



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

February 14, 2022

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Robert J. Bruner, Assistant City Manager
Sarah Ames, Assistant to the City Manager

Subject: City Council Agenda Questions & Answers –2.14.22

The following are communications that City Administration would like Council to be made aware of. In order to ensure that all questions are received and answered, all City Council Questions should be sent to the CITY MANAGER DISTRIBUTION GROUP e-mail address.

From: Edna Abraham

Sent: Monday, February 14, 2022 7:23 AM

To: City Manager Distribution Group <CityManager@troymi.gov>

Subject: Questions/Comments on 2/14 Regular Council Meeting Agenda

Here are my questions/comments on this week's agenda packet

Thanks,
Edna

E-1 / Adler Cove

- What mitigation will be taken to address flooding concerns?

Answers: Brent Savidant, Community Development Director

If the applicant receives Preliminary Site Plan Approval, the next step in the review process would be to submit Final Engineering plans, prepared and sealed by a Civil Engineer. These plans will address all site development issues including drainage and will ensure that site development will not negatively affect neighboring properties. These plans will be reviewed by the City Engineering Department to ensure that the development meets all applicable Engineering standards. Storm water is to be addressed by a combination of on-site detention, rear yard drains, swales and a berm to contain development related runoff that would ultimately outlet to an existing open County Drain. Properties on the west side of the proposed development would naturally drain to the existing County Drain. Properties on the east side would drain to a new storm water system comprised of rear yard drains, swales, berm and storm sewer pipes that would outlet to a new on-site storm sewer system that directs flow to the on-site detention basin and ultimately to the existing open County Drain.

- Does the proximity of Larson Middle School necessitate a deceleration lane into the entry of Adler Cove?

Long Lake is under the jurisdiction of the Road Commission for Oakland County (RCOC) and as such work within the right of way would also require review and approval by the RCOC. A right turn/deceleration lane would be part of the RCOC review and as such if one met RCOC warrants then it would be required by RCOC. The City review of the proposed site plan did not anticipate that a right turn/deceleration lane would meet or exceed RCOC warrants for the number of units proposed. We had the City's Traffic Consultant OHM do an "Anticipated Traffic Impacts" review and memo, which is attached. The Anticipated traffic impacts can be summed up by one paragraph in the attached memo: "The traffic generated by the proposed development is minimal, adding fewer than two dozen vehicle trips during the peak ("busiest") hour. The traffic impact of this site on the adjacent road network is negligible and would be imperceptible to the majority of road users".

- Do lots 11, 13-18 (where the decks encroach into the setback) have preserved trees that offer buffer to the neighbor to the east?

There are a number of trees proposed to be preserved east of lots (units) 11, 17 and 18. There are no existing trees directly east of lots 12 through 16.

- Under the parallel plan, would the same landmark and woodland trees be preserved?

The parallel plan proposes a different location for the detention basin. It appears this would require removal of many trees that are preserved under the proposed layout.

I-06 / Council Meeting Schedule

- I will likely be out of town for business the week of 3/7
- Due to business meetings on 3/16, I may only be able to participate in the post-tour business meetings
- Any of the proposed dates for the Advance will work for me. Order of preference: 11/19, 12/3, 12/10

Public Comment regarding Adler Cove Development

From: Kimberly Ethridge <kdethridge3269@yahoo.com>
Date: February 11, 2022 at 5:16:08 PM EST
To: Brent Savidant <SavidantB@troymi.gov>, Planning <planning@troymi.gov>
Subject: Re: Comments on the proposed Adler Cove Development

Hello, I am a resident of the Mount Vernon Subdivision in Troy, which neighbors the proposed Adler Cove one-family development planned for the South Side of East Long Lake Road, East of John R Road. I have reviewed the proposal and project narrative that was provided to me by Mondrian Properties. I advocate for the R-1C Single Family Cluster Zoning Option to be utilized at Adler Cove. The cluster option allows for a more compact neighborhood, with reasonably-sized homes that are similar in size to the homes in the Mt. Vernon Sub. More importantly, the cluster option would preserve over half of the natural habitat that is present on this property, valuable wildlife habitat in our neighborhood. This wooded 10-acres abuts the Gibson-Renshaw (G-R) Drain. The small amount of habitat surrounding this and other natural drains, are important wildlife travel corridors. It is important to keep native habitat along a contiguous corridor for wildlife to traverse it, to stay off the streets, to not get hit by cars. We enjoy our wildlife, I just say an 8-point buck in the woods a few days ago! If we lose their corridors for travel we lose the wildlife, even birds. Keeping at least some of this contiguous wildlife corridor along the drain, appears to be considered in the cluster home design that is proposed. The traditional single-residential option would be a bad alternative, wiping out all of the wildlife corridor along the G-R Drain. The Cluster option also keeps substantial trees, shrubs, native soil and soil cover that will help with surface rainwater retention. Native soils and vegetation prevent runoff from new homes' roofs, yards, driveways. Fill sand brought in to replace native 'percolating' soils, often drastically increases soil erosion and runoff into waterways like the G-R Drain. Although there is a retention basin in the design, and explained to me that stormwater will be diverted

into the stormwater system and not a direct discharge to the drain, that inevitably is released back into the G-R Drain, or other Drains in the Clinton River Watershed. I am concerned about the drastic increase in stormwater rushing through the drain this last year, an effect of the allowed increased development as a whole in this area (and climate change affecting our precipitation levels). Behind my home on Terova Dr., the drain has reached concerning levels this year, more than any of the last ten years I've lived here. Stormwater upwelling of this size, have made it a mess along the drain banks once they subside. Since July 2021, I've observed small white foam bubbles floating down the drain, daily. The bubbles are indicative of some kind of surfactant getting into stormwater. It is collecting in pools of white foam right at the three large stormwater discharge pipes under the southeast corner of Long Lake & John R. Surface water sample results from the drain, behind my home, had no detections of PFAS chemicals luckily. The more runoff is going to increase the load on this Drain which causes a mess downstream, more foam, etc. Even with the proposed stormwater retention basin and diverting the new homes' runoff, stormwater all eventually gets into waterways in an open drain system. No one wants surfactant bubbles floating down the creek, but non-degrading substances like this are the reality now, sadly. My point in this observation, is that the increased stormwater loads on our stormwater system need to be managed appropriately by everyone to prevent pollution from getting worse, regionally. To that effect, state and local stormwater discharge, soil erosion and floodplain/wetlands laws should be complied with when building Adler Cove. Any direct discharge into the drain during construction should be prevented: excavated sediments & soils, oils, petroleum products, should all be managed responsibly being so close to the G-R Drain.

Even if Mondrian Properties itself will not reside in the new homes, the construction they propose, makes them our neighbor. The development will be a direct neighbor to Larson Middle School. The cluster option that allows some natural area to remain, provides a buffer for LMS, which is safer and fosters LMS's science, ecologic, and environmental education to continue. That is important because LMS uses the woods and G-R Drain as learning tools by walking the trails and even outside gym class, to foster the 'get outside' lifestyle which we all greatly need. Adler Cove's traditional residential plan has houses surrounding LMS, then a big stormwater retention next to the west side of the school. That seems unrealistic, and unsafe for students that go outside for recess and gym and science class, to construct homes and utilities along that small strip of woods that close to LMS. The Cluster option proposes to leave it alone, I also support leaving the small strip of the property's southern woods alone. I think this is the most important reason to consider the Cluster Zoning option here.

Increased traffic, especially truck traffic during construction, should be taken into consideration and safely managed. This is an already congested area during the school year, near Athens HS and adjoining Larson MS; Care should be made to notify the school, so they may notify parents, if construction is planned during the school year, to prevent loaded trucks coming and going, before 7:30 am. During summer construction: The kids in our neighborhood use the wooded trail that will be destroyed, they walk it and ride their bikes or walk on it, to 7-11. To ensure no one inadvertently enter the construction zone, signage, caution tape and the like should be utilized so they know the trail isn't to be used by them anymore. So, this development is impacting wildlife corridor and the kids' Slurpee corridor, haha.

I have walked this path myself for many years, thinking it was school property not private. Our community spread wood chips on the muddy portion of this path as a community project to keep it less messy for kids and bikes. Last night, I saw a great horned owl perched at the top of one of the tallest trees, hooting then flew away, it was spectacular! It is part of the natural features that make Troy distinctive, why residents and government was compelled to adopt a local Woodland Ordinance into the city's code. I am sad to see this wooded area go, but I understand it is the property owner's right to build, in compliance with Troy's Woodland Ordinance and other state and local laws. I am grateful Mondrian Properties seems to understand, our community uses this wooded area, and is attempting to preserve some of it. I am hopeful that the clearing of land and trees, and development of infrastructure to support the homes, then the homes themselves, are done in a fashion that preserves the natural health of the nature around it, and is protective of human health and the environmental as a whole. Thank you for your consideration of all these issues going forward, and good luck,

Kim Ethridge, Terova Drive, Troy Mi 48085

From: Rebecca A. Chamberlain-Creangă

Sent: Monday, February 14, 2022 1:37 PM

To: Bob Bruner <Bob.Bruner@troymi.gov>; City Manager Distribution Group <CityManager@troymi.gov>

Subject: Public hearing sign missing?

Hi there,

I walked the Adler Cove property today and didn't see the public hearing sign (at least from where I entered at Long Lake and John R). I know the language on it was going to be changed - which is good - but thought we needed to have the sign up in advance of a public hearing?

Rebecca Chamberlain-Creanga

Troy City Council Member

RACHamberlain@troymi.gov | 248-509-5906

Answer: Brent Savidant, Community Development Director

I don't know why the sign was missing. Perhaps it was knocked down and not put back up. It was up for some time before the meeting and was effective in informing the public of the project. Many neighbors indicated they saw the sign.

It should be noted; the sign is something the City does as a courtesy to inform neighbors of projects involving public hearings. It is not required by State law nor is it required by Zoning Ordinance. All notice requirements for public hearings that are required by law were adhered to. This includes mailed notice to all property owners within 300 feet plus publication in a local newspaper.

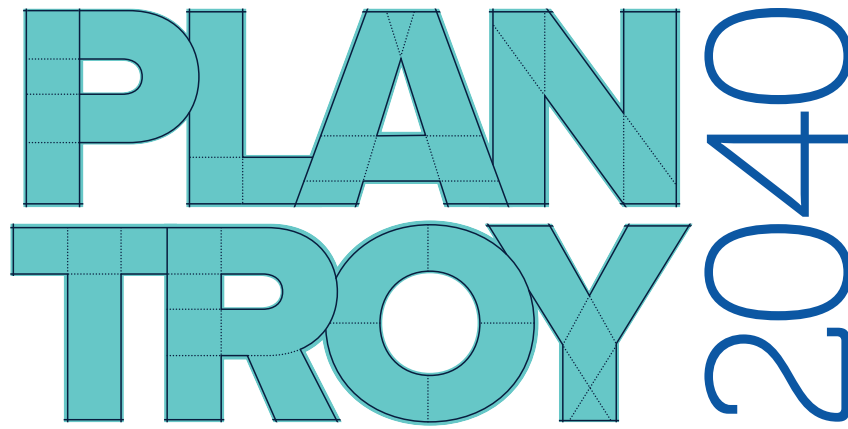
Example attachment for 2.14.22 Agenda Item I-06

Crooks and Wattles

November 6: 2 p.m

Park south of office at 3960 Crooks





Neighborhood Node Crooks & Wattles

WALK & TALK AGENDA

1. Welcome & Introductions
2. Review Packet
3. Meeting Norms & Limitations on Discussion
The City has to plan and zone so no development is not an option. The northwest corner is under litigation so we can't discuss previous proposal. However, we can discuss ideas for the future.
4. Objectives of Walk & Talk
To gather input on whether the land use plan for this area is correct?
If so, how? If not, what should the land use plan be?
Are the boundaries of the Neighborhood Node zoning correct?
5. Southeast Corner
What are your thoughts on the existing and approved development for this corner? Are the uses and scale/size of buildings appropriate?
6. Southwest Corner
Is how the southeast corner has developed appropriate for the southwest corner? Continue the full menu of uses or limit the range of uses (such as no retail or no multiple-family)?
7. Northwest Corner
This corner has more constraints on the building area due to the drain, floodplain, wetlands and existing trees, limiting the buildable area. What are ideas for the future?
8. Wrap up
What thoughts or impressions from the walk? Was it different in different places?
What should be preserved?
What should be improved?
What should be changed?
What should be changed on the land use plan?
What can be applied to other areas of the City?
9. Thank you

Neighborhood Node

WALK & TALK MEETING NORMS

Use “I” statements

Speak for yourself and your experience.

One diva, one mic

One person speaks at a time; interruptions can distract.

Kind and Brave

State your truth with compassion from where others may be coming from.

Assume positive intent

Someone may say or do something that irks you, don't assume malicious intent.

Intent vs. Impact

Be aware of the difference between intent versus impact of your statement and actions; how you intended it is not always how someone else experiences it.

Listen for understanding

Listen with the intent to truly understand what the other person is saying/expressing; suspend judgement while listening.

Step up/Step back

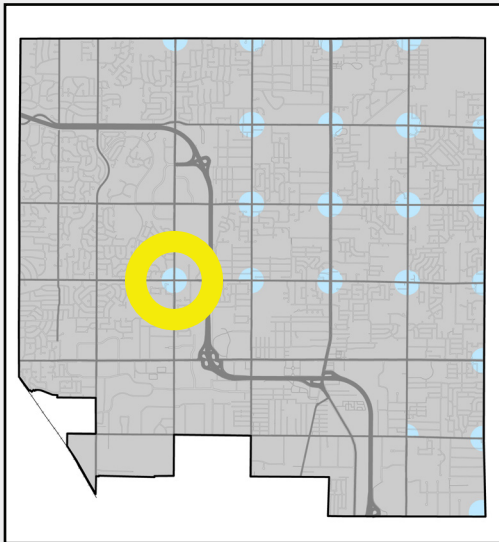
Be self-aware of when you are contributing too much or not contributing enough.

When furious, get curious

Ask questions to clarify what upsets you.

Source: Yodit Mesfin-Johnson, COO & VP of Strategy, New

Neighborhood Nodes: The Economic Neighborhood



- Located at intersections of the City's main roads.
- Work together with Social Neighborhoods to create a more livable community.
- Mixed use.
- Provide neighborhood gathering places.
- Accommodate the daily needs of residents.

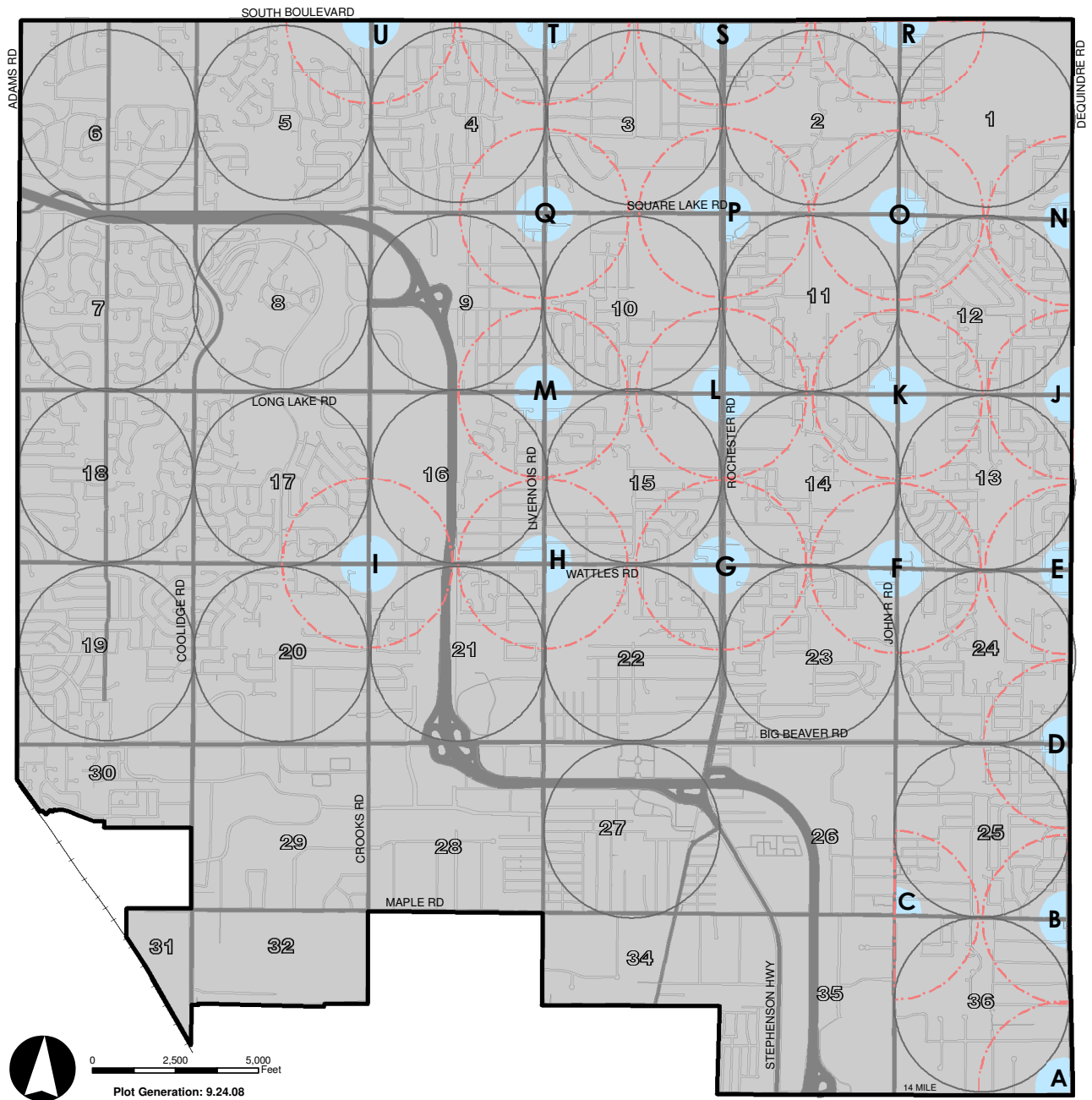
CROOKS AND WATTLES

Development at this location should be low-impact and provide a high benefit to the neighborhood using the least amount of land. Compact, walkable mixed use development with a combination of uses serving the immediate surroundings would be an ideal fit. Integrated compact development which would allow a user to park once and meet several daily needs would be a positive contribution to the node. The City also recognizes that expansion of the White Chapel Cemetery into the northeast corner of this node would be appropriate.

Neighborhood Nodes are the concentrated, commercial and mixed-use centers situated at major intersections of Troy thoroughfares that serve as the center of the City's Economic Neighborhoods. Economic Neighborhoods are destinations created as "go to" places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers. The attributes of Economic Neighborhoods are described in more detail in the final section of this Chapter, and the urban design characteristics of Neighborhood Nodes will be described in depth in Chapter 10. The nodes will typically permit a mix of commercial, office, and high-density residential, although the predominant uses in any Neighborhood Node development must be in keeping with the node characteristics. Industrial uses will not be permitted in the Neighborhood Nodes.

The Economic Neighborhoods of Troy also center on the square mile grid system. Unlike the social neighborhood, the Economic Neighborhoods are centered on major road intersections where commercial and office development occurs. When destinations are created, these nodes become a "go to" place and take on a social role. Each of these nodes serves four quadrants of the overlapping social neighborhoods and has the ability to bring residents of four neighborhoods together.

These Economic Neighborhood nodes are destinations that draw people, visually distinguished from the balance of corridor strips through greater density and scale. Variation in building height will often be used to separate the node from the surrounding area, but will not be so extreme as to visually overpower abutting neighborhoods. The separation of building heights at intersections with the "between" segments of corridors stimulates the visual concept of "pulsing" development and sets up a system of visual anchors.



Basemap Source: Oakland County Planning

Economic Nodes

- Social Neighborhood
- Economic Neighborhood
- Neighborhood Nodes: The Economic Neighborhood

- 15 Section Number
- A** Economic Node
- All Other Uses

Moderately dense residential environments may be encouraged within some nodes to provide steady activity for longer periods of the day. In these cases, residences may be mixed with offices on upper floors or be developed immediately adjacent to the commercial areas. Connections between the commercial activity and residences must be directly and seamlessly integrated.

During the course of the planning process, the Planning Commission closely analyzed the need for additional neighborhood nodes throughout the City. The City will continue to consider the demand for additional nodes as part of subsequent plan revisions.

DESIGN CONCEPT

- These nodes are within a fifteen minute walking distance of residential neighborhoods to permit alternative modes of transportation.
- Development will be denser and taller than the surrounding area, encouraging visual prominence to signal a gathering space.
- Nodes should be generally confined to a 1,000 foot radius from a major intersection.
- The nodes provide uses and spaces that attract and welcome neighborhood residents.

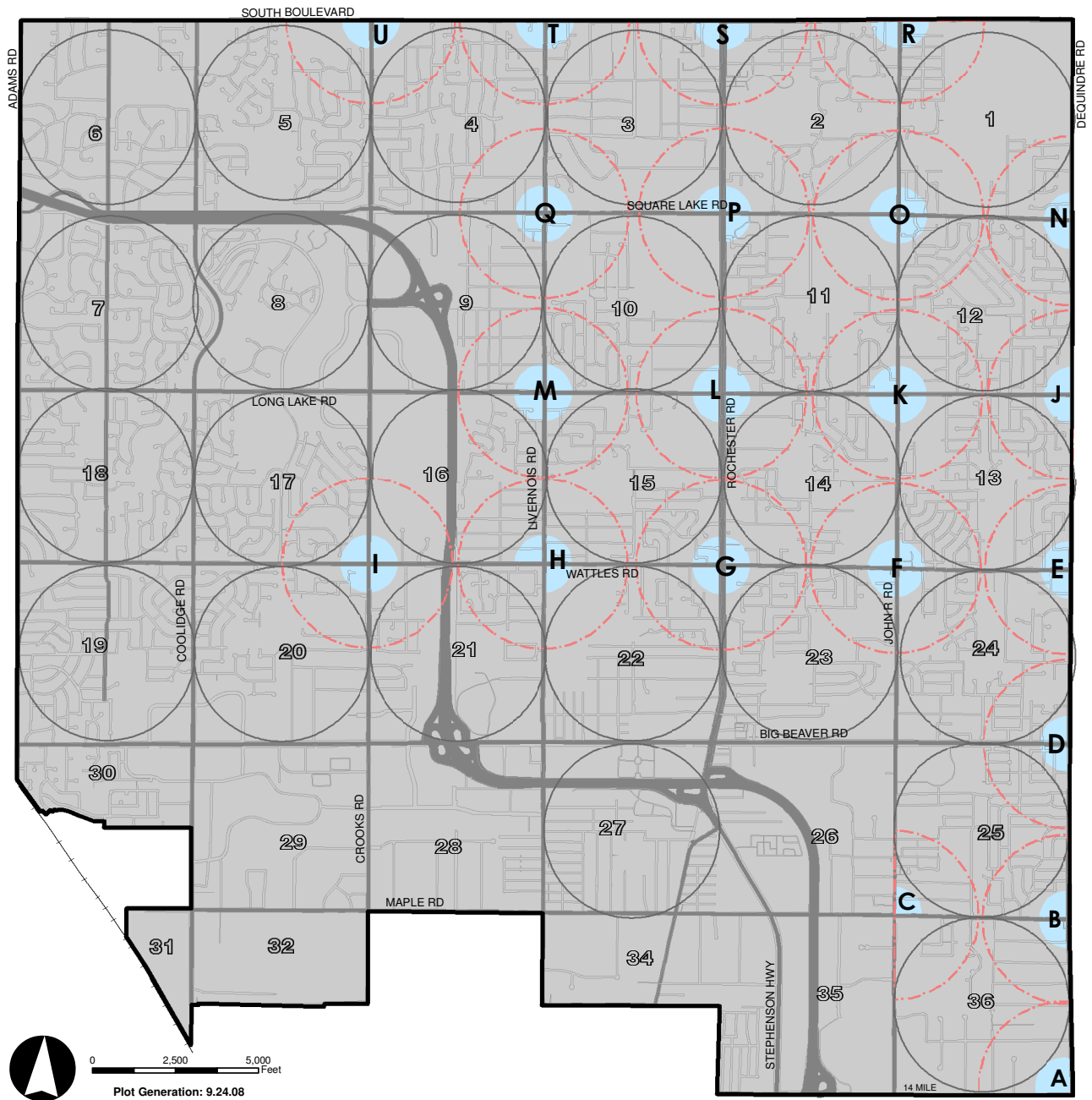
SITE DESIGN ATTRIBUTES

- Buildings should be separated from the right-of-way line by a landscaped greenbelt, one lane of off-street parking or a pedestrian walk, or a combination of these.
- Primary parking areas will be located within rear or interior side yards.
- Off-street parking should be screened from the public right-of-way by a knee wall or low decorative fence with a hedge of plantings.

- Walks will connect adjacent developments and the public sidewalks.
- Well-defined crosswalks with timed signalization will permit safe crossings.
- Flexible use of space allowing modest outdoor gathering spaces, such as plazas, will be encouraged.

BUILDING DESIGN ATTRIBUTES

- Buildings should be between two and three stories, although one-story structures accommodating gas stations or other special situations may be permitted.
- One-story buildings should have a minimum exterior height of sixteen feet.
- A ground level story should have a minimum height of twelve feet from finished floor to finished ceiling.
- Facades facing major thoroughfares will be treated as fronts and should have a minimum of half transparent glass and special architectural design treatments.
- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.
- Lighting will be carefully managed so as not to encroach on adjacent residential areas.



Basemap Source: Oakland County Planning

Economic Nodes

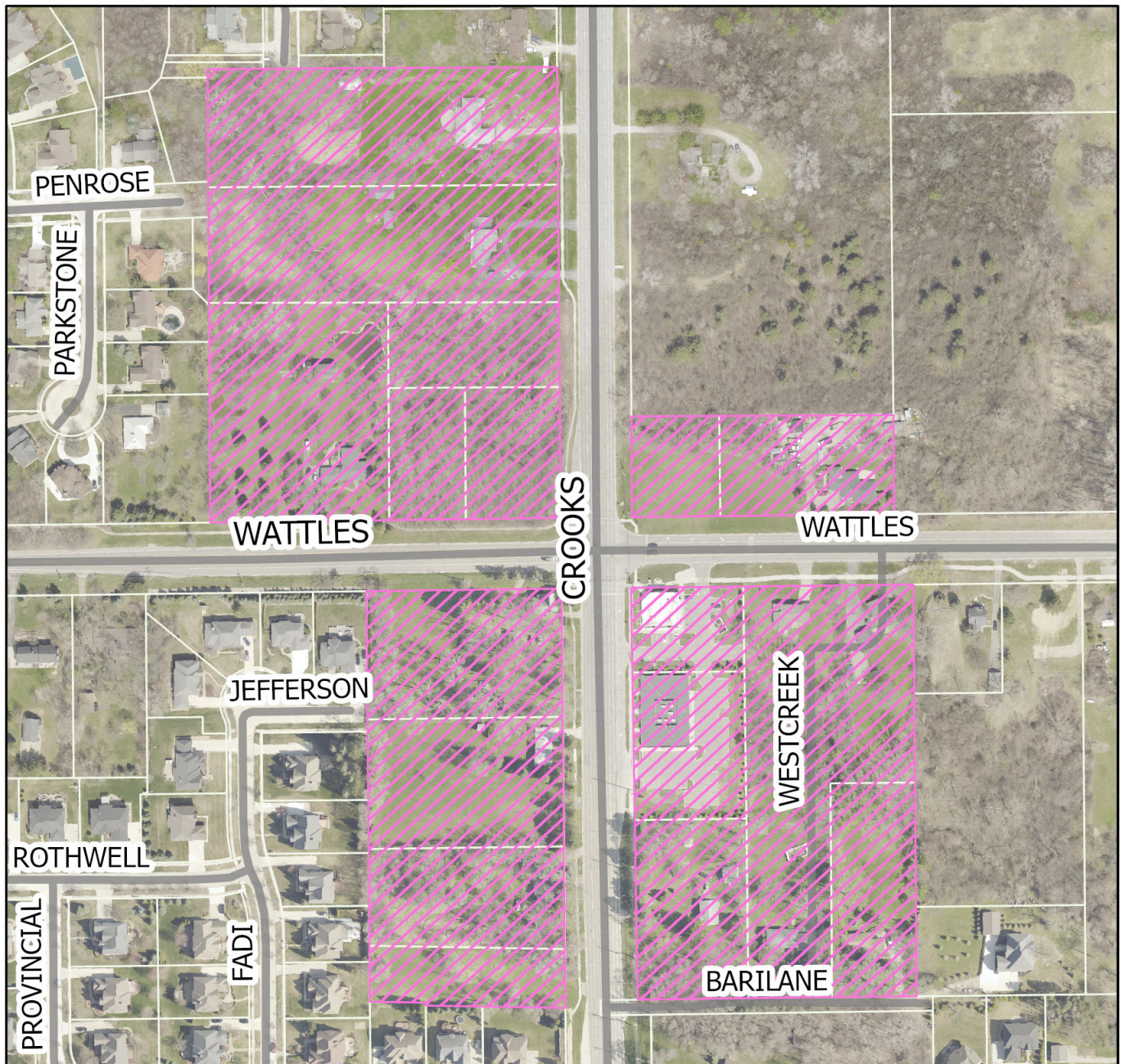
- Social Neighborhood
- Economic Neighborhood
- Neighborhood Nodes: The Economic Neighborhood

- 15 Section Number
- A** Economic Node
- All Other Uses

Crooks & Wattles

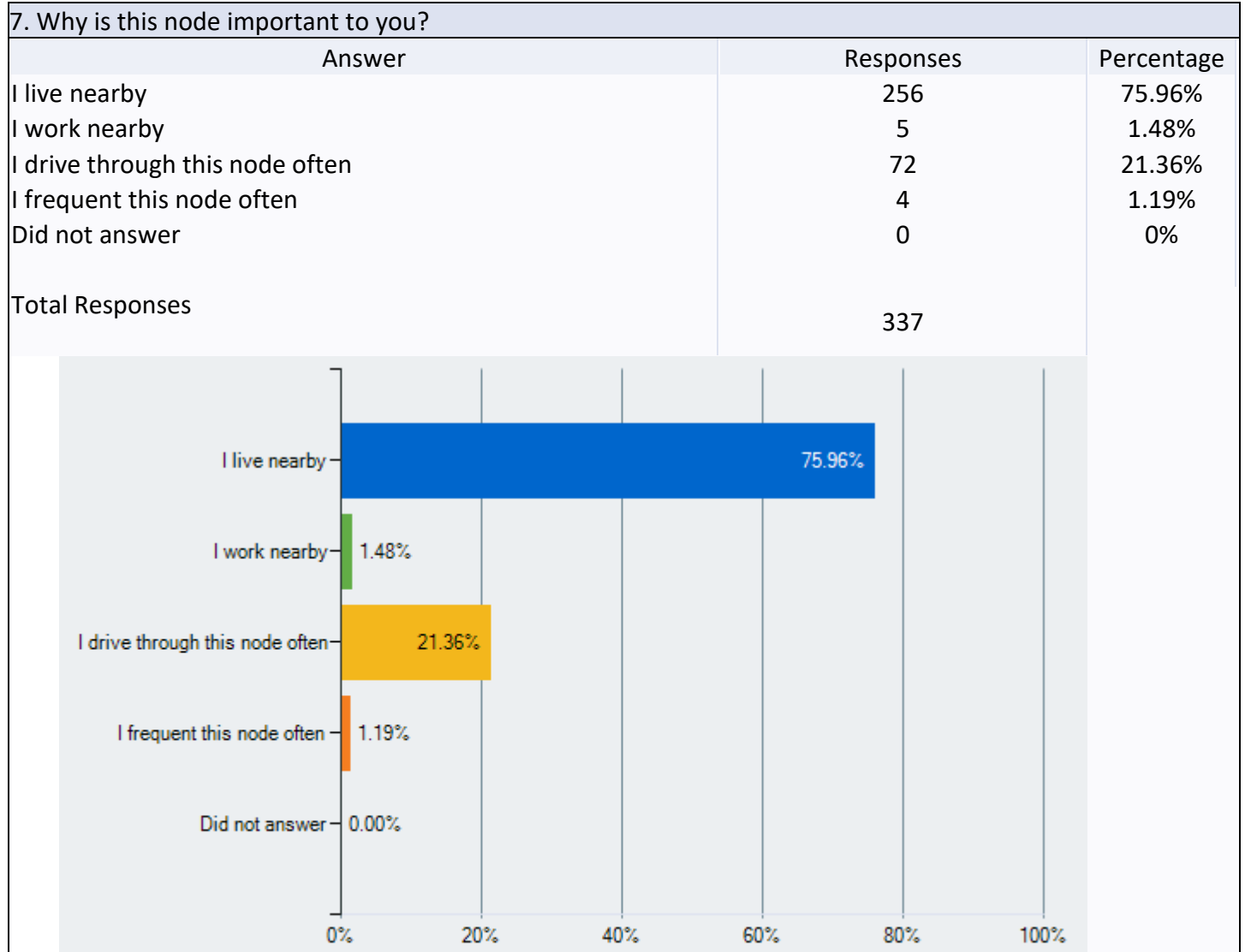
Neighborhood Node Zoning Boundaries

Crooks & Wattles



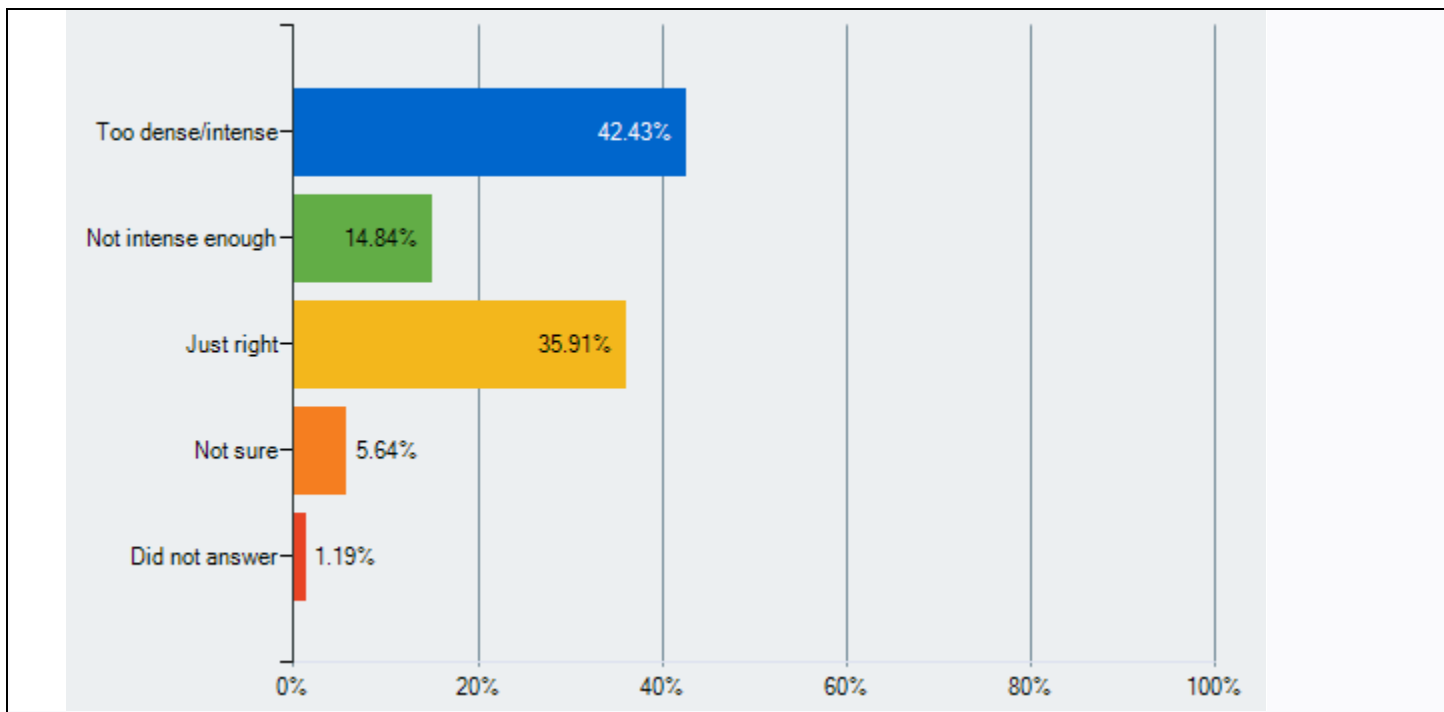
Survey Results:

Crooks and Wattles

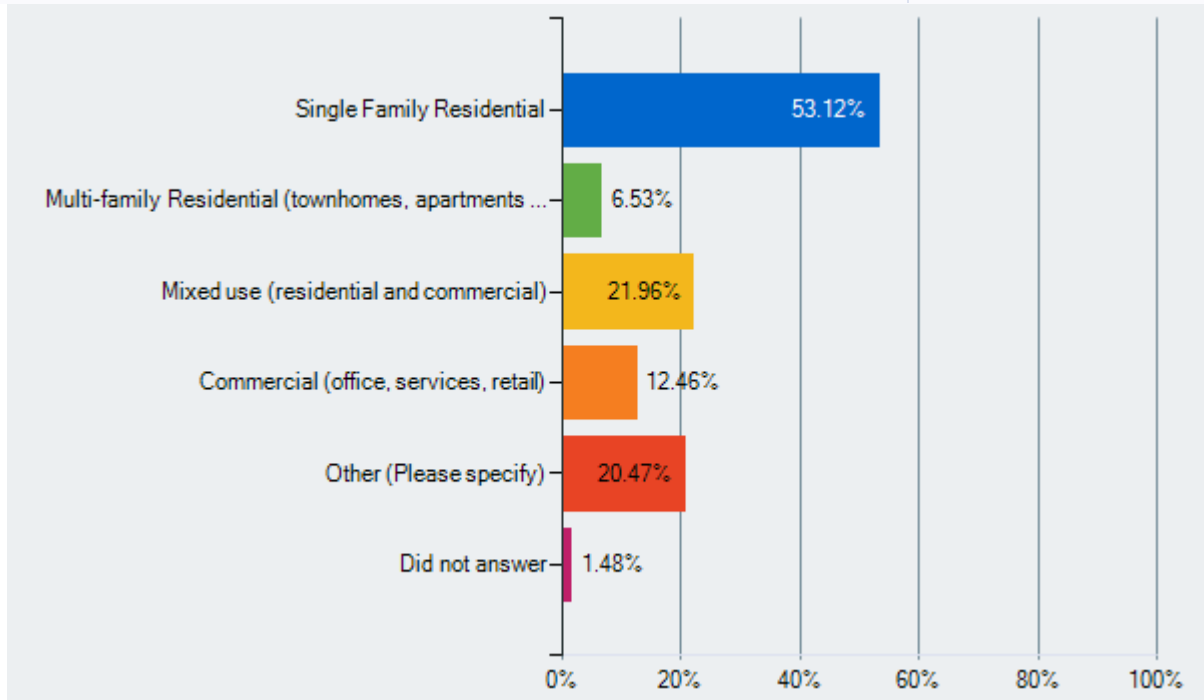


8. How do you think this node has been developed?

Answer	Responses	Percentage
Too dense/intense	143	42.43%
Not intense enough	50	14.84%
Just right	121	35.91%
Not sure	19	5.64%
Did not answer	4	1.19%
Total Responses	337	



9. What type of development do you think fits this node? Choose all that apply.		
Answer	Responses	Percentage
Single Family Residential	179	53.12%
Multi-family Residential (townhomes, apartments, condominiums)	22	6.53%
Mixed use (residential and commercial)	74	21.96%
Commercial (office, services, retail)	42	12.46%
Other (Please specify)	69	20.47%
Did not answer	5	1.48%
Total Responses	391	



Because multiple answers per participant are possible, the total percentage may exceed 100%.

What is a Master Plan?

A Master Plan is all of the numbered items working together. Planners need a Master Plan document and city planning principles to create a city that is functional and sustainable well into the future.



1
Guide for City Leaders to decide “what goes where”



3
Reflects the needs and balances the wants of residents, businesses, property owners, and other stakeholders.



What is city planning?

City planning is used in tandem with a Master Plan. Planning helps guide city growth, influence policy decisions, ensure a successful future, and is critical for sustainable growth.



2
Is used by City Staff to make policy decisions about transportation, parks, utilities, economic development, land use, etc.



4
Policy document that provides a “roadmap for the best path from a known present into an unknown future”

