

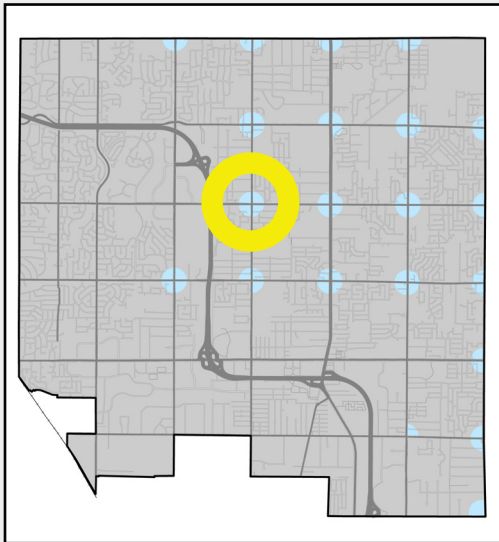
PLAN TROY 2040

Neighborhood Node Long Lake & Livernois

WALK & TALK AGENDA

1. Southwest Corner
How safe does it feel to cross the street here? Is there a sense of place here – what is memorable?
Functional? Ideal?
2. New Row House Development at Long Lake Square
What do you like about it? What do you not like? Are there design lessons here?
3. Northwest Corner
What could be developed using the excess space of the parking lot?
4. 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?

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.

LONG LAKE AND LIVERNOIS

This intersection should remain, predominantly commercial, catering to local needs and regional traffic, new development and redevelopment should be mostly commercial and should serve to further enhance this successful commercial area. Opportunities for integrated residential or office development should be considered only when clearly secondary to commercial development.

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.

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.

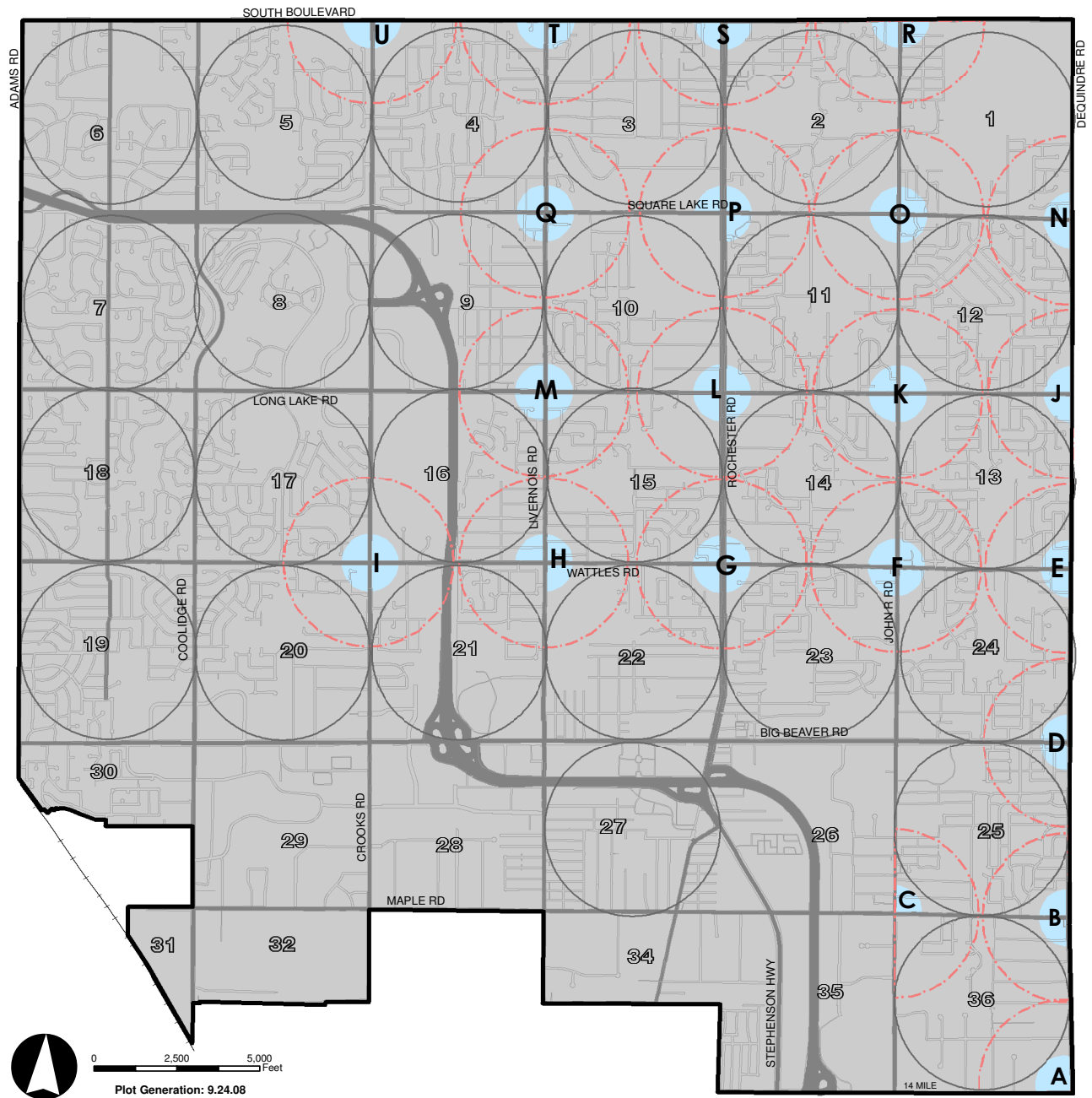
SITE DESIGN ATTRIBUTES

- 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.



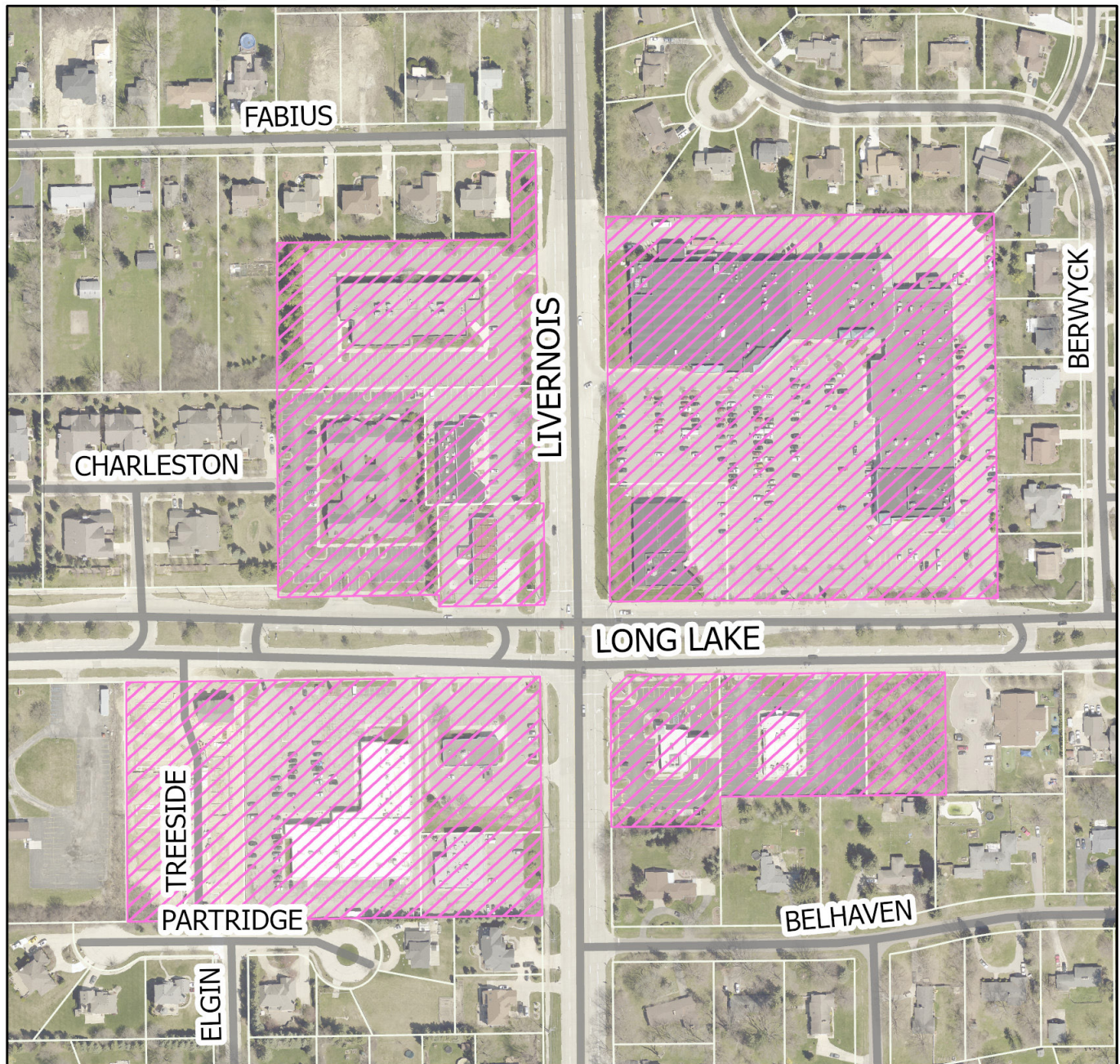
Economic Nodes

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

- Section Number
- Economic Node
- All Other Uses

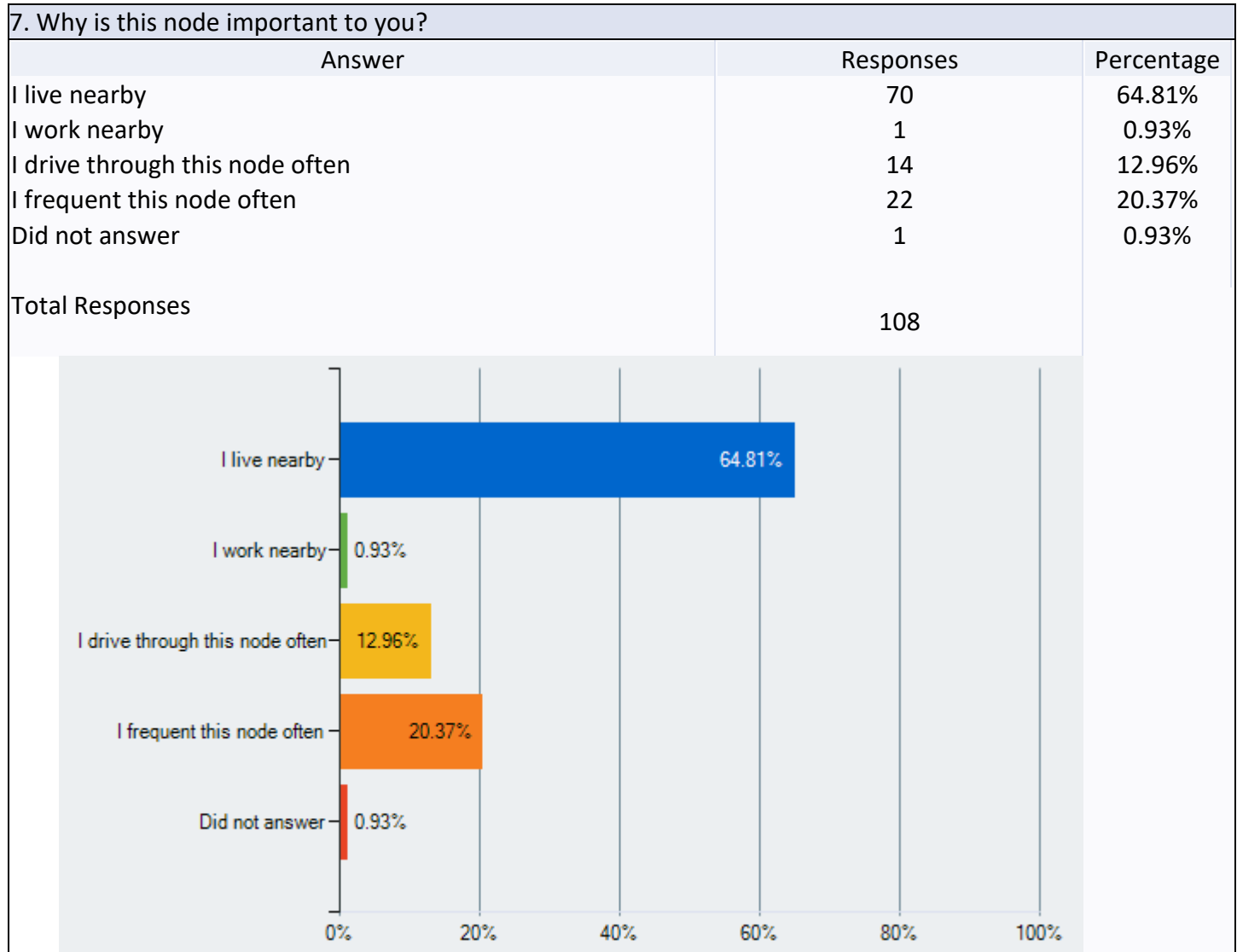
Long Lake & Livernois Neighborhood Node Zoning Boundaries

Livernois & Long Lake



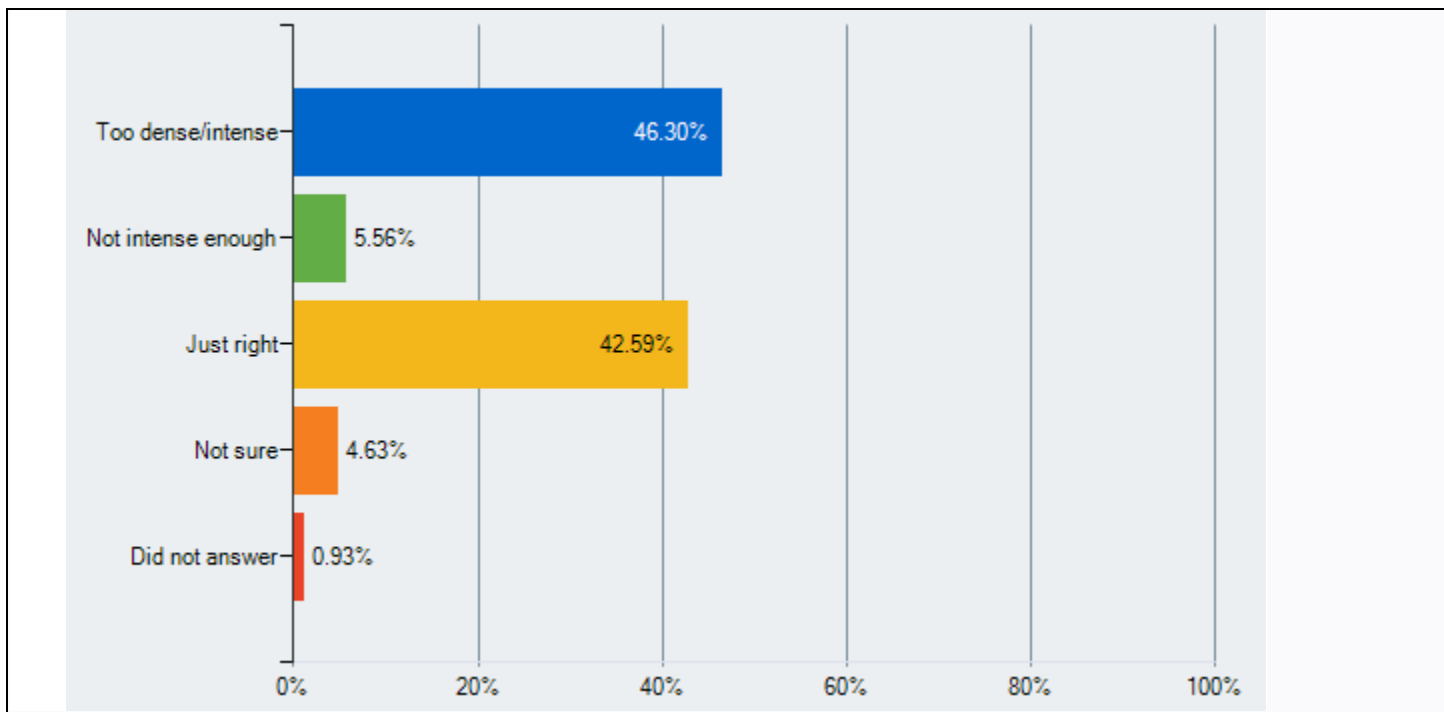
Survey Results

Long Lake and Livernois

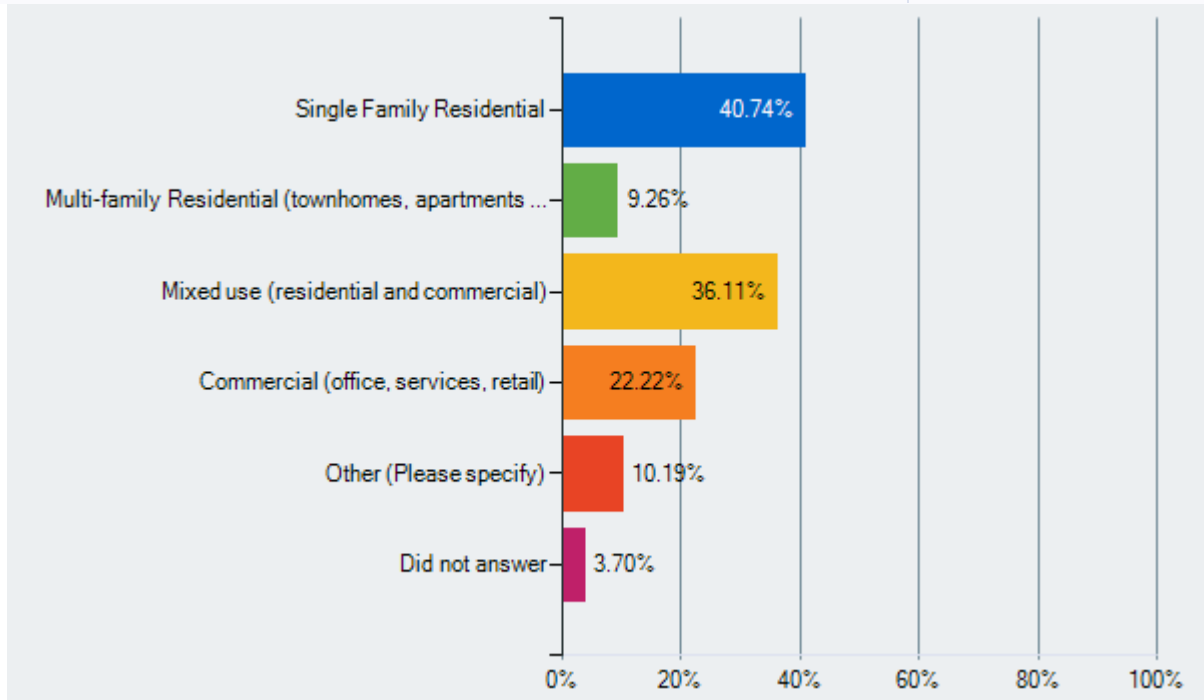


8. How do you think this node has been developed?

Answer	Responses	Percentage
Too dense/intense	50	46.30%
Not intense enough	6	5.56%
Just right	46	42.59%
Not sure	5	4.63%
Did not answer	1	0.93%
Total Responses	108	



9. What type of development do you think fits this node? Choose all that apply.		
Answer	Responses	Percentage
Single Family Residential	44	40.74%
Multi-family Residential (townhomes, apartments, condominiums)	10	9.26%
Mixed use (residential and commercial)	39	36.11%
Commercial (office, services, retail)	24	22.22%
Other (Please specify)	11	10.19%
Did not answer	4	3.70%
Total Responses	132	



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