



TROY CITY COUNCIL

SPECIAL MEETING

AGENDA

SATURDAY, MARCH 12, 2022
CONVENING AT 8:00 A.M.

PERMITTED BY COUNCIL RESOLUTION #2022-02-034

Submitted By
The City Manager

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members

City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members:

In this packet, you will find the agenda for the City Council meeting. To help facilitate an informed discussion, the packet provides you with agenda items and additional details. The packet also contains recommended courses of action for your consideration and seeks to aid you in adopting sound policy decisions for the City of Troy.

This comprehensive agenda has been put together through the collaborative efforts of management and staff members. We have made all attempts to obtain accurate supporting information. It is the result of many meetings and much deliberation, and I would like to thank the staff for their efforts.

If you need any further information, staff is always available to provide more information and answer questions that may arise. You can contact me at CityManager@troymi.gov or 248.524.3330 with questions.

Respectfully,

Mark F. Miller,
City Manager



Chapter 14A – Elected and Appointed Persons' Ethics Ordinance Section 14.3 Annual Training and Acknowledgement

We, the undersigned Members of Troy City Council, have reviewed *Chapter 14A – Elected and Appointed Persons' Ethics Ordinance*, understand its contents, and agree to be bound by its provisions.


Signed this 8th day of November, 2021.



Mayor Ethan Baker



Council Member Edna Abraham



Council Member Theresa Brooks



Council Member Rebecca Chamberlain-Creanga



Mayor Pro Tem Ann Erickson Gault



Council Member David Hamilton



Council Member Ellen Hodorek



SPECIAL CITY COUNCIL AGENDA

Saturday, March 12, 2022 – 8:00 AM

Troy Community Center – Room 305

3179 Livernois

Troy, MI 48083

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast

or on Local Access Cable Channels

(WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

A. CALL TO ORDER: 1

B. ROLL CALL: 1

C. PUBLIC COMMENT: 1

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE: 1

D-1 Neighborhood Node Walk & Talk 1

Welcome, Introductions and Refreshments: 8:00-8:30 a.m. 1

Neighborhood Node Tours: 8:30-10:00 a.m. (approximate times) 1

a) Crooks and Wattles Tour..... 1

b) Livernois and Square Lake..... 1

c) Long Lake and Livernois 1

Discussion: 10:00-11:30 a.m. (approximate times) at the Troy Community Center, Room 305 1

a) What were your major takeaways or observations? 1

b) Planning Commission Walk and Talk Review..... 1

c) Master Plan Considerations..... 1

E. OTHER BUSINESS: 2

F. ADJOURNMENT: 2

2022 SCHEDULED SPECIAL CITY COUNCIL MEETINGS: 3

March 23, 2022 Personnel Evaluations..... 3

April 4, 2022 Special Budget Study Meeting..... 3

April 6, 2022 Special Budget Study Meeting..... 3

2022 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**3**

March 14, 2022 Regular Meeting.....	3
March 21, 2022 Regular Meeting.....	3
April 11, 2022 Regular Meeting	3
April 25, 2022 Regular Meeting	3
May 9, 2022 Regular Meeting.....	3
May 23, 2022 Regular Meeting.....	3
June 13, 2022 Regular Meeting.....	3
June 27, 2022 Regular Meeting.....	3
July 11, 2022 Regular Meeting	3
July 25, 2022 Regular Meeting	3
August 15, 2022 Regular Meeting.....	3
August 22, 2022 Regular Meeting.....	3
September 12, 2022 Regular Meeting	3
September 19, 2022 Regular Meeting	3
October 3, 2022 Regular Meeting.....	3
October 24, 2022 Regular Meeting.....	3
November 14, 2022 Regular Meeting	3
November 21, 2022 Regular Meeting	3
December 5, 2022 Regular Meeting	3
December 12, 2022 Regular Meeting	3

A. CALL TO ORDER:

B. ROLL CALL:

- a) Mayor Ethan Baker
Edna Abraham
Theresa Brooks
Rebecca A. Chamberlain-Creanga
Ann Erickson Gault
David Hamilton
Ellen Hodorek

Excuse Absent Council Members:

Suggested Resolution

Resolution #2022-02-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Special City Council Meeting of March 12, 2022, due to _____.

Yes:

No:

C. PUBLIC COMMENT:

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 Neighborhood Node Walk & Talk

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Neighborhood Node Tours: 8:30-10:00 a.m. (approximate times)

- a) Crooks and Wattles Tour
- b) Livernois and Square Lake
- c) Long Lake and Livernois

Discussion: 10:00-11:30 a.m. (approximate times) at the Troy Community Center, Room 305

- a) What were your major takeaways or observations?
- b) Planning Commission Walk and Talk Review
- c) Master Plan Considerations

E. OTHER BUSINESS:

F. ADJOURNMENT:

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark F. Miller", with a long horizontal flourish extending to the right.

Mark F. Miller
City Manager

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December 12, 2022 Regular Meeting



To: City of Troy City Council

From: Ben Carlisle, AICP
Megan Masson-Minock, AICP

Date: March 3, 2022

RE: Troy City Council Node Tour

Thank you for volunteering your valuable time to participate in this Master Plan discussion. On March 12th, we will be touring three nodes:

- Crooks and Wattles
- Livernois and Square Lake
- Long Lake and Livernois

These three nodes were selected because they represent common themes identified by the City Council, Planning Commission, and Troy residents. A packet is attached that includes items for consideration, aerial map, and detailed survey information for each node on the tour. At the conclusion of the tour, we will facilitate a discussion with the City Council regarding the three nodes visited and the node concept, in general.

Please come to the tour prepared to discuss the following questions:

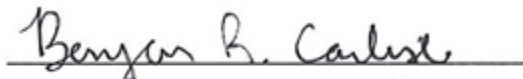
1. If Neighborhood Nodes are eliminated, how should they be Master Planned and zoned?
2. Should the major purpose of each Neighborhood Node be to serve the immediate neighborhood, or to serve as a community-wide shopping, residential, and service area?
3. Should there be specific design elements that must be considered, including but not limited to:
 - a. Increased setbacks from the roadway
 - b. Allow some parking in front of building
 - c. Increase landscaping
 - d. Higher architectural and material demand

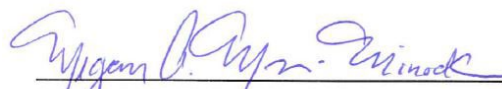
Council Node Tour Cover Memo
March 3, 2022

4. Should height be limited to two-stories?
5. Should there be specific uses that are currently allowed in the Neighborhood Nodes be eliminated?
6. Should a cap on density be placed on multiple family residential projects?
7. The zoning should allow or incentivize uses that serve the local neighborhood?

We look forward to meeting with you on March 12th.

Sincerely,


CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal


CARLISLE/WORTMAN ASSOC., INC.
Megan Masson-Minock, AICP
Planner

Attachments:

- Agenda
- What is a Master Plan?
- Neighborhood Node in Master Plan
- Crooks and Wattles Packet
- Livernois and Square Lake Packet
- Long Lake and Livernois Packet

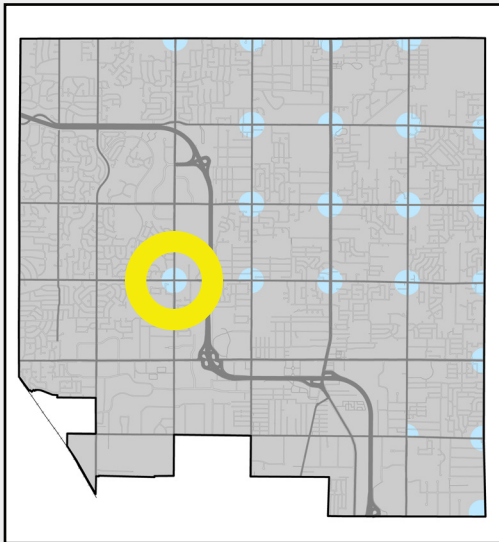
PLAN TROY 2040

Neighborhood Node Crooks & Wattles

WALK & TALK AGENDA

1. Southeast Corner
What are your thoughts on the existing and approved development for this corner? Are the uses and scale/size of buildings appropriate?
2. 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)?
3. 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?
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.

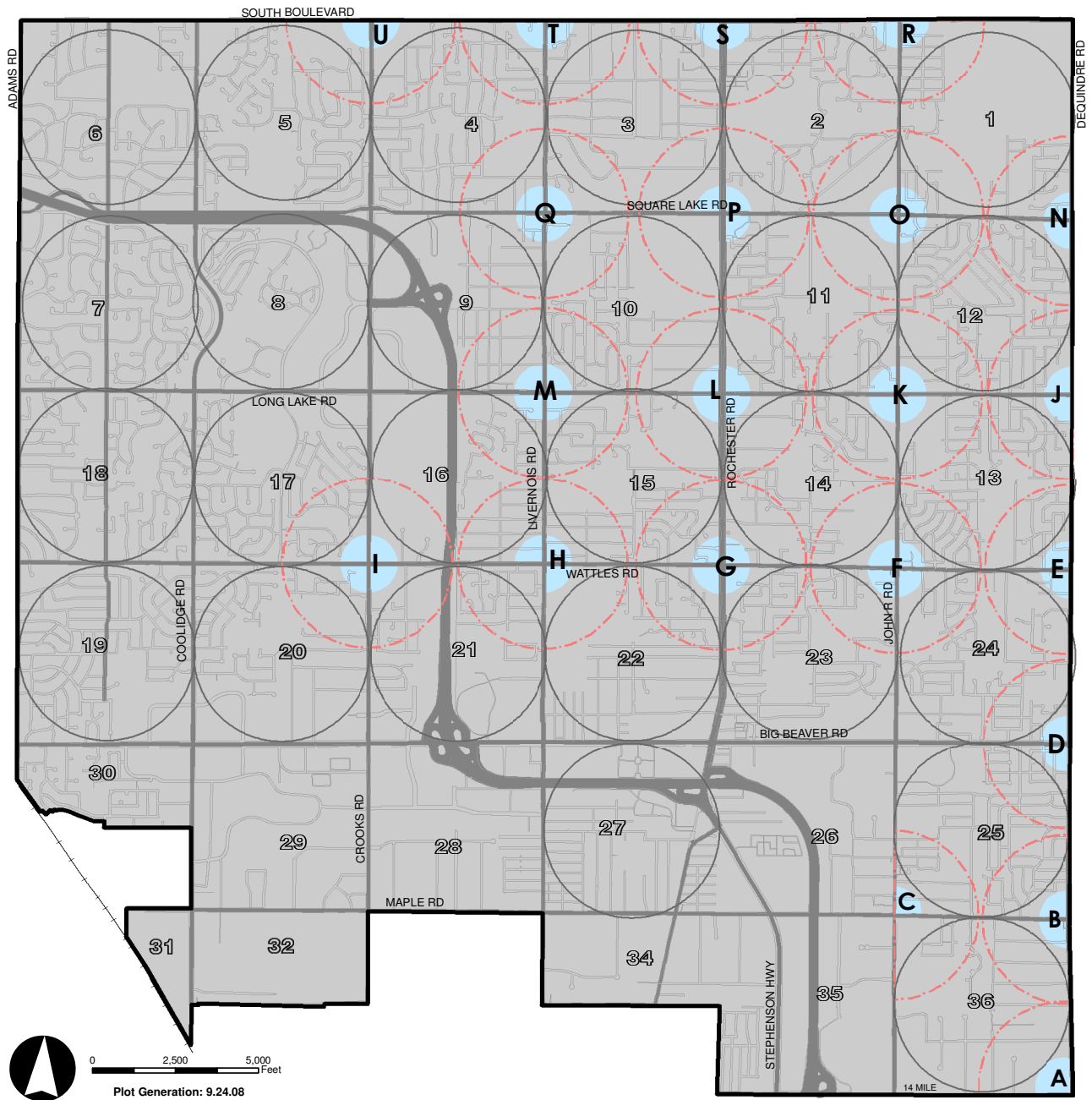
CROOKS AND WATTLES

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.

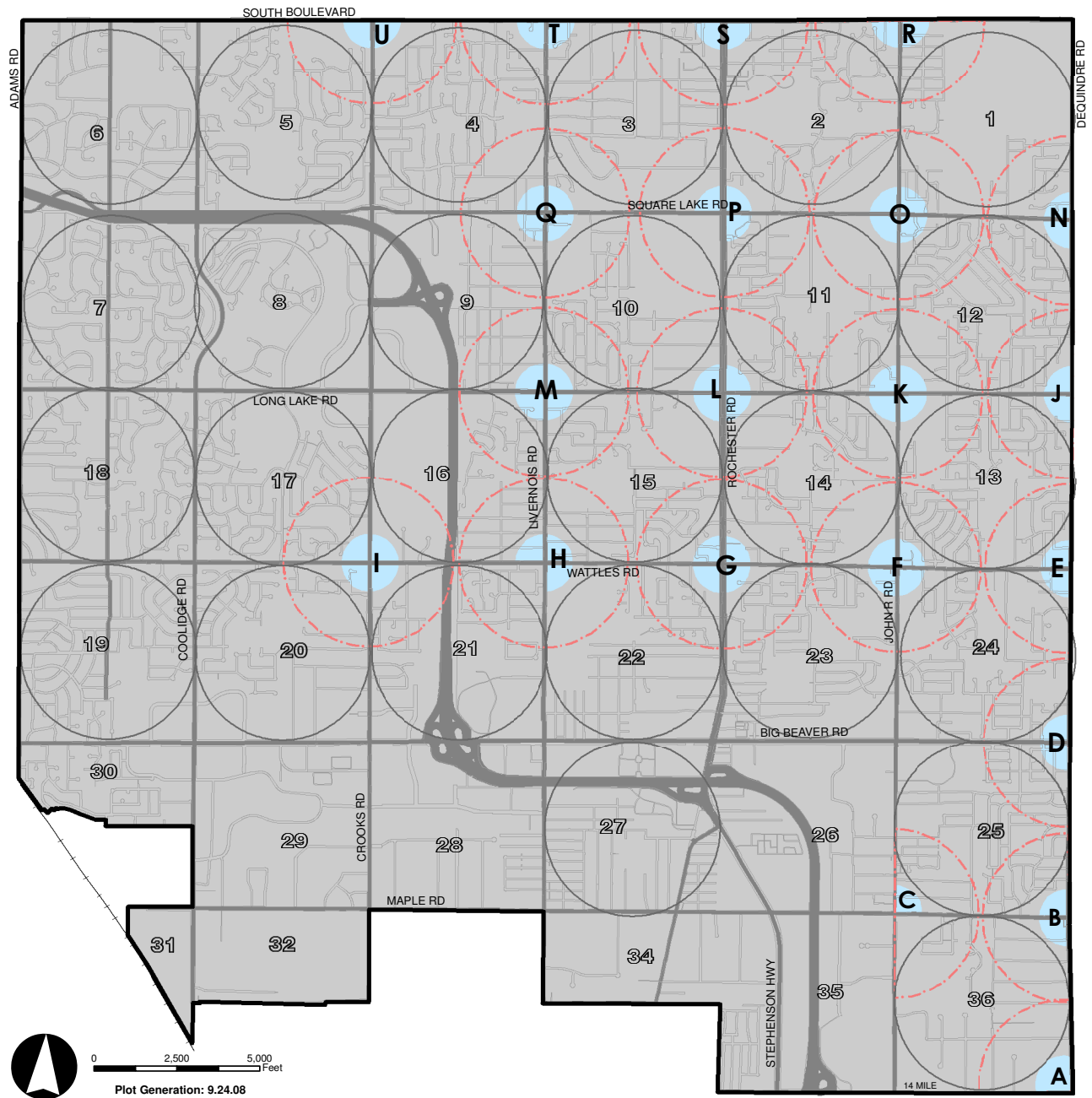
SITE DESIGN ATTRIBUTES

- 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

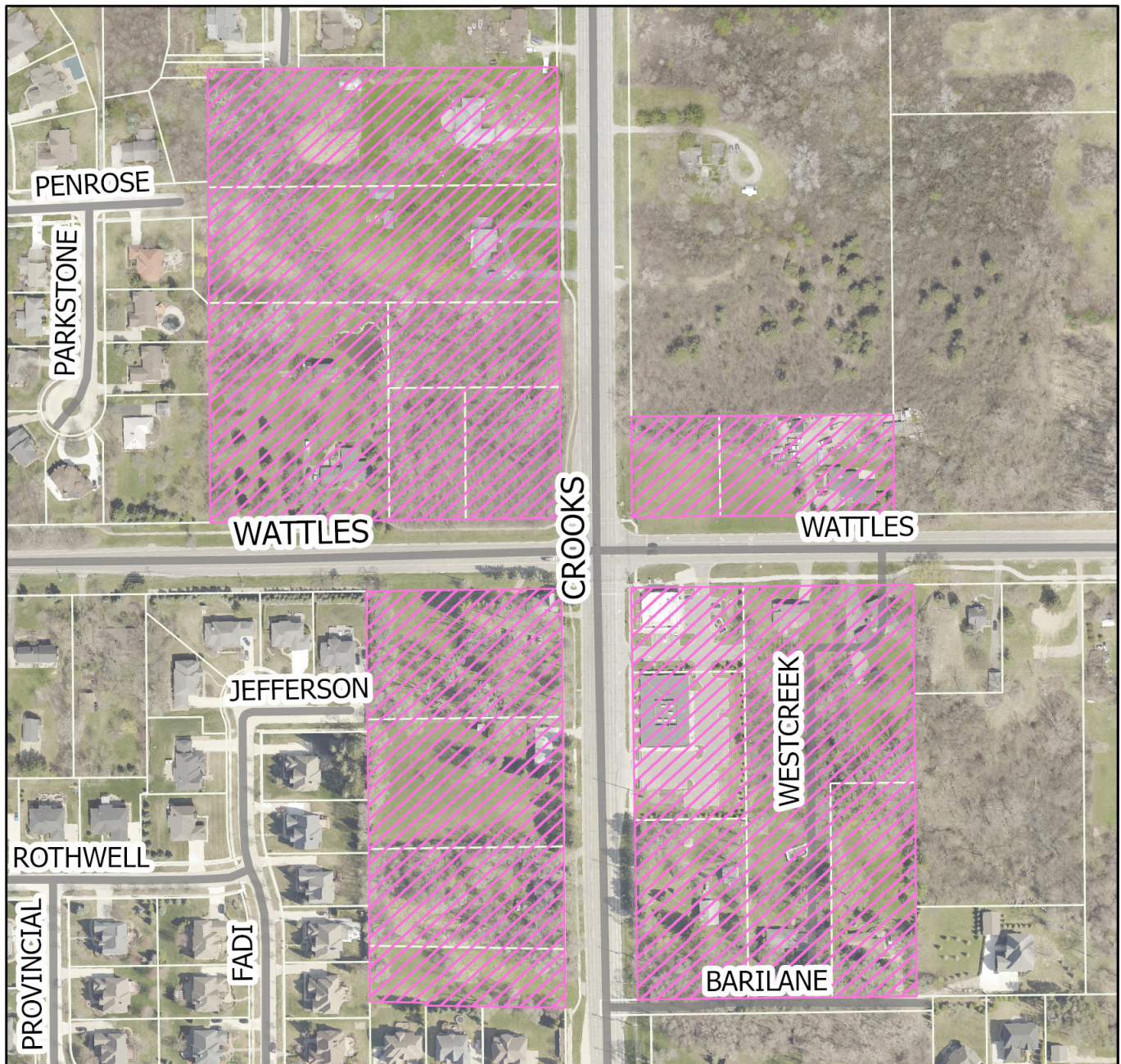
- Social Neighborhood
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Crooks & Wattles

Neighborhood Node Zoning Boundaries

Crooks & Wattles

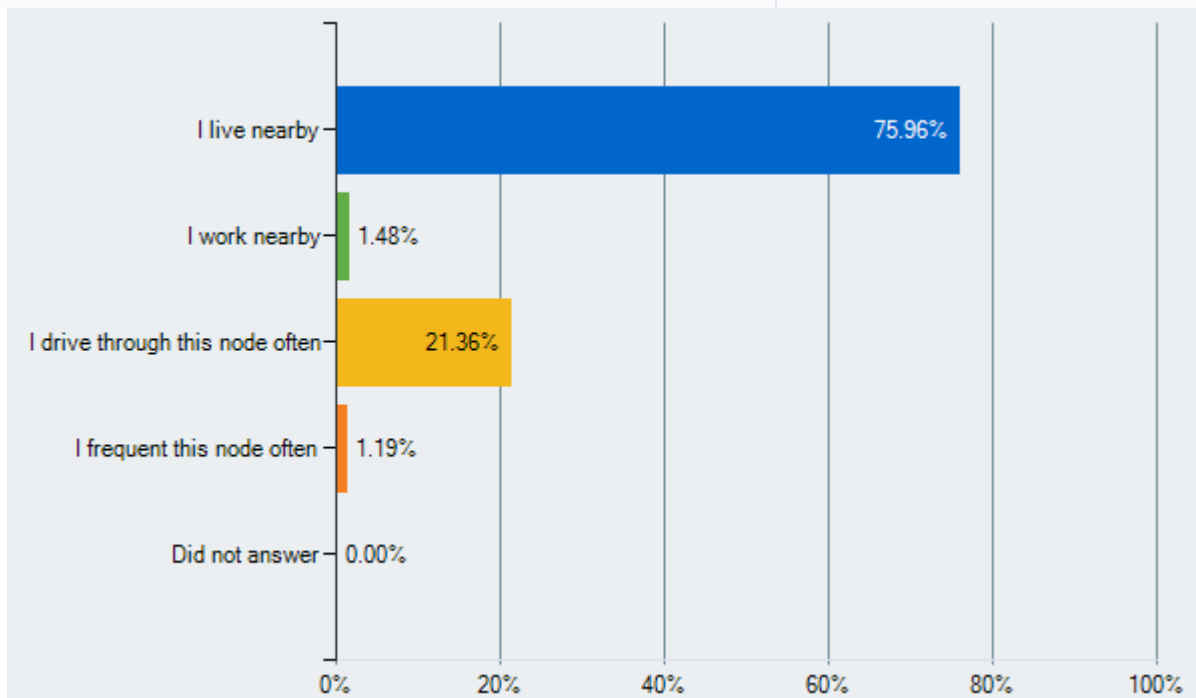


Survey Results:

Crooks and Wattles

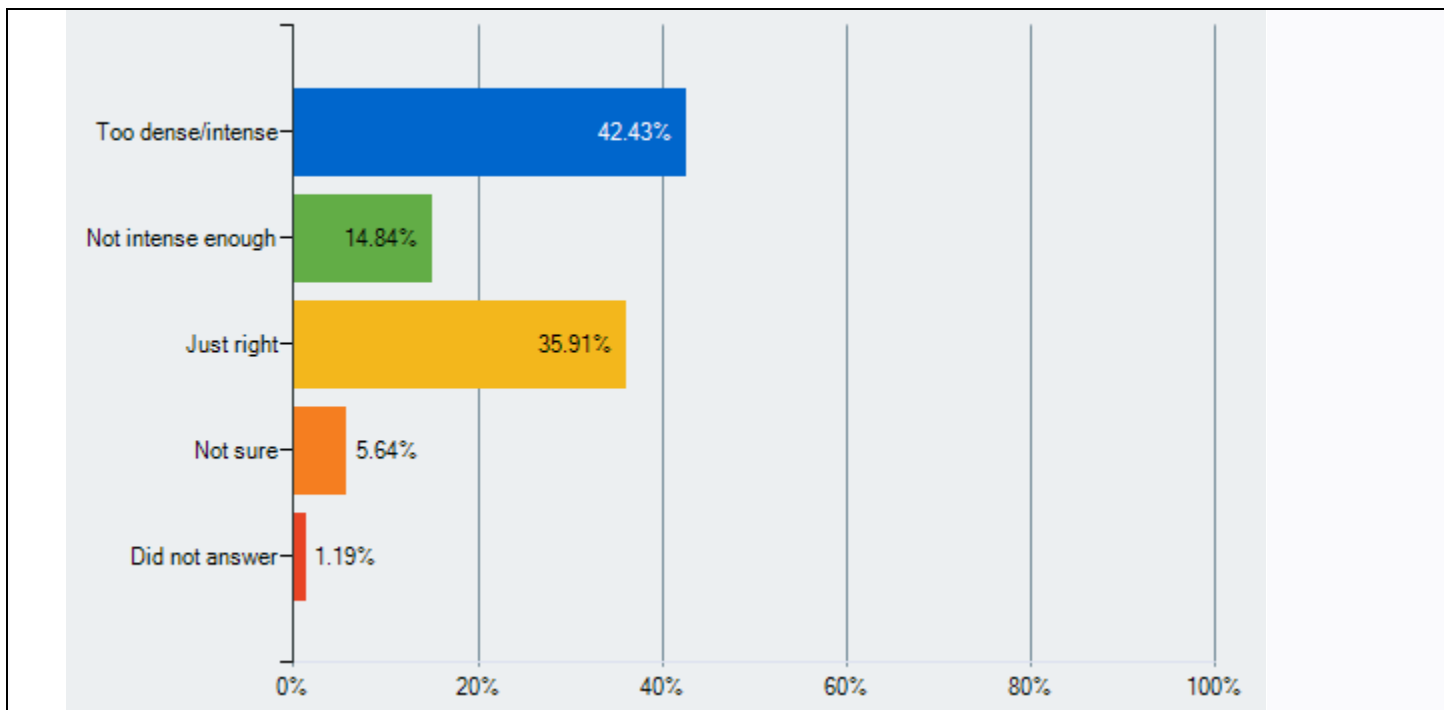
7. Why is this node important to you?

Answer	Responses	Percentage
I live nearby	256	75.96%
I work nearby	5	1.48%
I drive through this node often	72	21.36%
I frequent this node often	4	1.19%
Did not answer	0	0%
Total Responses	337	

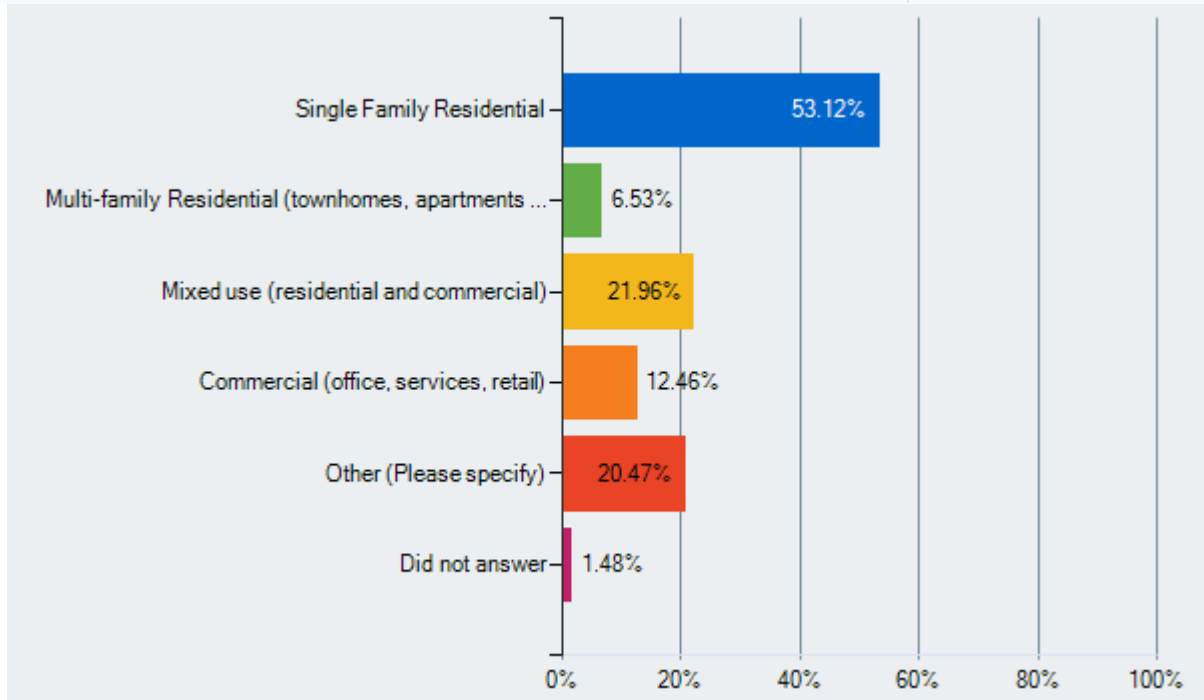


8. How do you think this node has been developed?

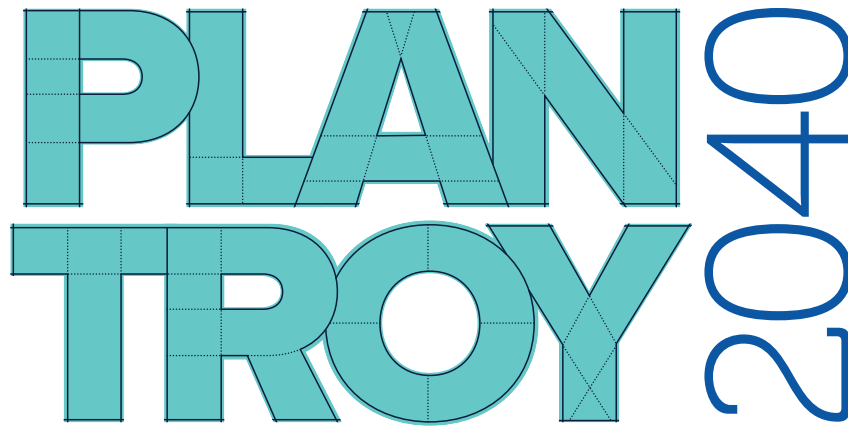
Answer	Responses	Percentage
Too dense/intense	143	42.43%
Not intense enough	50	14.84%
Just right	121	35.91%
Not sure	19	5.64%
Did not answer	4	1.19%
Total Responses	337	



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%.

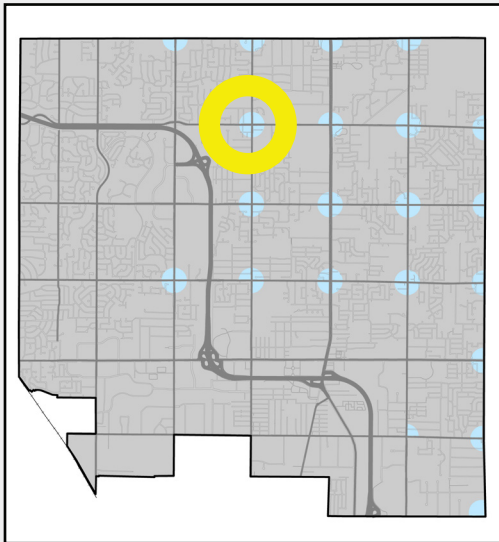


Neighborhood Node Livernois & Square Lake

WALK & TALK AGENDA

1. Tisbury Square
Are there objectionable elements about the design (height, relationship to existing buildings, landscaping)? What lessons learned should be considered in the future?
2. Southeast Corner
How does the parking lot in front affect the other buildings, including the townhouses? If this corner is redeveloped, what goes here (size, placement, height of building, uses)?
3. Northeast Corner
If this corner is redeveloped, what goes here (size, placement, height of building, uses)?
4. Northwest Corner
The large parking lot is an opportunity for development. What should new development look like?
5. 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.
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- Mixed use.
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- Accommodate the daily needs of residents.

LIVERNOS AND SQUARE LAKE

Development in this area should be especially considerate of the remaining historic asset of the neighborhood. Adaptive use of existing historic structures must be considered before demolition or relocation of these resources. Low-intensity uses working in conjunction with one another to form a central neighborhood village, walkable and accessible, would create an ideal complement to the predominantly residential surroundings.

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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.

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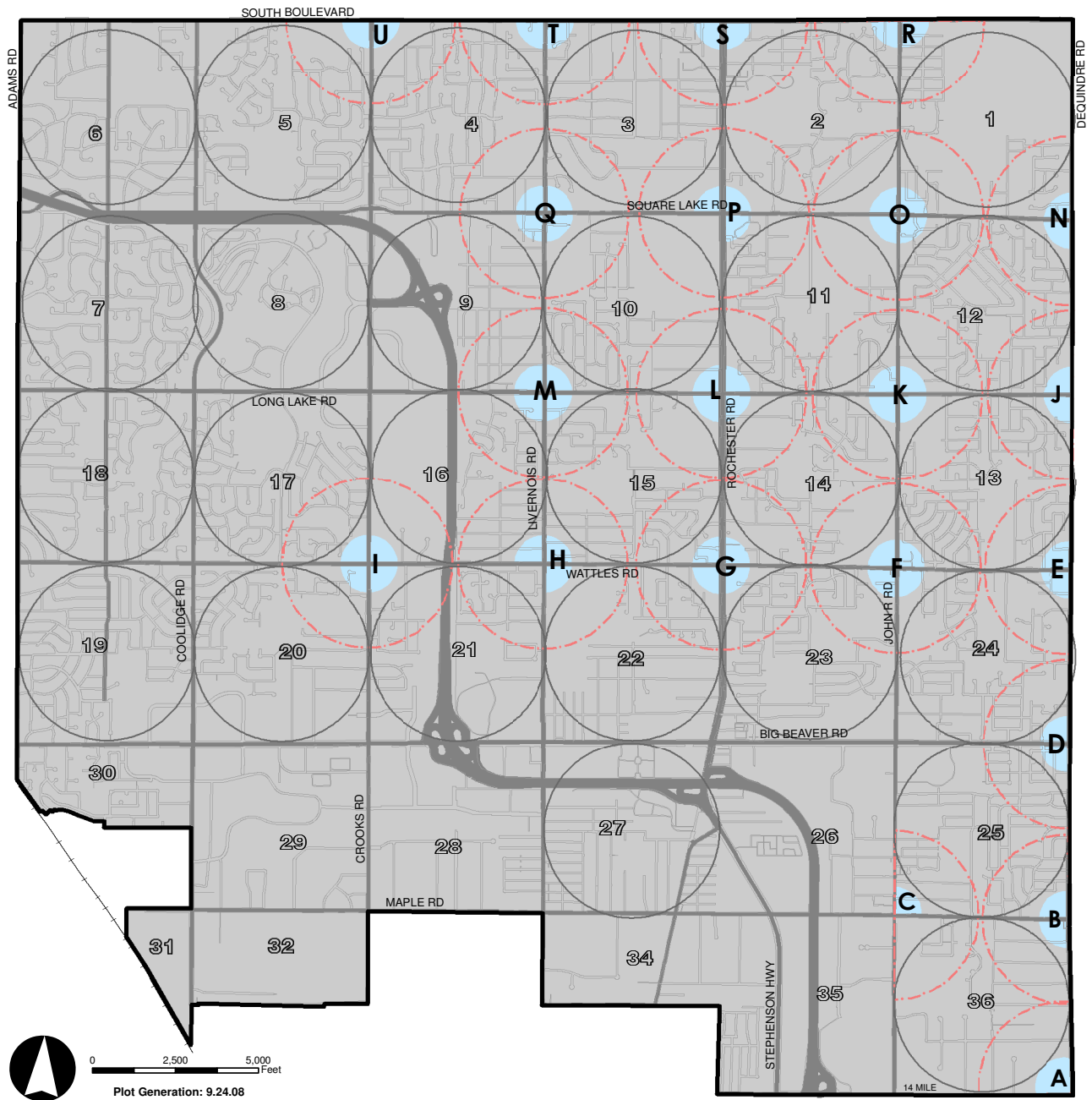
SITE DESIGN ATTRIBUTES

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- 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

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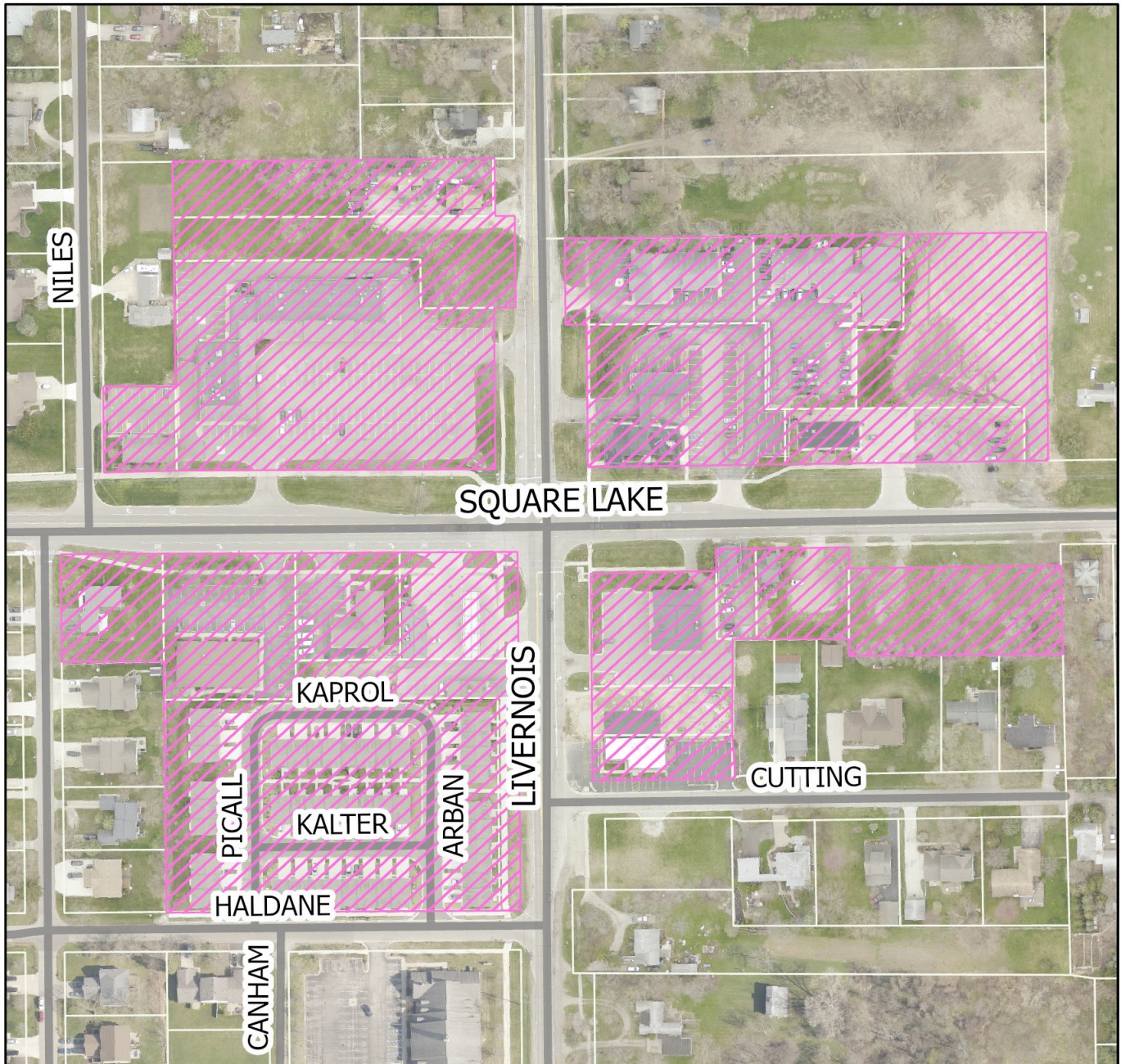
Economic Nodes

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Livernois & Square Lake Neighborhood Node Zoning Boundaries

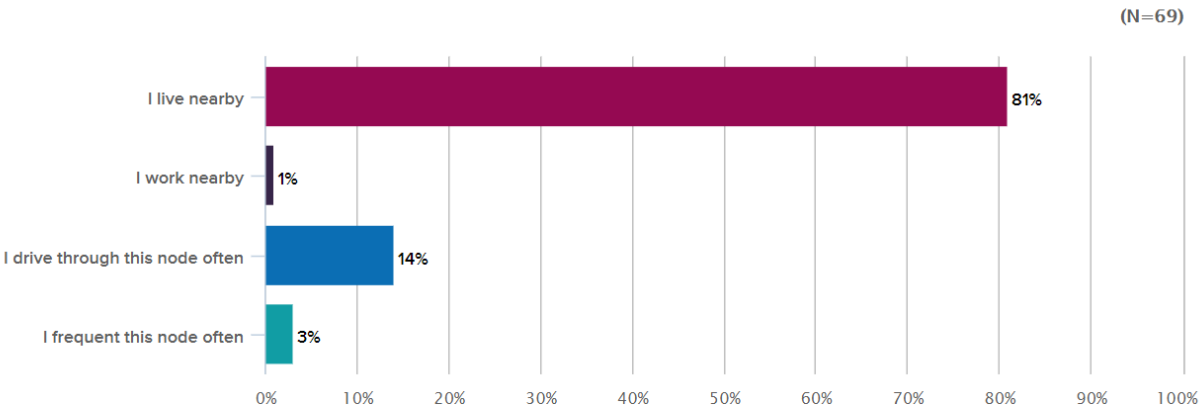
Livernois & Square Lake



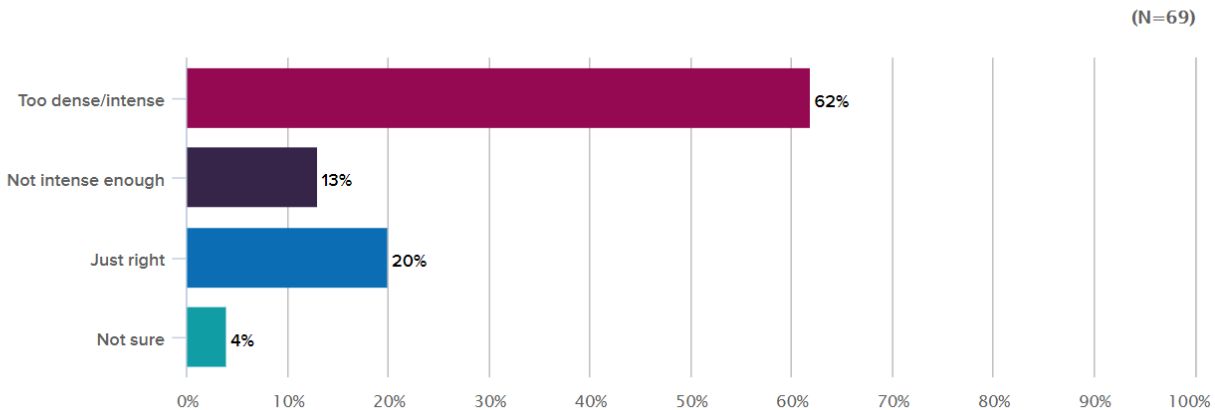
Survey Results:

Livernois and Square Lake

7. Why is this node important to you? (check all that apply)



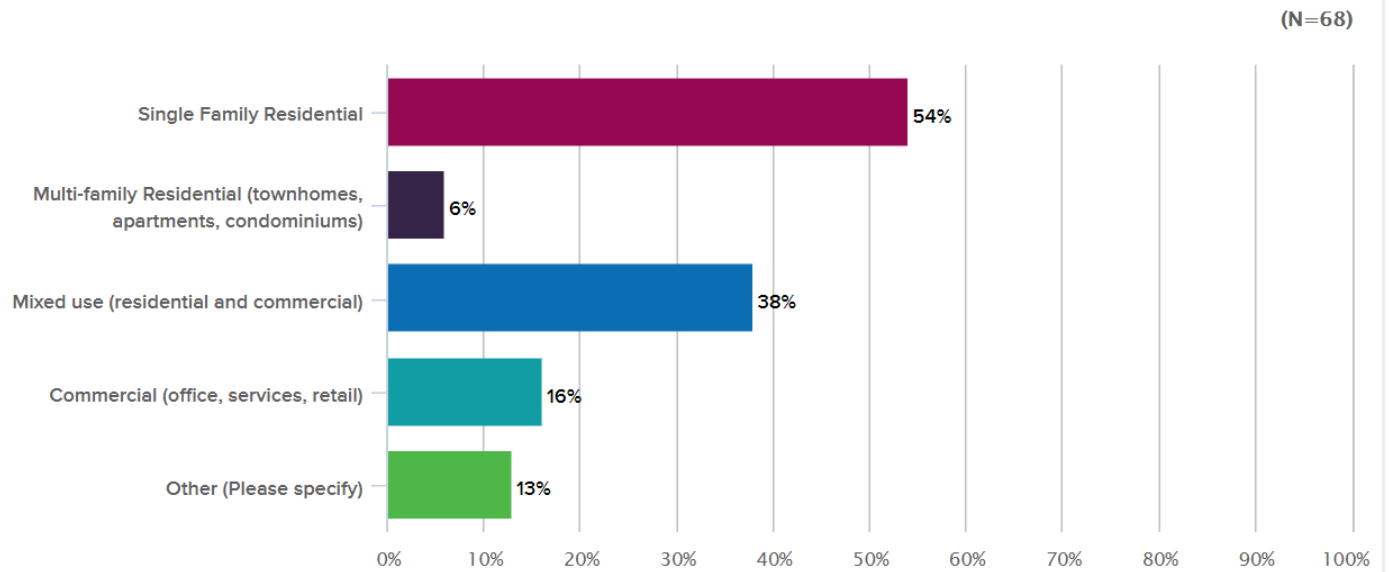
8. How do you think this node has been developed?





9.

What type of development do you think fits this node? Choose all that apply.



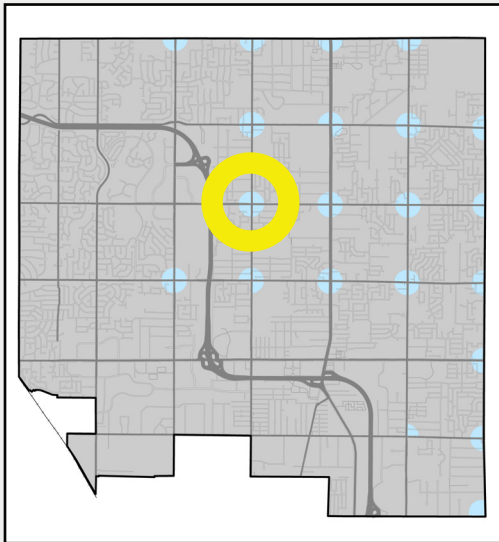
PLAN TROY 2040

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



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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.

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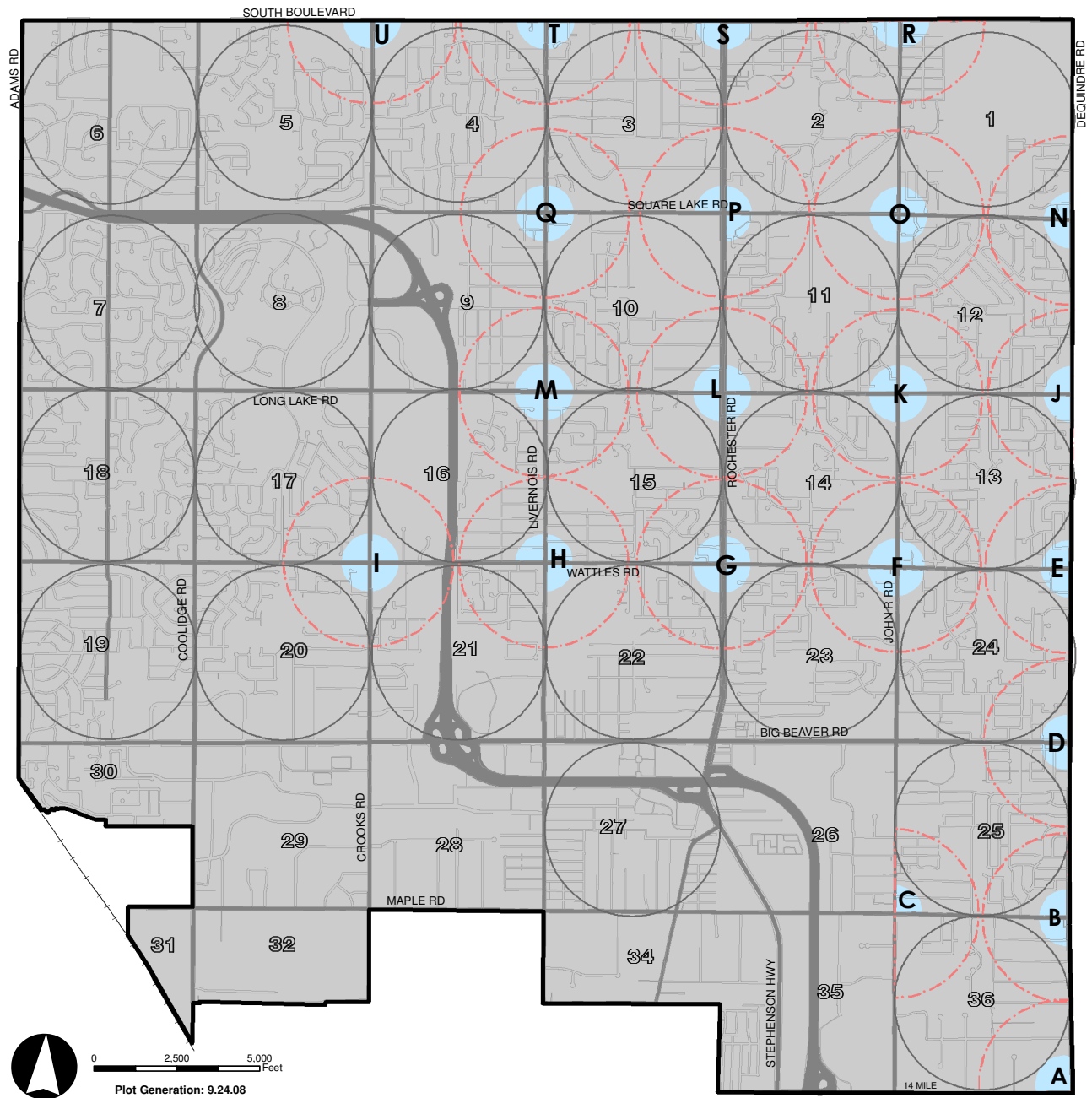
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- Fenestration (the arrangement of windows and doors) should be highlighted through the use of awnings, overhangs or trim detailing.
- Lighting will be carefully managed so as not to encroach on adjacent residential areas.



Basemap Source: Oakland County Planning

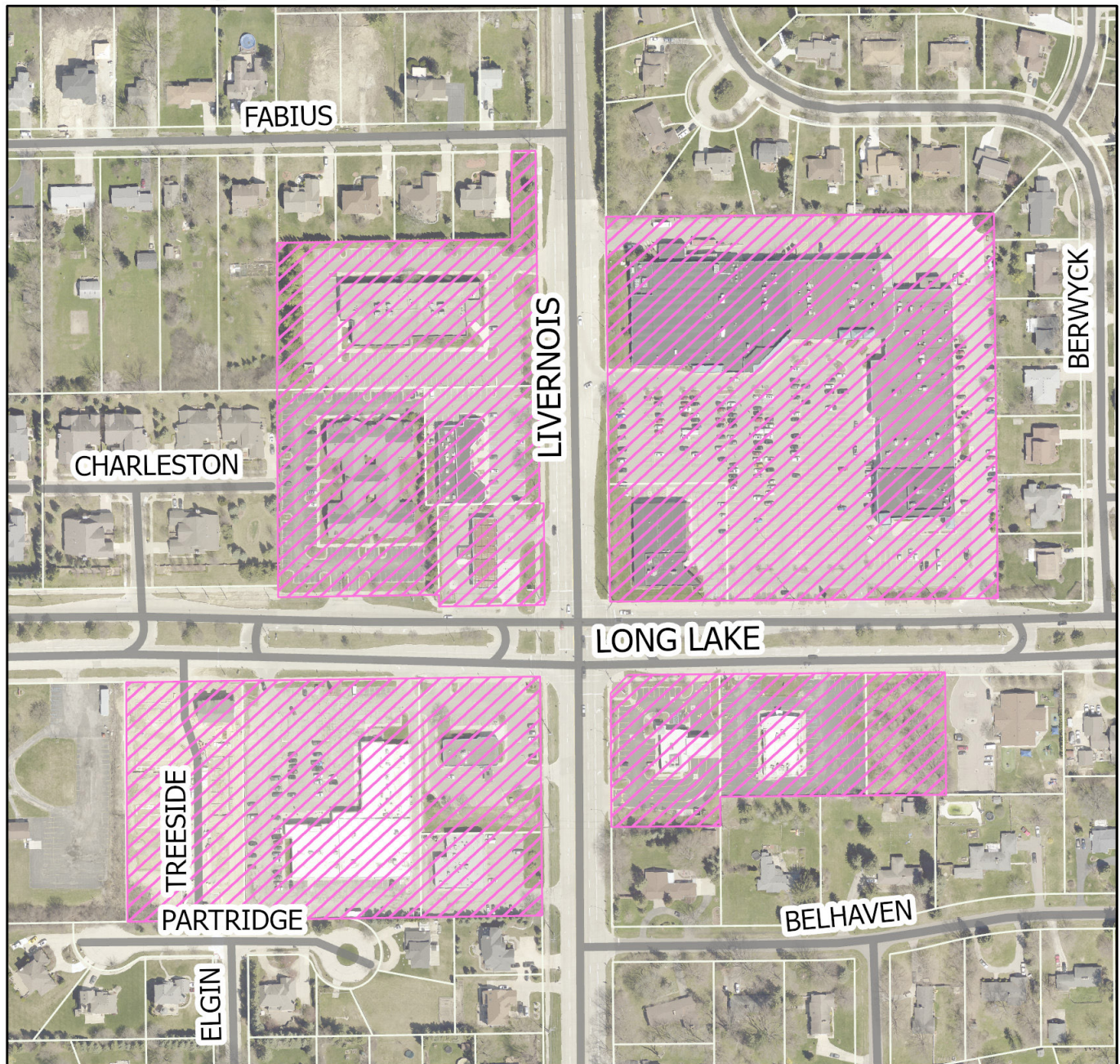
Economic Nodes

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

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

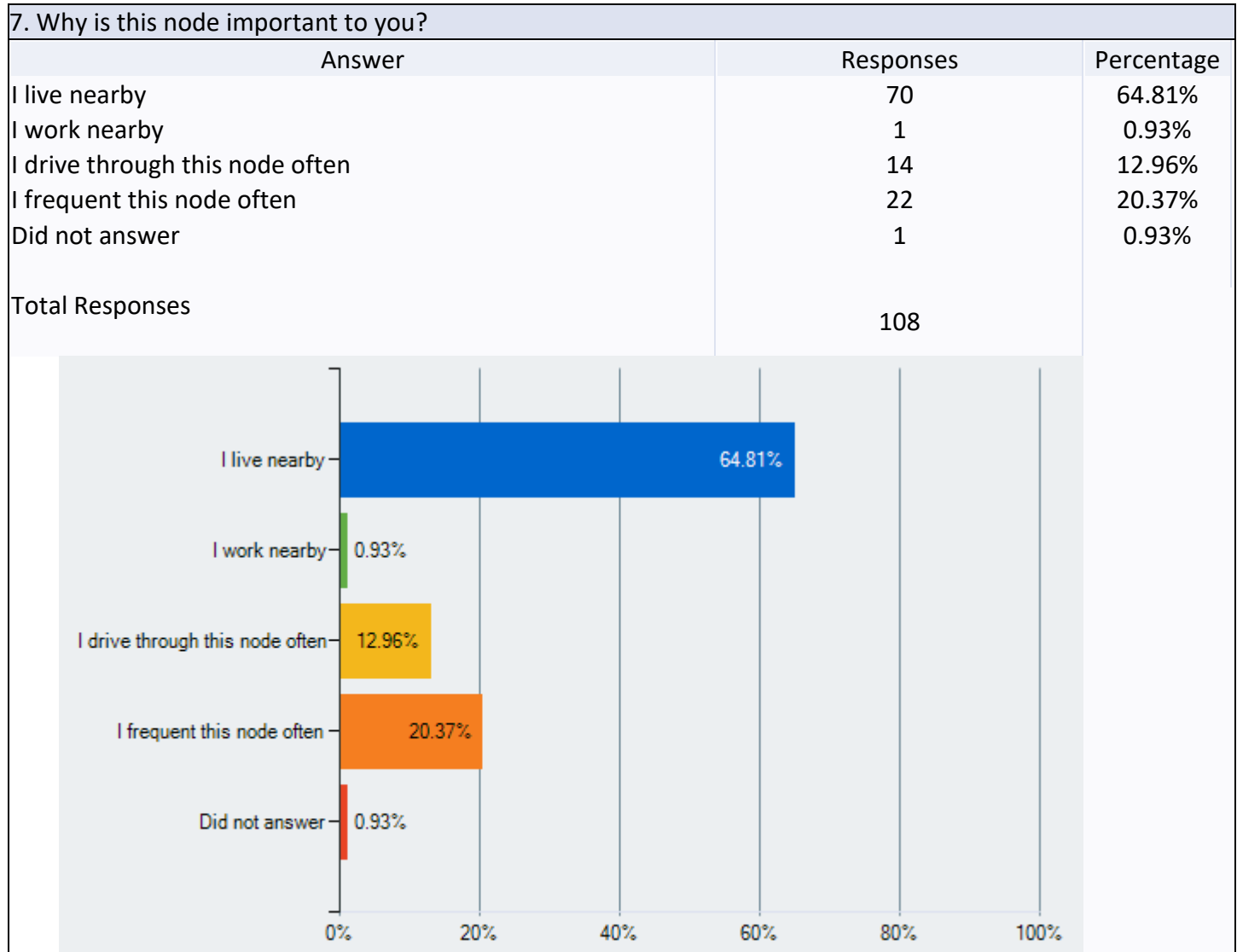
Long Lake & Livernois Neighborhood Node Zoning Boundaries

Livernois & Long Lake



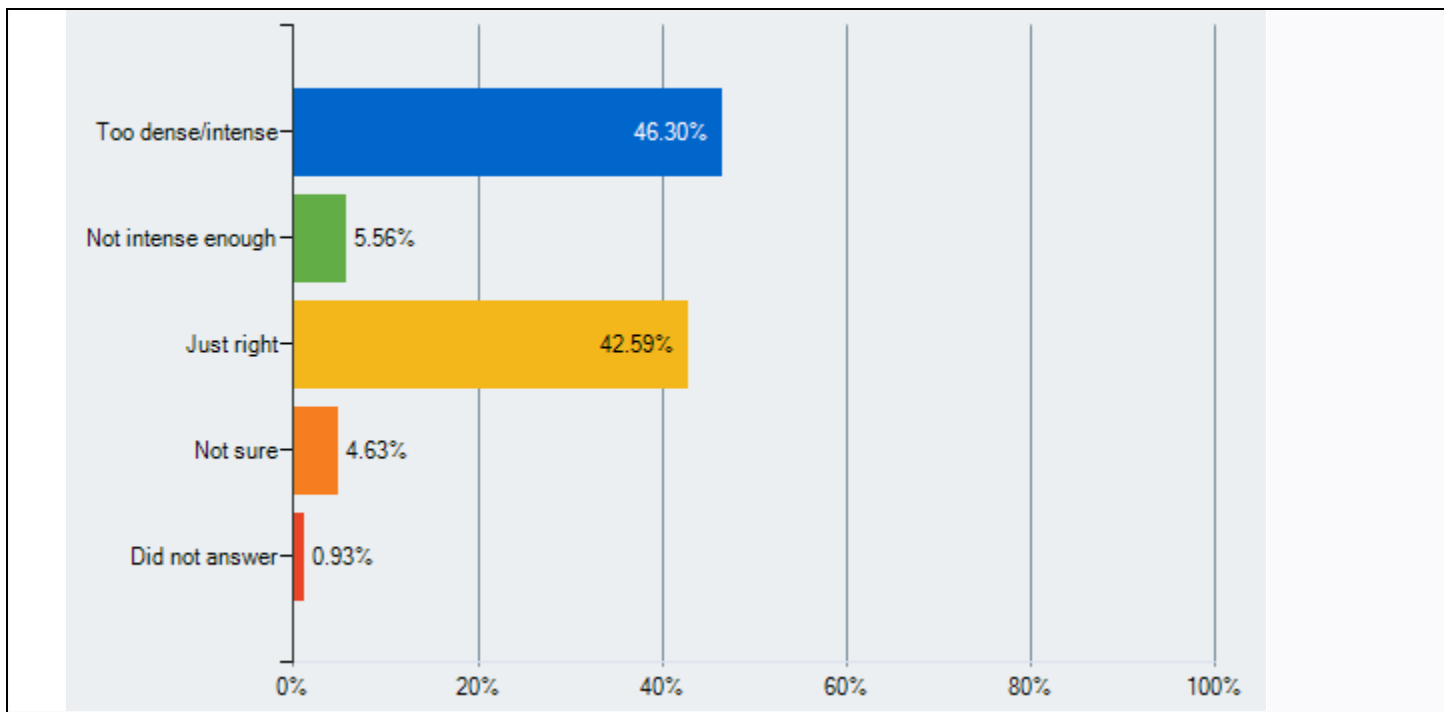
Survey Results

Long Lake and Livernois

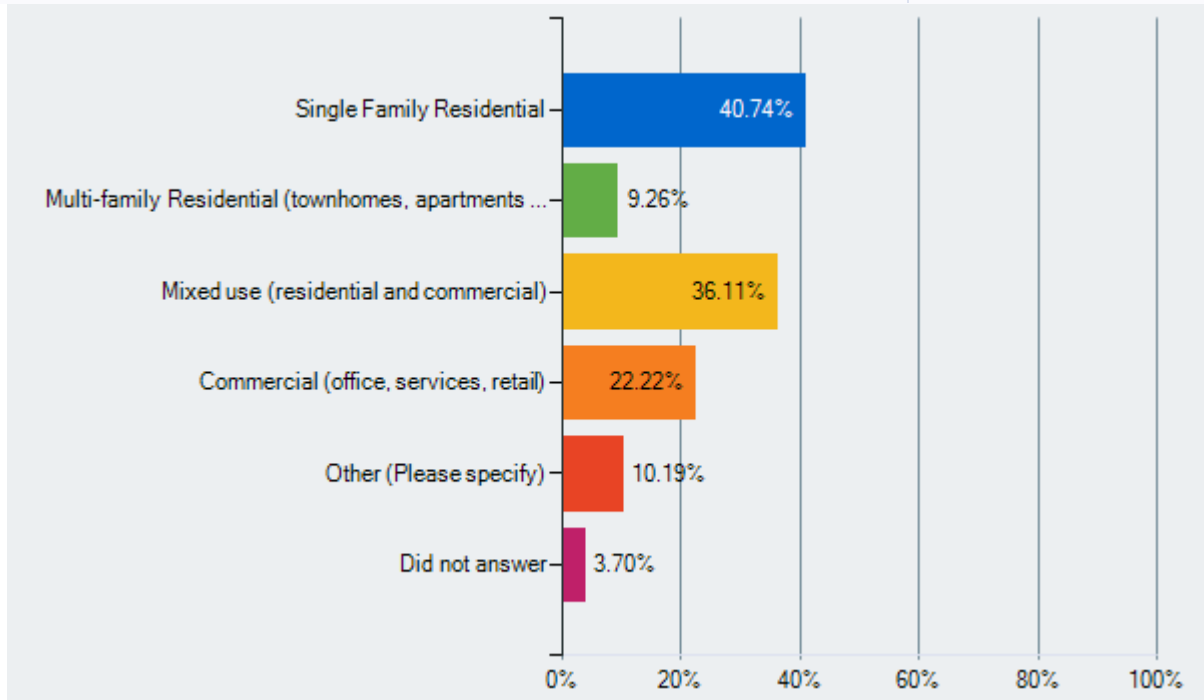


8. How do you think this node has been developed?

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%.

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.



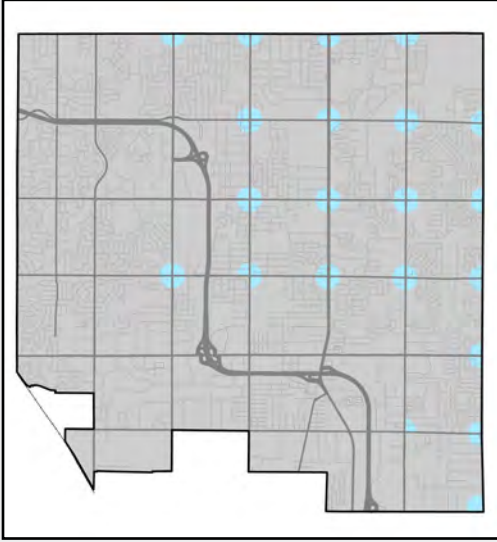
2
Is used by City Staff to make policy decisions about transportation, parks, utilities, economic development, land use, etc.



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



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.*

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. The nodes are specifically identified on pages 95 and 96. 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 described on pages 95 and

96. 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

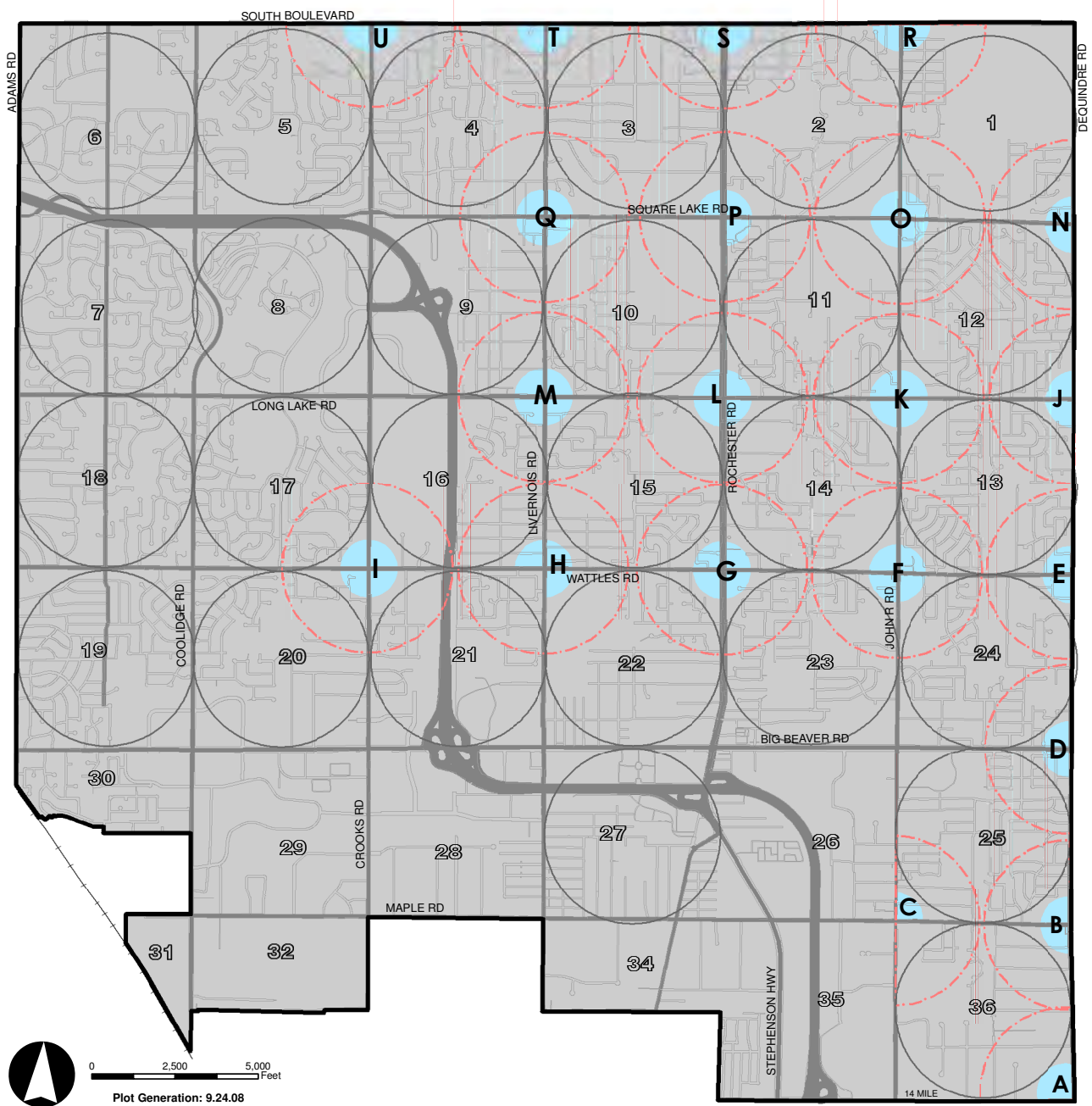
minimum height of twelve feet from finished floor to finished ceiling.

- 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.

The following pages contain a table describing the primary intended uses and character of the Neighborhood Nodes designated on the Future Land Use Map. Individual Nodes are numbered and identified on the Economic Nodes Map following the table.

	Node/Intersection	Primary Uses and Character
A	14 Mile and Dequindre Road	Non-residential uses catering to the day-to-day needs of the workforce in the surrounding industrial area. Restaurants and convenience needs integrated with banks and other service uses in compact developments would suit the needs of this area.
B	Maple Road and Dequindre Road	The unique neighborhood node is home to a collection of uses serving the local Polish population. Uses complementary to the cultural center and bank which help this area serve as a gathering place and focus area for the neighborhood could include limited housing, service uses, or specialty retail and dining.
C	John R. Road and Maple Road	The node would best serve the area with a predominantly commercial mix of uses catering to the immediate residential area coming and going from their homes. The node should serve as a transition to the more intense commercial development to the south.
D	Big Beaver Road and Dequindre Road	This area should be a high-intensity, high-density, compact area that serves as a notable entry point to the community. Development may include residential, retail, office, and service-oriented uses, but should be designed to create a very noticeable “gateway” into Troy with its complex, high-density, mixed-use character.
E	Wattles Road and Dequindre Road	The predominant use in this node should be offices, both medical and professional. Limited commercial service uses designed to complement the main focus of the area as an office node serving this area of the City may also be permissible, if clearly secondary to the primary office character of the area.
F	John R Road and Wattles Road	This node may include all uses from high-density residential in combination with restaurants, limited office, and retail. Development at this intersection should include at least two of these uses in any one development, in order to better complement and strengthen the already mixed-use character of the node.
G	Rochester Road and Wattles Road	A careful blend of commercial uses and office uses, effectively transitioned into the adjoining residential neighborhoods, should be the main uses at this intersection. Recent residential development in the area has taken pedestrian access to the intersection into consideration with effective pathways and sidewalks, and any new development at the intersection must continue this positive trend.
H	Livernois Road and Wattles Road	This lower-intensity area is characterized by single-family residential directly abutting the southwest corner of the intersection, and uses which generate only sporadic activity, such as churches and day care. This node contains the Troy Museum and Historic Village. New development or redevelopment at this node must be especially considerate of the adjoining residential and low-intensity uses and should not include any retail or restaurant uses. Office and other uses similar to the existing uses would likely provide the best combination here.
I	Crooks Road and Wattles Road	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.
J	Dequindre Road and Long Lake Road	Predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.

	Node/Intersection	Primary Uses and Character
K	John R Road and Long Lake Road	Like Crooks Road and Wattles Road, 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.
L	Rochester Road and Long Lake Road	Intersections L, M, and U and 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.
M	Livernois Road and Long Lake Road	Intersections L, M, and U and 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.
N	Dequindre Road and Square Lake Road	Low-intensity commercial uses should remain, but redevelopment should include an integrated compact residential component, live/work units, or small office. Service-oriented use development in combination with new residential development would provide a unique setting here.
O	John R Road and Square Lake Road	Near a known heron rookery, this node must be careful to respect this important natural resource. New development or redevelopment should complement the churches and limited commercial uses in the area, and should incorporate above-average landscaping, natural buffers, and conscientious site design to enhance the known natural features in the area.
P	Rochester Road and Square Lake Road	Major commercial uses dominate and should continue to provide a foundation for this neighborhood node. While uses in the area may cater to regional traffic, service uses, retail, and limited office uses designed to provide service to the immediate residential neighborhood should be incorporated into any new development or redevelopment plans.
Q	Livernois Road and Square Lake Road	Development in this area should be especially considerate of the remaining historic asset of the neighborhood. Adaptive use of existing historic structures must be considered before demolition or relocation of these resources. Low-intensity uses working in conjunction with one another to form a central neighborhood village, walkable and accessible, would create an ideal complement to the predominantly residential surroundings.
R	John R Road and South Boulevard	Small local commercial uses and office uses should be the focus of this node, to complement the large scale office development across the City's boundary to the north, within the City of Rochester Hills.
S	Rochester Road and South Boulevard	This neighborhood node provides a suitable mix of uses to cater to the daily needs of the immediate residential area, while also providing a unique opportunity for specialty retailers, compact walkable residential development, and small-scale office development in an integrated, mixed-use setting.
T	Livernois Road and South Boulevard	Limited local commercial and housing for seniors in a dense development pattern should remain the primary focus of this neighborhood node.
U	Crooks Road and South Boulevard	Intersections L, M, and U and 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.



Basemap Source: Oakland County Planning

Economic Nodes

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

- Section Number
- Economic Node
- All Other Uses