture. Potential opportunities along Butler Street and Canal Street present the largest critical mass of this type of development although other opportunities throughout Downtown Troy exist.

Other key opportunities are potential investments in public space can be made by both public and private interests. A community garden, upgrades to Trinity Plaza or Arts Plaza along Clay Street and a Water Street Heritage Trail may be developed either by the

City or with non-profit and corporate partners. Public space along the river can also be created in places such as the proposed Troy Truck Yard or the river side of the former Hubert Cabot building. Policies such as refining the Development Tools and adding the zoning ordinance can further help accelerate and improve the quality of development.

POTENTIAL DEVELOPMENT SUMMARY

RESIDENTIAL	650 units
RETAIL/COMMERCIAL	25,000 sq ft

2-5 YEARS RECRUIT & ATTRACT AMENITIES AND ANCHORS



POTENTIAL DEVELOPMENT SUMMARY

RESIDENTIAL	650 units
RETAIL/COMMERCIAL	25,000 sq ft
OFFICE/INSTITUTIONAL	295,000 sq ft
COMMUNITY/INSTITUTIONAL	25,000 sq ft
PARKING	730 spaces

The second investment horizon for Downtown Troy is in the two-to-five year time frame. The work accomplished in the first phase will draw the successful recruitment and attraction of new amenities and anchors that start to build up Troy's ability to retain and attract residents, a talented and creative workforce, and entrepreneurs.

Around this time the new Kettering Health Network's hospital will have its first phase of development complete. This will anchor Downtown's next side with the proposed Water Street Heritage Trail too 0-2 years connecting it through the downtown core and adjacent to the former Hubert Cabot building where the Troy Truck Yard and Clay Street Arts Walk are proposed too 0-2 years.

The third phase of investment will attract long to two year investments along and adjacent to the river. This includes a mix of adaptive reuse and advanced reimagining that starts with the former Hubert Cabot building, the potential redevelopment of Spaulding Coatings east of the Cabot building, and development of the Hubert Cabot parking lots across the river. Adaptive reuse and demand drivers, such as the Downtown outdoor market program and the reuse of the grain elevator building as a first-class outdoor market facility and new park, can also be included in this timeline of work. To ensure it all, the Study proposes modifying select downtown boundaries to improve their safety and economic performance while maintaining their current character and parking functions.

5-10 YEARS INVEST AT EDGES, GROW AT HEART



POTENTIAL DEVELOPMENT SUMMARY

RESIDENTIAL	275 units
RETAIL/COMMERCIAL	5,000 sq ft
COMMUNITY/INSTITUTIONAL	30,000 sq ft
PARKING	200 spaces

Years zero-to-five set the stage for larger investments in the five-to-ten year window. These investments will be focused on growing the heart of Downtown while bringing online initiatives at the periphery of Downtown to expand the level of connectivity from surrounding neighborhoods to and from a growing downtown core.

In this window of time, the Kettering Health Network hospital campus is planned to be complete, the balance of the River District north of the Great Miami could be completed, large infill development sites around the Public Square and near the hospital might be realized, and a dedicated, iconic pedestrian bridge may be built to connect Downtown directly to its new River District.



DOWNTOWN AND RIVERFRONT DEVELOPMENT

Downtown Troy is this close-knit community's physical, cultural, and emotional epicenter. Over the last 15 years, starting with a unique festival/concert event, this district has been reinvigorated and has cemented its place at the heart of Troy and the nearby region. All of Troy's success, in part, flows from Downtown. The City's status as a cultural hub, assisting with business attraction efforts, gathering the community through festivals, attracting visitors to entertainment events, and creating a food culture with great local restaurants and businesses are linked to Downtown.



Source: Troy Chamber of Commerce

COMPREHENSIVE PLAN (ADOPTED OCTOBER 23, 2024) • PAGE 137

WHAT IS PLACEMAKING?

Placemaking in urban planning encompasses diverse interpretations and meanings. Placemaking refers to enhancing the public realm by adding value and significance through community-driven revitalization initiatives that embrace local values, historical context, cultural elements, and the surrounding natural environment.⁵

Placemaking is already happening in Troy with a mix of public art, outdoor seating areas, and the Designated Outdoor Refreshment Area (DORA). Downtown Troy is a destination for the City's close-knit community and the region. With this great bedrock of activity and businesses in place, the path forward for Troy is to keep expanding on this success and develop even more creative ways to encourage new businesses to locate in the area and keep existing shoppers coming back.

WHAT WE LEARNED

- **Catalyst Event:** Much of Downtown's success is attributed to the Mumford & Sons Gentlemen of the Road Stopover event.
- **Partnerships:** Troy and its partner agencies, such as Troy Main Street, do a great job promoting the City and assisting businesses through a variety of programming.
- **First Floor Occupancy:** The first floor of Downtown buildings is over 85 percent occupied.
- **Upper Story Vacancy:** While businesses occupy the first floor of buildings, the upper stories of these structures have more vacancies.
- **DORA:** The city approved a DORA to encourage patrons, residents, and visitors to walk around and enjoy Downtown Troy.
- **Wayfinding and Branding:** Troy has done a great job creating wayfinding signage that is helpful to represent Troy's desired image.
- **Investment:** Investment continues Downtown, with recent examples of the Spinnaker Site Redevelopment and the Mayflower Building.
- **Ordinances Working for the City:** The City has approved standards for a Downtown Riverfront Overlay District and Historic District to ensure that new development represents the desired character of the community, but also has the flexibility to encourage infill and redevelopment of existing properties.

WHAT WE HEARD

Key themes from stakeholder meetings, surveys, public events, and advisory group committee meetings:

- Residents and visitors come to Troy to enjoy all its amenities, especially the restaurants and community events.
- Survey respondents want new/infill development to preserve the character and scale of the existing Downtown and surrounding neighborhoods and encourage the adaptive reuse of existing buildings.
- The city should focus on preserving and enhancing the stock of existing historic buildings.
- A hotel Downtown would be a welcome added amenity.
- "Preserve the Square."
- Parking near a desired business can be problematic.
- More redevelopment should be encouraged on/near the river.
- Do not let growth overwhelm our small town feel.
- More places are needed for kids to enjoy the square.
- Encourage/incentivize locally-owned and small businesses to thrive Downtown.
- The need for more housing options and types.
- Online survey respondents stated that they visit Downtown often and love their community's center.

CONNECTING THIS COMPREHENSIVE PLAN TO THE 2017 TROY DOWNTOWN RIVERFRONT STRATEGIC DEVELOPMENT STUDY: REFINING NEAR-TERM STRATEGIES"

The City's strategic development study of the Downtown riverfront was created in 2017. With that effort being relatively new and many long-term goals that are still relevant based on the public participation efforts of this Plan, this section recommends more short-term steps that can be implemented to continue building upon the excellent momentum Downtown Troy already possesses. This plan does not recap all the recommendations from the previous plan but only those that are the most directly linked to these recommendations. As shown on the strategic investment map below, that plan called out specific investment areas. The following items are those with more near-term overlap to the recommendations of this Plan:

- Condo Rental Program
- Redevelopment Lots – East Water Street (Van Cleve School site and Cherry Street Redevelopment)
- The Public Square and Prouty Plaza

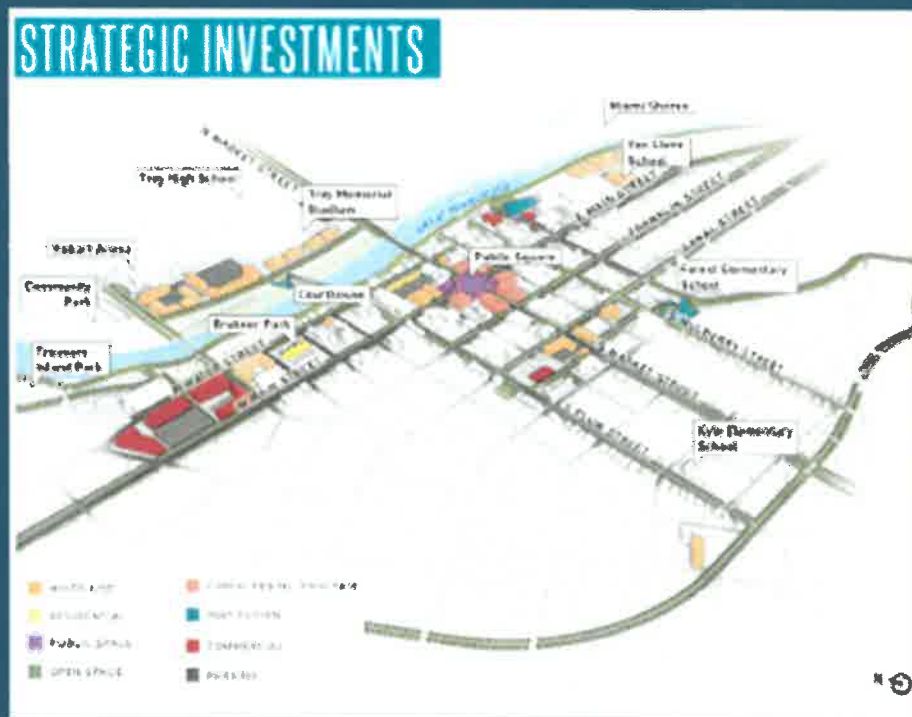


EXHIBIT C

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public safety within the Designated Outdoor Refreshment Area (DORA) are as follows:

PUBLIC SAFETY PLAN

City of Troy Police Department and Fire Department will be responsible for providing public safety within the DORA through law enforcement and fire/EMS services.

Law Enforcement Responsibilities

The Troy Police Department will be responsible for providing law enforcement services within the DORA. The Police Department Headquarters is located within the DORA boundary. Patrol Supervisors will monitor the DORA area during routine patrols. The safety plan will be analyzed and adjusted as needed.

In the event that an above-average number of people are in the DORA, the on-duty supervisor may assign additional officers and/or assign an officer to specifically patrol the DORA. The use of foot patrol and bicycle patrol will be considered as alternate methods of patrolling in the DORA.

For planned events in the DORA that may draw a larger than normal attendance, the Chief of Police may have additional officers and/or other agency personnel assigned specifically to the DORA.

Fire/EMS Responsibilities

The Troy Fire Department will be responsible for providing Fire, Rescue, and EMS within the DORA. Station One is currently located within the DORA boundary. Estimated response time would be between two and three minutes to any area within the DORA.

For planned events in the DORA that may draw larger than normal attendance, the Fire Chief may stage personnel and/or equipment in a location within or near the DORA to allow for an immediate response.

Downtown Public Parking Map

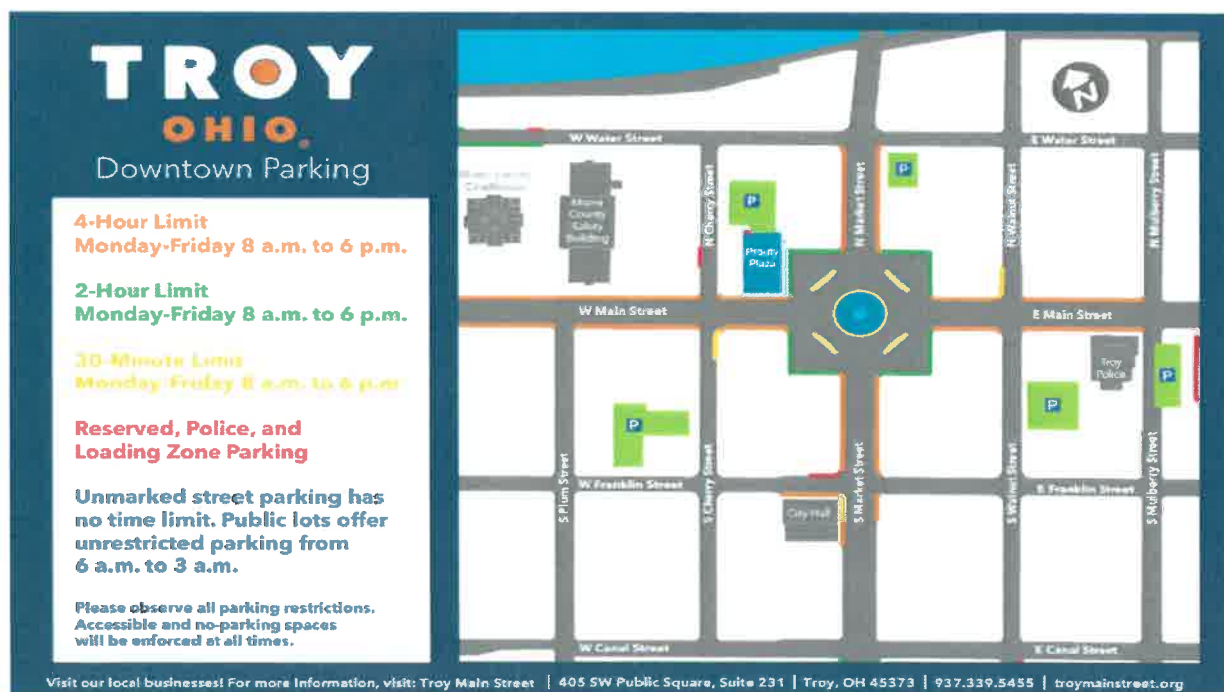


EXHIBIT D

In accordance with ORC 4301.82(B)(5), the proposed requirements for the purpose of ensuring public health within the Designated Outdoor Refreshment Area (DORA) are as follows:

SIGNAGE & SANITATION PLAN

City of Troy Street Department and Park Department personnel will be responsible for maintaining the appearance and public health within the DORA through trash collection, street sweeping, routine maintenance and signage placement.

Exhibit D: Signage & Sanitation Map (p.14) shows fifty-two (52) permanent trash receptacles (shown in green and half-green-half-blue) placed throughout and along the DORA boundary that will be serviced multiple times per week. The City is proposing the installation of twenty-four (24) signs on the trash receptacles (shown in half-green-half -blue) and an additional seventeen (17) signs throughout the DORA to mark the boundaries (shown in blue). The City's Street and Park Departments will monitor and empty full litter receptacles Friday, Saturday, and Sunday mornings in addition to the regular pick-up schedule. The Street Department will coordinate the installation of additional signage if needed.

EXHIBIT D: SIGNAGE & SANITATION MAP

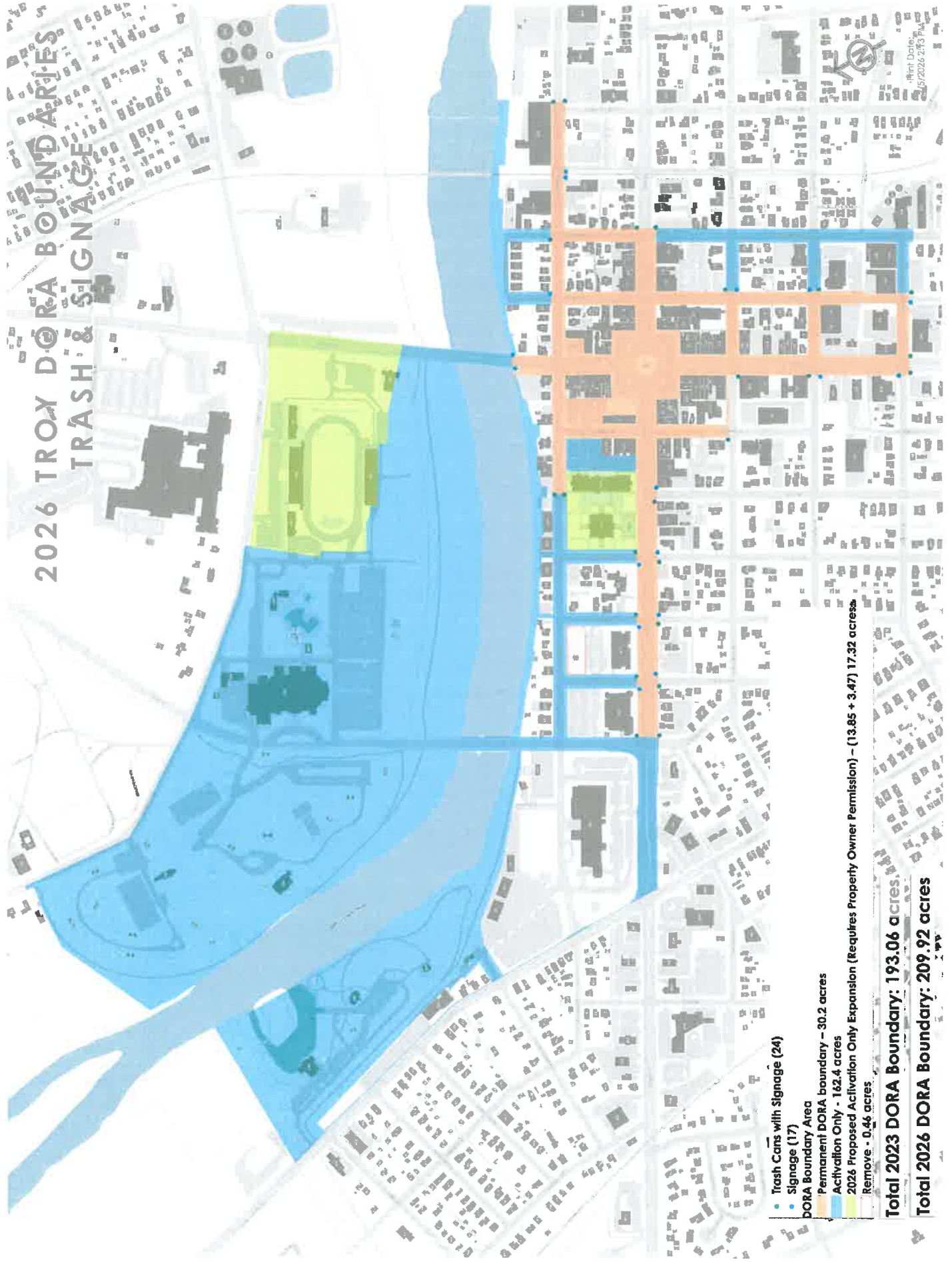


EXHIBIT E

Boundary signage



Sticker for DORA containers



Window decals for establishments

